



# BOYNTON BEACH LAND PARCEL

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OFFERING MEMORANDUM  
± 3 ACRES FOR SALE | BOYNTON BEACH



COLDWELL BANKER  
REALTY

## THE STARBOARD GROUP

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THE STARBOARD  
GROUP

# EXECUTIVE SUMMARY

The Land Parcel Portfolio presented represents a unique investment opportunity in the vibrant city of Boynton Beach, Florida. Comprising a strategically curated selection of prime land parcels, this portfolio offers investors a chance to capitalize on the dynamic growth and development landscape of one of South Florida's most promising markets.

Situated in the heart of Palm Beach County, Boynton Beach boasts a strategic location with easy access to major transportation arteries, including Interstate 95 and Florida's Turnpike. Its proximity to key urban centers such as Miami and West Palm Beach positions it as a hub for commerce, culture, and recreation.

## MARKET APPEAL

Boynton Beach is experiencing a surge in economic activity driven by a growing population, robust tourism sector, and favorable business climate. With an expanding job market, flourishing healthcare industry, and a diverse array of cultural and recreational amenities, the city appeals to investors seeking long-term growth and stability.

The Land Parcel Portfolio in Boynton Beach presents investors with the chance to participate in the city's transformational growth story. With strong demand for real estate across various sectors, this portfolio represents a compelling opportunity to capitalize on the city's upward trajectory.



### Strategic Investment

Positioned in a rapidly developing area with strong growth potential, offering an opportunity for strategic investment.



### Flexible Zoning

Zoned for multiple uses, including residential, commercial, or recreational, providing flexibility for various development options.



### High Visibility

Located in a high-traffic area with excellent visibility and exposure, ideal for retail or commercial ventures seeking maximum visibility.

# ABOUT THE INVESTMENT

This 13-property investment opportunity offers strong cash flow from day one, making it an excellent choice for investors seeking steady returns with significant future upside. The portfolio is fully leased, generating consistent rental income, and strategically positioned in a high-growth area with increasing demand. Beyond the immediate cash flow, this investment presents a compelling long-term play, as the site holds tremendous potential for redevelopment.

With the right vision and approvals, investors can capitalize on the opportunity to enhance value through a thoughtfully designed site plan, maximizing the property's future appreciation and income potential. Whether you're looking for reliable passive income or a strategic redevelopment project, this investment offers the best of both worlds.

Dialogue with city officials has yielded support for a 187-unit redevelopment, inclusive of a 25% density bonus, enhancing the site's potential. We believe after those discussions that if a developer were to come with the right plan and vision there is a great opportunity to achieve around 250 units. Additionally, discussions with MSA, a respected local architectural firm with a track record in Boynton Beach, indicate alignment on the viability of redevelopment. Should this be of interest, MSA's proposal of services is available upon request.



BOYNTON BEACH  
Town Square Governmental & Mixed-Use Project



# ZONING CHANGE

As part of the strategic vision for the Land Parcel Portfolio in Boynton Beach, we have engaged Bonnie Miskel, Esq. of Miskel Backman LLP, a highly regarded land use attorney in Palm Beach County, to oversee the zoning change process for 203 NW 3rd St.

The current zoning for this parcel is R1 (Single-Family Residential), and the objective is to rezone it to C2 (Neighborhood Commercial), aligning it with the zoning of 215 NW 3rd St.

## STRATEGIC BENEFITS OF THE ZONING CHANGE

- **Enhanced Property Value:** The zoning change unlocks new commercial and mixed-use development opportunities, increasing the overall value of the site.
- **Increased Rental Income Potential:** Once rezoned, the combined properties at 203 and 215 NW 3rd St could generate rental revenue of approximately \$15,000 per month.
- **Future Development Flexibility:** A new buyer would have the opportunity to retain Bonnie Miskel to guide additional zoning modifications, tailoring the remaining parcels to meet their specific redevelopment goals.

