



COMMERCIAL DEVELOPMENT OPPORTUNITY

W. BLUE HERON BLVD, RIVIERA BEACH, FL

ID: 56-43-42-29-69-001-0000

PRICE: SUBJECT TO OFFER

OFFERING MEMORANDUM

INTRO OFFERING OVERVIEW PROPERTY DETAILS MARKET OVERVIEW FINANCIAL PERFORMANCE

OFFERING OVERVIEW

THE OFFERING

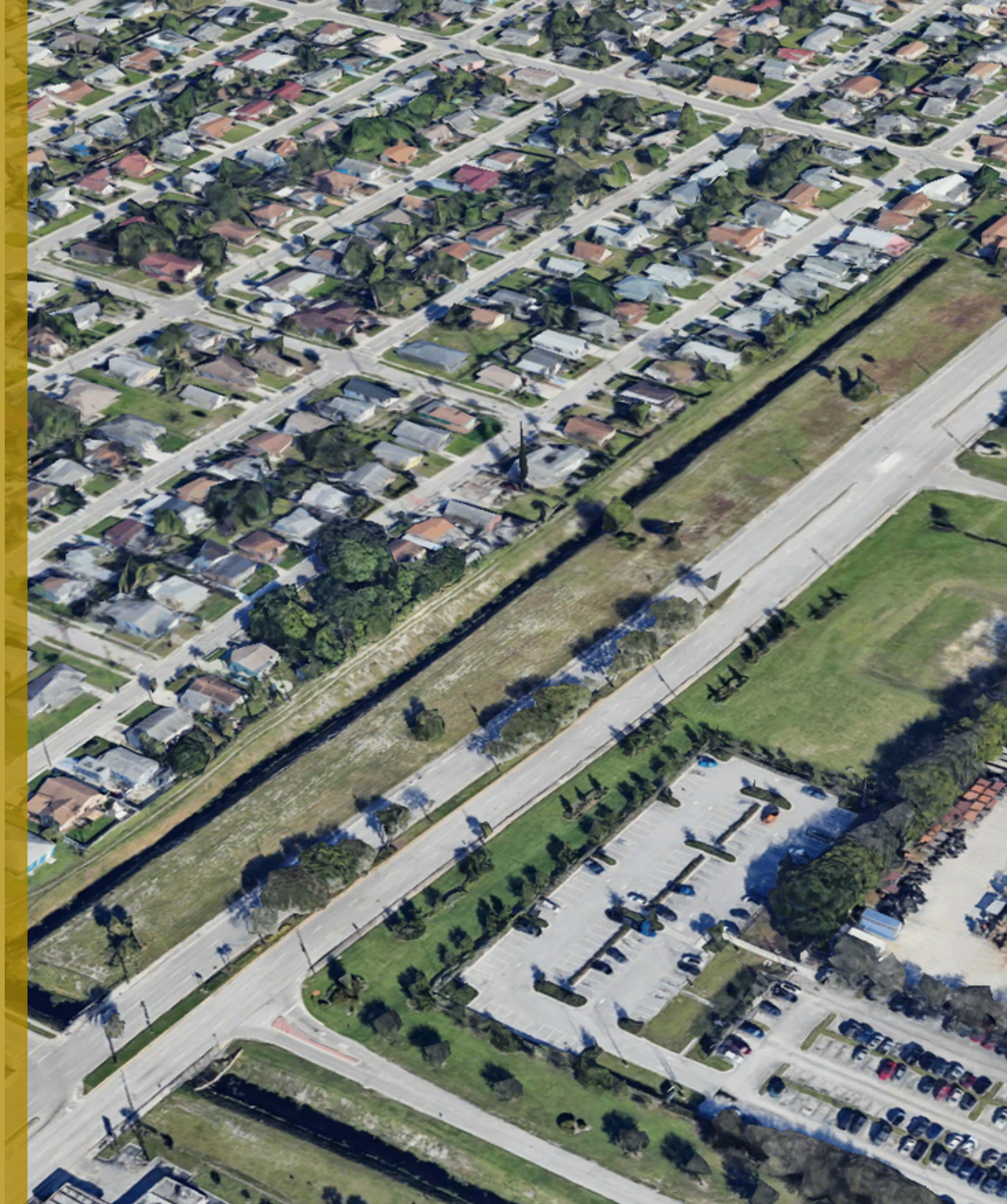
Jaclyn Pamela is please to present the offering for a new commercial development in Riviera Beach, FL. The property is located on W. Blue Heron Blvd, with near direct access to I-95. This 5-Acre site is pre-approved for a retail shopping center development. The project would consist of 5 independently constructed buildings ranging between 6,000-8,000 SF.

This offering is directed to an investor who is willing and able to undertake the already pre-approved plans.

The current site already has architectural and engineering plans completed. The investor will be coming in and taking the already proposed plan to the finish line.

Site Highlights:

- 5-Acre total site
- 5 building project
- 32,000 SF
- Property is located in path of progress
- 1.5 Miles to I-95
- Site is pre-approved and has all plans for development in place
- Blue Heron Blvd see 34,000+ VPD
- Interstate 95 sees 185,000+ VPD



ZONING ON PROPERTY

Site Highlights:

- Opportunity Zone
 - Spur Economic Growth
 - Utilize Tax Advantages
- Current Zoning
 - CG (General Commercial)
- Proposed Best Use
 - Medical Clinic
 - Retail
 - Restaurant

This property is currently zoned as stated above. The proposed best use for the property is that of a Retail, Medical Clinic, or restaurant... However, rezoning could be an option. The attached plans in the package are just a recommendation, this opportunity is not limited to the already in place plans, different development options are on the table as well.

