

BOYNTON *BEACH*



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BOYNTON *BEACH*

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Property Overview

1320 S FEDERAL HIGHWAY | BOYNTON BEACH, FL 33434

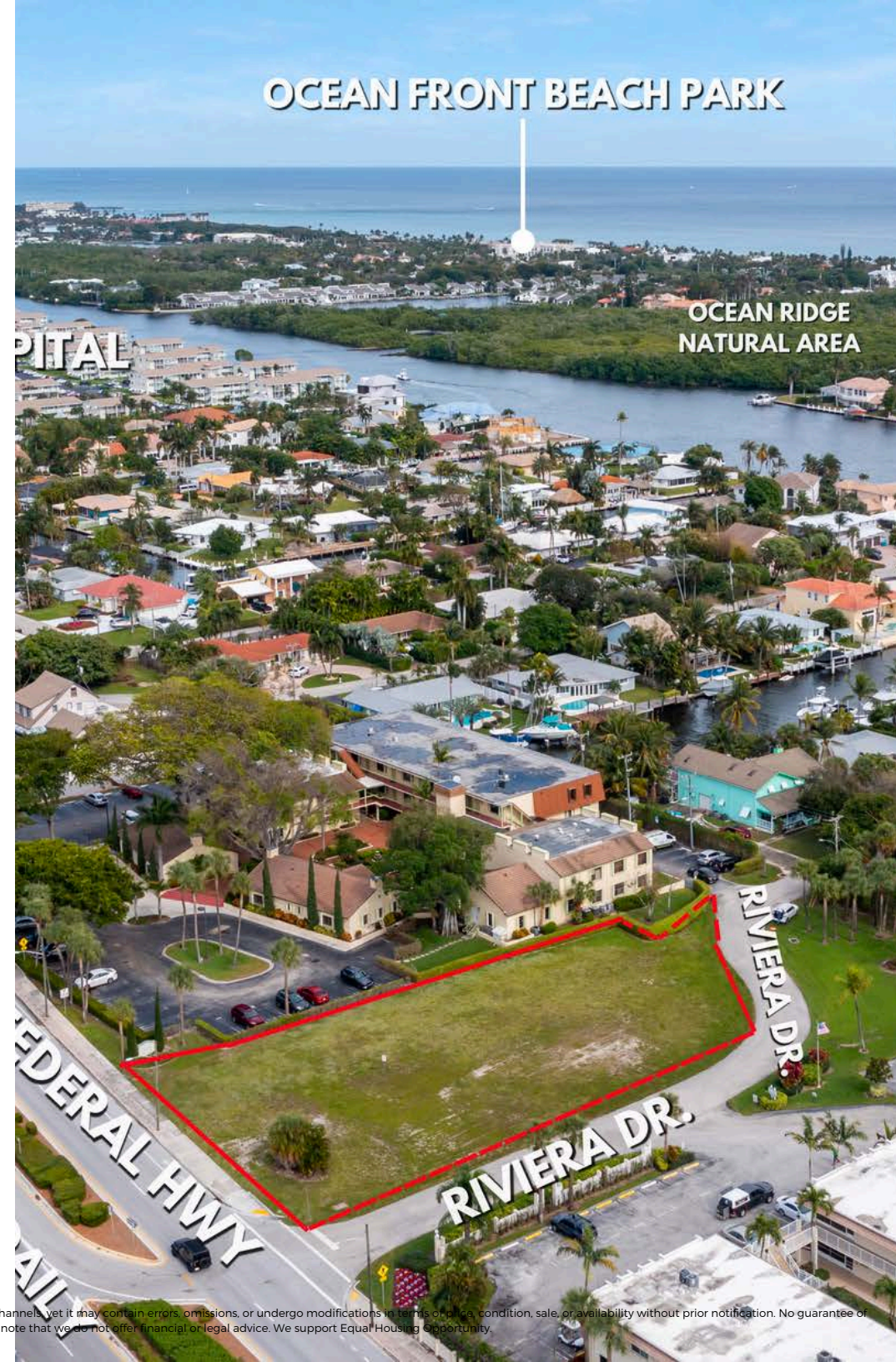
RE/MAX 360 is pleased to present the potential of "BOYNTON BEACH" at this location. This property encompasses an irregular lot of approximately 0.52 acres, strategically positioned directly on S Dixie Highway and just one block away from the Ocean. The site includes an approved site plan and allows for additional leasable footage of approximately 25,000 sqft of office space across four floors. While initially envisioned by the current owner as an office redevelopment project, the zoning permits a diverse range of uses, offering various investment opportunities.

