

HADJES DRIVE

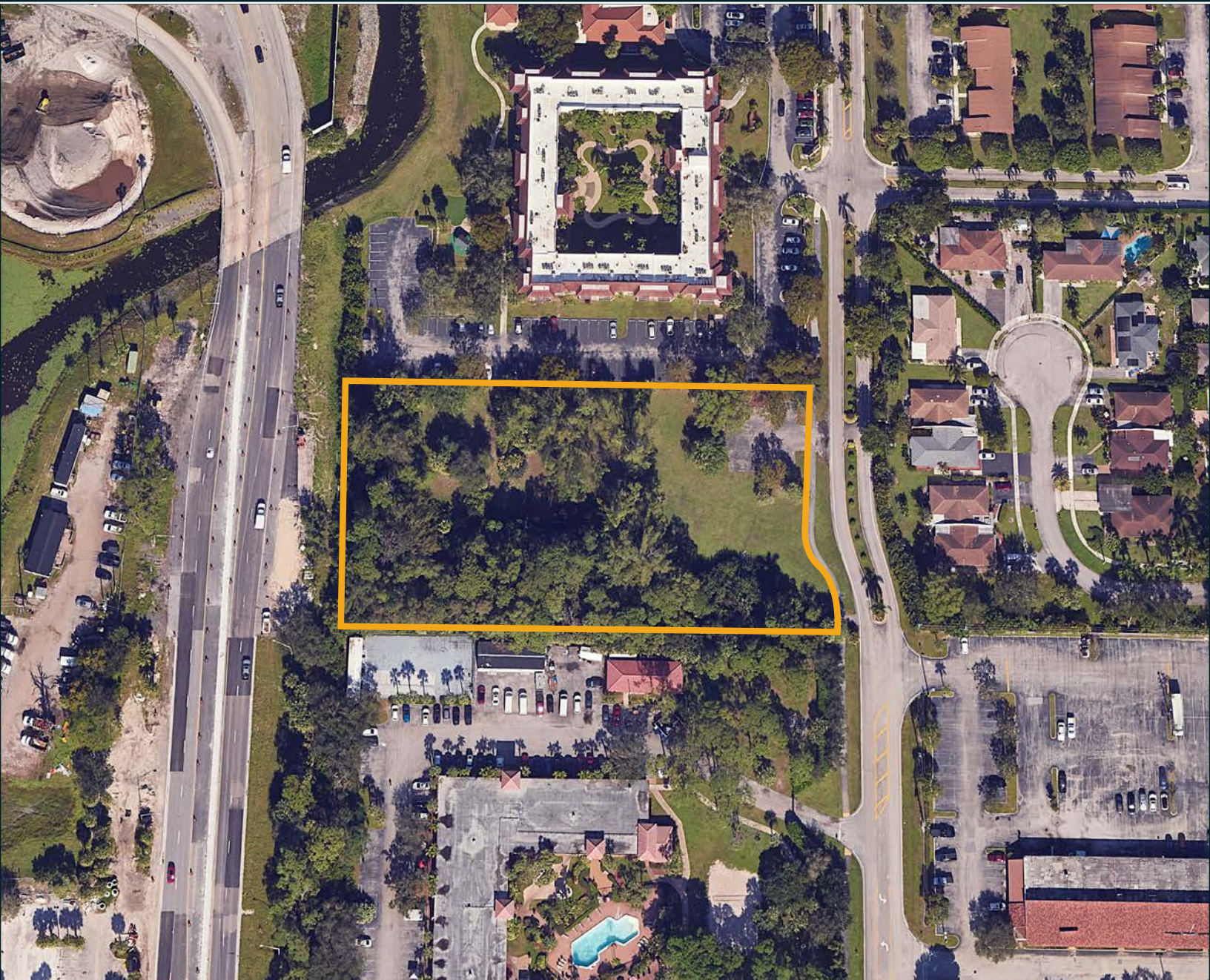
LAKE WORTH, FL

2.20 Acres

OFFERING
MEMORANDUM

January 2026

Hadjes Drive
Lake Worth, FL 33467



NEWMARK

Hadjes Drive
Lake Worth, FL 33467

ALAN H. LONG
Managing Director

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EXECUTIVE SUMMARY

Hadjes Drive presents a compelling opportunity to acquire a **2.20-acre vacant land parcel** in **Lake Worth, Florida**, strategically located just off **Lake Worth Road with immediate access to Florida's Turnpike**. The site benefits from strong surrounding residential density, proximity to major retail and employment centers, and direct connectivity to Palm Beach County's primary transportation corridors.

The property is currently zoned **RM – Medium Density Multi-Family**, allowing for a variety of residential development strategies including townhomes, apartments, or alternative residential uses subject to local approvals. With limited remaining infill land in central Palm Beach County, Hadjes Drive offers investors and developers a rare opportunity to secure a well-located parcel positioned to capitalize on continued population growth, housing demand, and long-term market fundamentals.

Located minutes from **Palm Beach International Airport**, major retail nodes, healthcare facilities, and employment centers, the site is ideally suited for residential development serving both workforce and lifestyle-driven demand. Palm Beach County's strong demographic trends, high occupancy levels, and sustained rental growth further reinforce the investment appeal of this offering.

Investment Highlights & Value Proposition

- **Prime Infill Location:** The property is situated in a highly accessible location just off Lake Worth Road, with direct connectivity to **Florida's Turnpike**, providing efficient north-south access throughout Palm Beach County and the broader South Florida region.
- **Favorable Residential Zoning:** Zoned **RM – Medium Density Multi-Family**, the site supports a range of residential development options, offering flexibility for developers targeting rental, for-sale, or mixed residential concepts.
