

BOYNTON BEACH

1320 S FEDERAL HIGHWAY | BOYNTON BEACH, FL 33434



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BOYNTON BEACH

An architectural rendering of a modern, multi-story building with large glass windows and a prominent overhang. The scene is set at dusk or dawn, with a dark sky and silhouettes of palm trees and birds. In the foreground, there are several cars parked on a street, and a few people are walking on the sidewalk. The overall atmosphere is sophisticated and contemporary.

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CONFIDENTIALITY: The enclosed information is confidential and must be kept private by all potential buyers and their legal representatives. Enclosed information should not be used or distributed for purposes other than analysis and evaluation of the proposed sale.

EXCLUSIVE: The property is exclusively listed for sale by RE/MAX 360 Real Estate, and all purchase negotiations will be conducted through the listing agents.

PROPERTY OVERVIEW

ADDRESS: 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

- 0.52 Acre
- Approved Site Plan
- Seller Financing Available
- 1 block west from the ocean

SITE DETAIL

- Proposed Floors: 4
- Buildable Area: 25,000 sqft
- Lot Size: 0.52 Acre
- Year Built: Proposed 2025
- Owner would consider a lease
- Asking \$2,500,000.00

LOCATION HIGHLIGHTS

- Seller financing available
- 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
- 0.52 Acre
- Zoned MU-1
- Parcel #08434527050000021