PROPERTY HIGHLIGHTS

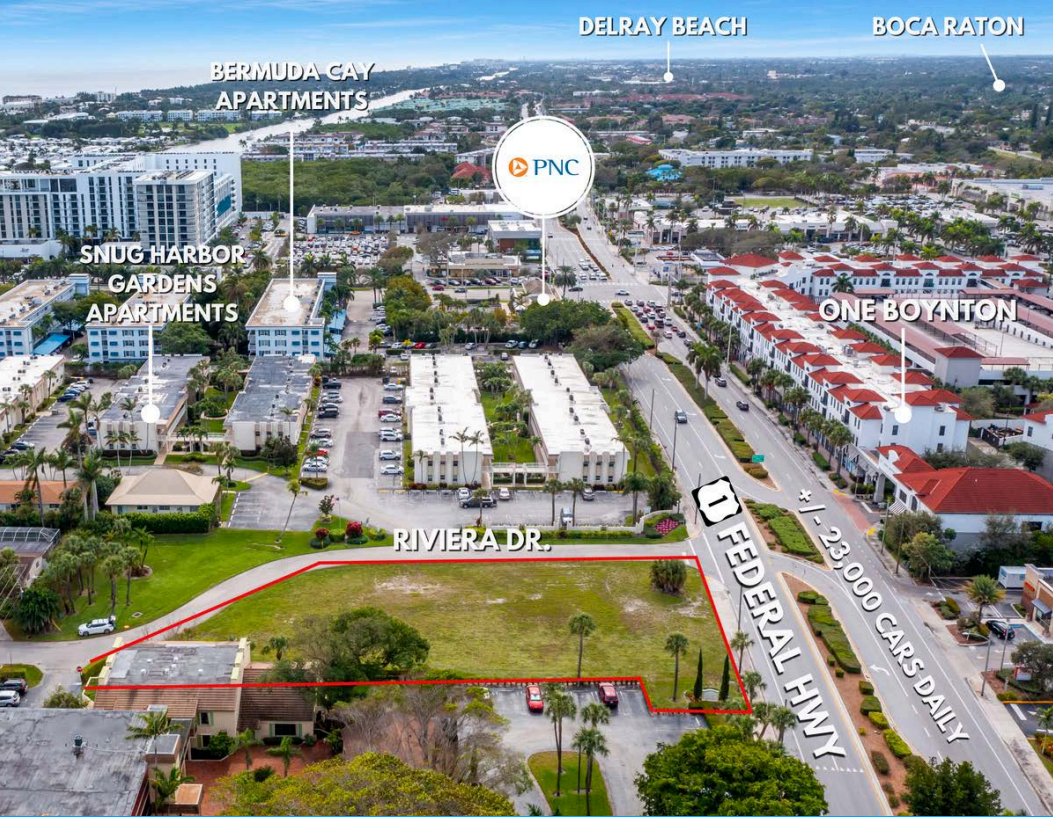
- Approved Site Plan
- Seller Financing Available
- Proposed Floors: 4
- Buildable Area: 25,000 sqft
- Lot Size: 0.52 Acre
- Year Built: Proposed 2025
- **Asking \$1,750,000.00**

LOCATION HIGHLIGHTS

- Along S Federal Hwy
- One block from the Beach
- Possibility to redevelop
- Site Plan approved for +/- 11,000 sqft of medical office
- +/- 25,000 sqft on 4 floors allowable by right
- Zoned MU-1
- Parcel #08434527050000021