- **Strong Market Fundamentals:** Palm Beach County continues to experience **high occupancy levels, rising household incomes, and sustained housing demand**, driven by population growth, in-migration, and limited new land supply.
- **Infill Land Scarcity:** Well-located, entitled land parcels of this size are increasingly rare in central Palm Beach County, positioning Hadjes Drive as a strategic acquisition for long-term value creation.
- **Proximity to Major Amenities:** The site is surrounded by established retail, dining, healthcare, and employment centers, including national retailers, hospitals, and service providers, enhancing livability and tenant appeal.
- **Access to Transportation & Employment Centers:** Minutes from **Palm Beach International Airport**, major roadways, and regional employment hubs, the location supports commuter accessibility and long-term residential demand.
- **Attractive Long-Term Investment Profile:** With continued residential growth, constrained supply, and favorable zoning, Hadjes Drive offers investors an opportunity to deploy capital into a stable, high-barrier-to-entry submarket with strong upside potential.

Newmark Southern Region, LLC, a Georgia limited liability company, d/b/a Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of Hadjes Dr., Lake Worth, FL 33467 (the “Property”) by Iglesia Evangelica Pentecostal Casa De Oracion, Inc. (the “Seller”).

This Memorandum does not constitute a representation that the business or affairs of the Portfolio or Seller since the date of preparation (January 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Portfolio will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Portfolio, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion.

Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Portfolio, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Portfolio has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

