



RESIDENTIAL MULTIFAMILY CORNER PARCEL FOR SALE

14051 SIMS RD, DELRAY BEACH, FL 33484





## PROPERTY DESCRIPTION

This approximately 4.55-acre corner lot is easily accessible from Sims Road (3,500 AADT). The property is zoned RM – Residential Multifamily- allowing for various uses, including an already pre-approved development order for a 127-bed senior care facility, with 25 beds approved for memory care. Sims Road runs through the western part of Delray Beach, providing convenient access to major routes like Military Trail and Jog Road, both key north-south corridors in the city. These roads offer easy access to downtown Delray Beach, local beaches, and other major destinations in Palm Beach County.

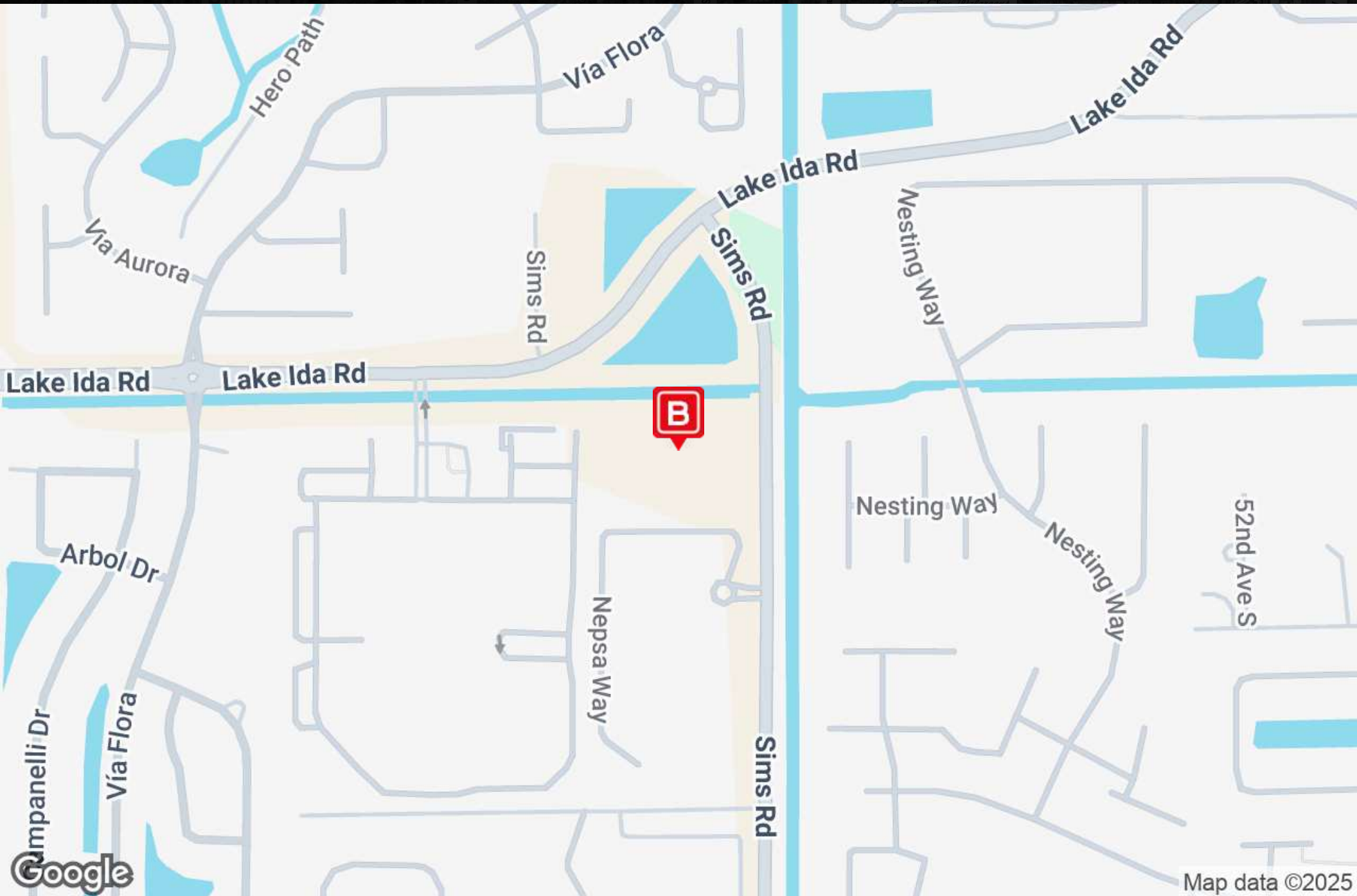
## PROPERTY HIGHLIGHTS

- Corner Lot
- ±4.55 Acres
- Sims Rd 3,500 AADT
- Zoned: RM – Residential Multifamily
- Pre-Approved Development Order for Senior Care Facility with Memory Care

## OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	4.546 Acres
Zoning	RM
Property Type	Land
Traffic Count	3,500

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,231	51,739	110,418
Total Population	13,986	98,937	230,488
Average HH Income	\$83,632	\$96,940	\$124,925









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,986	98,937	230,488
Average Age	58	59	54
Average Age (Male)	57	58	53
Average Age (Female)	60	60	55

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,231	51,739	110,418
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$83,632	\$96,940	\$124,925
Average House Value	\$297,022	\$413,430	\$553,171

Demographics data derived from AlphaMap