## ABOUT BONNIE MISKEL, ESQ.

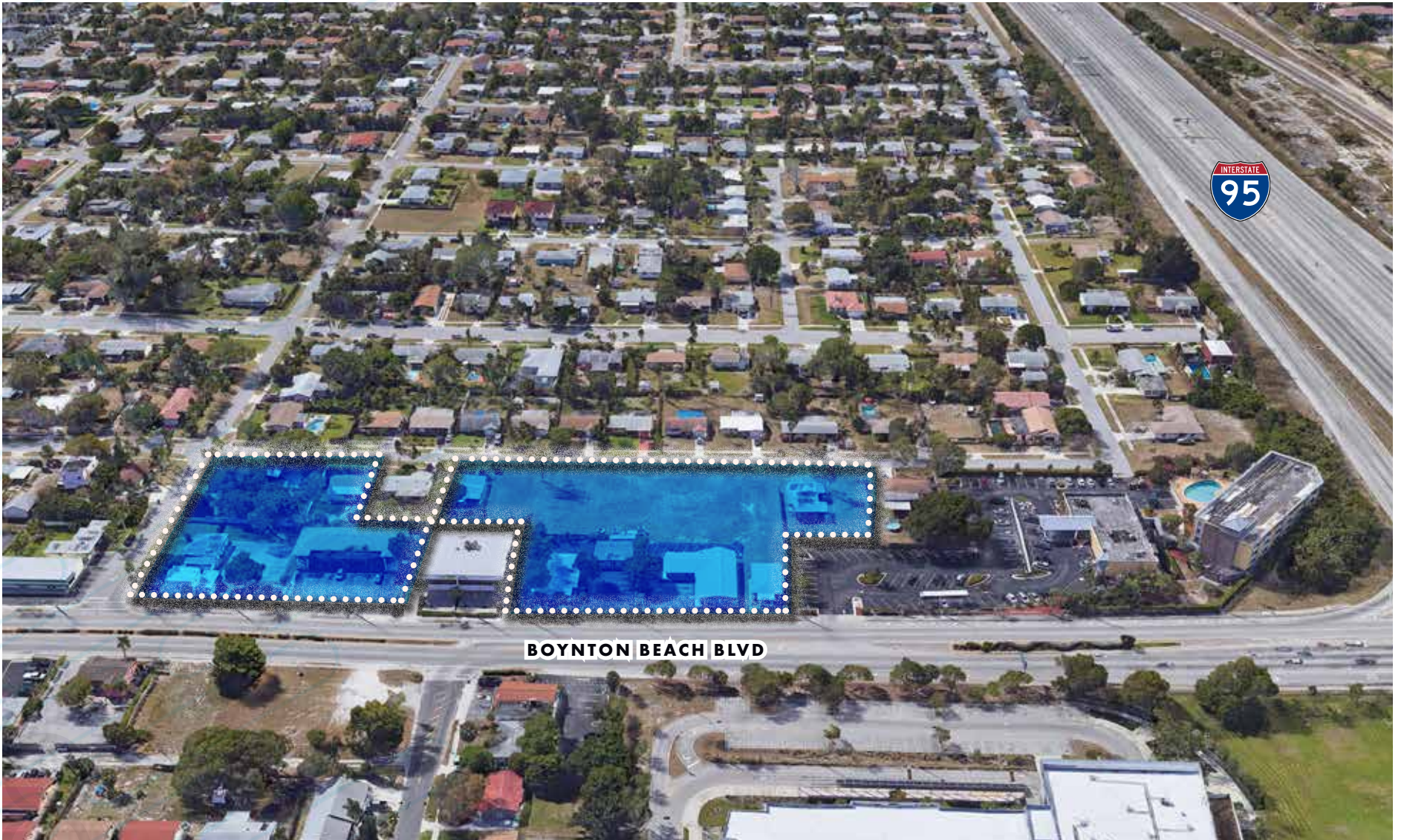
Bonnie Miskel is a leading land use and zoning attorney in Palm Beach County with extensive experience in real estate development, municipal law, and regulatory compliance. As a partner at Miskel Backman LLP, she has successfully represented developers, property owners, and investors in complex land use matters, including rezonings, variances, and comprehensive land use amendments.

With a strong track record of securing favorable outcomes for her clients, Bonnie Miskel brings unparalleled expertise in navigating the legal and regulatory landscape of South Florida's evolving real estate market. Her strategic approach and deep understanding of municipal policies make her an invaluable resource for property investors and developers seeking to maximize their assets.

For more information on Bonnie Miskel and Miskel Backman LLP, visit Miskel Backman LLP.

