



TAMI REALTY

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1165 E Blue Heron Blvd

Gateway to Singer Island | A Landmark Development
– One Lot from the Beach



Executive Summary

A Time-Sensitive Investment Opportunity: A Cornerstone Asset for Visionary Developers' High-Value Portfolios

- Visionary investors and ambitious developers, this is your chance to secure a truly rare asset in the heart of Singer Island—one of the most coveted destinations for hotel, condominium, and retail development in all of South Florida. Ideally located at the gateway to Singer Island's most exclusive coastal enclave, this ±1.45-acre assemblage represents a once-in-a-generation development opportunity. With triple street frontage, Downtown General zoning, and eligibility for enhanced density under Florida's Live Local Act, the property offers the flexibility to create a signature mixed-use destination — luxury residences, boutique hospitality, or a dynamic retail gateway.
- As the first property visible crossing the Blue Heron Bridge, 1165 E Blue Heron defines the arrival experience to Singer Island. Surrounding projects — including the Ritz-Carlton Residences, Nautilus 220, and 5400 N Ocean Dr — command \$1,500–\$3,500 per SF, positioning this parcel for significant upside. With wealth migration, limited coastal inventory, and sustained demand for luxury waterfront living, this is the rare moment to secure the island's most strategic address — and shape its next landmark.
- Call / Text TAMI Realty Inc. – 561-331-7731 – today to schedule a private site tour and receive our comprehensive investment prospectus detailing the exceptional ROI potential of this premier Singer Island property.



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Investment overview

Investment Thesis

Scarce infill land + premier lifestyle + policy tailwinds (Live Local) + strong luxury demand = exceptional ROI potential

- **1.45 acres** with triple frontage: Blue Heron Blvd, Lake Dr, Park Ave
- **One lot from the beach**; ocean views from 2nd floor
- **Zoning**: Downtown General – 3 stories by right; pathway to 8–12 stories via rezoning; potential for higher density/height under Florida's Live Local Act
- **Surroundings**: luxury condos, hotels, and retail core of Singer Island
- **Highest & best use**: luxury condo, upscale hotel, or mixed-use podium retail with residences above



Beach
Proximity



Luxury
Development



Mixed-Use
Potential



Policy
Advantage

Strategic Positioning

This rare 1.45-acre site represents one of the last prime development parcels on Singer Island, positioned just one lot from Florida's pristine Atlantic coastline.

Flexible Development Pathways

Current zoning allows immediate development of 3-story mixed-use, while rezoning pathways can unlock 8-12 stories. Florida's Live Local Act offers additional height and density through administrative approval.

Market Context

Singer Island's luxury real estate market maintains strong demand with limited inventory, creating an exceptional opportunity for this strategically located development site.

Property Overview – Specifications

Property Identification

- Address: 1165 E Blue Heron Blvd, Singer Island, FL 33404
- Site Area: approx. 1.45 acres ($\pm 63,162$ SF)
- Frontage: Triple exposure on Blue Heron Blvd, Lake Dr, and Park Ave

Zoning & Development Potential

- Current Zoning: Downtown General (3 stories by right)
- Potential: 8–12 stories via rezoning; additional height/density through city's approval or Florida's Live Local Act
- Views: Ocean visible from 2nd floor and above

