



WEST PALM BEACH

FULLY PERMITTED PROJECT

5179 BROADWAY BLVD

WEST PALM BEACH, FL 33407

FOR SALE

**THE ALPHA
COMMERCIAL**

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

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Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



THE LISTING TEAM

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President & Managing Broker

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THE ALPHA COMMERCIAL ADVISORS® PRESENTS BROADWAY — A FULLY-PERMITTED MIXED-USE DEVELOPMENT OPPORTUNITY READY FOR EXECUTION IN WEST PALM BEACH'S EMERGING NORTH END DISTRICT....

Located at the gateway to Palm Beach County's fastest-evolving urban submarket, *Broadway* is a 12-unit, 3-story mixed-use development along West Palm Beach's Broadway Boulevard — a corridor steadily attracting residential density and mixed-use infill as the city's northward growth momentum continues. Positioned within minutes of Downtown West Palm Beach and adjacent to trendy Northwood Village, this site offers developers a rare combination of approved entitlements, active permit progression, and a compelling mixed-income unit program slated to supply infill product right in the path of progress for this waterfront district.

Fully entitled and permit-advanced through the City of West Palm Beach, *Broadway* offers a diverse mix of 1 Bed/1 Bath & 2 Bed/1 Bath residences with ground-floor retail/commercial space — designed across six distinct unit types ranging from 571 SF to 813 Sq. Ft. With site plan, design, variance and waiver approvals all ready-to-go and master building permit actively in final review, *Broadway* offers a groundbreaking solution to the lengthy entitlement process to put you right on the return-generation track.

OFFERING SUMMARY

5179 BROADWAY BLVD WEST PALM BEACH, FL 33407

Neighborhood: West Palm Beach

Asset Type: Land / Approved Project

Lot Area: 9,657 SF (0.22 acres)

Zoning: BMUD-II
(Broadway Mixed-Use District)

Approved Project Density: 12 units

Approved Project Height: 3 stories

Approved Project Bldg Area: 18,068 BSF
See page 4 for full project metrics.

Traffic Count: 24,500 AADT

Approved Site Plan: Yes

Opportunity Zone: Yes

Live Local Eligible: Yes

Asking Price: \$998,000

[Click to View Due Diligence Folder & Plans](#)



INVESTMENT HIGHLIGHTS

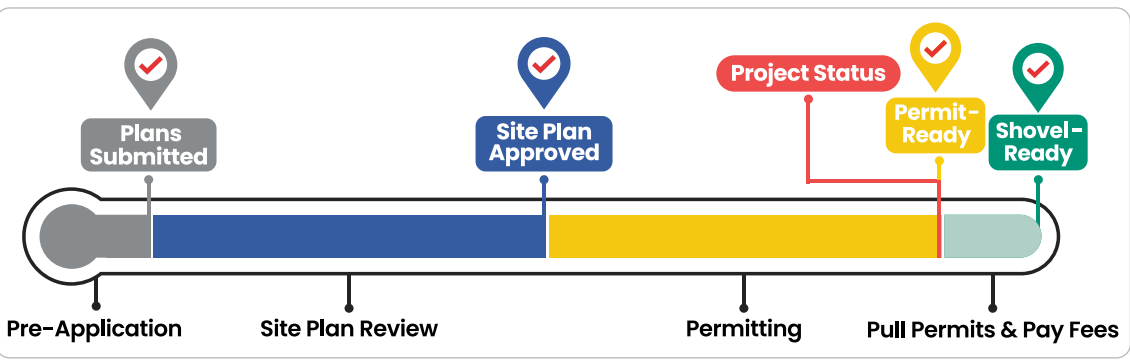
- **Fully Entitled, Approved & Permitted:** Full site plan, variance, waiver and design approvals in place, with all required studies – traffic, fire, police and school concurrency already completed. This is as close to shovel-ready as it gets for developers looking to get off the ground in record time.
- **Northwood/Broadway Corridor Momentum:** Positioned within WPB's most active redevelopment corridor, adjacent to Northwood Village and NORA — the city's newest 150,000 SF hospitality and retail destination — with a city-led zoning overhaul and sustained CRA investment driving the north end's transformation.
- **Dual Exit Strategy:** Broadway's mixed-use program supports both a stabilized rental and retail income play or a condominium conversion — two clearly defined return paths uncontested in the local market.
- **Intracoastal Proximity, Infill Basis:** Mere blocks from the Intracoastal Waterway, Broadway captures WPB's waterfront lifestyle draw at a land basis that still reflects corridor upside rather than destination pricing ahead of buzz-driven inflation.
- **Curated Unit Mix & Modern Design:** Offering 12 diversely-sized residences averaging 693 SF across six thoughtfully designed unit types, ±960 SF of ground-floor retail, and 14 approved on-site parking spaces — all wrapped in a contemporary architectural expression purpose-built for the Northwood/Broadway renter and end-buyer.

