



OFFERING MEMORANDUM

SUBSTANCE USE DISORDER HOUSING | 24 BEDS

LAKE WORTH BEACH, FLORIDA

EXECUTIVE SUMMARY

THE OFFERING

This property is a new construction substance use disorder housing property located in Palm Beach County, Florida. This desirable property is located within minutes of i-95 and approximately ten minutes from Palm Beach International Airport. The $\pm 6,344$ SF facility is comprised of six units, totaling 24 beds. Property is expected to complete construction by February 1st, 2025.

The property is pristine with all new amenities. In addition to the beautiful living areas, the property offers a large pool and lounge area for the clients during their stay at the location.

PROPERTY HIGHLIGHTS

- $\pm 6,344$ SF Substance Use Disorder Housing
- Total of 24 Beds
- Property Situated on $\pm .31$ acres
- Located in Lake Worth Beach, FL
- Zoned MU-FH

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CONTACT INFORMATION

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Behavioral Health Properties
14255 US Hwy One, Suite 2185
Juno Beach, FL 33409
behavioralhealthproperties.com



PROPERTY INFORMATION

OFFERING SUMMARY

ADDRESS:	802 N Federal Hwy Lake Worth Beach, FL 33460
COUNTY:	Palm Beach
PCN:	38-43-44-21-15-234-0010
YEAR BUILT:	2025
TOTAL BUILDINGS SIZE:	±6,344 SF
SITE SIZE:	±.31 Acres
NO. OF BUILDINGS:	1
NO. OF FLOORS:	2
NO. OF BEDS:	24



ASKING RENT

Contact Agent
Pricing

PHOTOS



PHOTOS



AERIAL

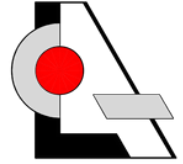
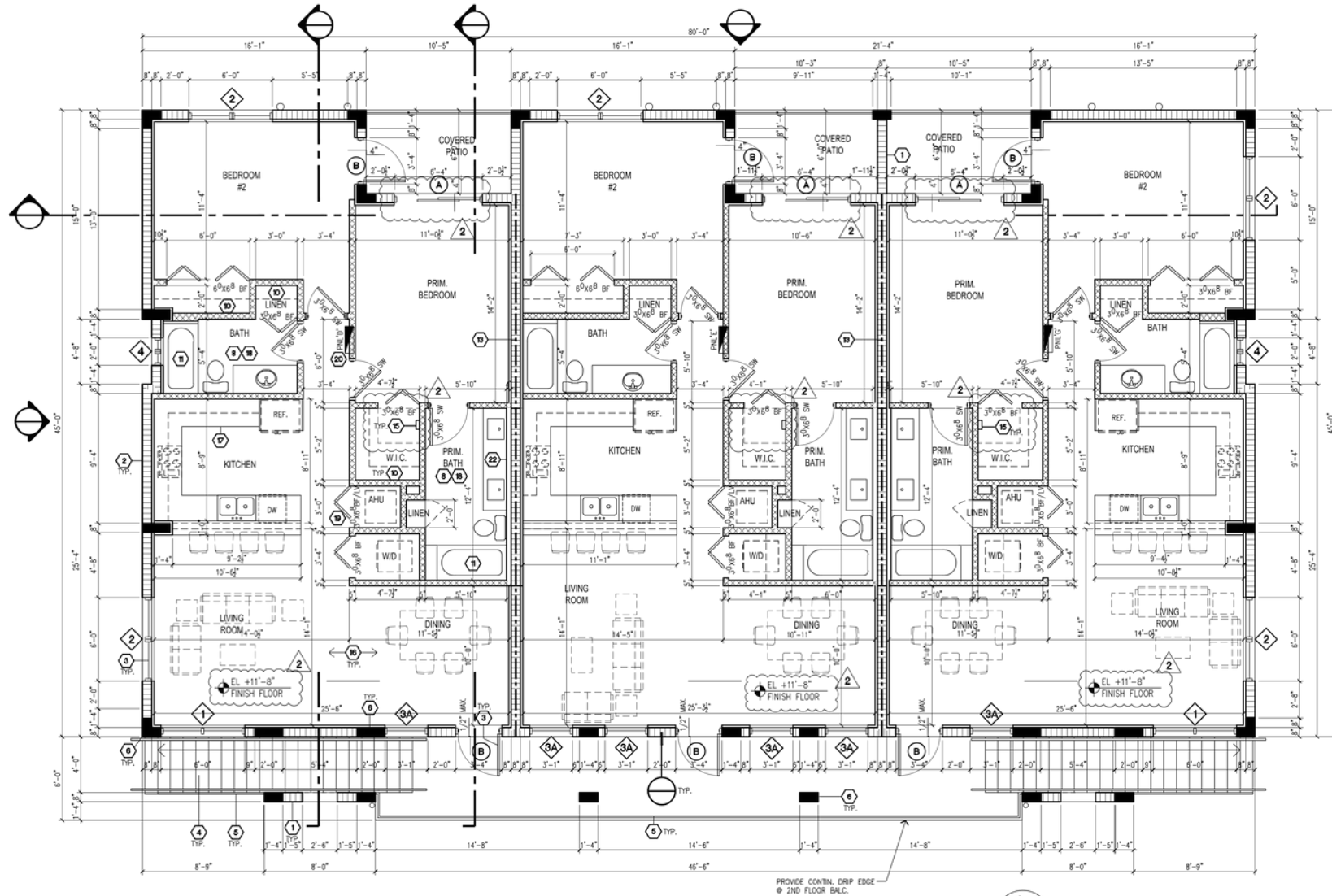


