

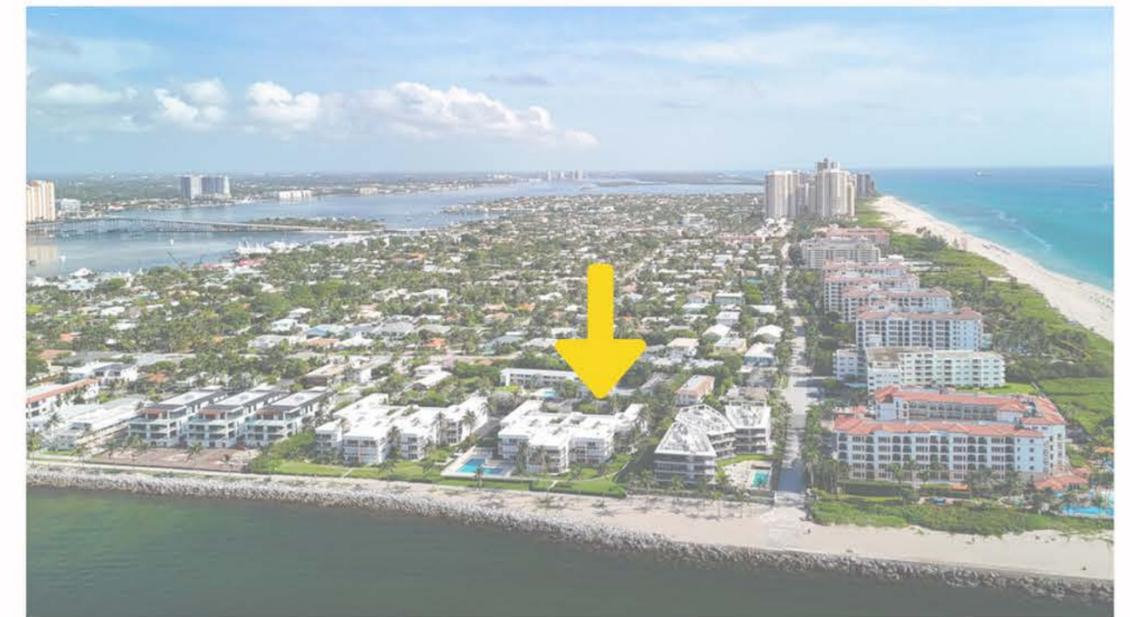
LAND DEVELOPMENT OPPORTUNITY

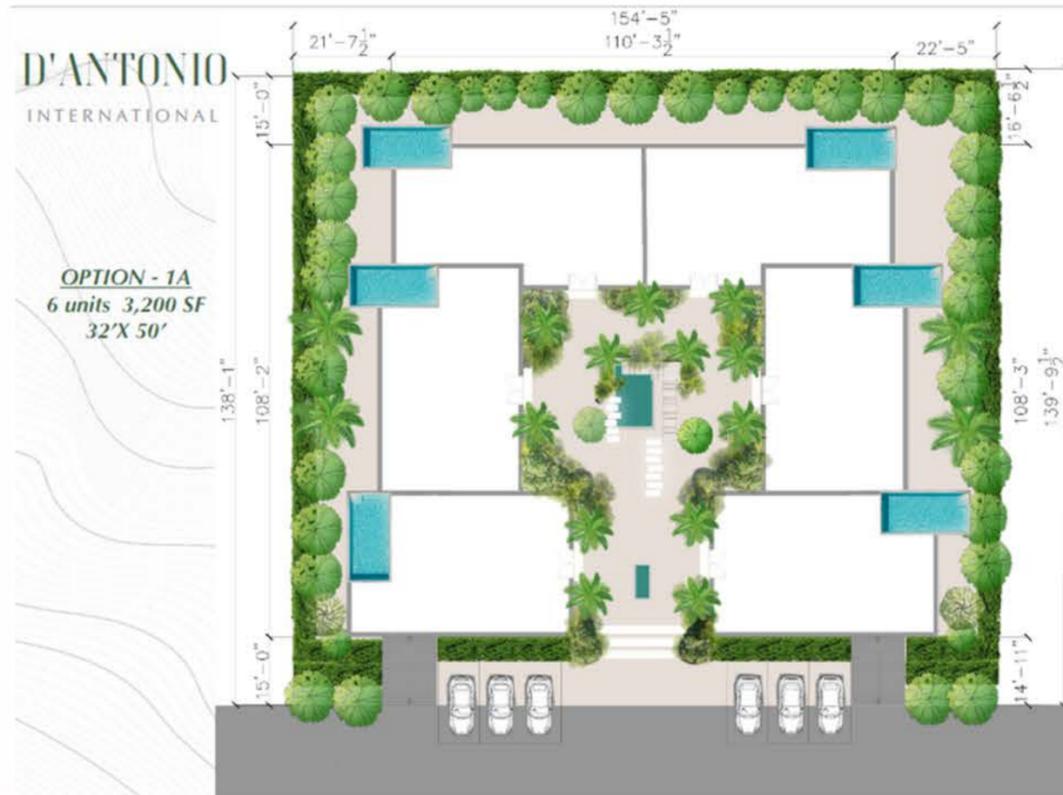
Property Location:

115 Inlet Way sits within Palm Beach Shores, a prestigious coastal community located at the southern tip of Singer Island.

The property is surrounded by established residential buildings and enjoys close proximity to: Atlantic Ocean beaches, Lake Worth Inlet, Palm Beach Island, Sailfish Marina and waterfront dining. World-class boating and fishing, Palm Beach International Airport. This highly desirable location offers walkable beach access, marina lifestyle amenities, and strong demand for luxury residential properties.

LUXURY LIVING PALM BEACH SHORES





Land Development Opportunity

115 Inlet Way, Palm Beach Shores

Asking Price: \$5,000,000

An exceptional development opportunity in the highly desirable Town of Palm Beach Shores, offering a rare half-acre site positioned just moments from the Atlantic Ocean and the Lake Worth Inlet.

This property presents a compelling investment for developers seeking to create a luxury residential project in one of South Florida's most exclusive coastal enclaves.

The site consists of approximately 0.50 acres (21,780± SF) comprising Lots 3 and 4 in Palm Beach Shores, providing ample area for a thoughtfully designed boutique residential development.



Strategic Development Position

For developers evaluating 115 Inlet Way, the demographic profile indicates strong demand for:

Boutique luxury condominiums

Townhomes / villas

Low-maintenance second-home residences

Marina and beach-oriented lifestyle properties

The surrounding market shows that small luxury projects (6–20 units) with premium amenities perform well in this submarket.

Investment Highlights

Rare 0.50-acre development parcel in Palm BeachShores Zoned Multi-Family Residential (District B)

Potential for luxury residential development

Up to 10 units per ½ acre density

Three options of units could be built on the property “Orchid”

- Six 3,200 s.f. exclusive Villas
- Eight 2,400 s.f. luxury townhomes
- Ten 1,900 s.f. condominiums

Favorable engineering and stormwater feasibility
Located in one of South Florida’s premier coastal communities
Strong market demand for boutique luxury residences

Zoning & Development Potential

The property is zoned District "B" – Multi-Family Residential (Medium Density), allowing a range of residential development opportunities including multi-family residences, duplexes, and accessory residential structures.

Under the Town's zoning regulations, the site permits a maximum residential density of up to 21 units per acre, creating the potential for a boutique residential project such as luxury townhomes, villas, or condominium residences.

Dwelling unit density 10 units

Key development parameters include:

Maximum building height: approximately 29–30 feet (two stories) sinked garage "parking" plus roof top

Maximum lot coverage: up to 36% for two-story structures, potentially 45% with underground parking configuration

Minimum setbacks: Front yard: 15 feet, Rear yard: 15 feet, Side yards: 10 feet each side

Minimum parking requirements: 1.25–1.5 spaces per residential unit depending on configuration

These parameters support the creation of high-end coastal residences with generous layouts and parking solutions.