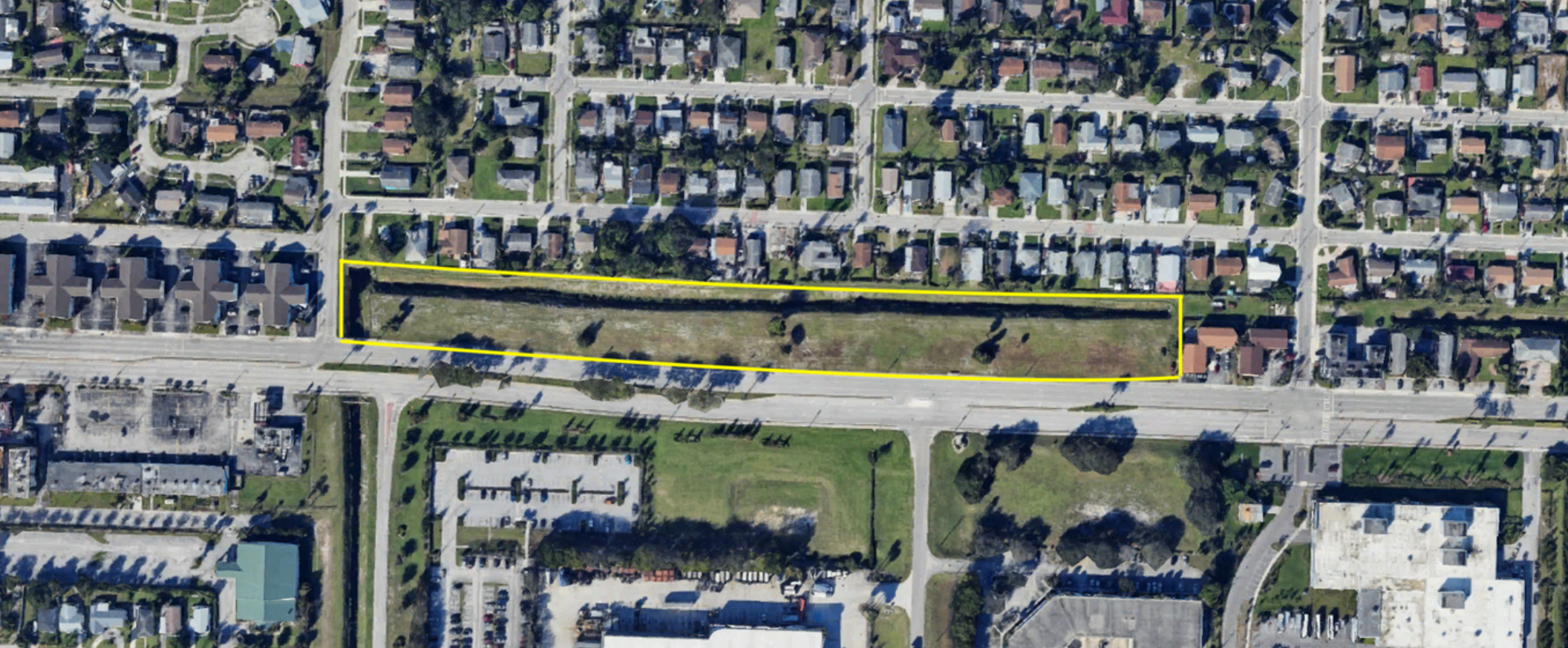




HISTORICAL DATA & CURRENT UPWARD TREND

The Riviera Beach market has experienced a notable surge in investment demand. Currently, there is over 330,000 square feet of development under construction. In the past 12 months alone, a total of 919,000 square feet of new development has been delivered. The market has also seen increases in median incomes, home values, and consumer spending.

This development presents investors with the opportunity to enter a project with a clear path to success. Current competitors in older properties are securing NNN rents of \$20 per square foot. New construction with prime road frontage could achieve rents exceeding \$30 per square foot NNN, potentially generating over \$1 million in revenue.



ROAD ACCESS & PROPERTY VISIBILITY

ANOTHER COMPELLING FACTOR THIS PROPERTY HAS IS THE VISIBILITY AND ACCESS IT HAS TO BLUE HERON BLVD. WITH OVER 1,400 FT OF FRONTAGE ON BLUE HERRON BLVD, THIS PROVIDES THE PROPERTY WITH FANTASTIC VISIBILITY AND EXPOSURE TO A ROAD THAT SEEN OVER 34,000 VEHICLES PER DAY. THE PROPERTY IS ALSO SANDWICHED BETWEEN I-95 AND THE INTERCOSTAL. BLUE HERON BLVD IS ALSO THE DIRECT WAY IN AND OUT OF SINGER ISLAND. THIS DEVELOPMENT PROJECT BOASTS PLENTY OF OPPORTUNITY FOR THE NEXT INVESTOR.

