

92,095 SF + 14.64 Acres

FORMER GLADES GENERAL HOSPITAL/LAND FOR SALE

1201  
S MAIN STREET

BELLE GLADE, FLORIDA

*A Rare Opportunity in  
Palm Beach County's  
Heartland*

CONFIDENTIAL OFFERING MEMORANDUM

CBRE SOUTH  
FLORIDA  
HEALTHCARE

**CBRE**



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# 1201 S MAIN STREET

BELLE GLADE, FL 33430

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A photograph of a modern hospital corridor. In the foreground, a gurney with a white oxygen tank is parked. To the left, there are white folding chairs. In the center, a blue directional sign points left for 'Surgery Waiting' and right for 'Elevator'. Further down the hallway, two more white chairs with yellow cushions are visible near a large window with blinds. The floor is highly reflective, showing the surroundings. On the right wall, there is a sign for 'General Ward' with a cross symbol. A potted plant is also visible on the right side of the hallway.

01

EXECUTIVE  
SUMMARY

1201  
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BELLE GLADE, FL

# EXECUTIVE SUMMARY

CBRE is pleased to present the exclusive offering of the former Glades General Hospital, a rare institutional-scale property located in the heart of Florida's agricultural region. Situated on ±14.64 acres with 92,095 SF of gross building area, this site offers a unique opportunity for redevelopment or adaptive reuse in a market with strong demand for essential services and housing. With over \$6 million in recent environmental and structural remediation, existing infrastructure, and flexible zoning under the "P – Professional District," the property is well-positioned for a variety of uses including healthcare, housing, education, and civic development. Located within Palm Beach County and just under an hour from Downtown West Palm Beach, this site combines rural accessibility with county-level infrastructure, making it a compelling investment opportunity.



*Legacy Site with Modern Potential*

## THE OPPORTUNITY

|                  |  |
|------------------|--|
| GROSS BLDG. AREA | 92,095 SF  |
| SITE             | 14.64 ACRES  |
| DESCRIPTION      | Two Main Buildings Plus Multiple Ancillary Structures            |
| ZONING           | "P" Professional District (Medical, Office & Institutional Uses) |
| PERMITTED        | Infrastructure & Utilities in Place                              |
| CAPITAL WORK     | Recent remediation, Roofs, Structural Repair                     |
| BEST USE         | Value-Add or Redevelopment Strategy                              |





## INVESTMENT HIGHLIGHTS

- › 92,095 SF of gross building area across two main buildings and multiple ancillary structures
- › 14.64-acre site with level topography and regular shape
- › Zoned “P – Professional District” allowing medical, office, and institutional uses
- › \$6M+ in recent capital improvements including environmental remediation and structural repairs
- › Public utilities in place: water, sewer, and electric
- › Strategic frontage on SR-80 with existing turn lane and excellent visibility
- › Located in Flood Zone X – outside the floodplain
- › Parcel ID: 04-37-44-05-01-023-0040

*Built for Care. Ready for Change.  
Repurpose, Reposition, Reimagine.*

### IDEAL RE USE OR REDEVELOPMENT SCENARIOS

- › Behavioral Health or Substance Abuse Treatment
- › Assisted Living or Senior Housing
- › Workforce or Transitional Housing
- › Education Campus or Charter School
- › Municipal, Civic, or Institutional Use
- › Ground Up Mixed-Use or Residential Development





02

PROPERTY  
DESCRIPTION

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BELLE GLADE, FL





## PROPERTY DESCRIPTION

Formerly Glades General Hospital, the property consists of 90,095 SF of building area situated on ±14.64 acres along South Main Street (SR-80) in Belle Glade, Florida.

Built in 1964, the property operated as a 176-bed hospital until 2009 and has since undergone over \$6 million in environmental and structural remediation. The site offers scale, infrastructure, and optionality in a rural submarket of Palm Beach County with clear demand for essential services and housing.

The site offers rare scale, clear zoning, and flexible infrastructure in western Palm Beach County — within 45 minutes of Wellington and under 1 hour to Downtown West Palm Beach.