Site Characteristics

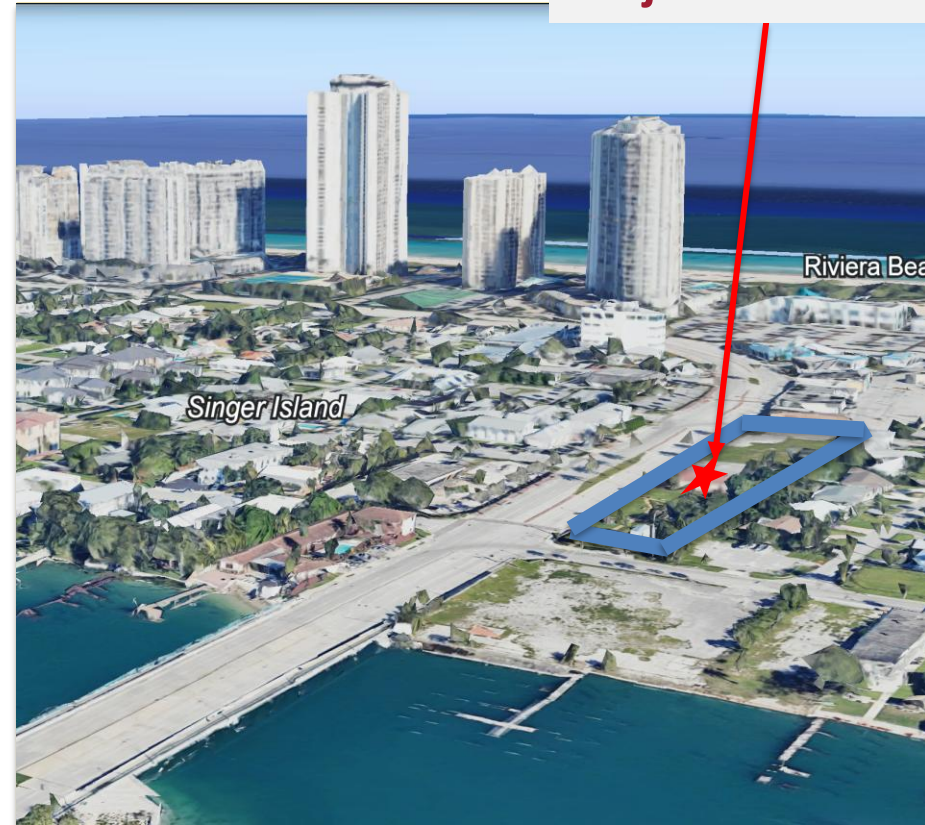
- Visibility: Gateway corridor to Singer Island with high daily traffic
- Accessibility: Multiple access points from three streets
- Proximity: One lot from the beach, walking distance to luxury resorts

Utilities

- Water & Electric On-Site

Site specifications subject to verification during due diligence. Buyers should verify utilities, setbacks, flood zone, and all development requirements with appropriate governmental agencies.

Subject location



Location & Beach Proximity

Prime Beach Block Location

- **One property away to pristine Atlantic beach access** – rare opportunity for near-beachfront development
- **Triple street frontage** provides superior access, visibility and design flexibility
- **Gateway location** on Blue Heron Boulevard, the main corridor to Singer Island

Surrounding Amenities

- **World-renowned** Blue Heron Bridge dive park within walking distance
- **Luxury resorts and condominiums** including Marriott Resort, Ritz-Carlton Residences, and Amrit Ocean Resort
- **Dining**, shopping, and recreation within minutes of the property



5-minute walk to beach access • 10-minute walk to Blue Heron Bridge



15-min to Palm Beach Gardens • 20-min to Palm Beach International Airport



Aerial imagery for illustrative purposes. Distances and walking times are approximate.

Beach Lifestyle & Activities

Luxury Coastal Living

Experience year-round recreation just steps from your development, offering an unparalleled waterfront lifestyle to residents and guests.

Premier Water Activities

- **World-class diving** at the renowned Blue Heron Bridge, rated as one of the best shore diving spots in the U.S.
- **Boating & yachting** with easy ocean access and nearby marina facilities
- **Kayaking & paddleboarding** along protected waters and scenic waterways
- **Fishing & snorkeling** in crystal-clear Atlantic waters
- **Oceanfront dining & wellness** at surrounding luxury resorts and restaurants



Boating &
Yachting



Diving &
Snorkeling



Sport
Fishing



Beach
Recreation



Minutes from dock-to-ocean adventures

Blue Heron Bridge rated "One of the Best Shore Dives in the U.S." by Sport Diver Magazine

Surrounding Luxury Developments

- **Premium Location Context:** Situated in the heart of Singer Island's luxury corridor, surrounded by world-class resorts and residences
- **Established Luxury Market:** Adjacent properties demonstrate proven demand for high-end residential, hospitality, and mixed-use developments
- **Hospitality Excellence:** Proximity to Palm Beach Marriott Singer Island Beach Resort & Spa, offering comprehensive amenities and beach services
- **Ultra-Luxury Residential:** The Ritz-Carlton Residences represent the pinnacle of Singer Island living with premium units and 5-star service
- **Wellness Integration:** Amrit Ocean Resort & Residences pioneered the wellness-luxury concept, combining residential and resort elements
- **Commercial Success:** Nearby 123 S Ocean Ave – 0.65 acres vacant lot - recently sold for \$13M, demonstrating strong market valuation for luxury residential properties
- **Amenity-Rich Environment:** Walkable access to fine dining, retail, recreation, and wellness establishments throughout the immediate area

Proximity to established luxury properties enhances development potential and future valuation.