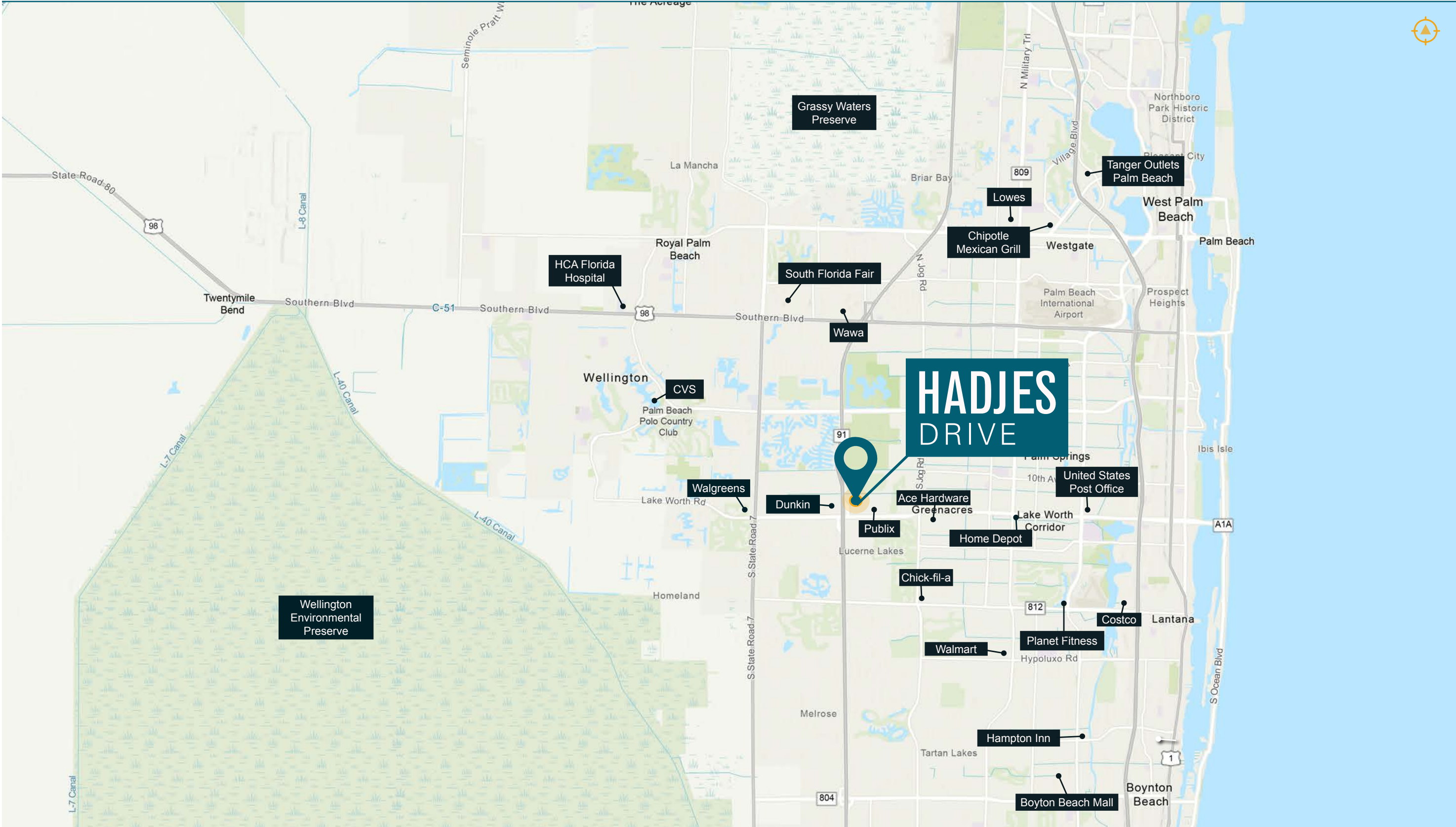
PROPERTY DESCRIPTION

NEWMARK

PROPERTY ADDRESS:	Hadjes Dr., Lake Worth, FL 33467
TYPE:	Vacant Land
LAND ACRES:	2.20 acres
ZONING:	RM-multi-family (medium density)
PARCELS	00-42-43-27-05-023-1100
LOCATION	Off Lake Worth Rd. near Turnpike
AIRPORT	Palm Beach International Airport

TURNPIKE FROM LAKE WORTH
TURNPIKE TO LAKE WORTH

LOCATION OVERVIEW



ABOUT PALM BEACH COUNTY

Palm Beach County is the third most populous county in the state of Florida consisting of 38 cities and towns. A distinctive balance of calm suburban communities and fast-pace metropolitan districts, offers unique business opportunities Palm Beach County provides an array of different activities that are sure to please both business owners and employees.