PROPERTY DETAILS



SUBJECT PROPERTY

1

SINGER ISLAND
3.3 MILES | 9 MIN DRIVE

2

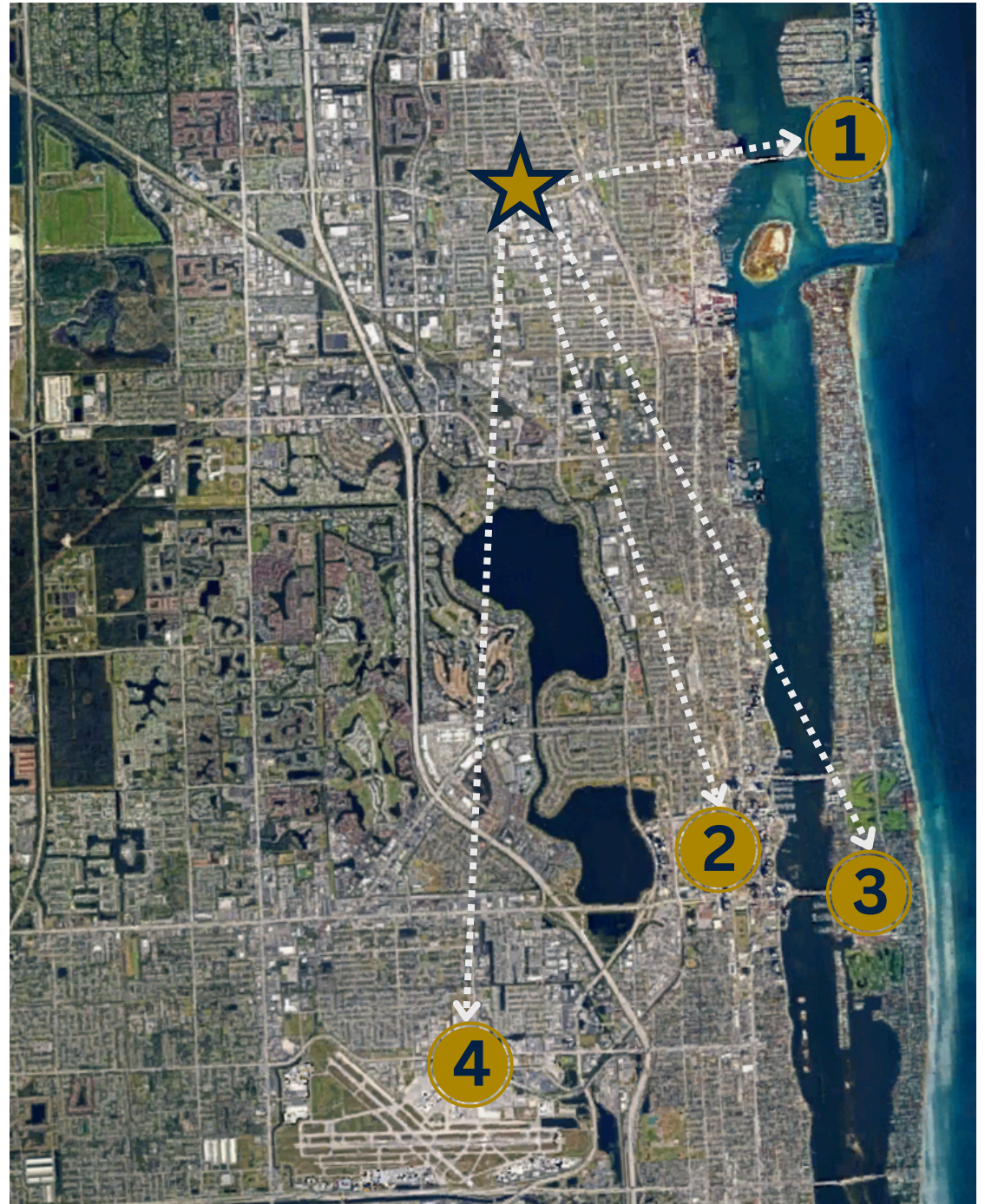
WEST PALM BEACH
5.7 MILES | 15 MIN DRIVE