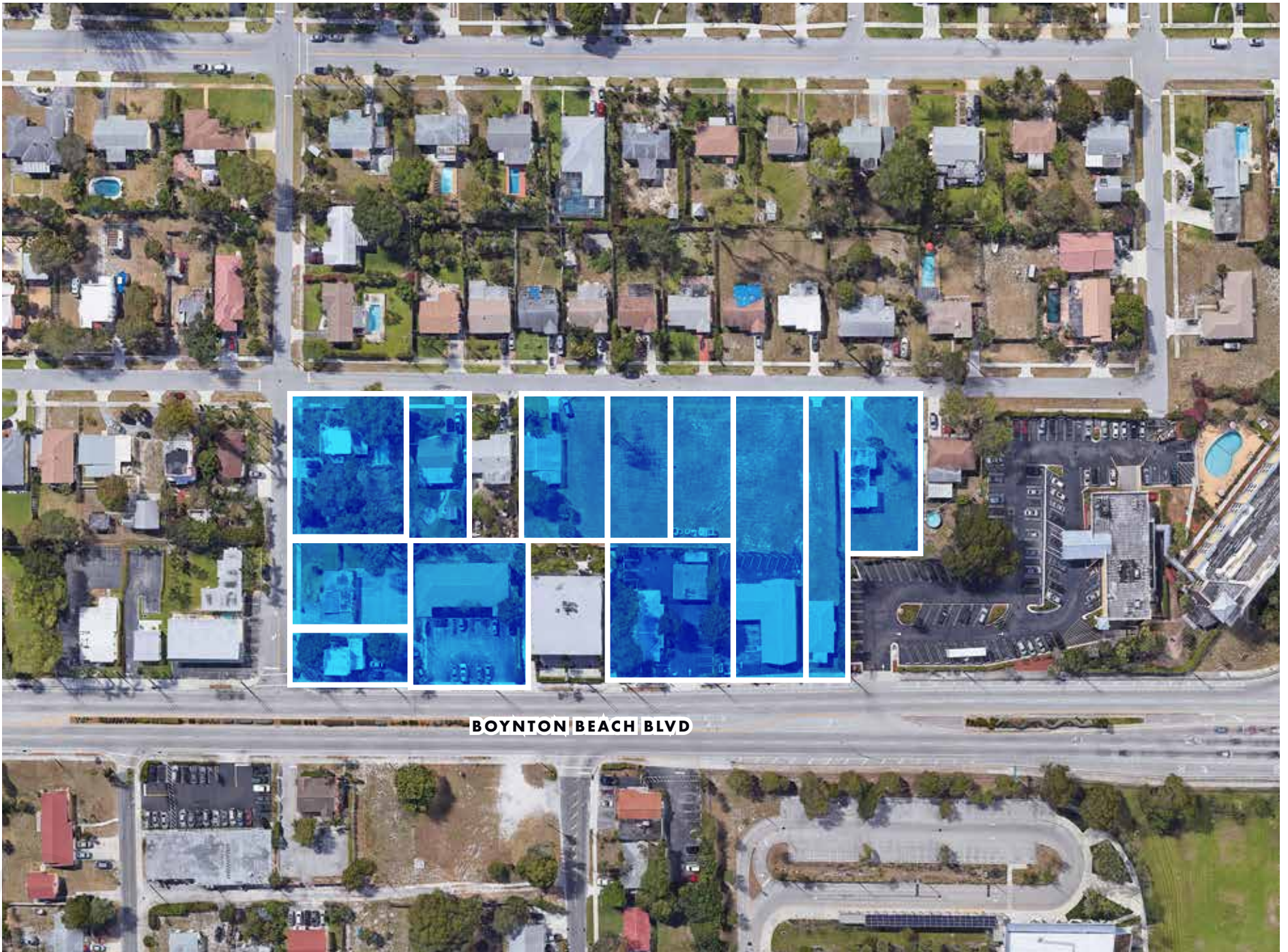
PROPERTIES OVERVIEW

# THE LAND PARCEL



BOYNTON BEACH LAND PARCEL





**BOYNTON BEACH BLVD**

BOYNTON BEACH LAND PARCEL

# PROPERTY 1



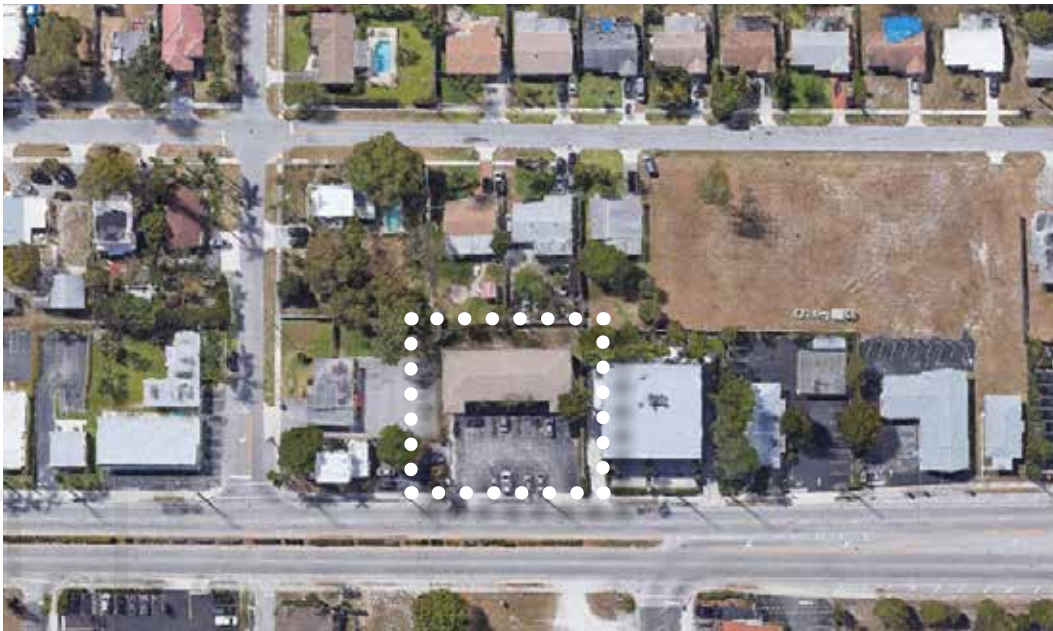
## SPECIFICATIONS

ADDRESSES	221 NW 3RD ST (221 A)
	402 W BOYNTON BEACH BLVD (221 B)
	404 W BOYNTON BEACH BLVD (221 C)
ZONING	C2 Neighborhood
ACRES	0.1295
BUILDING SQ FT	1,656



BOYNTON BEACH LAND PARCEL

# PROPERTY 2



## SPECIFICATIONS

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ADDRESSES	416 W Boynton Beach Blvd Apt 1
	416 W Boynton Beach Blvd Apt 2
	416 W Boynton Beach Blvd Apt 3
	416 W Boynton Beach Blvd Apt 4
	416 W Boynton Beach Blvd Apt 5
	416 W Boynton Beach Blvd Apt 6
	416 W Boynton Beach Blvd Apt 7
	416 W Boynton Beach Blvd Apt 8
	416 W Boynton Beach Blvd Apt 9
	416 W Boynton Beach Blvd Apt 10
	416 W Boynton Beach Blvd Apt 11
	416 W Boynton Beach Blvd Apt 12

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ZONING C2 Neighborhood

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ACRES 0.3425

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BOYNTON BEACH LAND PARCEL

# PROPERTY 3



## SPECIFICATIONS

ADDRESS 432 W BOYNTON BEACH BLVD  
#A (2 UNITS TOTAL)

ZONING C2 Neighborhood

ACRES 0.3387



BOYNTON BEACH LAND PARCEL

# PROPERTY 4



## SPECIFICATIONS

ADDRESS 444 W BOYNTON BEACH BLVD  
#A (2 UNITS TOTAL)

ZONING C2 Neighborhood

ACRES 0.51



BOYNTON BEACH LAND PARCEL

# PROPERTY 5



## SPECIFICATIONS

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ADDRESS	450 W BOYNTON BEACH BLVD
ZONING	C2 Neighborhood
ACRES	0.2214