The Ritz-Carlton Residences

Ultra-luxury oceanfront condominiums with Ritz-Carlton's legendary service, private amenities, and direct beach access



Palm Beach Marriott Singer Island

Award-winning beachfront resort featuring luxury all-suite accommodations, spa, multiple dining options, and pool complex



Amrit Ocean Resort & Residences

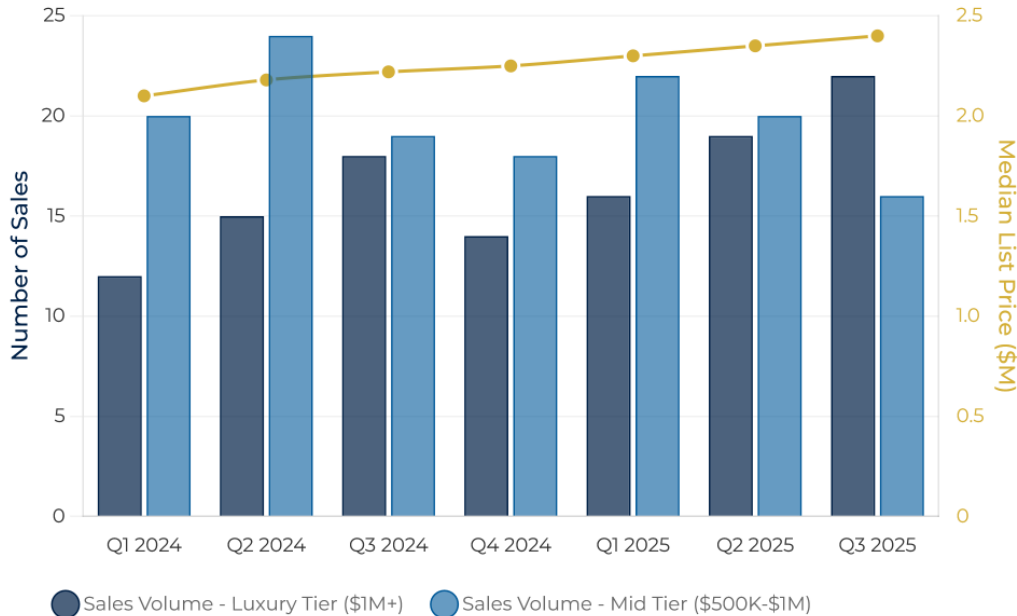
Innovative wellness-focused luxury development combining high-end residences with resort amenities and holistic programming

Additional Success Stories around the area

								
Project	Subject Property - 1165 E Blue Heron	The Pearl - 123 Ocean Ave	Ritz-Carlton Residences - 2700 N Ocean Dr	5000 North Ocean	Nautilus 220 – 220 Lake Shore Dr	The Berkeley - 550 S Australian Ave	South Flagler House – 1355 S Flagler Dr	Mr. C Residences 327 Okeechobee
Submarket	Singer Island	Singer Island	Singer Island	Singer Island	Lake Park	West Palm Beach	West Palm Beach	West Palm Beach
Waterfront Type	Beach-proximate (1 lot from the beach)	Beach-proximate (1 lot from the beach)	Beach front	Beach front	Intracoastal	Lakefront	Water proximate (across the street)	Not waterfront
Units	TBD	27	242	18	330	193	108	146
Floors	TBD	6	27	19		26	28	27
Avg \$/sf	TBD	± \$1,500	± \$1,500	± \$1,500	± \$1,000	± \$1,559	± \$3,000 - \$4,000	± \$2,122
Ground-breaking	TBD	2024				2025	2024	2024
Completion	TBD	2025	completed	Completed in 2019	Completed in 2025	2026	2027	2026

Market Analysis – Luxury Demand Remains Strong

Singer Island Real Estate Trends & Opportunities



- **Luxury Sector Resilience:** Singer Island's luxury condo market continues to outperform with ~40% of recent sales in the luxury tier (\$1M+)
- **Premium Positioning:** Median list price for oceanfront condos stands at approximately \$2.35M, indicative of the area's high-end status
- **Supply-Demand Balance:** Inventory normalizing in mid-tier properties while luxury waterfront demand remains steady from affluent buyers