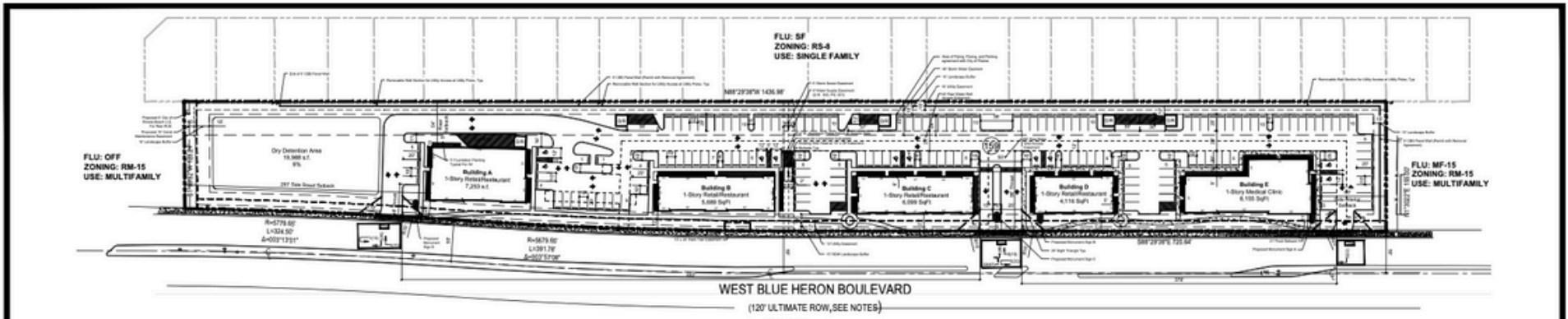
3

PALM BEACH
7.3 MILES | 19 MIN DRIVE

4

PALM BEACH INT. AIRPORT
8.1 MILES | 16 MIN DRIVE





Site Data

Application Name: Blue Heron Commercial
 Application Number: SP-18-13, RZ-18-02, LU-18-02, AB-18-02
 Proposed Use: Medical Clinic/Retail/Restaurant
 Existing Future Land Use Designation: Office (OFF)
 Proposed Future Land Use Designation: Commercial (COM)
 Existing Zoning District: Office Professional (OP)
 Proposed Zoning District: General Commercial (CG)
 Section, Township, Range: 29K243
 Property Control Number: 56-43-43-29-37-000-0039
 Applicable Overlay(s): Principal Arterial Design Standards Overlay
 Total Gross Land Area: 4.91 ac (213,961.39 s.f.)
 Qualified Land Area: 3.59 ac (156,622.18 s.f.)
 Total Gross Floor Area: 31,362 s.f.

Building A (Retail/Restaurant)	7,253 s.f.
Building B (Retail/Restaurant)	5,689 s.f.
Building C (Retail/Restaurant)	5,289 s.f.
Building D (Retail/Restaurant)	4,116 s.f.
Building E (Medical Clinic)	8,155 s.f.

Concomitancy Approval:
 Retail/Restaurant: 23,207 s.f.
 Medical Clinic: 8,155 s.f.

Concomitancy is approved for the above uses and amounts shown on this plan.

Total Floor Area Ratio: 15%
 Total Building Coverage: 15%
 Pavement Area: 41%
 Open Space: 76,546 s.f.
 Landscape Area: 15,424 s.f.

Detention: 45 s.c. (19,988 s.f.)
 Building Height: 32'-0"
 Number of Stories: 1
 Parking Required: 159 SPACES
 Restaurant - 1 Space/150 s.f. @ 4,000 s.f. = 40 Spaces
 Medical Clinic - 1 Space/250 s.f. @ 8,155 s.f. = 33 Spaces
 Retail - 1 Space/200 s.f. @ 17,207 s.f. = 86 Spaces
 Proposed Parking: 159 SPACES
 Handicap Spaces Required: 6
 Handicap Spaces Proposed: 10
 Loading Restrictd (12' x 30' Min.): 3
 Loading Provider: 5
 Traffic Analysis Zone: 129

Development Team

DEVELOPER: BLP BLUE HERON LLC
 741 N MILITARY TRAIL, SUITE 1
 PALM BEACH GARDENS, FLORIDA 33410
 (561) 684-6141

ARCHITECT: GLODOK SPINA & PARTNERS ARCHITECTURE
 307 6TH STREET
 WEST PALM BEACH, FLORIDA 33401
 (561) 684-6844

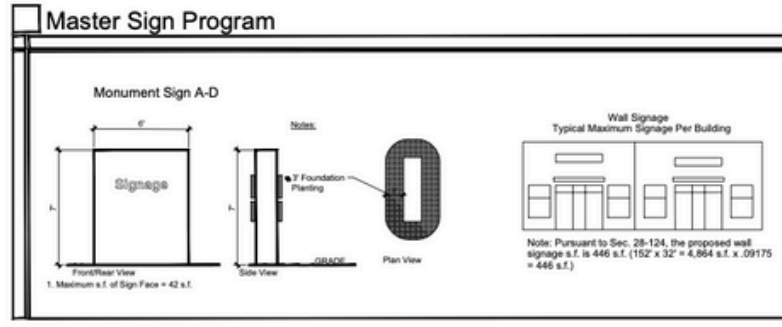
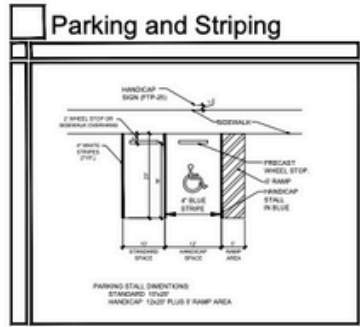
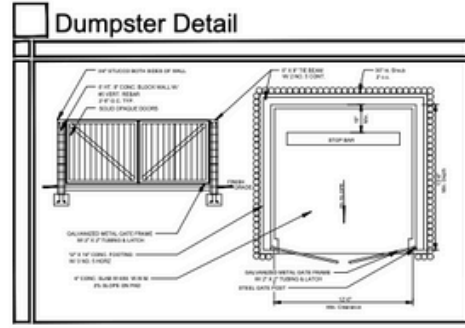
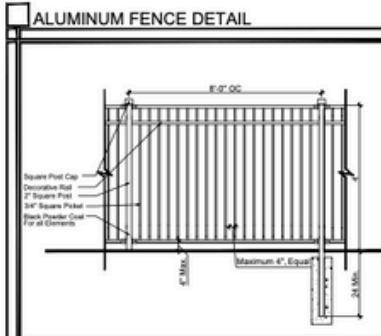
CIVIL/TRAFFIC ENGINEER: SIMMONS & WHITE
 2345 NE THURSTONE BLVD, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 (561) 478-7888