BOYNTON BEACH LAND PARCEL

# PROPERTY 6

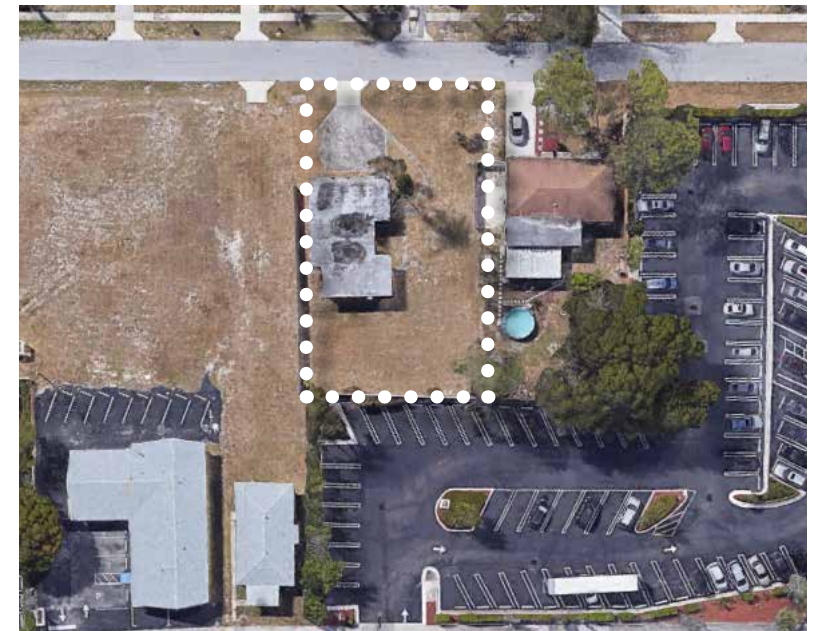


## SPECIFICATIONS

ADDRESS 449 NW 1ST AVE

ZONING R1A SINGLE FAMILY

ACRES 0.2845



BOYNTON BEACH LAND PARCEL

# PROPERTIES 7, 8 & 9



## SPECIFICATIONS

ADDRESS	NW 1ST AVE
ZONING	R1A SINGLE FAMILY
ACRES	0.1793
	0.1793
	0.1794





# PROPERTY 10



## SPECIFICATIONS

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ADDRESS	421 NW 1ST AVE
ZONING	R1A SINGLE FAMILY
ACRES	0.1643

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BOYNTON BEACH LAND PARCEL

# PROPERTY 11



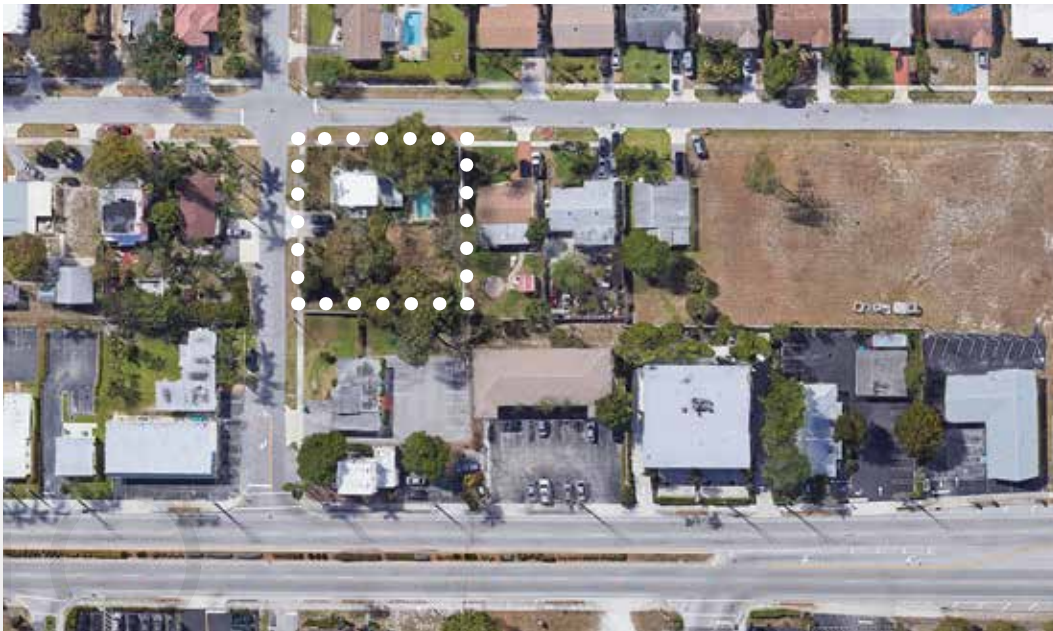
## SPECIFICATIONS

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ADDRESS	411 NW 1ST AVE
ZONING	R1A SINGLE FAMILY
ACRES	0.1493



# PROPERTY 12



## SPECIFICATIONS

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ADDRESSES 203 NW 3RD ST

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ZONING R1A SINGLE FAMILY

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ACRES 0.3374

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# PROPERTY 13



## SPECIFICATIONS

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ADDRESSES	215 NW 3RD
ZONING	C2 Neighborhood
ACRES	0.2882

