



BOYNTON BEACH

CONFIDENTIAL MEMORANDUM



DISCLAIMER

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BOYNTON BEACH

EXECUTIVE SUMMARY

1320 S FEDERAL HIGHWAY | BOYNTON BEACH, FL 33434

REMAX 360 Real Estate is pleased to present a high-visibility mixed-use development site located directly along S Federal Highway, one block from the Atlantic Ocean. The ± 0.52 -acre parcel is zoned MU-1, offering broad by-right development flexibility suitable for a wide range of residential, commercial, medical, and retail uses. Rather than a single-use concept, the site is best positioned as a versatile infill opportunity in a dense, supply-constrained coastal corridor with strong demographics, traffic counts, and long-term growth fundamentals. The zoning supports up to 4 stories, making the property attractive for owner-users, developers, or long-term investors seeking exposure along one of Boynton Beach's primary commercial arteries.

PROPERTY HIGHLIGHTS

- Lot Size: ± 0.52 Acres (22,668 SF)
- Maximum Height: Up to 4 Stories
- FAR: Up to 2.5
- Seller Financing: Considered

LOCATION HIGHLIGHTS

- Zoning: MU-1 (Mixed-Use)
- Frontage: Direct exposure on S Federal Highway
- Location: One block from the beach
- Traffic Counts: $\pm 23,000$ vehicles/day

ASKING PRICE: \$1,500,000.00

📍 1320 S FEDERAL HWY

PERMITTED USES – FRONT-AND-CENTER

By-Right & Conditional Uses under MU-1 include:

Residential

- Multifamily (including townhomes)
- Live-work units
- Mixed-use residential

Office / Medical

- Medical & dental offices (outpatient)
- Imaging, testing, and support services
- Professional & business offices
- Financial institutions
- Counseling & wellness uses

Retail / Commercial

- Restaurants (sit-down & take-out)
- Pharmacy & drug store
- Grocery / specialty food
- Fitness, gym, and health clubs
- Personal care (beauty, hair, nails)
- Retail, boutique, and service uses

Hospitality / Civic

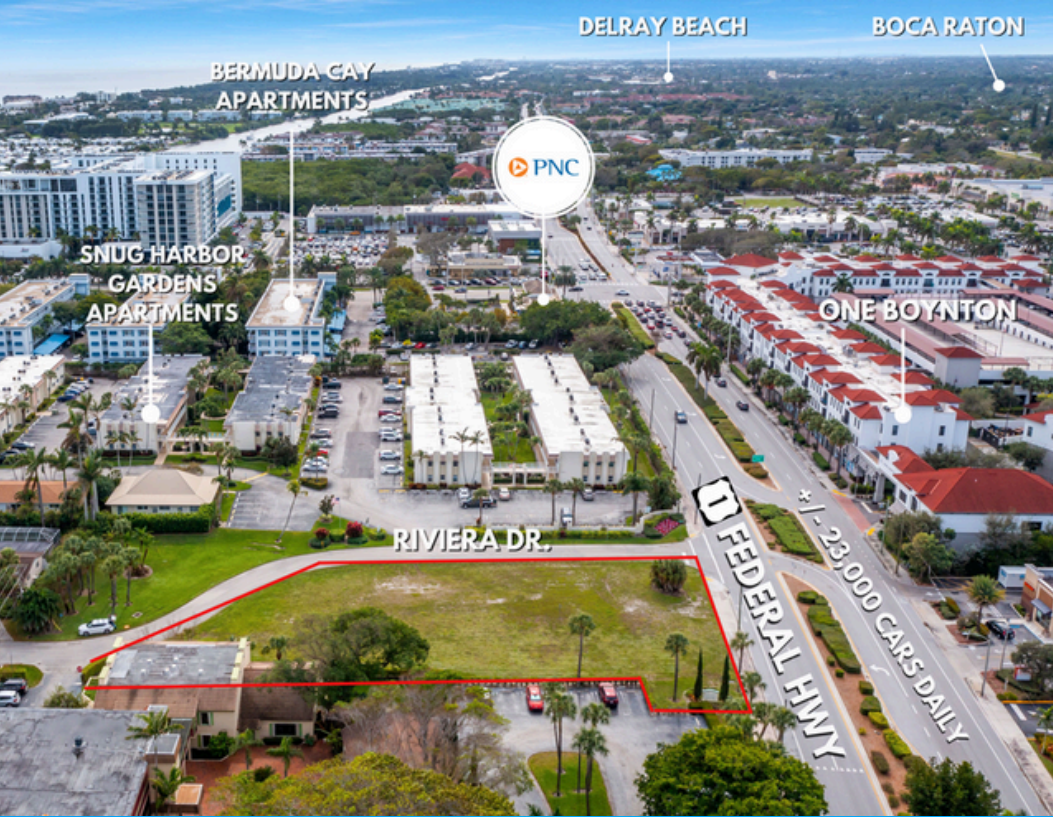
- Hotel / motel (conditional)
- Educational & training facilities
- Entertainment & indoor recreation





