

VACANT COMMERCIAL LAND

605 4th St. West Plam Beach, FL 33401



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**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

A unique ±0.16-acre vacant commercial lot in West Palm Beach's Northwest District (NWD-4), offering an attractive redevelopment or land-banking opportunity in a supply-constrained submarket. Delivered vacant, the property allows for efficient development planning and cost control.

Ideally located near downtown West Palm Beach, the site benefits from surrounding residential density, diverse commercial uses, and ongoing urban growth. Excellent access to major arterial roadways and proximity—less than five miles—to Palm Beach International Airport and the Brightline station support strong long-term upside for boutique commercial, office, or neighborhood-serving development.



PRICE

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ACREAGE

.16 AC

TRAFFIC COUNT

16,000 AADT

ZONING

NWD-4 (WPB)

LAND USE

Commercial

PARCEL ID

74-43-43-21-06-017-0191

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	18,371	1 Mile	\$90,147	1 Mile	41.8
3 Mile	90,439	3 Mile	\$88,087	3 Mile	40.7
5 Mile	204,270	5 Mile	\$78,329	5 Mile	40.7
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	19,332	1 Mile	\$61,628	1 Mile	40
3 Mile	94,757	3 Mile	\$57,967	3 Mile	39.2
5 Mile	214,096	5 Mile	\$53,999	5 Mile	39.7

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ZONING INFORMATION

Sec. 94-128. - Northwest Neighborhood District (NWD).

a. *Intent.* As one of the first historic districts in the city and one of the few intact single-family residential neighborhoods

in the downtown, the intent of the NWD is to preserve its existing residential scale and provide for open space

created through setback requirements. The historic character of the district shall be preserved and enhanced

through rehabilitation and adaptive reuse for commercial, low-scale multifamily, and mixed-uses along Tamarind

Avenue, Rosemary Avenue, and Palm Beach Lakes Boulevard. Infill housing is encouraged as an opportunity to

promote attainable and workforce housing options. Extending Douglas and Division Avenues south will enhance the

district's connectivity to the urban core planning area.

The revitalization of the historic mixed-used corridors in the neighborhood, such as Tamarind Avenue and

Rosemary Avenue, shall be encouraged and developed in a low to medium scale compatible with the single-family

structures. Within these corridors, the future development of the existing vacant parcels or the renovation of existing

structures shall respect the scale and character of the historic Northwest Neighborhood while creating new

commercial and residential activity that serves the neighborhood and promotes its connection with the downtown

core and surrounding areas.

b. *Development characteristics.*

1. *Development characteristics for the NWD-8, NWD-5, NWD-4, NWD-2, and NWD-2C subdistricts:*

a. Residential buildings should have an urban character and may include walk-up units with individual

entrances and mail service.

b. The preservation of eligible or contributing historic structures is encouraged.

c. Adaptive reuse of existing structures is encouraged to preserve the historic building stock and promote

creative uses.

d. The ground floor should promote pedestrian activity and a low scale residential character.

e. Proposed developments should have historic and vernacular characteristics which are harmonious with

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ZONING INFORMATION

the historic character.

f. Proposed developments are encouraged to include wrap around verandas or porches, canopies, and wood siding.

g. Proposed development shall be developed in a low to medium scale to be compatible with the scale

and character of the existing neighborhood. Special attention shall be given to the transition between

the low and medium scale developments to ensure the character of the neighborhood is maintained.

2. Development characteristics for the NWD-R-C1 subdistrict:

a. Historic preservation of eligible and contributing historic structures is encouraged.

b. Proposed developments should have historic and vernacular characteristics which are harmonious with the existing historic buildings.

c. Proposed developments are encouraged to include wrap around verandas or porches, canopies, and wood siding.

d. Outdoor recreational uses or outdoor markets are encouraged as

temporary uses for the existing

surface parking lots.

c. *NWD subdistricts shall include:* NWD-8, NWD-5, NWD-4, NWD-2, NWD-2C, and NWD-R-C1.

d. *Subdistrict requirements.* Developments shall comply with the following:

1. Table IV-35a: NWD-8.

2. Table IV-36: NWD-5.

3. Table IV-37: NWD-4.

4. Table IV-38: NWD-2.

5. Table IV-38a: NWD-2C.

6. Table IV-39: NWD-R-C1. Building requirements for NWD-R-C1 are included in section [94-84](#) and shall be

applied in conjunction with sections [94-78](#), [94-79](#), [94-85](#), and [94-86](#). Properties within the NWD-R-C1 district

Zoning and Land Development Code Page 2

utilizing the NWD 3-8 incentive are regulated by Table IV-58a: Building Requirements NWD 3-8 Story

Receiving Sites.

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e. Additional subdistrict requirements.