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Key Elements



*Garden Fence
Walls*

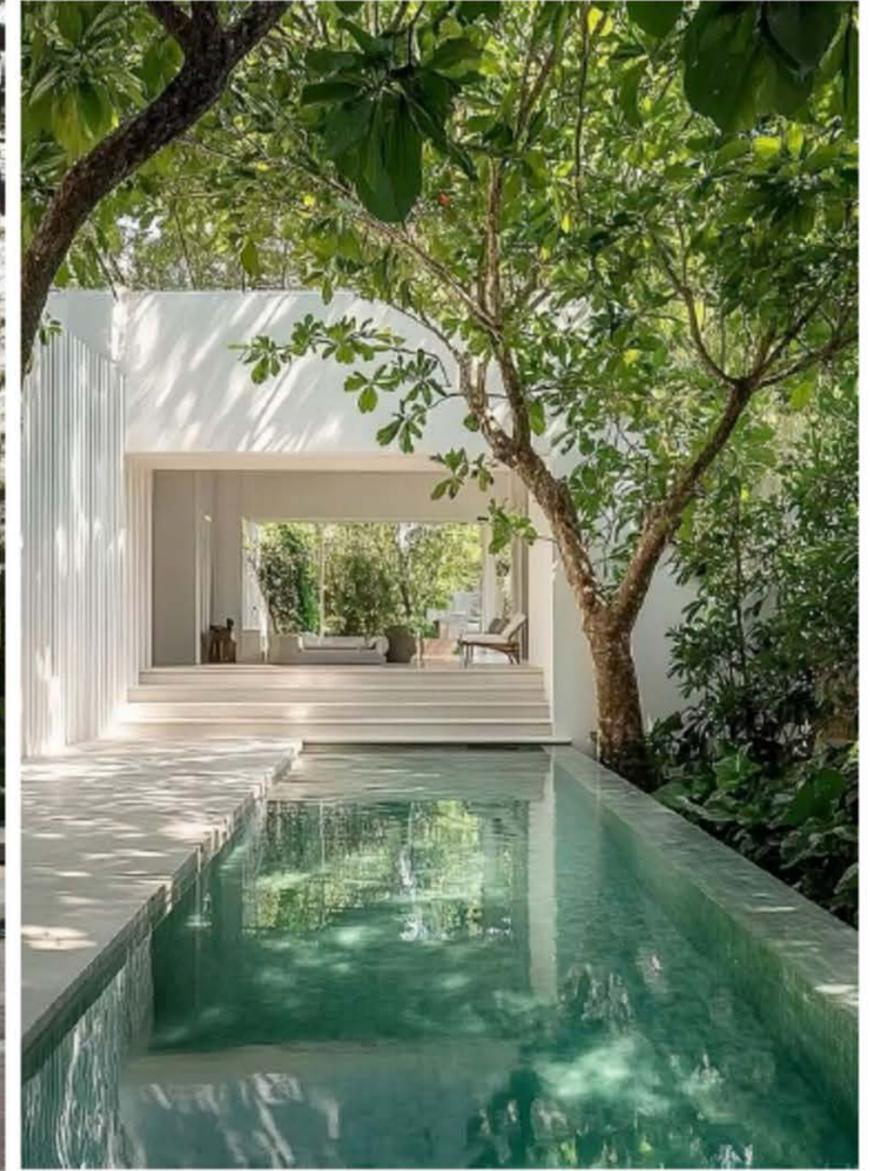
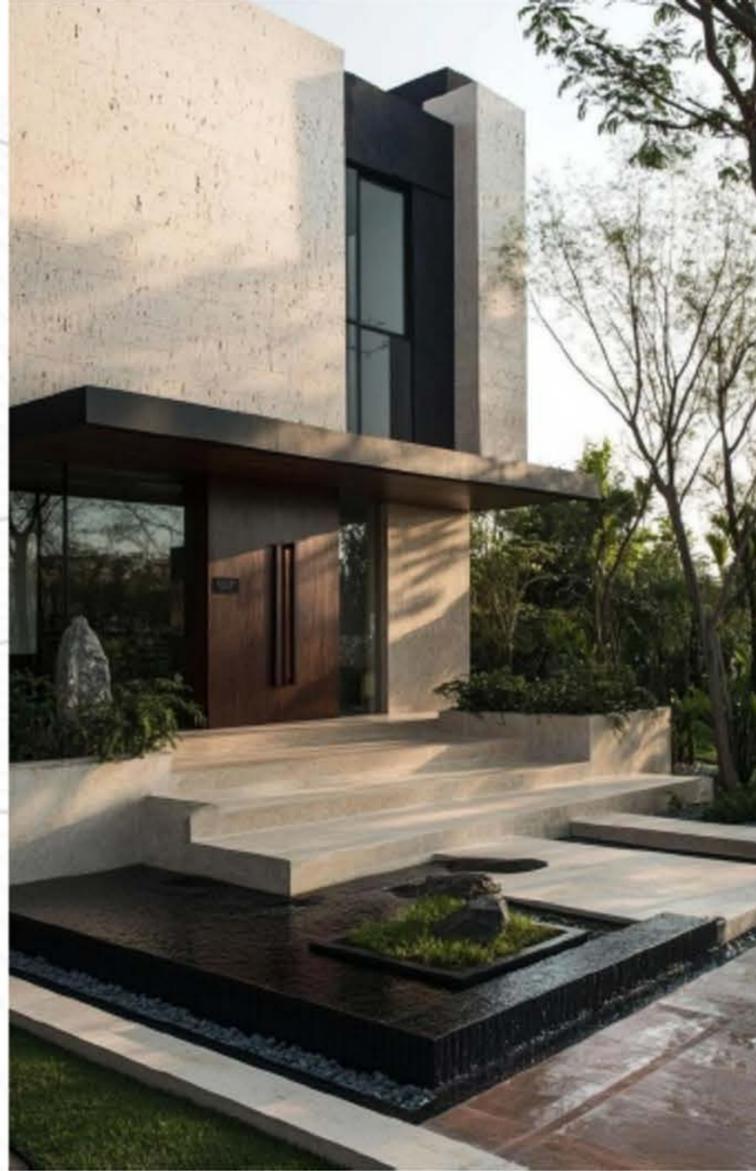


