

1.34 AC COMMERCIAL LAND

Westgate Ave & Nokomis Ave. West Palm Beach, FL 33409



FOR SALE | \$2,000,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Dana Hills

772.286.5744 Office

561.513.0070 Mobile

dana@commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Rare expansive 1.34 acre lot of undeveloped land situated in the heart of Palm Beach County.
- Comprising seven parcels along Westgate Ave & Nokomis Ave, the property expands the width of the city block.
- Located just under half a mile from Okeechobee Road and a only one mile from I95.
- Notably, the property boasts impressive frontage and is conveniently close to Palm Beach International Airport.
- The parcels offer a variety of development opportunities.



PRICE	\$2,000,000
ACREAGE	1.34 AC
FRONTAGE	250' Westgate 261 Nokomis
TRAFFIC COUNT	8,500 ADT Westgate
ZONING	GC CN RH
PARCEL ID	00-43-43-30-03-035-0240 00-43-43-30-03-035-0200 00-43-43-30-03-035-0220 00-43-43-30-03-035-0160 00-43-43-30-03-035-0460 00-43-43-30-03-035-0500 00-43-43-30-03-035-0530

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	14,151	1 Mile	\$40,930	1 Mile	32.60
3 Mile	275,655	3 Mile	\$53,754	3 Mile	35.00
5 Mile	703,089	5 Mile	\$54,641	5 Mile	36.10

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	15,167	1 Mile	\$34,068	1 Mile	30
3 Mile	278,655	3 Mile	\$44,769	3 Mile	34
5 Mile	703,089	5 Mile	\$45,973	5 Mile	35

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ZONING INFORMATION | GC & NC

TABLE IX-1: PERMITTED USE TABLE																			
USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	RTD	NC	GC	CM	CC2	INDL	IND	ROS	CS	UT	CON
1.	ADULT ENTERTAINMENT													PXR	PXR				
2.	AIRPORTS, LANDING FIELDS, HELIPADS AND HELISTOPS; PRIVATE OR PUBLIC																Sb		
3.	APPAREL & ACCESSORY RETAIL SALES RENTAL STORES						P		P	P	P		P	P	P				
4.	ART MERCHANDISING STUDIOS						P		P	P	P		P	P	P				
5.	ART & DRAFTING SUPPLY STORES, INCLUDING PICTURE FRAMES						P		P	P	P		P	P	P				
6.	BAIT AND TACKLE SHOPS									P	P	P		P	P				
7.	BARBER & BEAUTY SHOPS						P	PXR		P	P		P	P	P				
8.	BARS AND LOUNGES AND RELATED ENTERTAINMENT						Sb			Sb	P	P	P	P	P				
9.	BATHROOM AND KITCHEN CONTRACTOR SHOWROOMS									P	P		P	P	P				
10.	BED AND BREAKFAST ESTABLISHMENTS ¹																		
10.1	BED AND BREAKFAST INNS ³						PXR			PXR	PXR								
11.	BOOK & STATIONARY STORES						P		P	P		P	P	P	P				
12.	BOTANICAL GARDENS AND ACCESSORY OFFICES								P							P	P		
12.1.	BREW/PUB/MICROBREWERY/MICRO -DISTILLERY/MICRO-WINERY										PXR			PXR					
13.	BUSINESS AND COMMERCIAL MACHINE SALES						P			P	P		P	P	P				
14.	CANDY, NUT AND CONFECTIONARY STORES						P		P	P	P		P	P	P				
15.	CATERING ESTABLISHMENTS								P	P	P			P	P				

To see additional permitted uses please visit click the following link: [West Palm Beach Zoning Codes](#)

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ZONING INFORMATION | RH

Sec. 94-77. - Multifamily high density (MF32) residential district.

Minimum property development regulations. Minimum property development regulations in the multifamily high density (MF32) residential district shall be as follows:

Minimum lot area for multifamily uses.

Lot area for one or two dwelling units: 6,000 square feet;

Lot area for three dwelling units: 7,750 square feet;

Lot area for four dwelling units: 9,500 square feet;

Lot area for five dwelling units: 11,250 square feet;

Lot area for six dwelling units: 13,000 square feet;

Lot area for seven dwelling units: 14,750 square feet;

Lot area for eight dwelling units: 16,500 square feet;

Lot area for nine dwelling units: 18,250 square feet;

Lot area for ten dwelling units: 20,000 square feet;

For lot area of more than 20,000 square feet: 1,350 square feet per dwelling unit; not to exceed 32.27 dwelling units per acre;

Lot width: 50 feet;

Lot width of parcels described in subsection 94-71(d)

(2): 75 feet;

Lot depth of parcels described in subsection 94-71(d)(2): 100 feet measured from the east property line to the west property line at the shortest distance between the property lines. The east property lines of lots described in subsections 94-71(d)(2)(b) and (d) that are parallel to and abut either Flagler Drive or Flagler Court shall be considered the front property lines.

Minimum setbacks for principal buildings.

Front: 25 feet;

Corner: 15 feet or ten feet if lot is less than 60 feet wide;

Rear: 15 feet;

Side: 15 feet; or five feet, minimum of 15 feet total if lot is less than 50 feet wide.