VIRTUAL TOUR



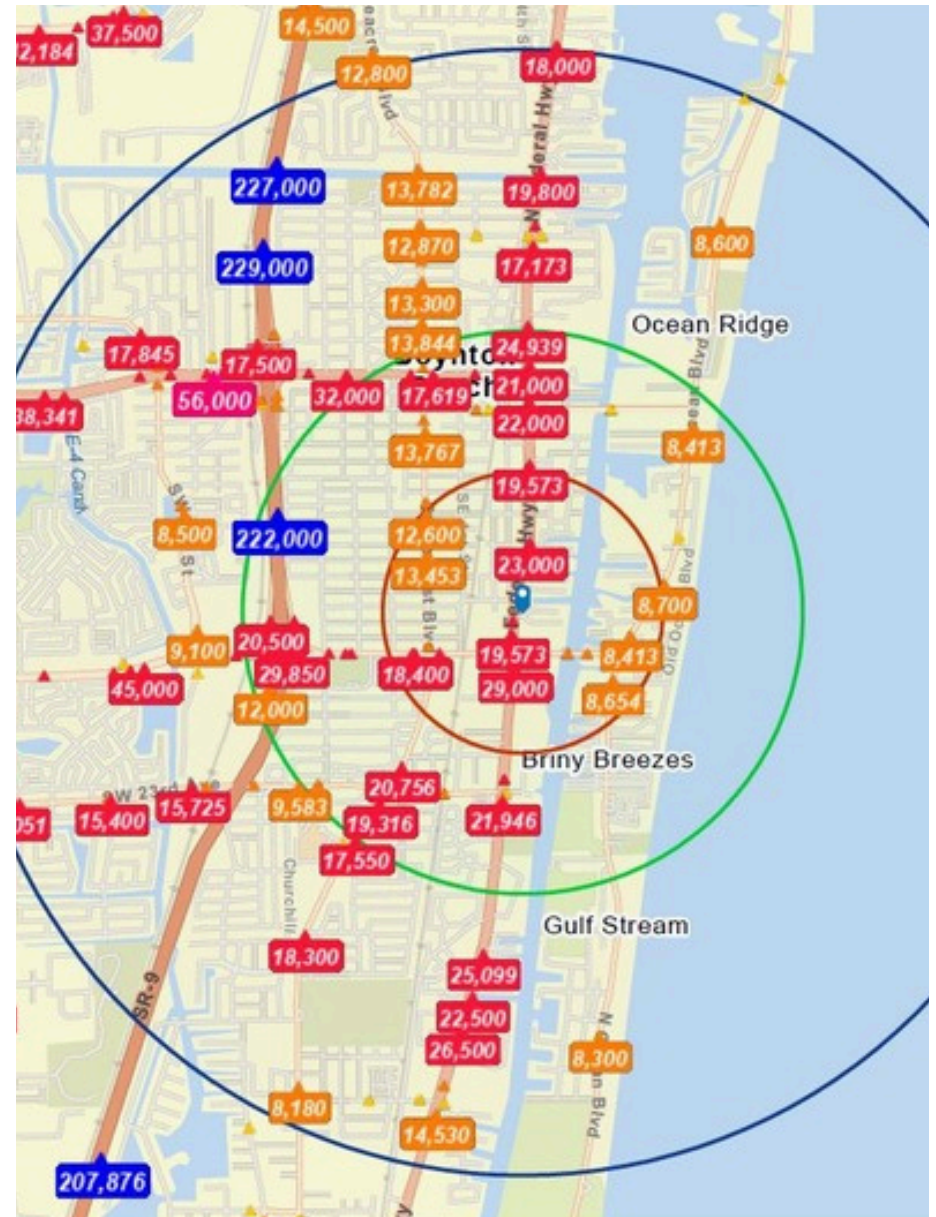


DEMOS



[CLICK HERE FOR DEMOS](#)

DAILY TRAFFIC COUNT



[CLICK HERE FOR TRAFFIC COUNT](#)

REDEVELOPMENT *POTENTIAL*

[CLICK HERE FOR
MASSING STUDY](#)

[CLICK HERE FOR
SITE PLAN](#)