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## DEVELOPMENT PROJECTS

- 1 1102 - 1110 N. Federal Highway
- 2 Boynton Beach Corridor Development
- 3 Cottage District Affordable Housing
- 4 Mixed-Use Affordable Housing Redevelopment Project
- 5 Infill Mixed-Use Redevelopment Project
- 6 USPS Downtown Station Project



**DEVELOPMENT PROJECTS**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| 1 | 1102 - 1110 N. Federal Highway      | 4 | Mixed-Use Affordable Housing Redevelopment Project |
| 2 | Boyton Beach Corridor Development   | 5 | Infill Mixed-Use Redevelopment Project             |
| 3 | Cottage District Affordable Housing | 6 | USPS Downtown Station Project                      |

RENT ROLL

Address	Parcel #	Taxes (2024)	Insurance	Expenses (Yr)	Rent (Mo)	Water (Mo)	Power (Mo)	Sec. Dep	Start Date	End Date
221 NW 3rd St	08-43-45-28-10-001-0010	\$7,093.01	\$1,084.13	\$1,620.00	\$1,300.00	\$250.00	\$170.00	\$1,000.00	12/23/2024	1/31/2026
402 W Boynton			\$1,084.13		\$1,400.00		\$95.00	\$1,400.00	6/1/2024	5/31/2025
404 W Boynton			\$1,084.13		\$1,300.00		\$150.00	\$1,200.00	2/1/2025	1/31/2026
416 W Boynton	08-43-45-28-11-000-0010	\$30,308.45	\$1,084.13	\$6,150.00		\$750.00	\$40.00			
Apt. 1					\$1,500.00			\$1,600.00	3/1/2025	2/28/2026
Apt. 2					\$1,500.00			\$1,600.00	1/15/2025	1/14/2026
Apt. 3					\$1,600.00			\$1,600.00	Mo to mo	Mo to mo
Apt. 4					\$1,200.00			\$1,600.00	Mo to mo	Mo to mo
Apt. 5					\$1,600.00			\$1,600.00	Mo to mo	Mo to mo
Apt. 6					\$1,600.00			\$1,600.00	Mo to mo	3/31/2025
Apt. 7					\$1,500.00			\$1,600.00	12/1/2024	11/30/2025
Apt. 8					\$1,600.00			\$1,600.00	10/1/2024	9/30/2025
Apt. 9					\$1,500.00			\$1,600.00	2/25/2025	2/28/2026
Apt. 10					\$1,500.00			\$1,600.00	1/31/2025	1/31/2026
Apt. 11					\$1,600.00			\$1,600.00	Mo to mo	Mo to mo
Apt. 12					\$1,600.00			\$1,600.00	Mo to mo	Mo to mo
432 W Boynton #A (2 units)	08-43-45-28-11-000-0050	\$16,537.08	\$1,084.13		\$5,000.00		\$200.00	\$0.00	Mo to mo	Mo to mo
444 W Boynton, #E (2 units)	08-43-45-28-27-000-0051	\$11,615.52	\$1,084.13	\$1,300.00	\$3,667.00			\$2,900.00	2/1/2023	1/31/2026
450 W Boynton (vacant land)	08-43-45-28-27-000-0052	\$1,575.53	\$1,084.13		\$0.00			\$0.00	Vacant	Vacant
435 NW 1st Ave (vacant land)	08-43-45-28-11-000-0081	\$1,786.71	No Insurance		\$0.00			\$0.00	Vacant	Vacant
431 NW 1st Ave (vacant land)	08-43-45-28-11-000-0072	\$1,786.71	No Insurance		\$0.00			\$0.00	Vacant	Vacant
NW 1st Ave (vacant land)	08-43-45-28-11-000-0071	\$1,786.71	No Insurance		\$0.00			\$0.00	Vacant	Vacant
421 NW 1st Ave	08-43-45-28-11-000-0100	\$5,788.73	\$1,084.13		\$2,200.00	\$85.00		\$2,200.00	Mo to mo	Mo to mo
449 NW 1st Ave (vacant land)	08-43-45-28-27-000-0054	\$2,884.51	\$1,084.13		\$0.00			\$0.00	Vacant	Vacant
411 NW 1st Ave	08-43-45-28-11-000-0121	\$6,897.51	\$1,084.13		\$2,500.00	\$70.00	\$200.00	\$0.00	Mo to mo	Mo to mo
203 NW 3rd St (vacant land)	08-43-45-28-10-001-0071	\$6,692.11	\$1,084.13		\$0.00			\$0.00	Vacant	Vacant
<b>215 NW 3rd St</b>	<b>08-43-45-28-10-001-0031</b>	<b>\$10,765.88</b>	<b>\$1,084.13</b>		<b>\$3,800.00</b>	<b>\$135.00</b>	<b>\$120.00</b>	<b>\$3,800.00</b>	<b>Mo to mo</b>	<b>Mo to mo</b>
<b>Totals</b>		<b>\$105,518.46</b>	<b>\$13,009.56</b>	<b>\$9,070.00</b>	<b>\$39,467.00</b>	<b>\$1,290.00</b>	<b>\$975.00</b>	<b>\$31,700.00</b>		