Maximum building height. The maximum building height shall be the greater of 40 feet or two feet in height for each one foot in setback from side and rear lot lines.

Accessory structures. The following structures shall be permitted when accessory to uses permitted by right or when accessory to uses permitted pursuant to subsection 94-71(d)(1):

Fences and walls as provided in section 94-302;

Signs as provided in section 94-407;

Swimming pools, tennis courts, and similar recreation facilities as provided in subsection 94-71(b);

Other accessory structures customarily incidental to uses permitted by right or as special uses pursuant to ARTICLE IX of this chapter;

Accessory garage apartments as provided in ARTICLE IX of this chapter, provided, however, such apartments shall be permitted only as an accessory use to a single-family dwelling.

Minimum setbacks for accessory buildings. See subsection 94-71(b).

Permitted uses. Uses permitted within the multifamily high density (MF32) residential district are provided in the schedule of permitted uses.

Townhouse units. Townhouse units in the multifamily high density (MF32) residential district shall be allowed as provided in ARTICLE X of this chapter.

(Code 1979, § 33-37; Ord. No. 3777-04, § 2, 7-19-2004; Ord. No. 3850-05, § 2, 5-23-2005)

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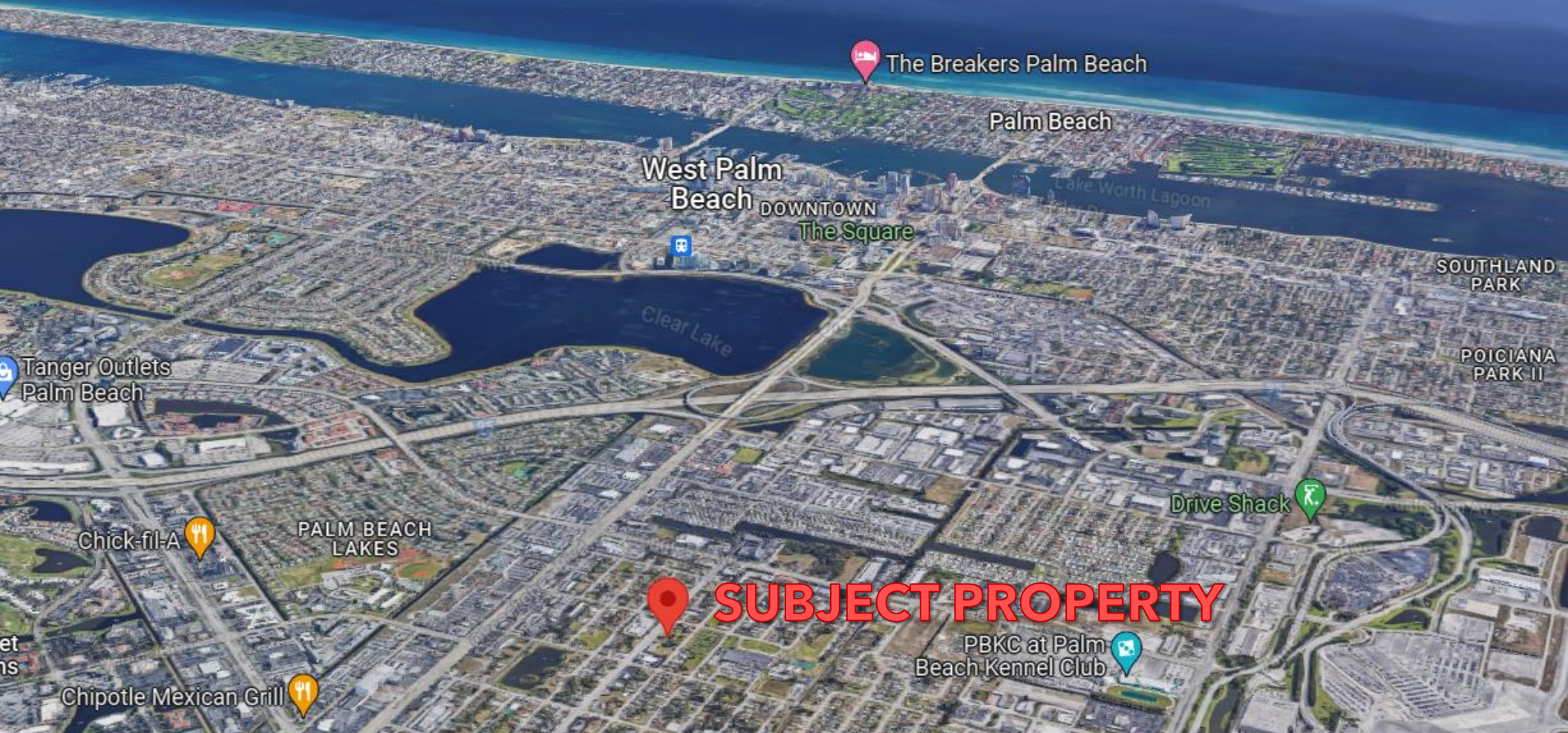
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TRADE AREA MAP



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