

MIXED-USE DEVELOPMENT LOTS

1017-1021 S Federal Highway. Lake Worth, FL 33460



**JEREMIAH BARON
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COMMERCIAL REAL ESTATE

500 SE Osceola Street
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PROPERTY OVERVIEW

- Great opportunity to acquire two combined parcels totaling 0.47-acres along S Federal Highway in Lake Worth Beach, FL.
- Mixed-Use Federal Highway (MU-FH) zoning allows for flexible development opportunities such as multifamily, professional office, or mixed-use concepts.
- Excellent street frontage and visibility along S Federal Highway.
- Convenient access to I-95, and minutes away from the Lake Avenue Causeway bridge, offering direct access to the beaches.
- Minutes from downtown Lake Worth's shops, restaurants, and entertainment, enhancing tenant appeal and long-term value.



PRICE	\$750,000
ACREAGE	0.47 AC (0.16 AC + 0.31 AC)
FRONTAGE	148' on Federal Hwy
TRAFFIC COUNT	8,800 AADT
ZONING	MU-FH
LAND USE	Multi-Family/Commercial
PARCEL ID	38-43-44-27-01-039-0120 38-43-44-27-01-039-0140

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VISUAL CONCEPT



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	20,987	1 Mile	\$88,385	1 Mile	41.1
3 Mile	97,228	3 Mile	\$91,903	3 Mile	42.2
5 Mile	232,434	5 Mile	\$84,263	5 Mile	40.2

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	22,160	1 Mile	\$65,370	1 Mile	40.2
3 Mile	102,115	3 Mile	\$65,327	3 Mile	42
5 Mile	241,000	5 Mile	\$61,959	5 Mile	39.9



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ZONING INFORMATION

TYPE/USE	MU-FH	
RESIDENTIAL		
Accessory Dwelling Unit	P	
Accessory Mechanical Equipment	P	
Accessory Structure (s)	P	
Assisted Living Centers/Facilities	C	
Community Residences, Type I (6 or less residents)–Former Group Home	P	
Community Residences, Type III	C	
Dwelling, Single Family	P	
Dwelling, Two-Family	P	
Dwelling, Multifamily	P	
Family Day Care (Accessory to Residence per Florida Statutes)	P	
Nursing Homes/Facilities	C	
Retirement Homes/Facilities	C	
Townhouses	C	
RETAIL		
High Intensity Retail Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.		
Liquor Store	C	
Merchant Retail Stock (Reference Ordinance Chapter 14)		C
Single Destination Retail		C
COMMERCIAL		
High Intensity Commercial Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.		
Bars/clubs with or without live entertainment		C
Financial Institution w/o Drive Through		C
Lodging Facility		C
Medium Intensity Commercial Uses–Use area less than 7,500 sq. ft. and/or medium intensity impact uses.		
Bed and Breakfast Inns		C
Indoor Commercial Recreation (Reference Ordinance Chapter 14)		A
OFFICE		
High Intensity Office Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.		
Administrative/Professional Services: (non-medical)		C
Out Patient Clinics/Medical Office		C
Low Intensity Office Uses–Use area less than 2,500 sq. ft. and low intensity impact uses.		
Administrative/Professional Services (non-medical)		P
Home Occupation		P

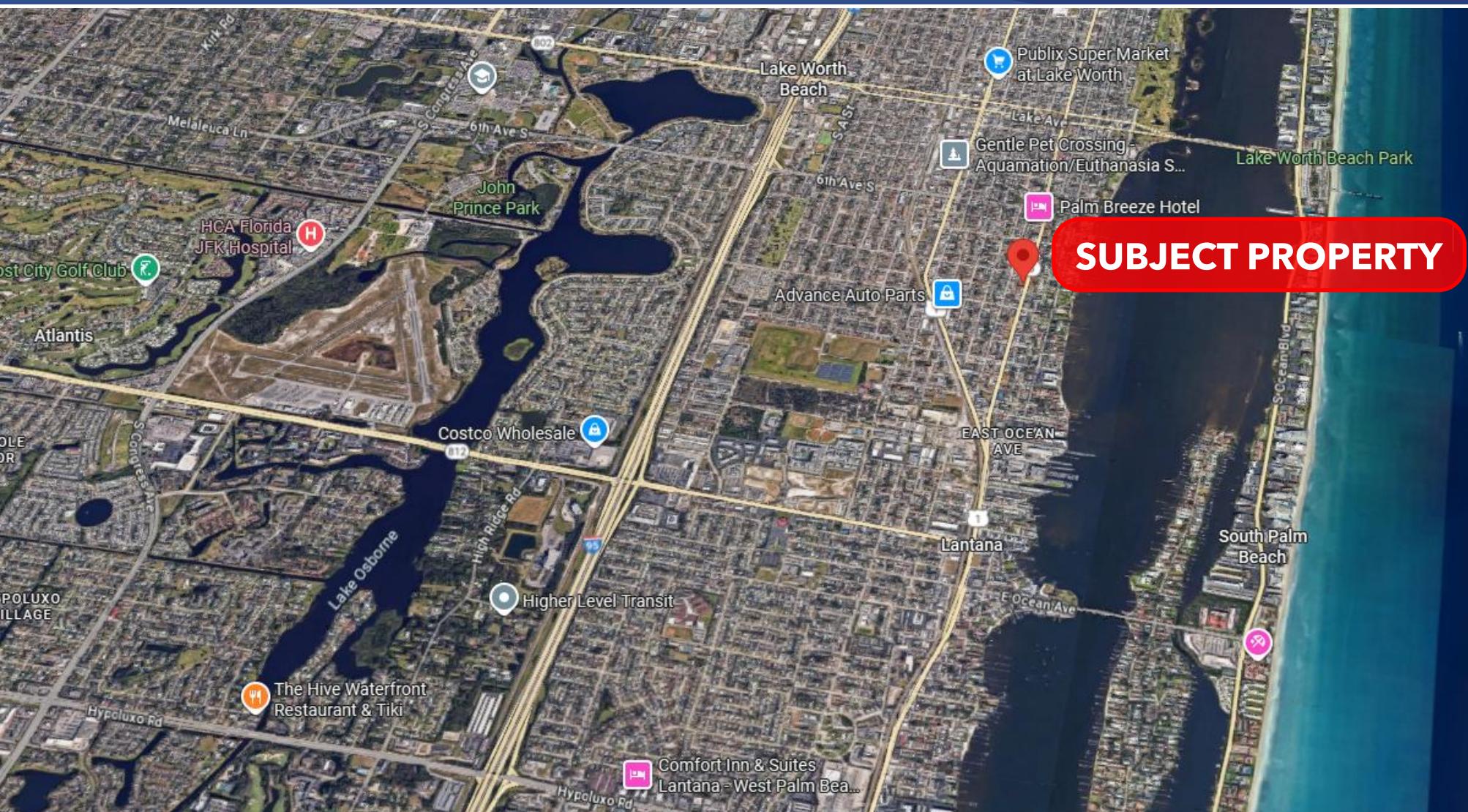
Note: P is Permitted by Right, A is Administrative Use Permit (staff level review), and C is Conditional Use Permit (board level review). All residential uses except for single-family and two-family greater than 7,500 sf shall require a conditional use approval. Additional use information available at municode.com



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PROXIMITY MAP



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