APPROVED PLANS



PROJECT METRICS	
Project Type:	Mixed-Use / Multi-family / Condo
Project Status:	Permit-Ready
Program:	By-Right w/ Mixed-Use Variance
Lot Area:	9,657 SF (0.22 acres)
Project Density:	12 units
Project Height:	3 stories
Project Building Area:	18,068 BSF
Residential:	8,317 SF
Retail:	960 SF
Provided Parking:	14 spaces
Click to View Due Diligence Folder & Plans	

UNIT MIX		
TYPE	#	SQ. FT.
2 Bed / 1 Bath	2	813 SF
1 Bed / 1 Bath	10	571-748 SF
Total:	12	
Average:		693 SF



Introducing **Broadway**, an elevated mixed-use urban living experience rising 3 stories with twelve (12) thoughtfully-designed units and activated street-level retail frontage in the heart of West Palm Beach's Northwood/Broadway corridor. Fully entitled, approved and permitted, this is as close to shovel-ready as it gets – featuring a curated mix of 1 BR/1 BA and 2 BR/1 BA residences averaging 693 SF, all wrapped in modern architecture with an intimate boutique scale unmatched among the pipeline of new construction emerging along one of WPB's most actively transforming corridors.

RENDERINGS





50TH ST

51ST ST

104'

84'

Lot Area: 9,657 SF (0.22 acres)