Options 1
Six exclusive
3,200 SF. Villas
each featuring a
private pool, basement
parking, roof top
Summer kitchen and
dedicated storage.

modern design and outdoor living features would apply for any Development option

Option 2

Eight luxury each 2,400 SF.
Town Homes or
Condominium in an
elegant two-story
building, featuring secure
basement
parking, private gardens
or rooftop terraces, and a
community pool.



privacy and low-density living

Option 3

Ten Condominiums or Luxury Apart-Hotel each 1,900 +/- SF. in an elegant two-story building, featuring secure basement parking, private gardens or rooftop terraces, and a community pool.

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ELENA GRADY BROKER

Palm Beach & Palm Beach Shores: A Booming Wealth Hub

Over the past five years, Palm Beach County has transformed into one of the world's fastest-growing destinations for wealthy individuals and family offices. Several trends are driving the boom:

- **Massive wealth migration to Florida:** Florida now has over 1.18 million millionaires, one of the highest concentrations of wealth in the United States. Palm Beach County specifically has seen a surge of wealthy residents relocating from New York, California, Europe, and Latin America.
- **Financial firms relocating:** More than 140 hedge funds, private equity firms, and financial companies have moved operations to Palm Beach County since 2020. This influx of finance professionals and family offices has dramatically increased demand for luxury housing.
- **Record luxury real estate sales:** In 2025, South Florida recorded 361 sales of properties above \$10 million, one of the highest numbers ever recorded.

Many of these buyers pay all cash, demonstrating the depth of the wealth moving into the region.

Why Palm Beach Shores Is Gaining Attention

Palm Beach Shores and Singer Island are particularly attractive because:

- Limited land supply
- Walkable beach lifestyle
 - Marina access
- Lower density than Miami
- Proximity to Palm Beach Island

This creates strong demand for boutique residential projects rather than large towers.

Strategic takeaway for land offering

Developers evaluating 115 Inlet Way will see that the area sits directly within:

- One of the fastest-growing wealth markets in the U.S.
- A region attracting billionaires, hedge funds, and international investors
- A coastal community with extremely limited development sites

This supports strong potential for high-end residential development targeted toward seasonal luxury buyers and second-home owners.