

VACANT LAND

2701 Rosemary Ave. West Palm Beach, FL 33407



FOR SALE | \$125,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Dana Hills

772.286.5744 Office

561.513.0070 Mobile

dana@commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Excellent opportunity to purchase 0.1076 AC of vacant land positioned between 45th Street and Palm Beach Lakes Blvd.
- The property offers 61' of frontage with quiet neighbors to the north of the property.
- Surrounding real estate includes similar style properties.
- The parcel is conveniently located 3.1 miles from I-95.



| | |
|----------------------|---------------------------|
| PRICE | \$125,000 |
| ACREAGE | 0.1076 |
| FRONTAGE | 61' |
| TRAFFIC COUNT | 10,600 ADT AUSTRALIAN AVE |
| ZONING | CS |
| LAND USE | 4000 - VACANT INDUSTRIAL |
| PARCEL ID | 74-43-43-09-06-013-0200 |

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DEMOGRAPHICS

| 2023 Population Estimate | | 2023 Average Household Income | | Average Age | |
|--------------------------|---------|-------------------------------|----------|-------------|-------|
| 1 Mile | 18,891 | 1 Mile | \$73,333 | 1 Mile | 37.20 |
| 3 Mile | 199,915 | 3 Mile | \$75,984 | 3 Mile | 39.10 |
| 5 Mile | 555,430 | 5 Mile | \$86,209 | 5 Mile | 39.70 |

| 2028 Population Projection | | 2023 Median Household Income | | Median Age | |
|----------------------------|---------|------------------------------|----------|------------|-------|
| 1 Mile | 19,527 | 1 Mile | \$48,657 | 1 Mile | 37.20 |
| 3 Mile | 202,810 | 3 Mile | \$52,183 | 3 Mile | 39.10 |
| 5 Mile | 562,620 | 5 Mile | \$58,681 | 5 Mile | 39.70 |

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ZONING INFORMATION

Sec. 94-202. - Community service (CS) district.

- a. Development standards. Development standards in the community service (CS) district shall be as follows:
1. Minimum lot dimensions:
 - a. Lot area: two acres.
 - b. Lot width: 100 feet.
 2. Minimum setbacks:
 - a. Front: 25 feet.
 - b. Side: 15 feet.
 - c. Rear: 15 feet.
 - d. Minimum building separation: 15 feet.
 3. Maximum lot coverage by buildings: 60 percent.
 4. Maximum coverage by impervious surfaces: 85 percent.
 5. Maximum building height: 60 feet.
 6. Maximum floor area ratio: Maximum floor area ratio shall be 0.75.
 7. Minimum required open space area. The required open space area shall be 40 percent of total lot area. Space area may consist of setbacks, landscape and buffer areas, and parking lot areas.
 8. Minimum required landscape area. The minimum required landscape area shall be 15 percent of total lot area.
- b. State standards. Mandatory standards or regulations affecting any use permitted in the community service (CS) district, enacted or adopted by the state legislature or a state regulatory agency, shall prevail if there exists a conflict with the provisions of this section.

(Code 1979, § 33-81)

For More Information Visit: <https://online.encodeplus.com/regs/westpalmbeach-fl/doc-viewer.aspx#secid-462>

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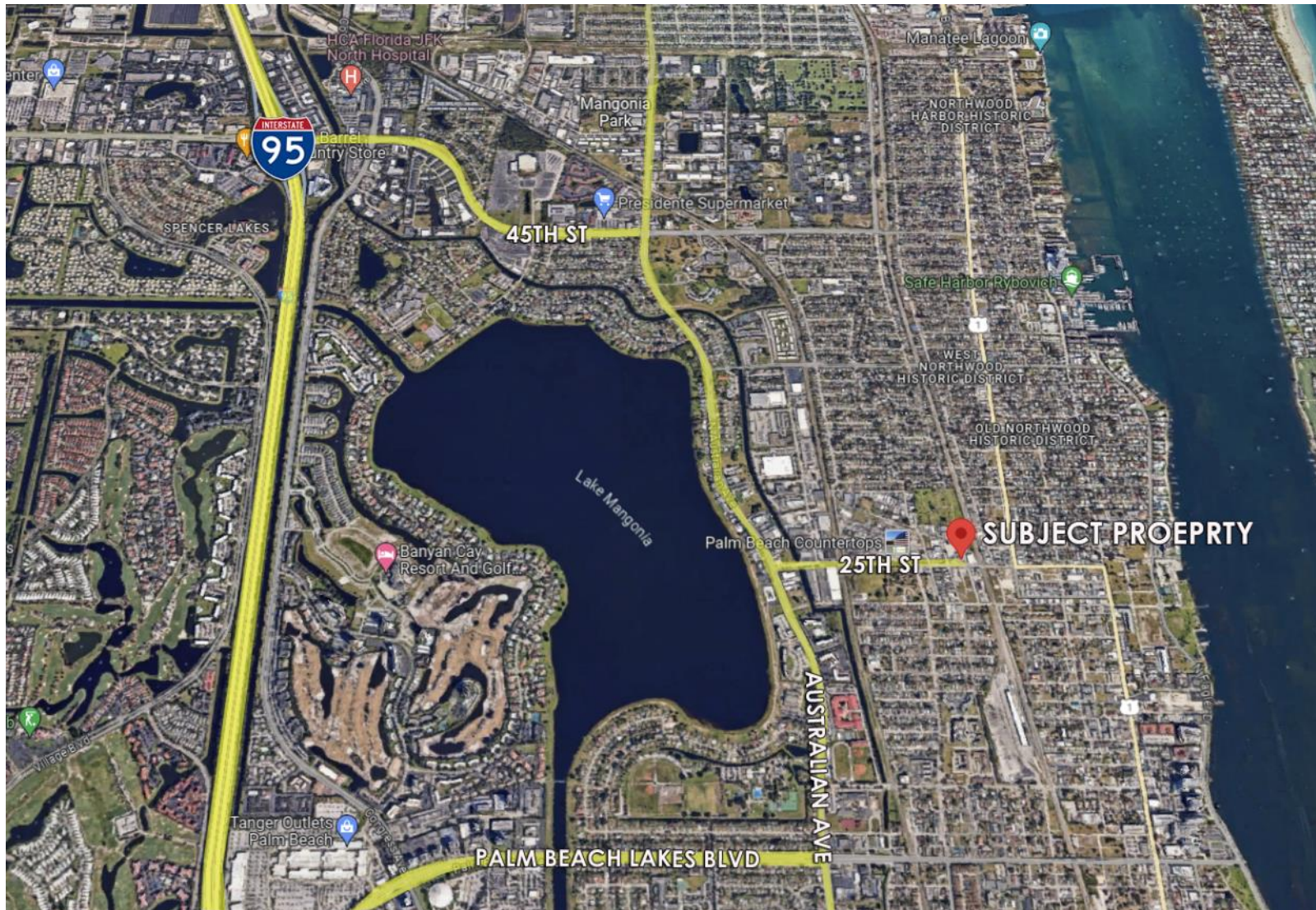
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TRADE AREA MAP



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