Downtown West Palm Beach

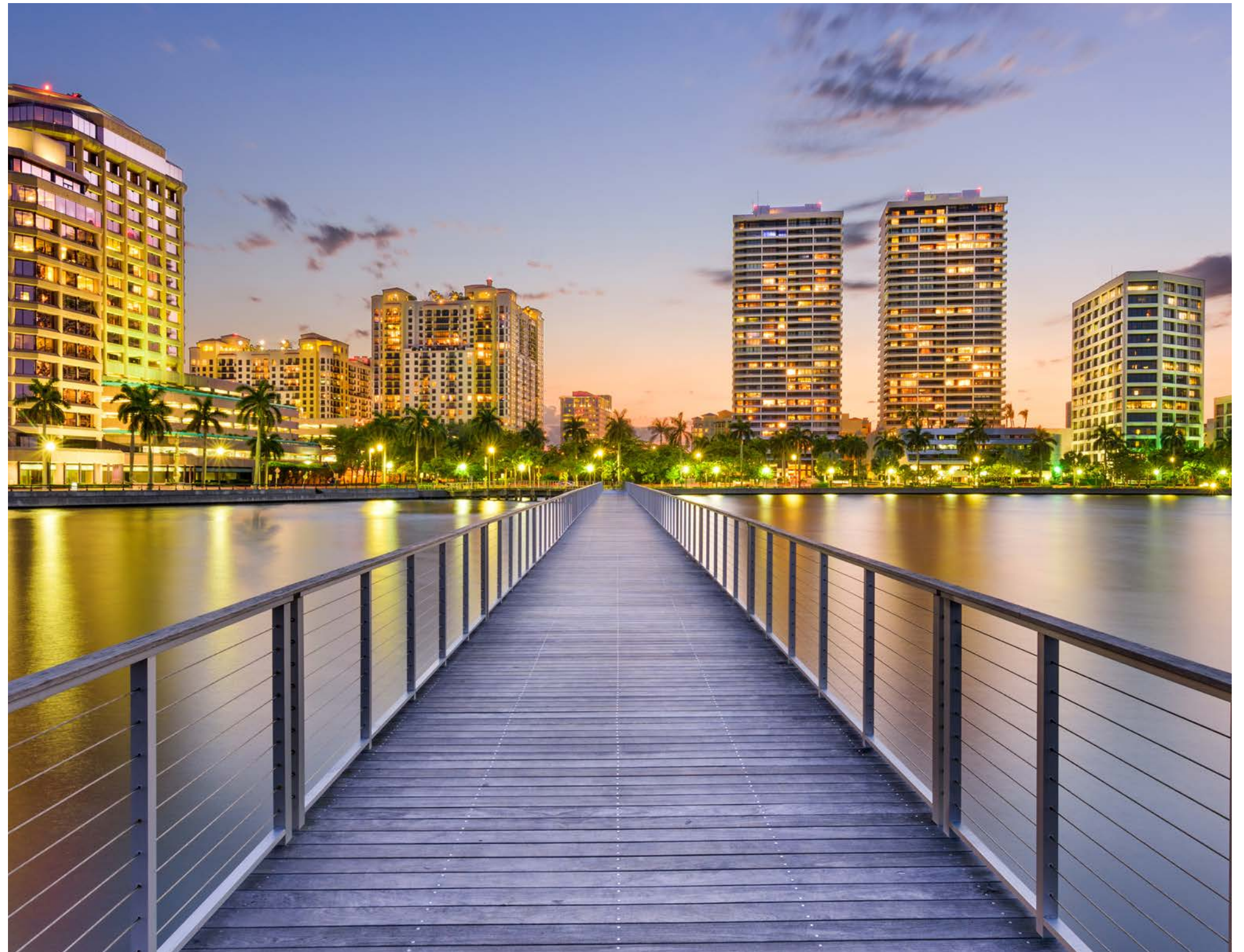
Opened in 2004, the Palm Beach County Convention Center offers state-of-the-art amenities for conventions, trade shows, meetings and social events. This 350,000 square foot, modern convention center is a popular event venue with its 100,000 square foot exhibit hall, 22,000 square foot ballroom and 23,000 square feet of flexible breakout space. Adjacent to the Convention Center is the Kravis Center for the Performing Arts, which is a premier multi-purpose facility in the Southeast. It includes the 2,195-seat Dreyfoos Hall, 305-seat Rinker Playhouse, 1,400-seat Grossman Theater, and the Cohen Pavilion with a total of 25,000 square feet of meeting and event space.