1

BROADWAY BLVD

24,500 AADT



NORTH VIEW

brightline

▲ 1.4 MILES
RIVIERA BEACH

▲ 3 MILES
SINGER ISLAND



⚓ PORT OF PALM BEACH

NORTHWOOD HARBOR
HISTORIC DISTRICT

SUBJECT SITE

24,500 AADT >>>

BROADWAY BLVD

1

WEST PALM BEACH

Bravo

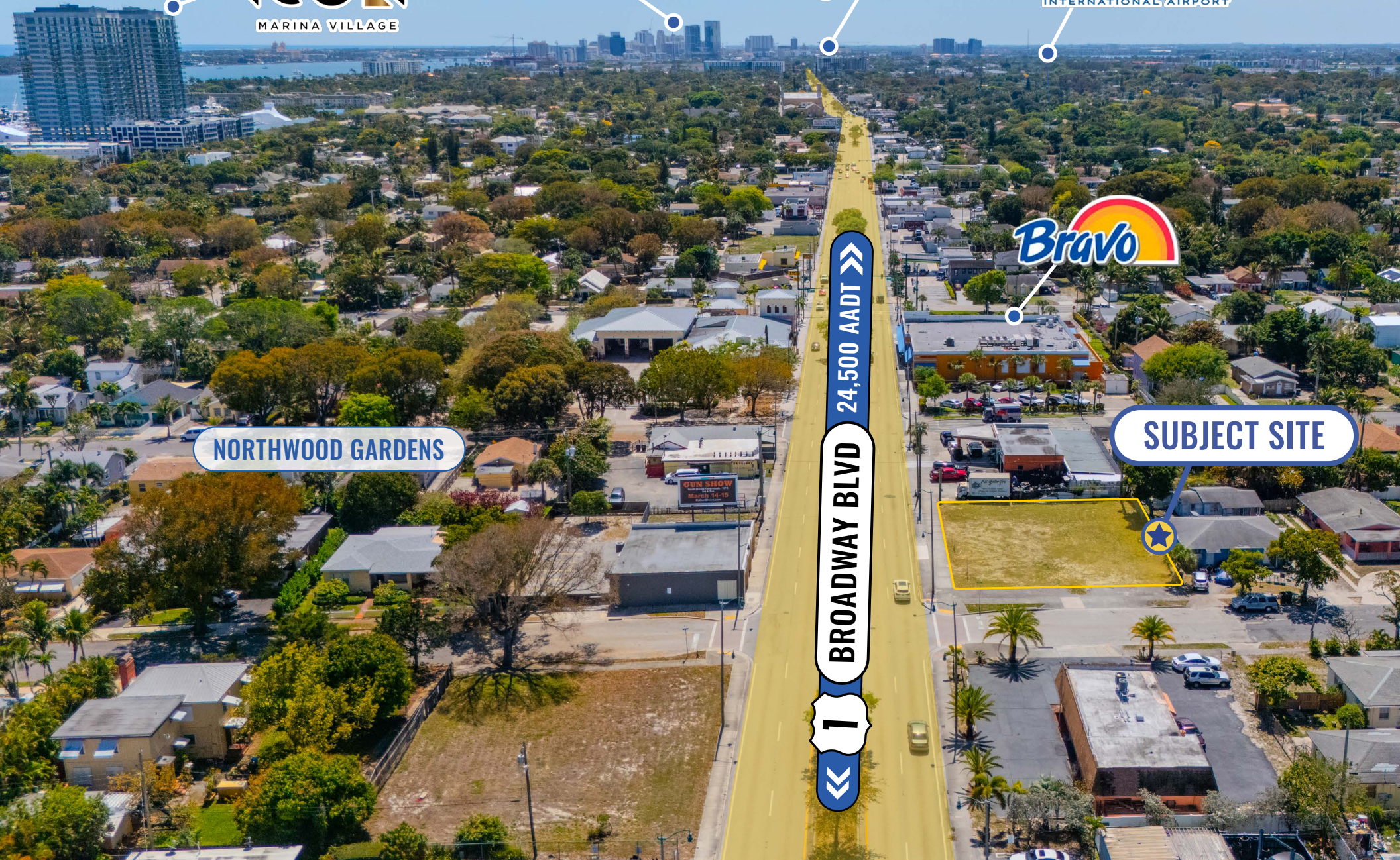
SOUTH VIEW

ICON
MARINA VILLAGE

▲ 3.6 MILES
DOWNTOWN WEST PALM BEACH

brightline

Palm Beach
INTERNATIONAL AIRPORT



NORTHWOOD GARDENS

24,500 AADT

BROADWAY BLVD

1

Bravo

SUBJECT SITE

SOUTHEAST VIEW

ALBA
PALM BEACH

▲ 4.3 MILES
PALM BEACH

ICON
MARINA VILLAGE

B
THE BREAKERS®
PALM BEACH

◀ 3.6 MILES
DOWNTOWN WEST PALM BEACH



NORTHWOOD GARDENS

1
BROADWAY BLVD 24,500 AADT



★
SUBJECT SITE



3 MILES
SINGER ISLAND

PORT OF PALM BEACH

NORTHWOOD HARBOR
HISTORIC DISTRICT

SUBJECT SITE

BROADWAY BLVD

24,500 AADT

WEST PALM BEACH



SPRINGHILL SUITES®
BY MARRIOTT
COURTYARD®
BY MARRIOTT



ST. MARY'S
MEDICAL CENTER

INTERSTATE
95

MANGONIA PARK

Bravo

SUBJECT SITE

1 BROADWAY BLVD 24,500 AADT

PROPERTY PHOTOS





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