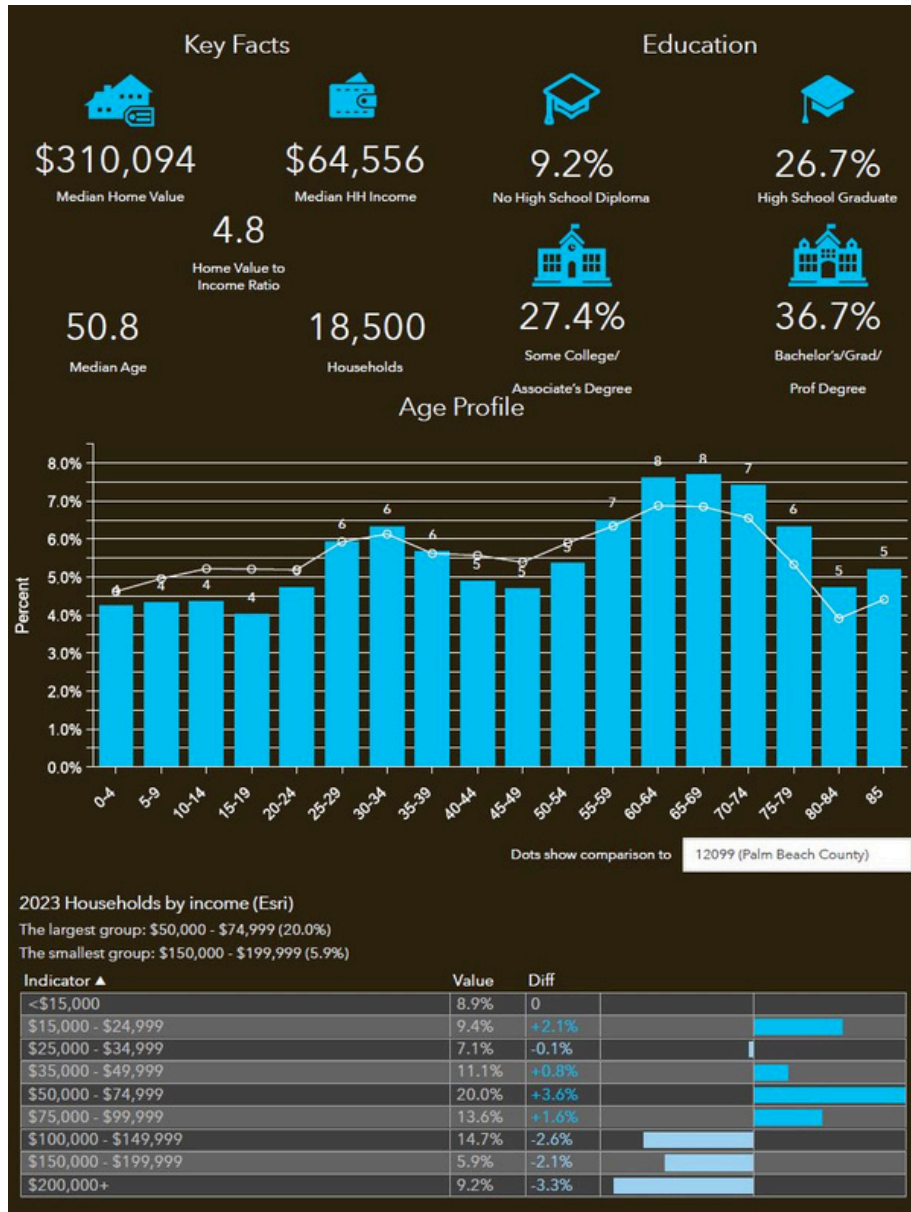


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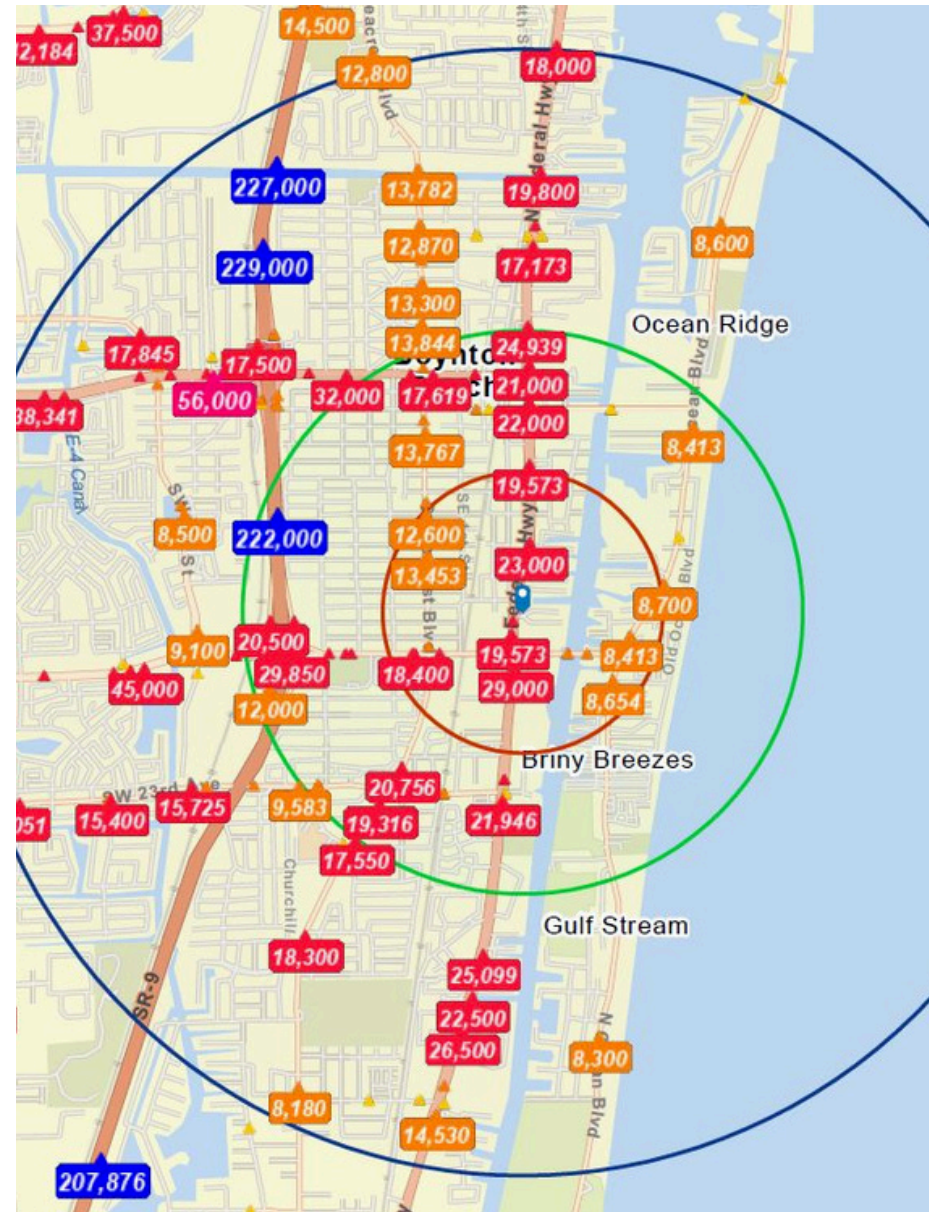
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Demos



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Daily Traffic Count



[CLICK HERE FOR TRAFFIC COUNT](#)

Redevelopment *Potential*

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MASSING STUDY](#)

[CLICK HERE FOR
SITE PLAN](#)