OCEAN FRONT BEACH PARK



BETHESDA HOSPITAL

OCEAN RIDGE NATURAL AREA



E WOOLBRIGHT RD BRIDGE

DELRAY PUBLIC BEACH



BERMUDA CAY APARTMENTS

SNUG HARBOR GARDENS APARTMENTS

ONE BOYNTON



OCEAN WALK CONDOMINIUM

BETHESDA HOSPITAL

SNUG HARBOR GARDENS APARTMENTS

FEDERAL HWY +/- 23,000 CARS DAILY



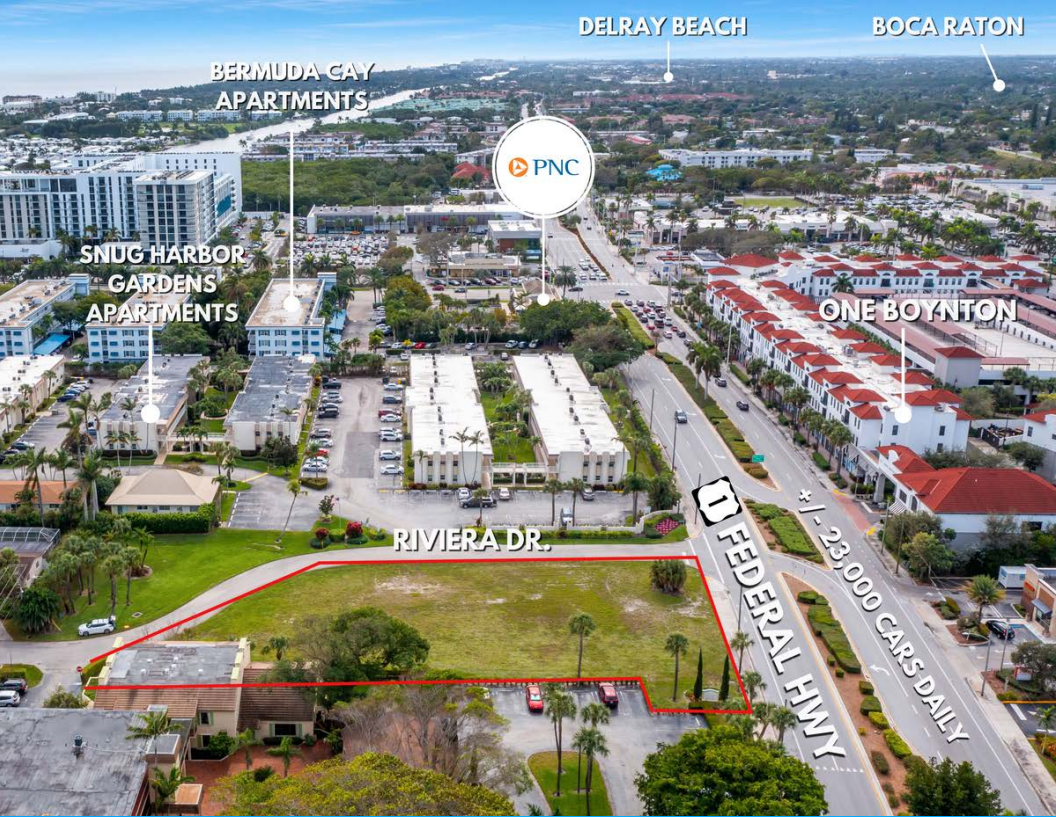
BOCA RATON

SUNRISE

PARKLAND

ONE BOYNTON APARTMENTS





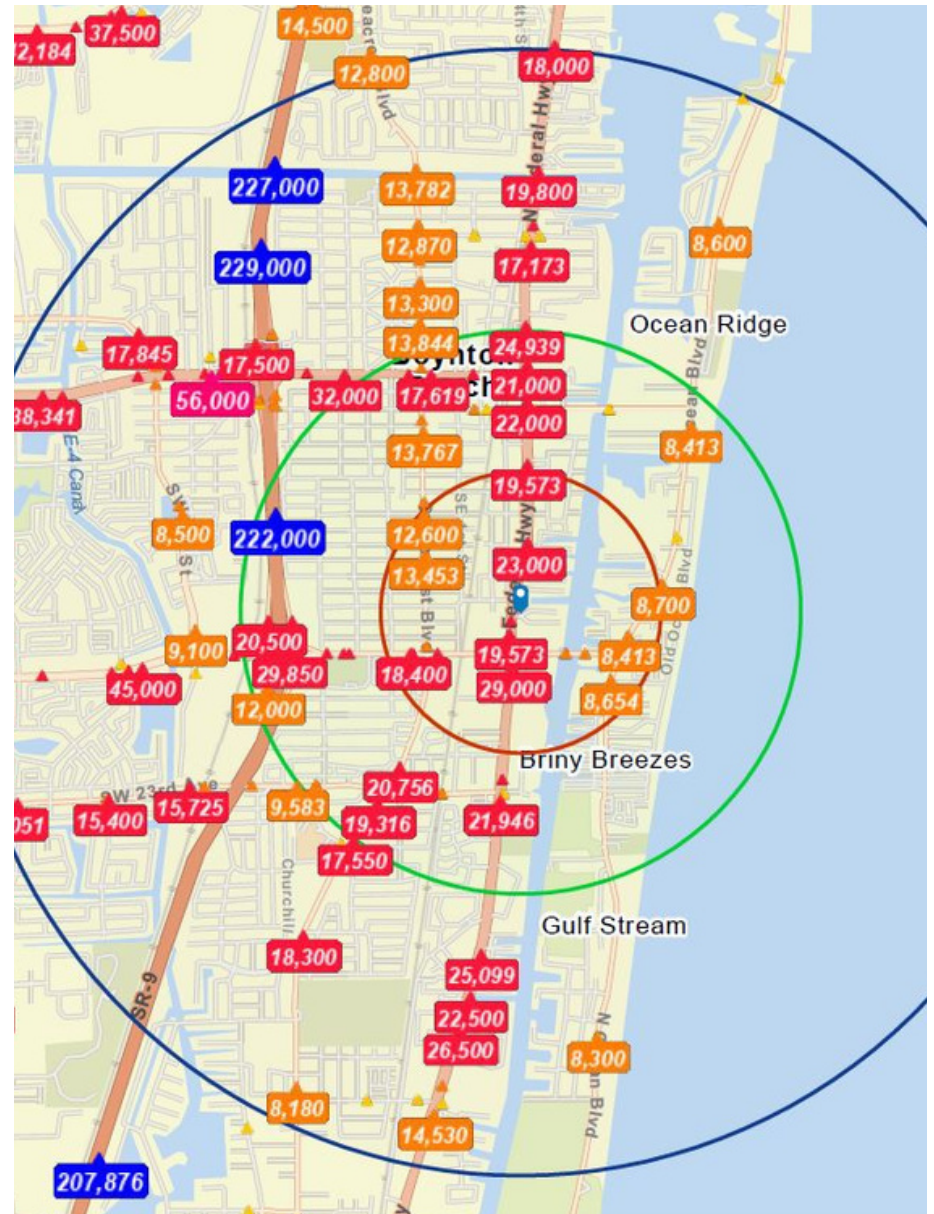


DEMOS



[CLICK HERE FOR DEMOS](#)