- Singer Island is part of Palm Beach County, which has emerged as the epicenter of wealth migration in the United States, attracting significant global capital and high-net-worth individuals. The region's luxury real estate market continues to outperform, fueled by limited supply and sustained demand.
- Since 2020, over \$30 billion in new wealth has migrated to the area, and more than 70,000 millionaires now call Palm Beach County home, making it the leader in Florida for per capita income and property appreciation. The scarcity of coastal land further enhances the potential for long-term capital gains.
- Singer Island stands as the next frontier of this expansion — a rare combination of oceanfront serenity and development readiness.

Key Market Indicators

- Avg. Days on Market (Luxury): 125 days
- Avg. Price/Sq.Ft: \$1,000-\$3,500 for luxury residential
- Absorption Rate: 3.2 months of inventory

Sources: Local market reports, MLS data, property appraisal records. Figures indicative and subject to verification during due diligence

Zoning & Development Rights

- **By Right:** Downtown General – 3 stories permitted for immediate development
- **Rezoning Path:** Target 8–12 stories with City collaboration – precedent exists for similar height approvals in the area
- **Live Local Act:** Potential pathway to additional height and density through administrative approval process

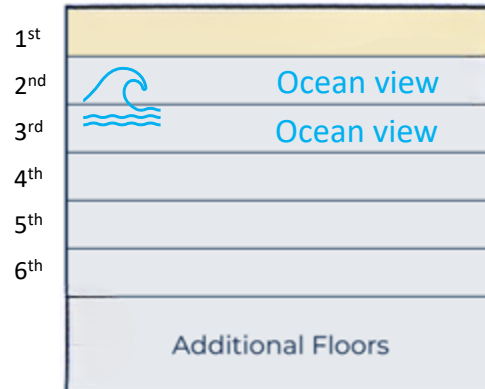
By Right Development



3-Story Mixed-Use

Retail ground floor + 2 floors
residential/hotel

Rezoning / Live Local Potential



8-12 Story Mixed-Use

Retail podium + premium
residential/hotel tower

Strategic Design Advantages

The property's triple frontage on Blue Heron Blvd, Lake Drive, and Park Avenue enables elegant porte-cochère entrances, separate hotel/condo lobbies, and efficient service access points.

View Corridor Optimization

Ocean views begin from the 2nd floor and above, creating premium value for virtually all upper-level residences or hotel rooms in either development scenario.

Flexible Development Approach

Multiple entitlement pathways provide the developer with optionality to pursue the most advantageous approach based on market conditions, timeline considerations, and return targets.

Final entitlements subject to municipal approvals and code compliance. All diagrams are conceptual and subject to architectural refinement.

Florida Live Local Act – Unlock Height & Density

- Qualifying mixed-use/multifamily projects with $\geq 40\%$ units at $\leq 120\%$ AMI for 30 years may receive administrative approval and access to height/density aligned with highest nearby entitlements (per 2025 updates).
- Strategy: Position a luxury-quality, mixed-income tower with retail podium leveraging administrative pathways for expedited approvals and enhanced entitlements.



Administrative Approval

Streamlined process without quasi-judicial or administrative board reviews, reducing entitlement timeline and costs



Height & Density Bonus

Access to highest allowable height, density, and floor area ratio entitlements in the surrounding area



Mixed-Use Flexibility

Limits nonresidential requirement to $\leq 10\%$ of total SF, maximizing residential potential while maintaining retail component



Parking Relief

15% parking reduction near transit stops/major hubs, reducing construction costs and increasing usable floor area

2025 Live Local Act Updates

The 2025 amendments introduce new definitions for "commercial use," "industrial use," and "mixed-use" to clarify how those terms apply to lands titled differently under municipal zoning.

Expedited Civil Actions

The amendments expedite civil actions filed against local governments for violating the Live Local Act and cap attorney fees and costs at \$250,000.

Expanded Applicability

Now includes portions of flexibly zoned areas such as planned unit developments (PUDs) permitted for commercial, industrial, or mixed use.

Development Scenarios - Illustrative Programs



Architectural Vision: A sophisticated mixed-use development blending retail, residential, and amenities in a premium coastal design that maximizes views, enhances the streetscape, and delivers a landmark property for Singer Island.