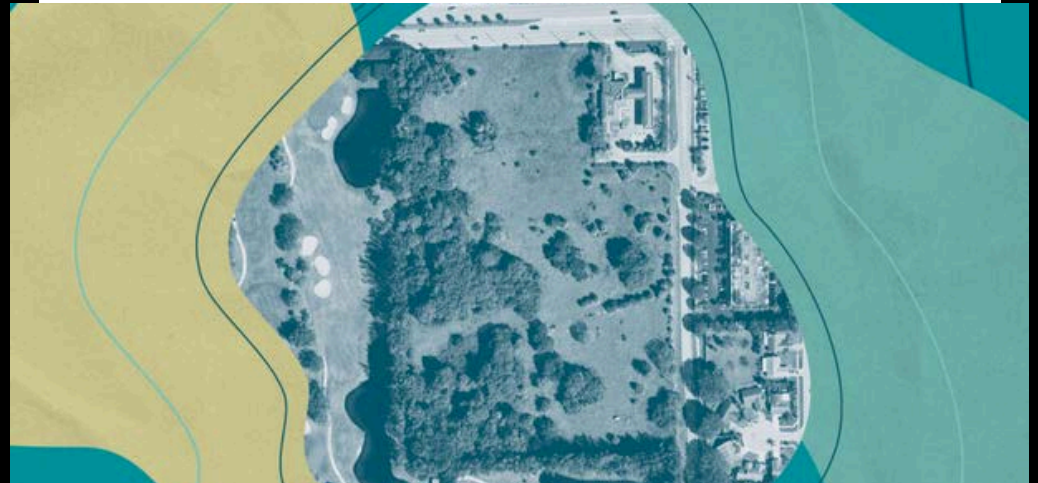


NOTABLE ARTICLES

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A developer scored a \$53.5 million construction loan for a 250-unit apartment complex in Boynton Beach, amid a multifamily supply overhang in South Florida. TM Real Estate Group plans the Shalimar at Boynton Beach project with 10 three-story and four-story buildings, a nearly 10,000-square-foot clubhouse and 4,300 square feet of retail in two additional buildings at 3570 West Boynton Beach Boulevard, according to a city commission meeting agenda from 2022, when the project was approved. Charlotte, North Carolina-based Truist Bank is the lender of the construction loan. TM Real Estate, based in Coconut Grove, paid \$16 million for the 12.5-acre development site in 2021, records show. Founded in 2005, TM is a development, investment and management firm focused on South Florida multifamily and mixed-use properties, according to its website. Matthew Pellar is CEO of TM. Its portfolio includes the 240-unit Shalimar at Davie complex at 4901 Shalimar Lane...

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TM Real Estate scores \$54M construction loan for 250-unit Boynton Beach complex, amid South Florida multifamily supply overhang

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NOTABLE ARTICLES

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Bethesda Hospital, a subsidiary of Baptist Health South Florida, sold a former medical office campus in Boynton Beach for \$37.7 million. A joint venture between Orlando-based Foundry Commercial and Greenwich, Connecticut-based Wheelock Street Capital acquired the vacant 30.7-acre site at 3800 South Congress Avenue, records show. The deal breaks down to roughly \$30 a square foot. In 2002, Bethesda paid \$8.8 million for the medical office facilities that were built in 1970, records show. Foundry and Wheelock plan to redevelop the 125,281-square-foot campus into Egret Point Logistics Center, a planned 457,000-square-foot industrial project that was approved by the Boynton Beach City Commission last month, a press release states. The joint venture plans to demolish the existing buildings this year, eyeing a completion date of next year for two new warehouses, the release states. Egret Point would mark Foundry's second office-to-industrial conversion...

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Baptist Health sells Boynton Beach medical office campus for \$38M

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NOTABLE ARTICLES

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PulteGroup plans to build 41 workforce-priced homes in Boynton Beach and 75 luxury houses near Palm Beach Gardens. The Atlanta-based homebuilder will start construction early next year of the workforce-priced Heart of Boynton complex with 19 single-family homes and 22 townhomes between North Seacrest Boulevard and Northeast First Street, and between Northeast Fourth and Fifth avenues, according to the developer's news release. PulteGroup bought the 4.5-acre development site from the [Boynton Beach](#) Community Redevelopment Agency for \$2.5 million, the development firm's spokesperson said. Asking prices start at \$218,400 for the townhomes and \$280,800 for the single-family homes, Pulte's spokesperson said. Sales are expected to launch next year. Palm Beach County's AMI is \$104,000 annually. Near Palm Beach Gardens, Pulte's luxury brand DiVosta plans to develop the 75 single-family home community, Reserve at Eastpointe, within the Eastpointe...

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