

MIXED-USE DEVELOPMENT LOTS

1016 & 1030 S Federal Highway, Lake Worth Beach, FL 33460



FOR SALE | \$2,000,000

**JEREMIAH BARON
& CO**

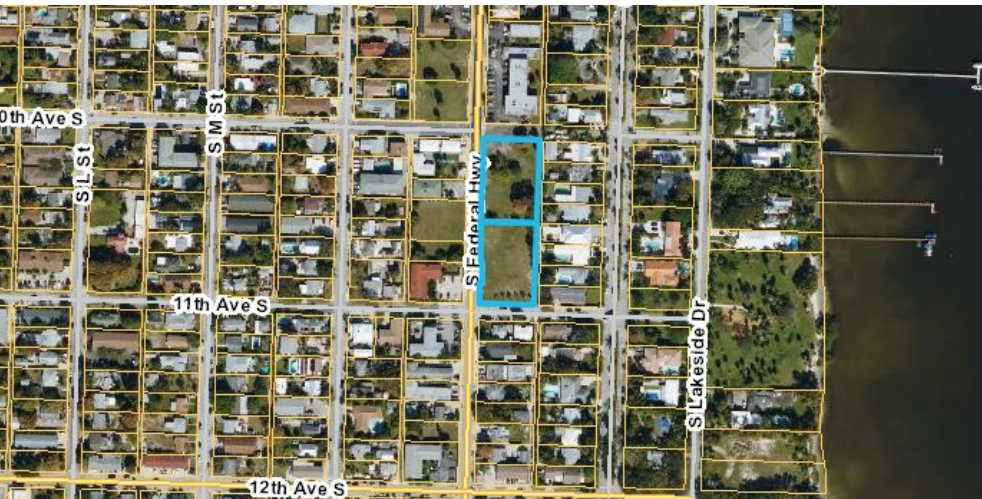
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
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PROPERTY OVERVIEW

- Great opportunity to acquire two combined parcels totaling 1.23-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

\$2,000,000

ACREAGE

1.23 AC (0.62 AC + 0.61 AC)

FRONTAGE

423' on Federal Hwy

TRAFFIC COUNT

8,800 AADT

ZONING

MU-FH

LAND USE

Multi-Family/Commercial

PARCEL ID

38-43-44-27-01-040-0050

38-43-44-27-01-040-0010

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CONCEPT IMAGE



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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

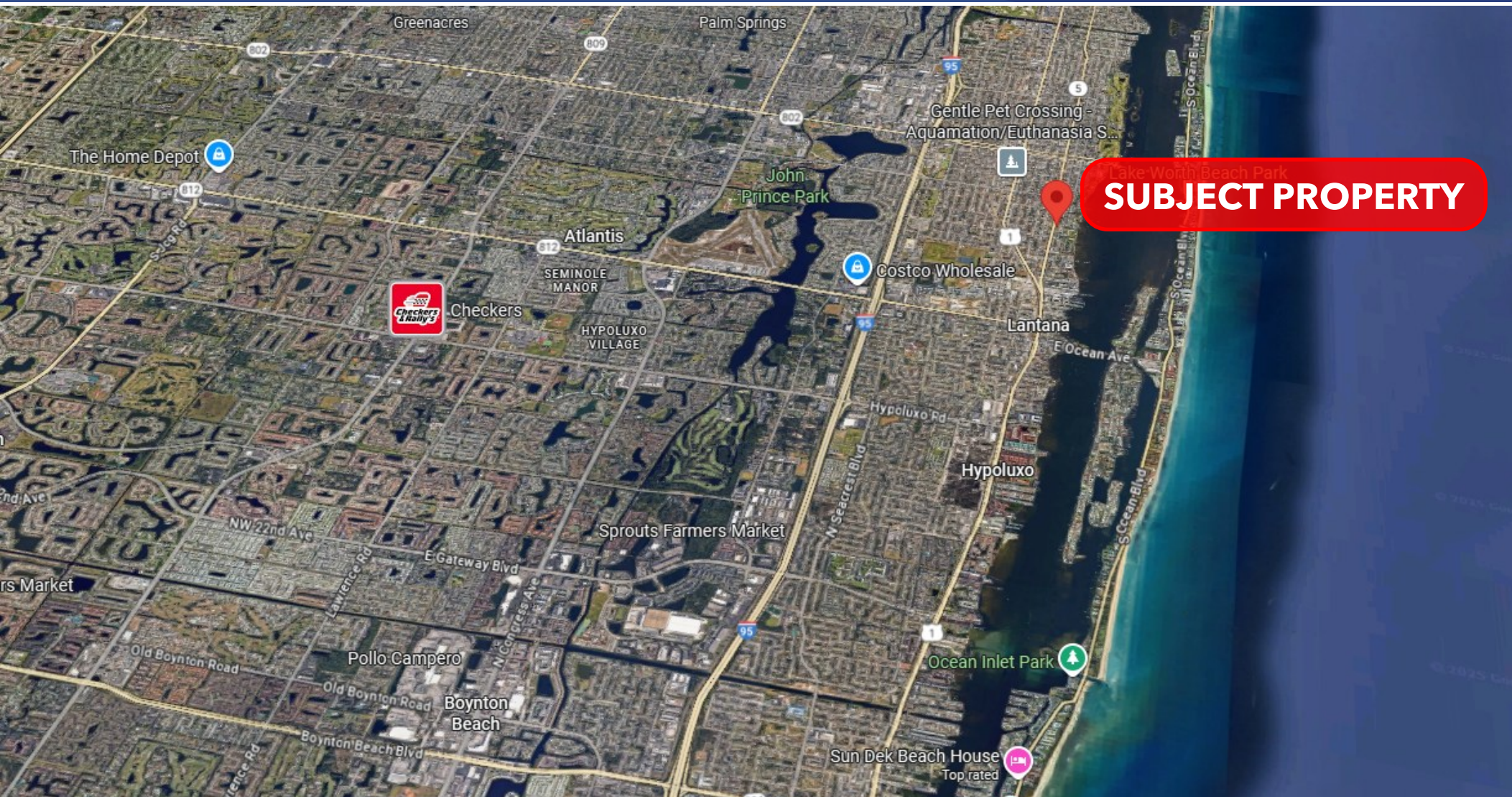
Note: P is Permitted by Right, A is Administrative Use Permit (staff level review), and C is Conditional Use Permit (board level review). All residential uses except for single-family and two-family greater than 7,500 sf shall require a conditional use approval. Additional use information available at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



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TRADE AREA MAP



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