Scenario	Approval	Height	Timeline
Option A	By right	3-4 stories	18-24 months
Option B	Rezoning	8-12 stories	24-36 months
Option C	Administrative	12-20+ stories	20-40 months

Option A

Boutique Mixed-Use (By Right)

3-4 stories with ground-floor retail/dining and luxury residences above. Ideal for end-users, pied-à-terre market, and lock-and-leave lifestyle buyers. Fastest delivery timeline.

Option B

Mid-Rise Luxury (Rezoning 8-12 stories)

Retail podium + amenities deck with premium residences or upscale hotel keys above. Targets luxury condo buyers or branded hotel flag partnerships. Offers ocean views from multiple floors.

Option C

Live Local Mixed-Income (Policy-Enabled)

Retail podium + structured parking + luxury-quality residences with 40% attainable units. Benefits from administrative efficiencies and enhanced height/density via Florida's Live Local Act.

Financial Projections - Sensitivity Overview

Development Scenario Comparison & Returns Analysis



- Nearby developments demonstrate strong financial outcomes — with luxury condominium pricing reaching 1,500–\$3,500 per SF. Assuming efficient vertical development and premium positioning, this property holds potential for total sellout revenues exceeding \$100M+.
- Demand for oceanfront and near-ocean sites remains unrelenting, with limited new inventory and record absorption. Strategic timing allows investors to capitalize on strong capital inflows, construction momentum, and Florida’s tax-friendly environment.

Revenue Drivers: Luxury condo sellout (\$1,200-\$1,500/SF), hotel ADR (\$450-\$650), and retail lease NOI contribute to revenue streams across scenarios

Cost Considerations: Construction costs vary from \$400/SF (boutique) to \$550/SF (high-rise), with height premium and amenity packages impacting total development costs

Return Enhancement: Live Local Act pathway offers significant IRR boost through expedited approvals and density bonuses

Scenario Comparison

Boutique Mixed-Use (By Right)

- IRR: 14-16% | Equity Multiple: 1.8x | Timeline: 36 months

Mid-Rise Luxury (Rezoning)

- IRR: 18-21% | Equity Multiple: 2.2x | Timeline: 48 months

Live Local High-Rise

- IRR: 22-25% | Equity Multiple: 2.5x | Timeline: 42 months

Disclaimer: Projections are illustrative only; actual performance will vary based on final program, market conditions, and execution. Developers/Investors to validate all assumptions during due diligence.

Site Advantages – Why This Parcel Wins



Premium Views: Ocean views from 2nd floor and above, providing future residents with coveted water vistas that command premium pricing



Triple Frontage: Blue Heron Blvd, Lake Dr, and Park Ave frontages enable superior access, multiple entry points, and excellent visibility



Gateway Position: High-visibility location at the entrance corridor to Singer Island, maximizing exposure and brand recognition



Prime Walkability: One lot from pristine beaches, walking distance to resorts, dining, wellness centers, and water activities.



Development Flexibility: Multiple execution paths including by-right development, rezoning potential, or Live Local Act advantages

Rare Development Opportunity: 1.45-acre infill site represents one of the last remaining parcels of this size and quality in Singer Island's prime luxury corridor



View



Access



Visibility



Walkability



Flexibility

Location Excellence

This property sits at the intersection of urban convenience and coastal luxury, providing unparalleled access to both the mainland and Singer Island's exclusive amenities.

Beach Proximity Value

One-lot proximity to the beach represents significant value creation potential, with nearby luxury residences commanding premium pricing based on similar beach access.

Design Potential

Triple street frontage allows for creative architectural solutions including distinct retail entrance, residential lobby, service access, and porte-cochère opportunities.

Property advantages are based on current market conditions and regulatory environment as of 2025.