PLANNER: SCHARDET NICHOLS
 1031 N. FLORIDA DR., SUITE 102
 WEST PALM BEACH, FLORIDA 33401
 (561) 684-6111

SURVEYOR: GEOPONT SURVEY, INC.
 4152 W BLUE HERON BLVD, SUITE 106
 REVERA BEACH, FLORIDA 33464
 (561) 444-2722

Notes

- * BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY GEOPONT SURVEYING, INC. DATED 07/05/2017
- * DR DUMPSTER WITH ENCLOSURES
- * LIGHTING LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO FINAL PHOTOMETRICS
- * FIC TRAFFIC HAS CONFIRMED NO ADDITIONAL ROW IS NECESSARY. BLUE HERON BLVD WILL REMAIN AS A 100' ROW
- * THE LANDSCAPING IN THE MEDIUM ADJACENT TO THIS PROJECT WILL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER



Development Regulations

ZONING DISTRICT	MIN. LOT SIZE	MIN. FRONT YIELD	MIN. SIDE YIELD	MIN. REAR YIELD	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. BUILDING HEIGHT	MIN. BUILDING FOOTPRINT COVERAGE	MIN. OPEN SPACE	MIN. LANDSCAPE AREA	MIN. DETENTION STORAGE	MIN. TRAFFIC ANALYSIS ZONE	CG PROPERTY DEVELOPMENT REQUIREMENTS		
														MIN. FRONT SETBACK	MIN. SIDE SETBACK	
CG	10,000 s.f.	100'	100'	N/A	5.4'	N/A	20%	30'	30'	10'	20'			CG	4.91 AC	1,436.92
CG	10,000 s.f.	100'	100'	N/A	5.4'	N/A	20%	30'	30'	10'	20'			CG	4.91 AC	1,436.92

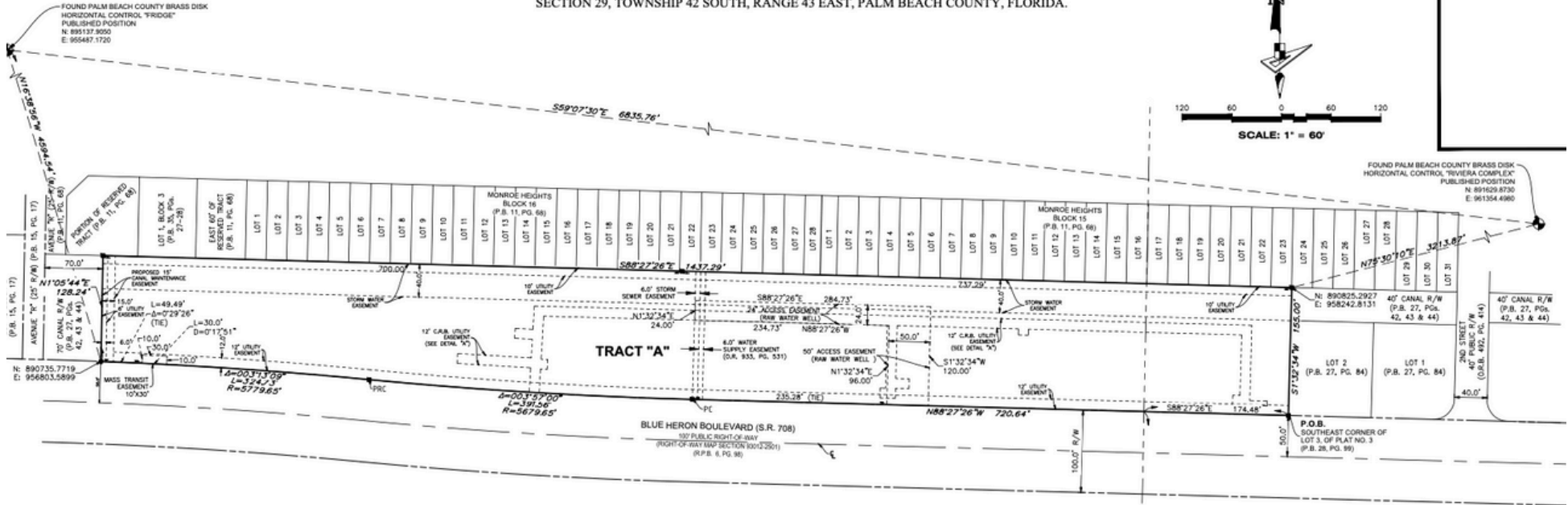
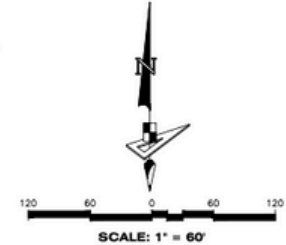


Amendment Stamp

Zoning Stamp

BLUE HERON COMMERCIAL

BEING A REPLAT OF ALL OF PLAT NO. 3 OF THE SUBDIVISION OF PART OF SOUTH 115 FT. OF NORTH 155 FT. OF PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 28, PAGE 99, TOGETHER WITH A PORTION OF THE ADJOINING 40 FOOT WIDE CANAL RIGHT-OF-WAY SHOWN ON PLAT NO. 2, LEWIS TERMINALS, AS RECORDED IN PLAT BOOK 27, PAGES 42, 43 AND 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALL LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