Shopping

Adjacent to the Convention Center is CityPlace, a European-style town center featuring more than 100 shops, restaurants and entertainment venues. If you are looking for a good deal, the newly opened Palm Beach Premium Outlet Center offers an outdoor shopping experience with a range of shops from Saks Fifth Avenue to the Gap. If a traditional mall is more suited to your tastes, The Gardens Mall, is just a short drive away. Located in Palm Beach Gardens, the mall offers 160 retail shops and restaurants. For those looking for a bit of luxury, just over the bridge to Palm Beach lays one of the most beautiful shopping venues in the country, Worth Avenue. The avenue's romantic views and celebrated boutiques offers the best of fashion, art, antiques and fine dining in an atmosphere rich with charm and historic glamour.

Travel

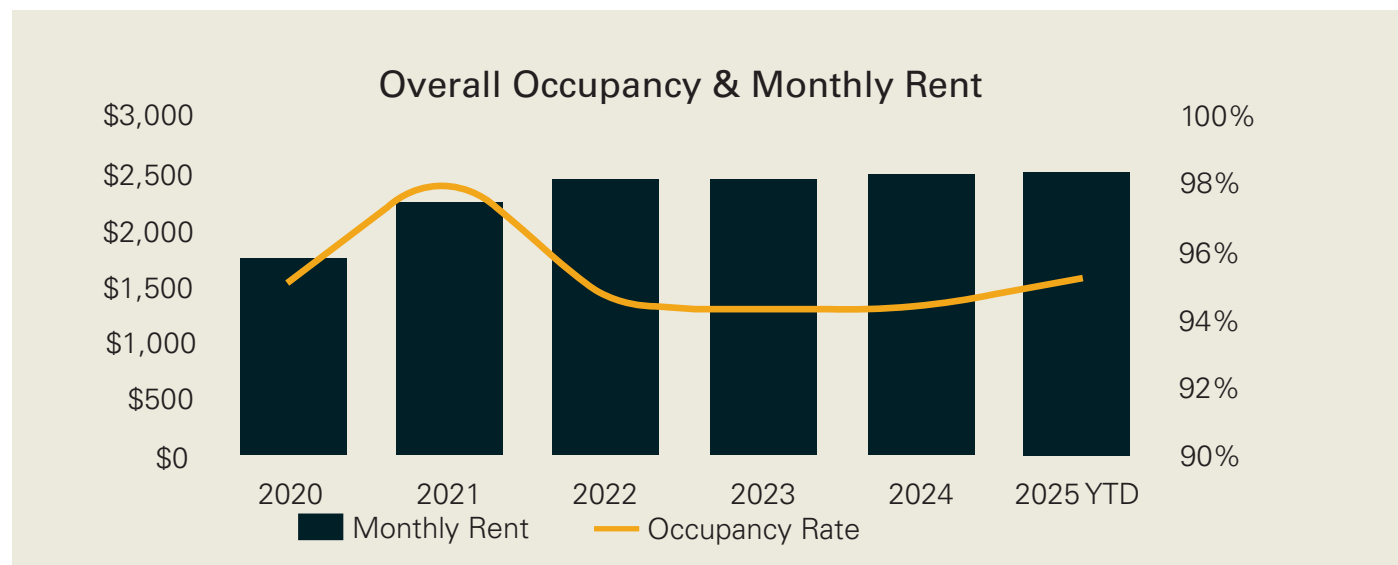
Palm Beach International Airport serves over six million passengers each year through 14 domestic and international airlines. Port of Palm Beach is the fourth busiest port in Florida, visitors can sail away for weekend getaways to the Bahamas on a Celebration Cruise, or just have a night of fun on the Island Breeze Casino which leaves port twice daily for lunch and dinner cruises.