Comparable Land Sale Analysis

	1165 E Blue Heron	123 S Ocean Ave
Lot size	1.45 acres	0.65 acres
Location	Singer Island - Main Road	Singer Island - Side Street
Proximity to Beach	1 lot from the beach	1 lot from the beach
Visibility	Exceptional (Gateway)	Limited
Sold/Asking Price	\$	\$13,000,000
Price per Acre	\$	~\$20M
Status	Active Listing	Sold (10/07/2024)

- **Key Similarities:** Both sites are on Singer Island, prime locations for luxury development, just 1 lot from the beach and only 0.6 miles apart.
- **Why 1165 E Blue Heron Blvd Stands Out:** While both properties share a similar beach-proximate location, 1165 E Blue Heron offers a larger lot and is positioned directly on the main gateway of Blue Heron Boulevard, providing unmatched visibility and branding potential. With a greater development flexibility, this site represents the best value for investors and developers seeking a premier Singer Island address.
- **123 S Ocean Ave: Current Status:** The property at 123 S Ocean Ave, after its recent sale for \$13 million, is now being developed into a luxury 6-story building featuring 16 exclusive residences. Unit sizes range from 2,400 to 7,000 square feet, with asking prices between \$4.5 million and \$10.5 million, and an average price per SF of \pm \$1,500. This project demonstrates the strong demand and high-end positioning for new luxury residential offerings on Singer Island, just steps from the beach.

Investment Highlights



Prime coastal location with immediate lifestyle draw – one lot from pristine Atlantic beaches



Multiple execution strategies to optimize returns – by-right development, rezoning, or Live Local Act



Strong luxury demand and proven pricing power on Singer Island – 40% of recent sales in luxury tier



Policy support from Florida Live Local Act – potential for administrative height/density bonuses



Flexible Downtown General Zoning permits a wide range of uses—including mixed-use, residential, retail, and hospitality—offering maximum versatility for developers.



Surrounded by luxury developments commanding \$1,500–\$3,500 per square foot, reinforcing the site's premium positioning.



Exceptional economics are projected, with potential gross revenue exceeding \$100 million at full build-out, making this a compelling investment in a high-demand, supply-constrained market.

Market Opportunity

Limited Supply of Developable Beach-Block Land

Singer Island's constrained geography and existing luxury development create exceptional value for this rare 1.45-acre site, positioned just steps from the Atlantic Ocean with sweeping views.

This premium development opportunity represents a unique chance to acquire one of the last prime parcels in an established luxury coastal enclave.

Next Steps & Call to Action

Secure Your Position in Singer Island's Future

- Request NDA (non-disclosure-agreement) to review complete property documentation including surveys, title, environmental reports, and utilities assessment
- Schedule site tour and design charrette with our development specialists to explore conceptual possibilities
- Engage zoning counsel to confirm optimal development pathway (rezoning vs. Florida Live Local Act)
- Submit LOI (letter of interest)/term sheet with proposed timeline for due diligence and Purchase & Sale Agreement execution

Request a private site tour

Contact Us

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Acquisition Process

Our streamlined process ensures efficiency from initial interest through closing. We've prepared comprehensive due diligence materials to facilitate rapid evaluation and decision-making.

Development Advantages

This site offers exceptional development flexibility with immediate by-right options, rezoning pathways, and Live Local Act benefits for administrative approval of increased density and height.

Market Opportunity

With limited prime development parcels remaining on Singer Island and continued strong demand for luxury beach-proximity real estate, early positioning in this opportunity provides significant competitive advantage.



Immediate
Availability



Flexible
Terms



Expedited
Process

This is a marketing summary; all terms subject to change. Information contained herein believed to be accurate but not warranted.