## SITE HIGHLIGHTS

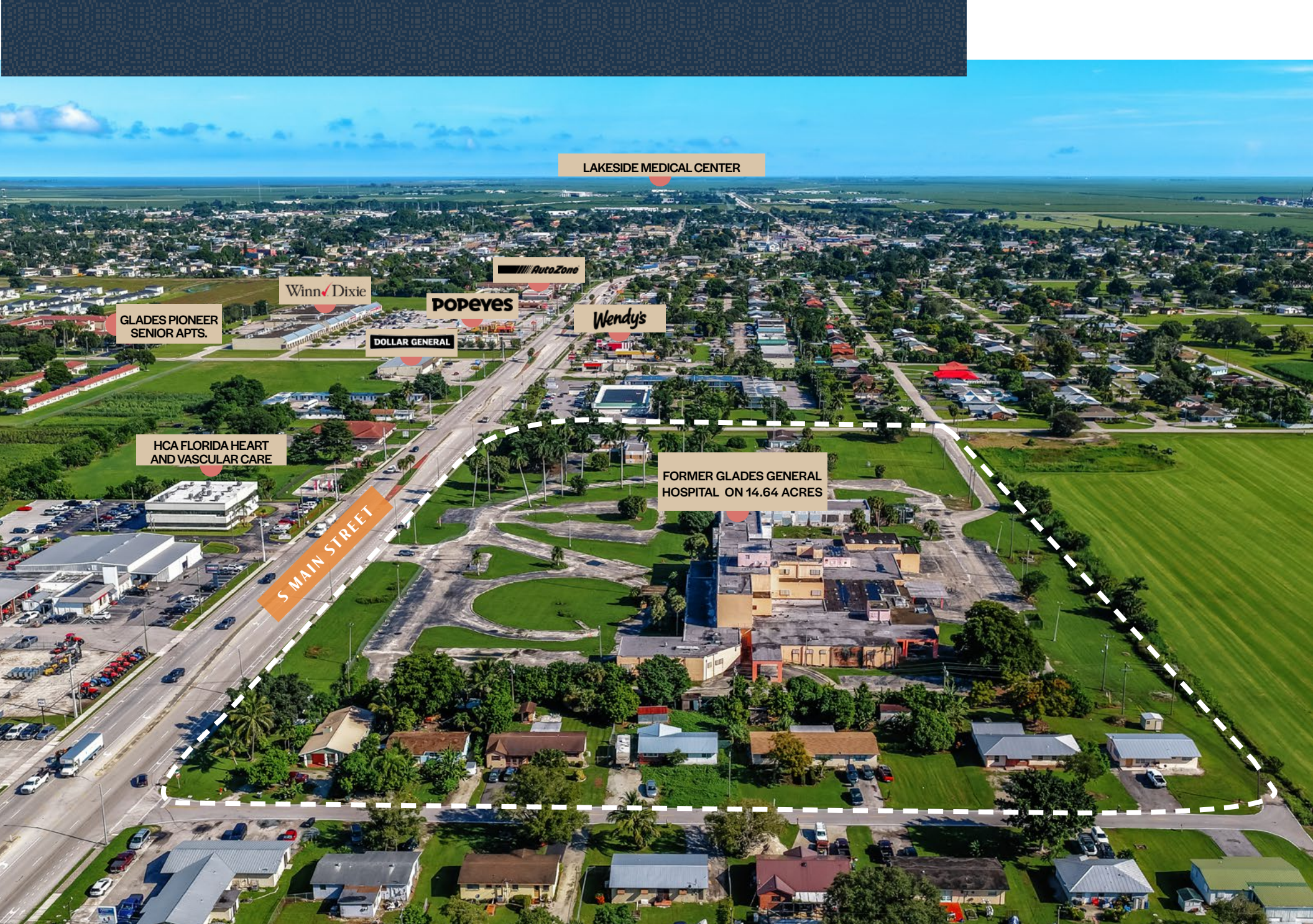
- › Strong Frontage on SR-80 with Existing Turn Lane
- › Excellent Visibility, Level Topography, and Regular Site Shape
- › Public Water, Sewer, and Electric Infrastructure Available
- › Zoned: P – Professional District (City of Belle Glade)
- › Flood Zone X – Outside Floodplain
- › Parcel ID: 04-37-44-05-01-023-0040

*Strategic Location. Flexible Zoning. Endless Potential.—The former Glades General Hospital offers a substantial footprint for developers and operators seeking scale, infrastructure, and flexibility.*













03

MARKET  
OVERVIEW

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# CITY OF BELLE GLADE HIGHLIGHTS



## STRATEGIC LOCATION IN PALM BEACH

Just 45 minutes from Wellington and under an hour to Downtown West Palm Beach, Belle Glade offers rural accessibility with county-level infrastructure.



## COMMUNITY- FOCUSED INITIATIVES

Programs like Healthier Glades and mini-grants support youth, seniors, and wellness, reflecting strong civic engagement.



## ENTREPRENEURIAL SPIRIT

Over 1,100 micro-businesses operate in the Glades region, indicating a strong base for local services and innovation.



## WORKFORCE AVAILABILITY

The region is within commuting distance of over 3 million skilled workers, supporting labor needs for redevelopment.



## GLADES REGION MASTER PLAN

A \$1.98M HUD-funded initiative is guiding economic revitalization, infrastructure upgrades, and workforce development.



## INSTITUTIONAL DEMAND FOR HOUSING

The Belle Glade Housing Authority actively supports affordable and transitional housing, with over 700 units in operation.