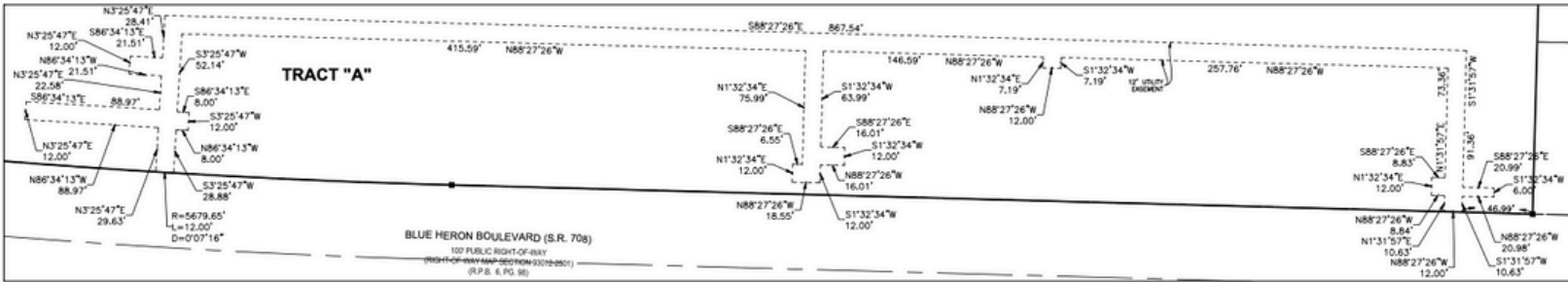


LEGEND

- P.B. PLAT BOOK
- PG. PAGE
- R.P.B. ROAD PLAT BOOK
- O.R./O.R.B. OFFICIAL RECORDS BOOK
- P.O.B. POINT OF BEGINNING
- PCN. PARCEL CONTROL NUMBER
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- P.B.C. PALM BEACH COUNTY
- ☉ CENTERLINE
- C.R.B. CITY OF RIVIERA BEACH
- M.U.P.D. MULTI-USE PLANNED DEVELOPMENT
- 1-43-40 SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST
- (G) GRID DISTANCE
- (S) GROUND DISTANCE
- R/W RIGHT-OF-WAY
- ☉ CENTER LINE OF ROAD
- R RADIUS
- L ARC LENGTH
- D DELTA ANGLE
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- ☉ P.B.C. HORIZONTAL CONTROL LOCATION
- ☉ QUARTER SECTION LOCATION
- M/PRM SET PERMANENT REFERENCE MONUMENT, A 1 1/2" BRASS DISK STAMPED "PRM 187768" IN A 4"x4" CONCRETE MONUMENT
- SET NAIL WITH DISC "187768"

STATE PLANE COORDINATE NOTES:
 a. ALL DISTANCES ARE GROUND
 b. SCALE FACTOR = 1.000047
 c. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 COORDINATES SHOWN ARE GRID COORDINATES
 d. ZONE = FLORIDA EAST ZONE
 e. DATUM = NAD 83-1999 ADJUSTMENT
 f. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 g. LINEAR UNIT = U.S. SURVEY FEET
 h. PLAT BEARINGS = GRID BEARINGS
 NO ROTATION

DETAIL "A" - SCALE 1"=40'



THIS INSTRUMENT PREPARED BY
 LUIS J. ORTIZ, P.E.
 L5706 STATE OF FLORIDA
 GEOPOINT SURVEYING, INC.
 4152 WEST BLUE HERON BOULEVARD, SUITE 105
 RIVIERA BEACH, FLORIDA 33404
 CERTIFICATE OF AUTHORIZATION NO. L8768



4152 W. Blue Heron Blvd. Phone: (561) 444-2722
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Surveyor Number 18

MARKET OVERVIEW

LAND SALE COMPS

- 280 N CONGRESS AVE
 - 3-ACRE SITE SOLD FOR \$2.4 MILLION IN 2023
 - \$800,000/ACRES
 - PROPERTY IS LOCATED 1.39 MILES AWAY FROM SUBJECT SITE
 - FUTURE LOCATION OF A TEXAS ROADHOUSE LOCATION

- 11200 RCA CENTER DR
 - 5.5-ACRE SITE SOLD FOR \$17.5 MILLION IN 2022
 - \$3,158,156/ACRES
 - PROPERTY IS LOCATED 4.34 MILES AWAY FROM SUBJECT SITE
 - THIS WILL DELIVER BRAND NEW OFFICE SPACE, 356-APARTMENT UNIT COMPLEX, AND A 122-KEY HOTEL

- 777 W EXECUTIVE CENTER DR
 - 9-ACRE SITE SOLD FOR \$9.5 MILLION IN 2023
 - \$1,054,500/ACRES
 - PROPERTY IS LOCATED 4.37 MILES AWAY FROM SUBJECT SITE
 - FUTURE SITE OF A BJ'S WHOLESALE CLUB

