



FOR SALE

OWNER FINANCING AVAILABLE!!
8087 Palomino Drive/Crockett Way,
Lake Worth Beach, FL 33004



Tobin Real Estate is pleased to exclusively offer and represent the Seller in the sale of these two adjacent parcels currently zoned AR – Agricultural Residential (00-Unincorporated) totaling 6.3351 Acres (289,239 S.F.) in Unincorporated, City of Lake Worth Beach, Florida. There is warehouse storage 5,559 square feet and 441 square feet of office space built in 1993 on site. The property has a 6' Chain Link Fence around the perimeter with some paving and asphalt. This is an immediate income producing property for an owner/user with an opportunity to run a business and sub-lease a portion.

The property is in a prime area on the west side and backs up to the Florida Turnpike between Lake Worth Road and Forrest Hill Boulevard. It has accessibility on the north side through the intersection of Pinion Drive and Crockett Way and on the south side through Palomino Drive. It's a prime location for a single-family residential redevelopment or to continue with a centrally located Agricultural Nursery and Landscaping business to service the tri-county area.

The City of Lake Worth Beach is a coastal city of 37,000 residents, located in Palm Beach County, Florida. It is a dynamic, multi-cultural city with a strong social and environmental consciousness and thrives as the artistic center of Palm Beach County. The Median Household Income is \$64,331.00 within one mile with an estimated Population Growth over the next few years of 1.60%. The daytime employees within a 3-mile radius are estimated at 28,000.

The property is currently Zoned AR – Agricultural Residential and boasts 301' of frontage on Palomino Drive. It's currently being operated as an Agricultural Nursery and Landscaping business. The land is level with ample open space.

The Seller is agreeable to Owner Financing with a 50% down payment, interest only monthly payments with a final balloon payment 36 months after closing.

Tested. Trusted. Tobin.

Investment

Highlights

- 5,559 SF Storage Warehouse & 441 SF Office Space
- 6.3351 Acres Lot
- Zone AR - Agricultural Residential
- Prime Location - Centrally located to service Tri-County Area
- Easy ingress and egress
- Over 88,885 VPD on US-1
- Ample parking
- Average Household Income within a 1-mile radius \$64,331.00
- 28,000 daytime employees within a 5-mile radius
- Seller agreeable to Owner Financing with 50% down payment, interest only monthly payments with a final balloon payment 36 months after closing.



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