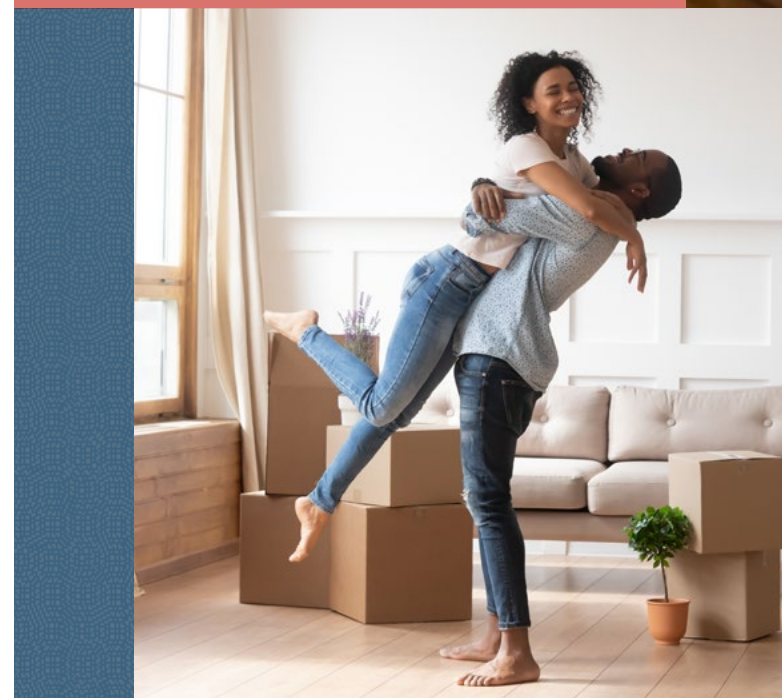
## DIVERSE DEMOGRAPHICS

Belle Glade is home to a diverse population, with a median age of 34.7 and a strong family-oriented culture.



## PROXIMITY TO LAKE OKEECHOBEE

The city borders Florida's largest freshwater lake, offering recreational and ecological value.





# STRATEGIC MARKET CONTEXT

Belle Glade sits in Florida's agricultural heartland — a low-density market with limited competition, deep-rooted labor industries, and consistent demand for institutional services and workforce housing. Though rural in character, the site's location within Palm Beach County offers county-level infrastructure and access to South Florida's broader economic engine.

This combination of land scale, infrastructure, and flexibility makes the former Glades General campus a compelling value-add opportunity for developers and operators seeking to repurpose institutional real estate at a low basis with multiple paths to repositioning.

*Belle Glade anchors the Everglades Agricultural Area, serving as a regional hub for surrounding communities. With a population of ~17,000 and consistent demand for institutional services, the area presents a unique opportunity for developers to deliver essential services in a market with limited competition.*







## THE AREA

Located in the western portion of Palm Beach County, Belle Glade anchors Florida's agricultural region known as the Everglades Agricultural Area (EAA). With a population of approximately 17,000, Belle Glade serves as the regional service hub for surrounding Glades communities including Pahokee and South Bay.

The city is surrounded by some of the most productive farmland in the southeastern U.S., contributing significantly to Florida's sugarcane, vegetable, and citrus output. The local economy is supported by agricultural operations, public infrastructure, and healthcare-related services.

While rural in character, Belle Glade is located within Palm Beach County and benefits from access to county-level infrastructure and services. The property is positioned along South Main Street (SR-80), offering direct access to major east-west corridors and proximity to U.S. 27 and Florida's Turnpike via Southern Boulevard.





# LOCATION, TRANSPORTATION & REGIONAL ASSETS

- ▶ ±45 minutes to Wellington, FL
- ▶ ±1 hour to Downtown West Palm Beach
- ▶ Located on State Road 80 with strong visibility and frontage
- ▶ Quick access to US-441, US-27, and Southern Boulevard (SR-80)
- ▶ Served by Palm Tran (County Transit) and within range of county EMS and civic services





# AREA DEMOGRAPHICS

| DEMOGRAPHIC COMPREHENSIVE | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
|---------------------------|--------|---------|---------|

## POPULATION

|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| 2024 Population                    | 4,601 | 19,631 | 25,355 |
| 2029 Population - Projection       | 4,657 | 19,703 | 25,389 |
| 2020-2024 Annual Population Growth | 0.65% | 0.30%  | 0.27%  |

## GENERATIONS

|                      |       |       |       |
|----------------------|-------|-------|-------|
| Generation Alpha     | 13.7% | 13.4% | 12.6% |
| Generation Z         | 23.5% | 24.4% | 23.7% |
| Millennials          | 23.6% | 23.7% | 25.6% |
| Generation X         | 17.7% | 18.4% | 19.3% |
| Baby Boomers         | 17.5% | 16.8% | 15.8% |
| Greatest Generations | 3.9%  | 3.4%  | 3.0%  |

## HOUSEHOLD INCOME

|                          |          |          |          |
|--------------------------|----------|----------|----------|
| Average Household Income | \$56,645 | \$65,613 | \$67,166 |
| Median Household Income  | \$41,860 | \$52,429 | \$63,840 |

## HOUSING VALUE

|                    |           |           |           |
|--------------------|-----------|-----------|-----------|
| Median Home Price  | \$188,095 | \$203,175 | \$185,462 |
| Average Home Price | \$265,092 | \$286,139 | \$277,697 |

## HOUSING UNITS

|                              |     |       |       |
|------------------------------|-----|-------|-------|
| Owner-Occupied Housing Units | 545 | 2,603 | 2,977 |
|------------------------------|-----|-------|-------|







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