PALM BEACH MULTIFAMILY MARKET OVERVIEW

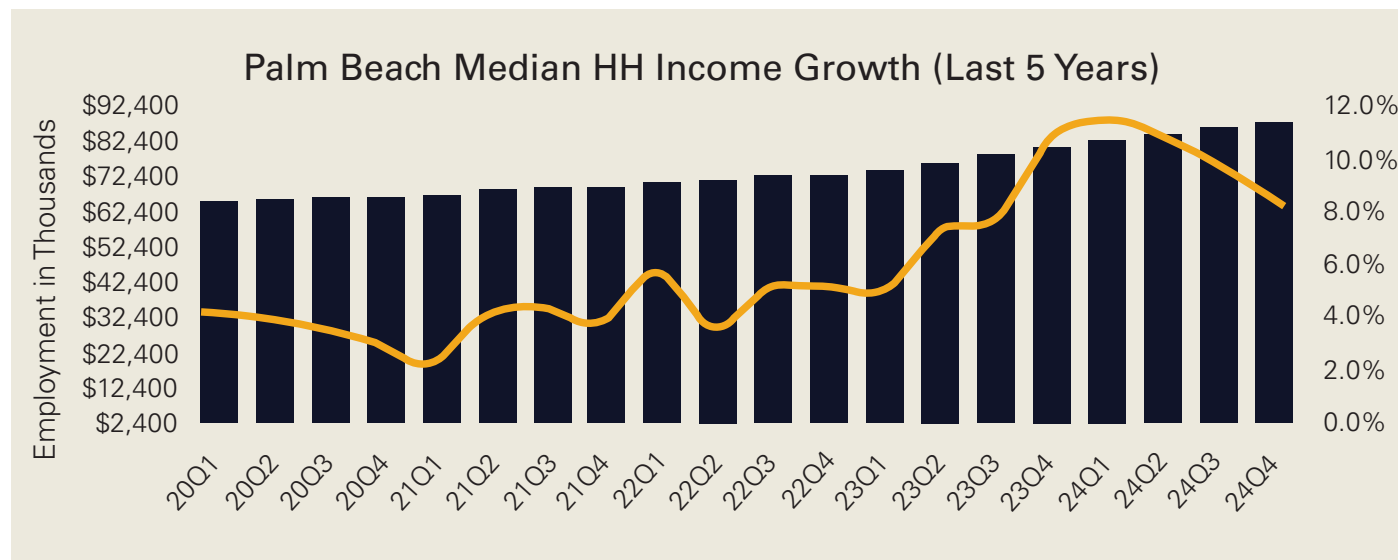
Market Snapshot Q3 2025	Inventory 131,869 Units	Occupancy 95.3%	YTD Net Absorption 1,917 Units	YTD Deliveries 1,012 Units	Monthly Rent \$2,218
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Source: Newmark Research; Axiometrics