DAILY TRAFFIC COUNT



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REDEVELOPMENT POTENTIAL

[CLICK HERE FOR
MASSING STUDY](#)

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FOR SITE PLAN](#)



NEARBY DEVELOPMENT



BOYNTON BEACH

RELATED PAYS \$48M FOR AFFORDABLE SENIOR HOUSING COMPLEX IN BOYNTON BEACH | DEAL EQUATES TO \$200K PER UNIT

Related Group paid \$48 million for a Boynton Beach apartment complex that is restricted to low-income senior residents.

The Coconut Grove-based real estate company bought the Boynton Bay community on the southwest corner of Northeast Fourth Street and Northeast 20th Avenue from an affiliate of Delray Beach-based affordable senior housing developer Auburn Communities, according to records. The address is 1785 Northeast Fourth Street, although Boynton Bay also is listed under 499 Boynton Bay Circle.

KeyBank provided a mortgage to the buyer in the same amount as the purchase price, records show. Related Group also signed an agreement with the Florida Housing Finance Corporation, a state legislature-created authority that in part oversees various affordable housing financing options.

The 240-unit Boynton Bay is a garden-style complex constructed in 1991 with a pool on 21.4 acres, according to property records. It last traded in 2009 for \$21.1 million.

NEARBY DEVELOPMENT



BOYNTON BEACH

CARLYLE PAYS \$33M FOR BOYNTON BEACH SHOPPING CENTER PEBB ENTERPRISES AND BANYAN DEVELOPMENT SOLD SPROUTS- ANCHORED RETAIL PLAZA

Carlyle Management doubled its Boynton Beach retail holdings with a \$33 million purchase of Sprouts-anchored shopping center. An affiliate of Katonah, New York-based Carlyle acquired the retail component of Mainstreet at Boynton at 6405 Boynton Beach Boulevard, according to a press release. The deal breaks down to \$630 a square foot. The 52,000-square-foot retail center's developer, a joint venture between [Pebb Enterprises](#) and [Banyan Development](#), sold the site after completing Mainstreet at Boynton last year, the release states. Danny Finkle and Eric Williams with JLL represented the seller.

Mainstreet at Boynton is a mixed-use project that also includes several outparcels not included in the Carlyle deal. It also includes a 5.3-acre lot that the joint venture sold to Chicago-based Harrison Real Estate, which is building a 158-unit senior living facility. Harrison paid \$5.3 million for the site last year. In January, Pebb and Banyan sold an outparcel leased to Synovus Bank for **\$5.1 million**, and sold a gas station parcel leased to Wawa for **\$9.5 million** in May. In addition to Sprouts, the shopping center's tenants include AT&T, Crown Wine & Spirits, F45, Capitol Carpet & Tile and GoodVets.

NEARBY DEVELOPMENT



BOYNTON BEACH

HYPERION, WINTER ADVANCE BOYNTON BEACH MIXED-USE PROJECT CITY COMMISSION APPROVED EIGHT-STORY BUILDING WITH 371 APARTMENTS AND 26K SF OF COMMERCIAL SPACE

A joint venture between Hyperion Group and Winter Properties got the green light to develop a mixed-use project in Boynton Beach. The city commission on Tuesday approved Ocean One, a proposed eight-story building with 371 apartments, 25,588 square feet of commercial space and 652 parking spaces, city records show. Designed by Miami-based Arquitectonica, One Ocean will have 42 studios, 238 one-bedroom apartments and 91 two-bedroom apartments, [Hyperion](#) CEO Rob Vecsler said via text. "It's too early to comment on rents," he added. With the city's approval in hand, the joint venture expects to break down in the first quarter of next year, and anticipates a 24-month construction schedule, Vecsler said.

In 2021, 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, records show. The Ocean One property is near the beach, about half a mile east of [Boynton Beach Town Square](#), where New York-based Time Equities recently purchased 8.8 acres for \$44 million. Time Equities is planning to build a mixed-use project on the Town Square site. The proposed development will have 933 apartments, 15,200 square feet of commercial space and 2,298 parking spaces.

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