Exclusive Offering

A rare acquisition opportunity

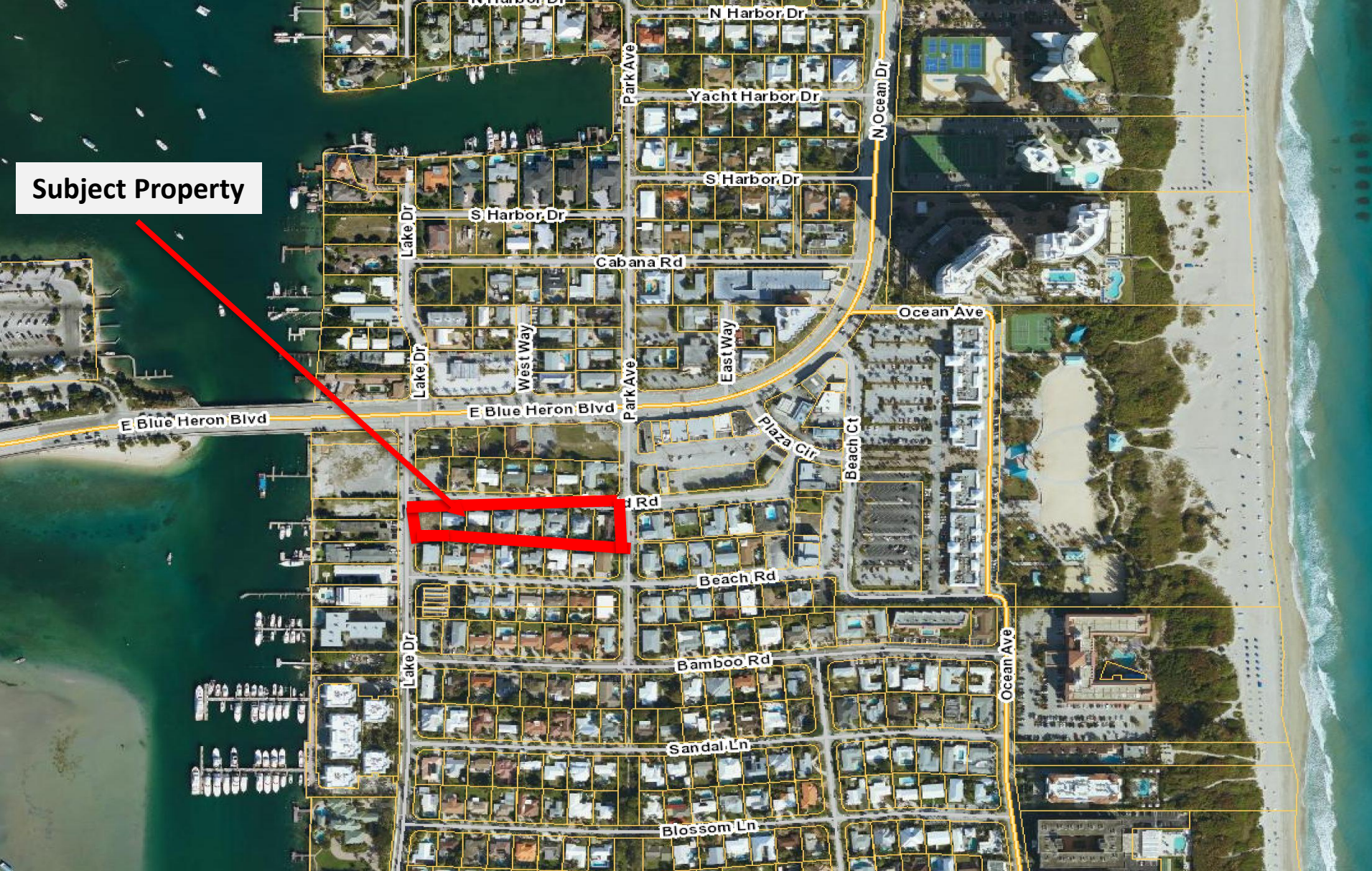
- 1165 E Blue Heron Blvd represents an extraordinary and rare opportunity in South Florida real estate—offering the coveted combination of ocean proximity, scale, visibility, and zoning flexibility. Properties of this caliber in such premium coastal locations are seldom available. This vacant parcel stands as a blank canvas for visionary investors and developers to establish a signature project at the gateway to Singer Island, shaping the skyline and setting a new standard for the area.
- Just steps from the beach and Intracoastal, and free from the constraints of existing structures or environmental complications, this site is perfectly positioned for a landmark development in one of South Florida's most prestigious communities.
- **Call / Text TAMI Realty Inc. – 561-331-7731 – today to schedule a private site tour and receive our comprehensive investment prospectus detailing the exceptional ROI potential of this premier Singer Island property.**
- *This is a time-sensitive investment opportunity that discerning developers will recognize as a cornerstone asset for any high-value portfolio.*



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Subject Property



Parcel No: (1) 56-43-42-27-04-000-4790; (2) 56-43-42-27-04-000-4780; (3) 56-43-42-27-04-000-4770; (4) 56-43-42-27-04-000-4760; and (5) 56-43-42-27-04-000-4750



Triple frontage - ±580' Blue Heron Blvd | ±52' Lake Dr | ±105' Park Ave

Subject Property

Ocean Reef Park



Riviera Beach

Phil Foster
Park

Palm Beach
Shores

Peanut Island

Margaritaville
at Sea Paradise



A
Publ

Proposal for a mixed-use building consisting of 8 to 12 stories



Proposal for a mixed-use building consisting of 8 to 12 stories