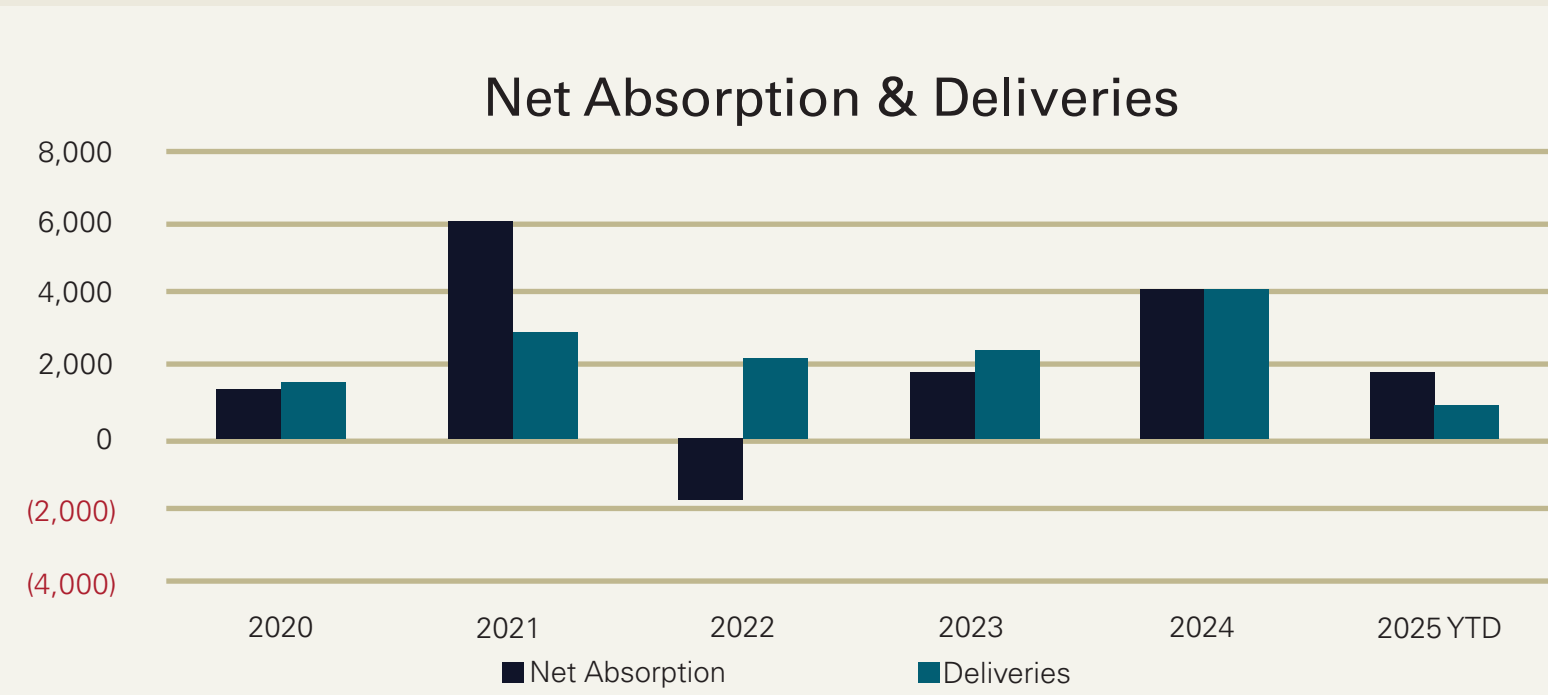


Source: Newmark Research; Axiometrics

Median household income grew the most following the pandemic, with household income decreasing to 8.2% in Q4 2023 and pushing median income to \$87,052 per year. The market's median household income is currently at a historical peak. Though the growth rate is slowing down.



