

**REDUCED PRICE**

**\$1,500,000** **MOTIVATED SELLER**

**2 BUILDINGS FOR THE PRICE OF 1**

*Owning a motel in Palm Beach County*

704 N DIXIE HWY LANTANA, FL 33462



704 N DIXIE HWY LANTANA, FL 33462



**LILY S CHO PA (561) 452-3909**

**EMAIL: LILYCHO.LCINTLGROUP@GMAIL.COM**



# THIS HIDDEN GEM NEEDS YOUR TOUCH

*New England Motor Lodge is seeking for a new owner*

This property offers a rare blend of location, potential, and recent upgrades. Whether you're looking to continue the legacy or transform the motel into a new vision, the New England Motor Lodge is an opportunity not to be missed.



LILY S CHO PA (561) 452-3909

EMAIL: LILYCHO.LCINTLGROUP@GMAIL.COM



# YOUR OPPORTUNITY AWAITS

## PRIME LOCATION:

- **Town of Lantana:** A charming community minutes from the Intracoastal Waterway.
- **Accessibility:** A short drive to I-95, Manalapan, and South Palm Beach Island.

## RECENT UPGRADES:

- New AC units in both buildings.
- Hurricane impact windows in most rooms.
- Newly asphalted parking lot.

## PROPERTY FEATURES:

- **Lot Size:** Almost half an acre.
- **Building 1:**
  - **Ground Floor:** 5 bedrooms, 2 bathrooms, kitchen, patio, storage area, and laundry.
  - **Second Floor:** 3 bedrooms, 1 bathroom, living room, dining room, kitchen, and large balcony.
- **Building 2:**
  - 8 motel rooms, each with a private bathroom.
  - Small utility room.



LILY S CHO PA (561) 452-3909

EMAIL: LILYCHO.LCINTLGROUP@GMAIL.COM



## PERMITTED ZONING: DISTRICT C1

- Retail stores and shops.
- Business services, e.g. printers, and office supplies.
- Professional services, e.g. doctors, lawyers, accountants, including medical or sports massage therapists licensed by the State of Florida pursuant to Subtitle 64B7. F.A.C.
- Personal services, e.g. beauty salons, and spas
- Restaurants less than two thousand five hundred (2,500) square feet in size with no drive-thru.
- Laundry and dry cleaning establishments, self-service laundries (including coin-operated laundry machines.
- Offices
- Indoor showrooms and sales, e.g. home improvements, vehicles with no outside sales lot.
- Auction houses
- Financial institutions

There are also several other use cases which would require a Special Exception, which would require special approval.

# OWN A PIECE OF LANTANA'S FUTURE

In the upcoming town of Lantana, seize a unique chance to own a motel that promises both charm and profitability. This property is ideally located, ensuring a steady stream of visitors year-round due to its proximity to local attractions, entertainment venues, and natural wonders.

After 32 years of dedicated ownership and management, the New England Motor Lodge in Lantana, FL, is seeking a new owner. This unique property, situated in the heart of Palm Beach County, offers immense potential for the right buyer.

Whether you're a first-time business owner or an experienced investor, this property offers remarkable investment potential. With your touch, you can add significant value and turn this motel into a thriving business venture.

Discover the possibilities in Lantana and capitalize on this rare chance to own a motel in a growing town. Transform and elevate this property into a premier destination for visitors, ensuring long-term profitability and success.



**LILY S CHO PA (561) 452-3909**

**EMAIL: LILYCHO.LCINTLGROUP@GMAIL.COM**



# DISCOVER THE TOWN OF LANTANA

## PALM BEACH COUNTY, FL

### A Charming Coastal Gem in Palm Beach County

Lantana, FL, is a picturesque town nestled along the scenic coastline of Palm Beach County. Known for its small-town charm and vibrant community, Lantana offers residents and visitors alike a unique blend of natural beauty, recreational opportunities, cultural attractions.

Lantana's blend of natural beauty, recreational opportunities, and community spirit makes it a desirable location for those seeking a peaceful yet vibrant coastal lifestyle. Whether you're visiting or considering making it your home, Lantana offers a warm welcome and a wealth of experiences to enjoy.



LILY S CHO PA (561) 452-3909



## KEY HIGHLIGHTS:

### PRIME LOCATION:

- **WATERFRONT ACCESS:** LANTANA IS SITUATED ON THE SHORES OF THE INTRACOASTAL WATERWAY, PROVIDING STUNNING WATER VIEWS AND A VARIETY OF WATER-BASED ACTIVITIES.
- **PROXIMITY TO MAJOR AREAS:** JUST MINUTES FROM I-95, LANTANA OFFERS EASY ACCESS TO SURROUNDING CITIES SUCH AS WEST PALM BEACH, MANALAPAN, AND SOUTH PALM BEACH ISLAND.

### ATTRACTIONS AND RECREATION:

- **LANTANA BEACH:** A BEAUTIFUL, WELL-MAINTAINED BEACH PERFECT FOR SUNBATHING, SWIMMING, AND PICNICKING.
- **LANTANA NATURE PRESERVE:** A SERENE NATURAL AREA OFFERING WALKING TRAILS AND OPPORTUNITIES TO OBSERVE LOCAL WILDLIFE.
- **SPORTS AND ACTIVITIES:** NUMEROUS PARKS, TENNIS COURTS, AND A PUBLIC BOAT RAMP CATER TO OUTDOOR ENTHUSIASTS.