\* Insurance based on multi property policy (no specific premium per address is provided)

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# BOYNTON BEACH

Boynton Beach, Florida, strategically located in Palm Beach County, offers a promising landscape for economic development and investment. With its vibrant community, diverse economy, and favorable business environment, Boynton Beach presents numerous opportunities for growth and prosperity.

## ECONOMIC LANDSCAPE

Boynton Beach boasts a diverse economy with strengths in various sectors including healthcare, tourism, technology, and retail. This diversity contributes to economic stability and resilience against market fluctuations.

Boynton Beach benefits from its proximity to major transportation networks, including Interstate 95 and Florida's Turnpike. This strategic location enhances accessibility for businesses and facilitates regional and international trade.

## INVESTMENT OPPORTUNITIES LANDSCAPE

Boynton Beach offers opportunities for real estate development, including residential, commercial, and mixed-use projects. With its attractive waterfront areas and urban redevelopment initiatives, the city presents opportunities for investors seeking to capitalize on the growing demand for housing and commercial space.

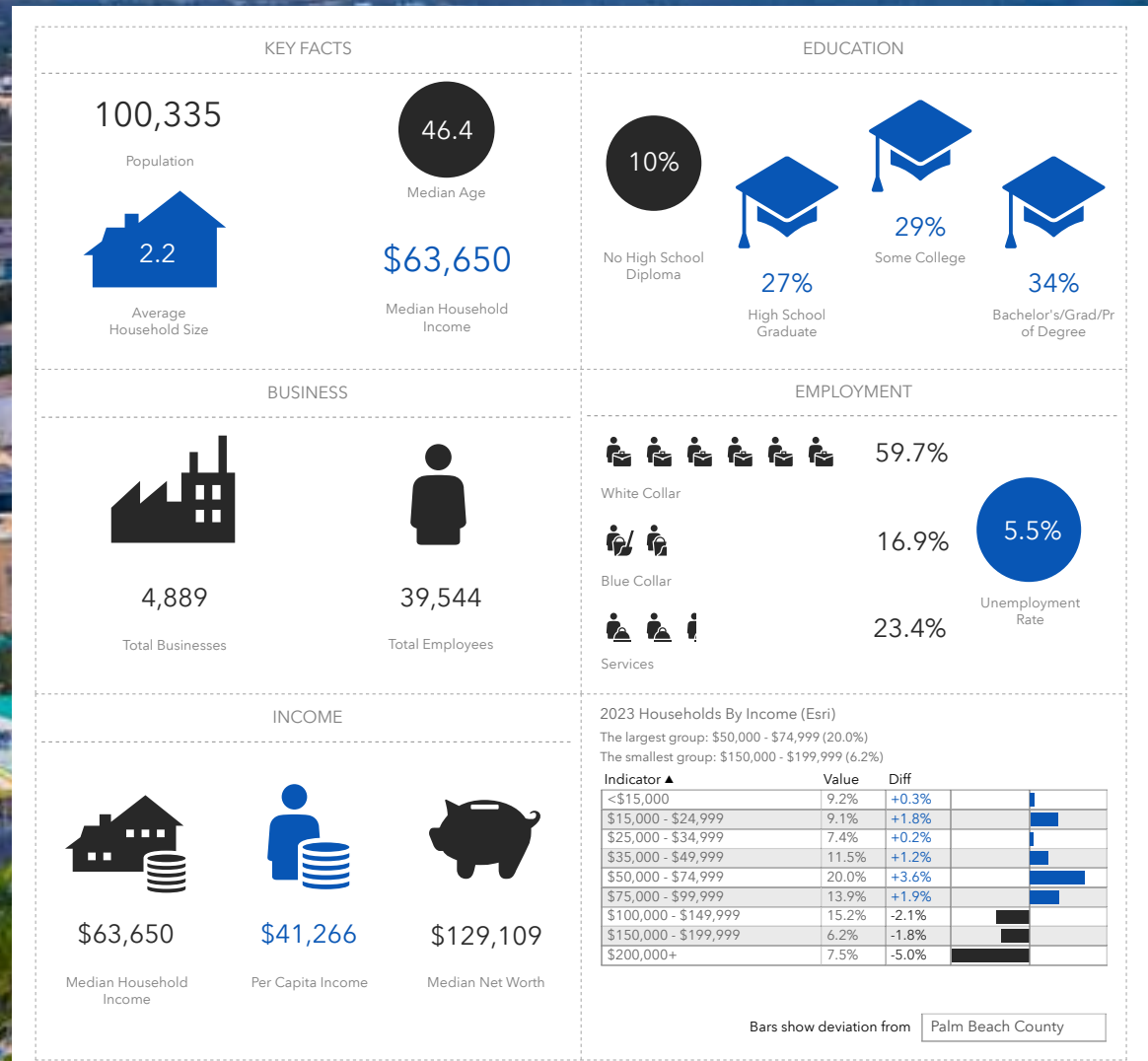
The healthcare sector in Boynton Beach is thriving, supported by renowned medical facilities and a growing demand for healthcare services. Investment in healthcare infrastructure, medical technology, and specialized services can further enhance the city's position as a healthcare destination.