Source: Newmark Research; Axiometrics



Source: Newmark Research; Axiometrics

4Q25

BROKERAGE SERVICES



ALAN H. LONG



HAMILTON LONG

RESEARCH



LISA DENIGHT



CHING-TING WANG

MARKETING



MARTA SOFI



PENNY EZELL



Alan H. Long

MANAGING DIRECTOR

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561-693-9994

20+ Years
OF EXPERIENCE

AREAS OF SPECIALIZATION:

- INDUSTRIAL
- LAND
- MEDICAL/OFFICE

PROFESSIONAL BACKGROUND

Alan H. Long serves as a managing director with Newmark Brokerage Central Florida, where he focuses on industrial, office, medical and land property dispositions/acquisitions. Mr. Long and his team have represented clients in transactions valued over \$1 billion. His unique skill set has allowed him to assist his clients throughout the entire United States. As an experienced managing director on the Newmark Brokerage/Investment sales team, Mr. Long has extensive relationships with institutional clients, Fortune 500 companies and regional/local firms. He is a top performer within Newmark and an expert in representing sellers and buyers, contract negotiation and real estate development.

PARTIAL LIST OF TRANSACTIONS

- Mixed use land sale: Palm Beach County, \$32 million
- Industrial building sale: Martin County, \$9 million
- Industrial building sale: 33,090 SF, West Palm Beach, \$10.2 million
- Mixed use land transaction: 52 acres, Palm Beach County, \$18 million
- Industrial building sale: 125,000 SF, Windsor, CT, \$10 million
- Land transaction: Singer Island, FL, \$10.5 million
- Industrial building sale: 70,000 SF, Palm Beach County, \$22 million
- Industrial building sale: Broward County, \$31 million
- Industrial building sale: 225,000 SF, Riviera Beach
- Industrial Lease transaction: 67,000 SF, Broward County
- Industrial building sale: 60,000 SF, Martin County
- Medical building sale: 38,000 SF, Palm Beach Gardens, \$11 million
- Land transaction sale: 35 Acres, Palm Beach County, \$12.5 million
- Office building sale: 19,200 SF, Fort Lauderdale, \$2.5 million
- Flex building sale: 15,250 SF, Fort Lauderdale, \$2.0 million

EDUCATION

Mr. Long earned a Master of Business Administration degree in business/managerial economics from Averett University and a Bachelor of Science degree from Virginia Commonwealth University.



Hamilton Long

ASSOCIATE

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AREAS OF SPECIALIZATION:

- INDUSTRIAL
- LAND
- MEDICAL/OFFICE

PROFESSIONAL BACKGROUND

Hamilton Long joined Newmark in 2023 and currently serves as an Associate in the company's South Florida office. Hamilton is an experienced commercial real estate broker with a proven track record of successful transactions. Expert in analyzing market trends, identifying investment opportunities, and negotiating deals that maximize value for clients. Passionate about connecting businesses with their ideal spaces and providing strategic insights to achieve their real estate goals. Dedicated to delivering exceptional service and building lasting relationships in the industry.

Hamilton came to Newmark after serving as a Research Analyst Intern for three years where he was responsible for gathering information from local and regional markets.

LIST OF TRANSACTIONS

- Flex, 111,200 SF, Atlanta, \$14.2 million
- Industrial, 87,350 SF, Orlando/Tampa/Ft. Myers, \$9.2 million
- Industrial, 32,100 SF, Port St. Lucie, \$3.5 million
- Industrial, 24,554 SF, Orlando, \$5.9 million
- Industrial, 37,750 SF, Orlando/Tampa/Port St. Lucie, \$6.5 million

PARTIAL CLIENT LIST

- Home Depot
- FIS Outdoor
- Certified Slings & Supply
- Spectrum
- SF Partners
- Nichols Contracting, Inc.
- Collection Capital, LLC

PROFESSIONAL RECOGNITIONS/AFFILIATIONS

- Ambassador of The Honda Classic
- Habitat for Humanity

EDUCATION

Hamilton received a Master of Business Administration degree in international business from Florida International University and a Bachelor of Science from the University of Alabama in finance with a minor in real estate.



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NEWMARK

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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