1. Parking.

a. For the NWD-4 and NWD-5, parking structures shall be a maximum of two levels or 24 feet in height,

whichever is less.

b. Parking areas shall be located behind the building.

c. For properties designated as NWD-2 along Tamarind Avenue and south of 6th Street, the required

setback may include the five-foot landscape buffer required for surface parking lots. Fences or walls are

not allowed within the required landscape buffer.

d. For properties designated as NWD-5 and NWD-4 along Rosemary Avenue, the required setback may

include the five-foot landscape buffer required for surface parking lots.

Fences or walls are not allowed

within the required landscape buffer.

2. Minimum lot area. Lots of record which existed prior to the adoption of these urban regulations may be

considered buildable without limitation to minimum lot size.

3. Special requirements.

a. *Alleys.* Where possible, alleys which are improved shall be utilized as the primary parking access for

proposed developments.

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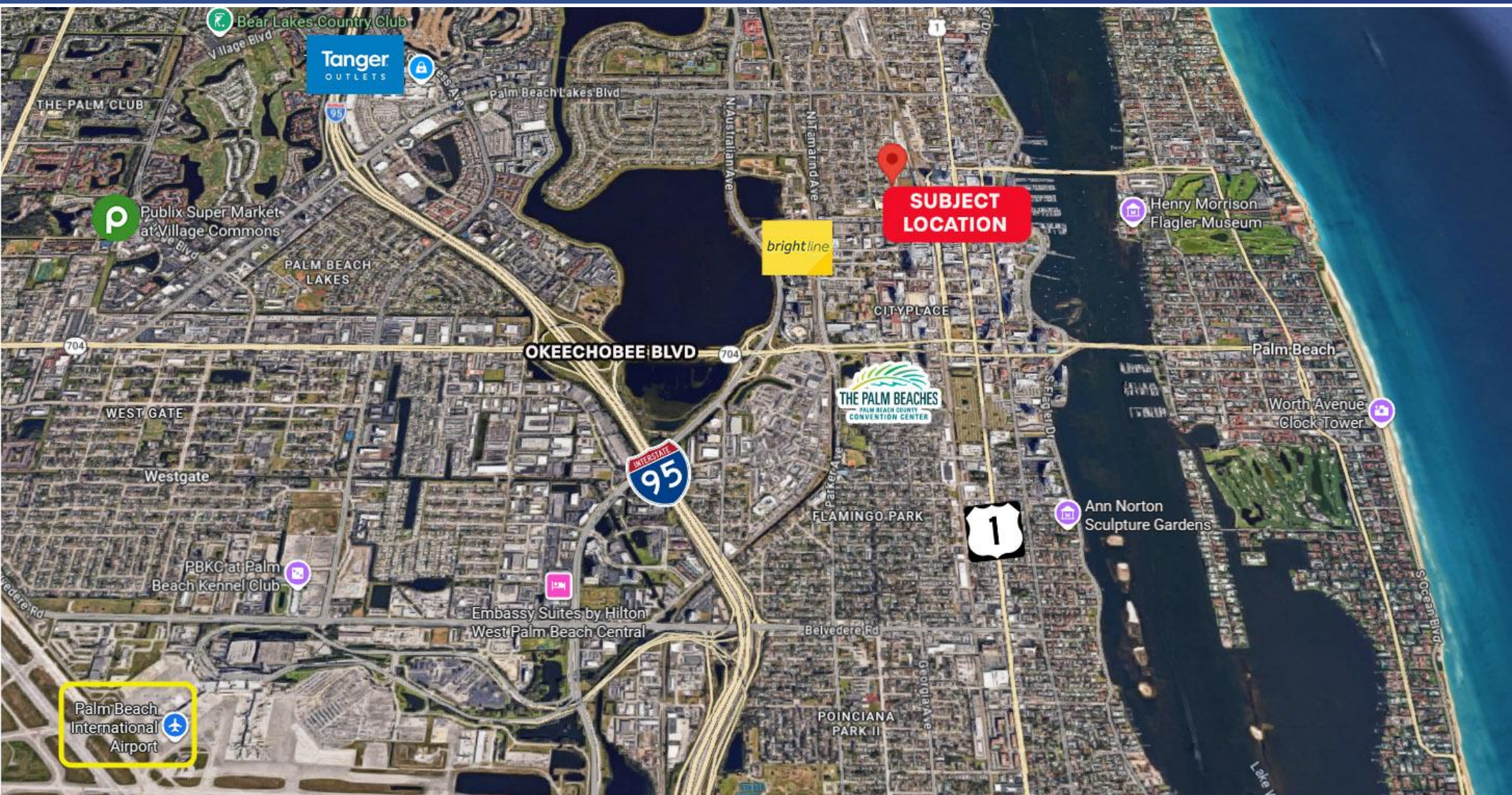
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TRADE AREA MAP



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