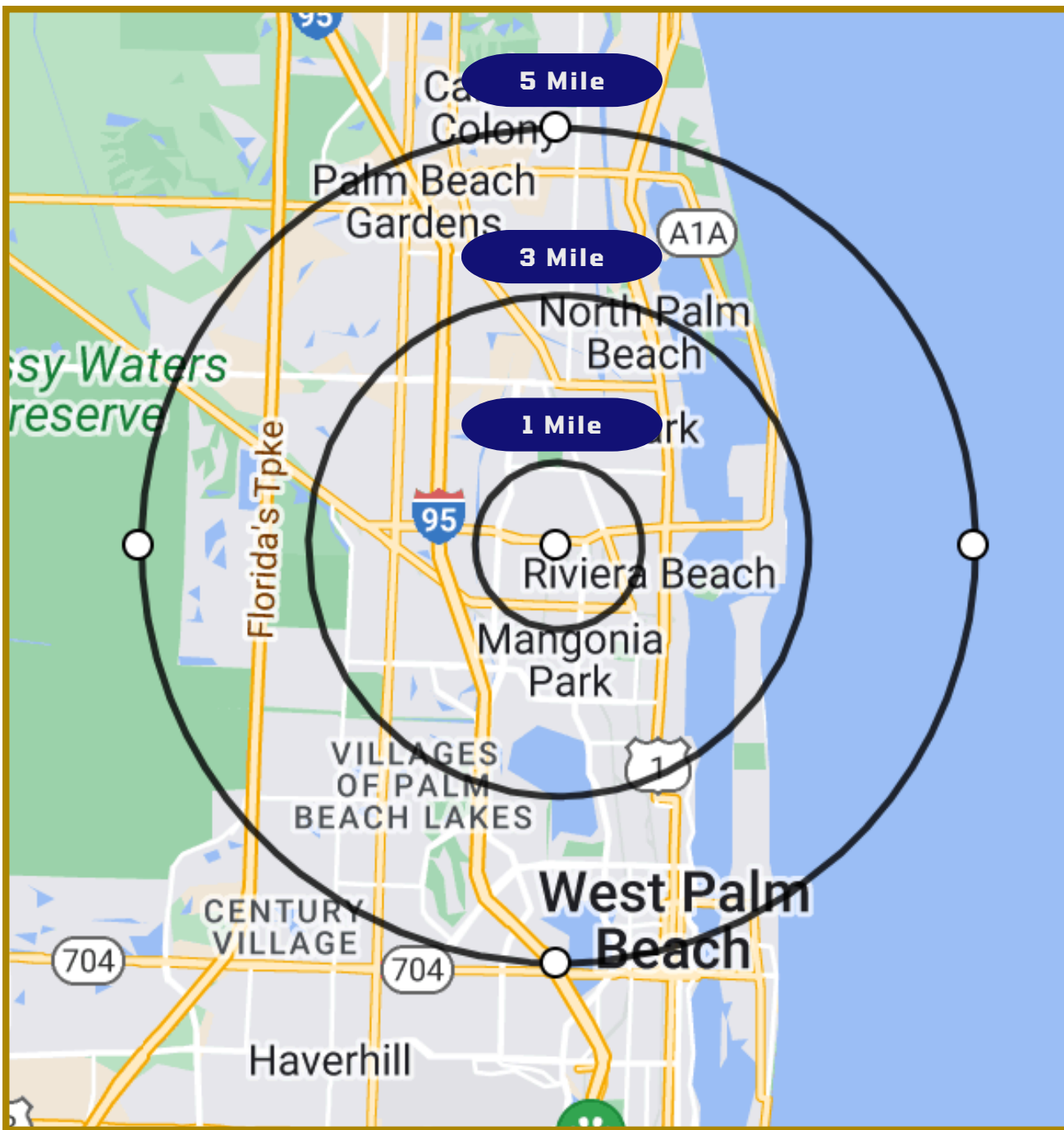










HIGHLIGHTED PROJECTS

- BERKLEY LANDING
 - \$18,000,000 3-STORY MULTIFAMILY DEVELOPMENT
 - 112 UNITS, WITH 110 OF THOSE UNITS BEING AFFORDABLE
 - PINNACLE COMMUNITIES PARTNERED WITH THE CITY OF RIVIERA BEACH TO PROVIDE THESE NEW UPDATED APARTMENTS

- OCULINA
 - \$330 MILLION 399-UNIT CONDO DEVELOPMENT
 - PROJECT CONSISTS OF TWO 25-STORY CONDO BUILDINGS, TOTALING 1.34 MILLION SF
 - THIS DEVELOPMENT IS PROJECTED TO HAVE CLOSE TO A \$1 BILLION ECONOMIC IMPACT ON THE CITY.
 - IN FINAL STAGE BEFORE APPROVAL, ALL EXPECT PLAN TO GET APPROVED





		
1 Mile		5 Miles
16,258 POPULATION		194,059 POPULATION
2.9 PEOPLE PER HOUSEHOLD		2.2 PEOPLE PER HOUSEHOLD
34 MEDIAN AGE		42 MEDIAN AGE
\$53,019 AVERAGE HOUSEHOLD INCOME		\$87,156 AVERAGE HOUSEHOLD INCOME
679 TOTAL BUSINESSES		18,693 TOTAL BUSINESSES
7,268 TOTAL EMPLOYEES		194,059 TOTAL EMPLOYEES
92% EMPLOYMENT RATE		90% EMPLOYMENT RATE