### COMMUNITY AND CULTURE:

- **EVENTS AND FESTIVALS:** LANTANA HOSTS A VARIETY OF COMMUNITY EVENTS AND FESTIVALS THROUGHOUT THE YEAR, FOSTERING A STRONG SENSE OF COMMUNITY AND LOCAL PRIDE.
- **DINING AND SHOPPING:** THE TOWN BOASTS A VARIETY OF DINING OPTIONS, FROM QUAIN CAFES TO FINE DINING RESTAURANTS, AS WELL AS UNIQUE LOCAL SHOPS AND BOUTIQUES.

### LIFESTYLE:

- **FAMILY-FRIENDLY:** WITH EXCELLENT SCHOOLS AND SAFE NEIGHBORHOODS, LANTANA IS AN IDEAL PLACE FOR FAMILIES.
- **RELAXED ATMOSPHERE:** THE LAID-BACK, FRIENDLY ATMOSPHERE MAKES IT A WELCOMING PLACE FOR RESIDENTS AND VISITORS ALIKE.

## **Key Planned & In-Progress Developments in Lantana**

- In January 2025, the town approved a site plan to redevelop the 18-acre former K-Mart property into a mixed-use project.
- Plans call for 426 residential units plus 21,000+ sq ft of commercial space (retail, dining, open-air / “main-street-style” layout).
- The development will combine housing and retail, likely providing “workforce-friendly” apartments and neighborhood-serving commercial amenities.
- This is probably the single biggest upcoming development in Lantana — expected to reshape a key commercial corridor and bring density, new residents, and active retail to town.
- A 9.66-acre parcel at the northeast corner of Haverhill Road and Lantana Road is being reworked: the future-land-use designation was proposed to shift from “Commercial Low (CL)” to “Commercial High (CH)” — allowing for more intensive commercial/industrial uses. Palm Beach County+1
- The proposed plan envisions a mixture of uses including a convenience store with fuel sales, a car wash, warehouse/office space, and other commercial/industrial uses, totaling up to ~420,000 sq ft.

## **Town of Lantana Master Plan (adopted 2023)**

The town adopted a new Master Plan on July 24, 2023 — jointly developed with the Treasure Coast Regional Planning Council and local stakeholders. [lantana.org](http://lantana.org)+1

This plan outlines Lantana’s long-term vision for land use, infrastructure improvements, public services, and community growth — providing a roadmap for future development and redevelopment across the town.

Because this is the guiding policy document for development, many projects in Lantana (residential, commercial, mixed-use, infrastructure) will reference it — meaning future growth should remain coordinated, with attention to zoning, infrastructure capacity, and community needs.

## **What This Means for Lantana — Trends & Opportunities**

- **Mixed-use + higher density housing:** The Lantana Village Square and Lantana Plaza projects bring new apartments and commercial/industrial uses, raising residential density and diversifying use.
- **Modern retail & services growth:** Through developments like Water Tower Commons and new commercial zoning parcels, residents will have increasing access to retail, dining, and convenience services — attractive for new residents and investors.
- **Strategic planning & controlled growth:** With the 2023 Master Plan in place, the town appears to be shaping growth in an organized, community-oriented way, balancing commercial, residential, and infrastructure needs.
- **Potential for redevelopment & value-add opportunities:** For investors and developers (like you), there could be possibilities to acquire existing properties and reposition them — especially in zones like C1 or parcels undergoing land-use changes.
- **Population growth & workforce housing demand:** As Lantana draws more residents, demand for workforce-friendly housing (e.g., apartments, mixed-use units) will likely rise — especially given the new developments underway.

# TRAFFIC COUNTS

**Building Type:** Hospitality

**Class:** -

**RBA:** 4,722 SF

**Typical Floor:** 4,722 SF

**Total Available:** 0 SF

**% Leased:** 0%

**Rent/SF/Yr:** -

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Dixie Hwy	Lakeview Ave	0.04 S	2018	19,708	MPSI	.02
2	N Dixie Hwy	Lakeview Ave	0.04 S	2022	18,500	MPSI	.02
3	Dixie Highway	Sunrise Ave	0.02 N	2022	19,860	MPSI	.09
4	N Dixie Hwy	Lantana Rd	0.03 S	2022	20,231	MPSI	.15
5	N Dixie Hwy	W Lantana Rd	0.03 S	2017	18,700	MPSI	.15
6	N Dixie Hwy	Lantana Rd	0.03 S	2018	20,186	MPSI	.15
7	N Dixie Hwy	Lantana Rd	0.03 S	2020	20,739	MPSI	.15
8	Lantana Rd	N Dixie Hwy	0.02 W	2022	4,583	MPSI	.18
9	W Lantana Rd	E Coast Dr	0.01 W	2022	16,150	MPSI	.18
10	W Lantana Rd	E Coast Dr	0.01 W	2020	17,904	MPSI	.18



**LILY S CHO PA (561) 452-3909**

# THANK YOU

**BUILDING A RELATIONSHIP WITH OUR REAL ESTATE CLIENTS  
IS OUR MISSION! SUSTAINING THE RELATIONSHIP IS WORTH A  
LIFE TIME EXPERIENCE!**

**THANKYOU FOR CHOOSING LC INTERNATIONAL GROUP THE  
OPPORTUNITY TO WORK WITH YOU! WE CHERISH OUR CLIENTS**

**HIRE A TEAM WITH 20+ YEARS OF EXPERIENCE IN  
THE REAL ESTATE MARKET**



**LILY S CHO PA**

*TEAM LEADER/ MANAGING PARTNER*

**DIRECT: (561) 452-3909**

**EMAIL: LILYCHO.LCINTLGROUP@GMAIL.COM**

*WWW.LCINTERNATIONALGROUP.NET*

*LPT REALTY WELLINGTON BRANCH OFFICE*

*3975 ISLES VIEW DR. STE #104*

*WELLINGTON, FL 33414*