NOTABLE ARTICLES

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Hyperion Group won increased incentives for its delayed Boynton Beach multifamily project in a deal presumed to be the local Community Redevelopment Agency's biggest-ever tax increment financing agreement. This week, the Boynton Beach CRA approved a bump to \$11.5 million from \$9 million for the project that's expected to include 371 residential units, 25,600 square feet of retail space and a parking garage with 633 spaces, the South Florida Business Journal reported. The CRA also extended the term of the TIF agreement to 14 years from 12. The eight-story project, called Ocean One, has been in the works since at least 2023, when the city approved the development. Winter Properties was part of the partnership at the time. Construction was expected to start in early 2024 and take two years. An affiliate of Miami-based Hyperion and New York-based Winter paid \$12 million for the 3.7-acre development site at 114-222 North Federal Highway in 2021. Washington...

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Hyperion scores more public subsidies for delayed Boynton Beach project

Read more at TheRealDeal



NOTABLE ARTICLES

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Affiliated Development scored a \$73 million construction loan for a Live Local Act project in Boynton Beach, amid a rush to build apartments under the state workforce housing law. Fort Lauderdale-based Affiliated, a workforce and affordable rentals developer, started construction of The Dune with 336 units on a 4.3-acre site at 2607 and 2617 South Federal Highway, steps from the Intracoastal Waterway, according to records and the developer's news release. Pacific Life Insurance provided the financing. Affiliated also tapped equity from family office capital partners and its Affiliated Housing Impact Fund, the release says. The firm launched a fund last year, with the goal of raising \$250 million for mixed-income multifamily projects in Florida. The Dune will consist of an eight-story, 298-unit building; 38 three-story rental townhomes; and retail, the release says. Out of the 336 apartments, 198 will be reserved for households earning from 80 percent to 120 percent...

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Affiliated scores \$73M construction loan in Boynton Beach amid Live Local rush

Read more at TheRealDeal

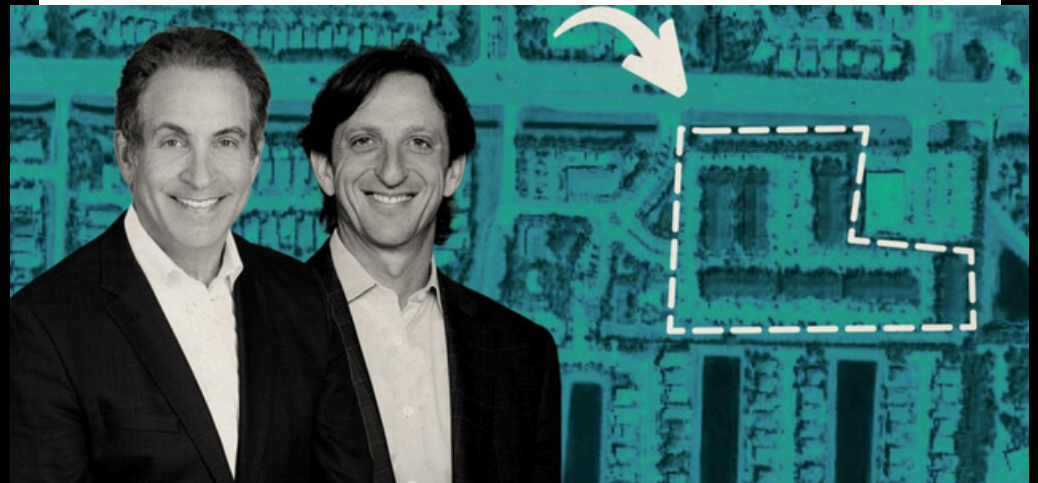


NOTABLE ARTICLES

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The Milestone Group bought a 206-unit apartment complex near Boynton Beach for \$46.4 million, marking an uptick in South Florida multifamily investment sales. Dallas-based Milestone bought the Casa Brera at Toscana Isles at 4725 Via Bari in unincorporated Palm Beach County from Ramsey, New Jersey-based Raia Capital Management, according to records and real estate database Vizzda. The deal breaks down to \$225,000 per unit. Hampton Beebe and Avery Klann of Newmark represented the seller. The buyer assumed the seller's \$27.4 million Fannie Mae loan on the property and took out an additional \$7.7 million Fannie Mae loan, Vizzda records show. Wells Fargo originated both loans. Generally, buyers take over sellers' existing loans on properties because the debt has better terms than what the buyer can secure for new financing. The loan Milestone assumed from Raia Capital has an interest rate of 3.93 percent. The current rate is over 5 percent...

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Milestone buys 206-unit apartment complex near Boynton Beach for \$46M

Read more at TheRealDeal





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