PALM BEACH COUNTY

QUICK FACTS



1,518,000

TOTAL POPULATION



49.4

MEDIAN AGE



732,251

TOTAL EMPLOYEES



4.10%

JOB GROWTH



\$74,576

MEDIAN HOUSEHOLD
INCOME



95.72%

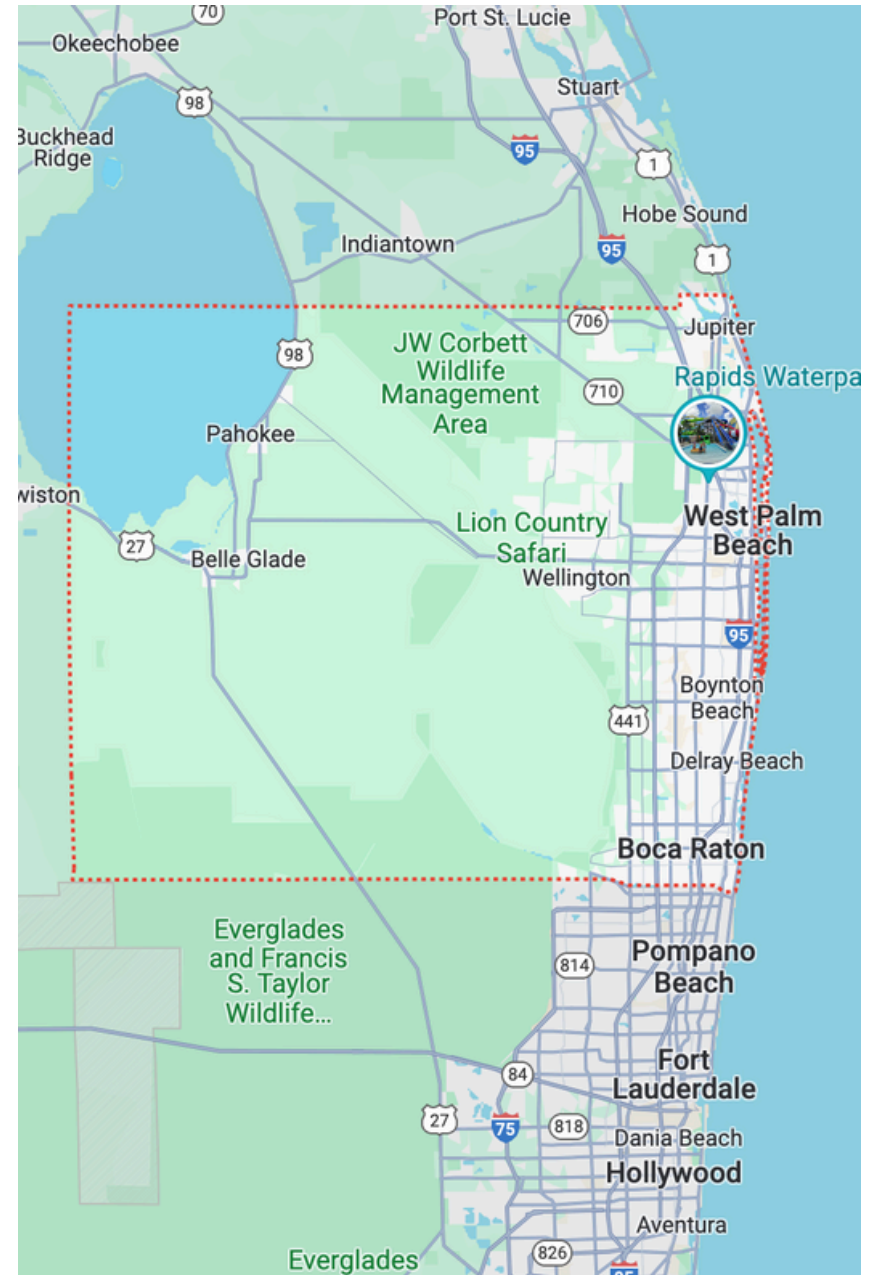
OCCUPANCY
RATE



\$343,000

AVERAGE HOUSE VALUE

+14.1% SINCE LAST YEAR



DEMOGRAPHICS

POPULATION/HOUSEHOLDS

	1-MILE	5-MILE	10-MILE
2023 Total Population	16,258	194,059	479,300
2023 Households	5,225	83,671	198,261
2023 Daytime Employment	5,166	131,956	261,790



131,956

Average Daytime Employment
2023
5-Miles

LOCAL INCOME LEVELS

	1-MILE	5-MILE	10-MILE
Median income (2023)	\$53,019	\$87,156	\$94,541
Annual Consumer Spending	\$115,424,492	\$2,370,495,276	\$6,023,134,458
Median Age	34	42	43



\$87,156

Median Income 2023
5-Miles

HOME VALUE PROJECTIONS

	3-MILE	5-MILE	10-MILE
Median Home Value (2018)	\$119,900	\$219,900	\$304,900
Median Home Value (2023)	\$132,102	\$290,049	\$316,282
Median Home Value (2028)	\$203,439	\$264,986	\$313,370



\$290,049

Median Home Value 2023
5-Miles



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