Boynton Beach's scenic beaches, cultural attractions, and recreational amenities make it a popular destination for tourists. Investment in hospitality infrastructure, such as hotels, resorts, and entertainment venues, can capitalize on the city's tourism potential and support economic growth.



# DEMOGRAPHICS

3 MILE RADIUS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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# THE STARBOARD GROUP

New York Hustle, California Vibe, Florida Lifestyle

We're a powerhouse collective of industry leaders, poised at the forefront of innovation and excellence. Recognized as Coldwell Banker's Fastest Growing Team, we're not just about brokerage services – we're pioneers in building a fully integrated real estate company in capital structuring, debt financing, development oversight, management services, architectural and design, and construction.

At the helm of our ship are two titans of the industry: Billy Cunningham and Bill Morris. With a combined wealth of experience, they steer our vessel with precision and expertise. Our crew boasts diverse talents, from seasoned real estate management and acquisitions expert John Stevick to the incomparable residential specialist Elyse Duff, with our newest additions to the crew are realtor Abbey Busch from the Busch Family Beer company, and real estate Dynasty, Rick Meyer expert in financing, construction, acquisition, and re-financings- He has raised financing in all parts of the capital stack. Daniel McAndrews, a Florida Atlantic University graduate with a degree in Finance and Real Estate, and Karen Dalwadi, our lead architect and in-house designer, ensure that every aspect of your real estate journey is met with unparalleled excellence.

But our reach extends far beyond the boardroom. Anchored in Palm Beach County, we're deeply rooted in the fabric of our community. Born and bred on these sun-kissed shores, our leadership brings an intimate understanding of the local market, coupled with an extensive network of connections that spans from the highest echelons of politics to the bustling corridors of business. When you work with The Starboard Group, you're not just getting a real estate team – you're gaining access to a treasure trove of relationships and resources, carefully cultivated to serve your every need.

Our commitment to excellence is reflected in our accolades: ranked in the top 4% of residential Buyers agents in Palm Beach County, and soaring to the top 20 among all Coldwell Banker agents in Florida for the year 2023. Additionally, we've secured our spot among the top 5 for commercial real estate in South Florida within the Coldwell Banker network.

So, whether you're navigating the choppy waters of residential transactions, charting a course for commercial ventures, or seeking expert guidance in development and consulting, trust The Starboard Group to be your guiding star. Set sail with us today, and let's embark on a real estate journey unlike any other.

# MEET THE TEAM



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