1st Floor



FLOOR PLANS

2nd Floor



LCA AA 0003432
 Architecture, Inc.
 1975 Sansbury's Way
 Suite 108
 West Palm Beach, FL 33411
 Phone: (561) 493-4787
 Fax: (561) 493-4786

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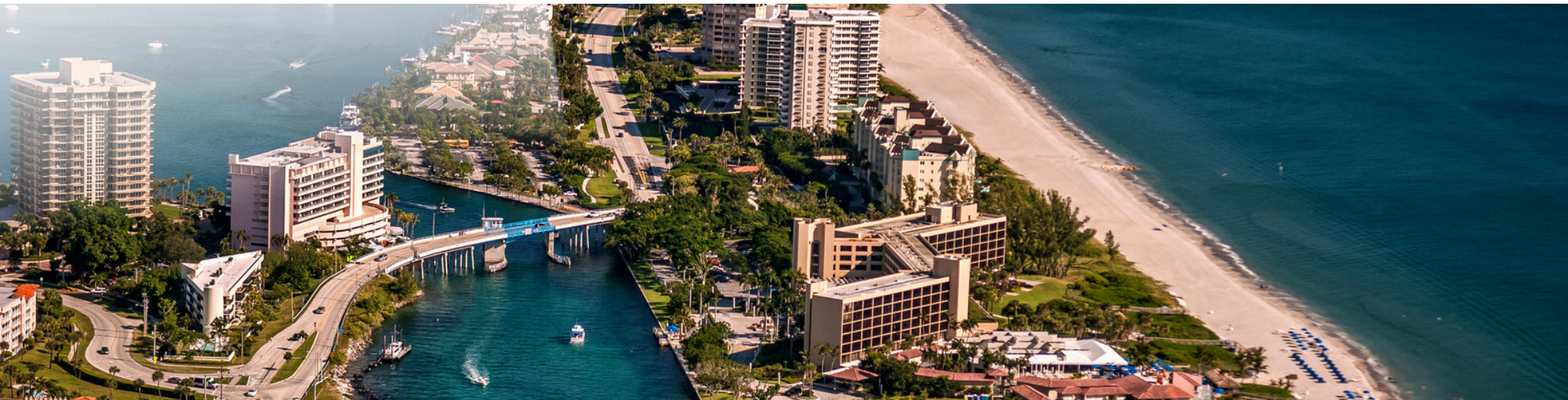
ALL GROUND FLOOR UNITS CONTAINING FOUR (4) OR MORE UNITS, WITHOUT AN ELEVATOR IN "COVERED MULTIFAMILY DWELLING" SHALL COMPLY FULLY WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FAIR HOUSING GUIDELINES.

ABOUT THE AREA

PALM BEACH COUNTY, FLORIDA

Located in beautiful South Florida, this area truly is paradise. As one of the fastest growing communities in the entire United States, the area offers plenty of amenities such as world-class schools, a vibrant economy, family-oriented activities, as well as breath taking scenery.

Additionally, Palm Beach County is expected to continue to grow over the next decade and properties are still selling for record prices across the real estate landscape. With three international airports within an hour and half of the listed properties location, this paradise can be reached from anywhere in the world.



ABOUT BEHAVIORAL HEALTH PROPERTIES

In 2014, our co-founders recognized that the unique zoning and facilities needs required by behavioral healthcare operators were not being met by traditional commercial brokers. Furthermore, they recognized that the behavioral healthcare sector held tremendous potential value to institutional and private investors alike, but was being overlooked for "traditional" medical investment opportunities. Since that time, Behavioral Health Properties has become one of the foremost authorities and trusted advisors in the sector.

Headquartered in Palm Beach County, Florida, Behavioral Health Properties is licensed in multiple states throughout the country and oversaw approximately \$300 Million in real estate sales in 2022.

CONTACT INFORMATION



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Broker of Record

DISCLAIMER & LIMITING CONDITIONS

Behavioral Health Properties, LLC has been retained as the exclusive brokers to arrange the lease of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective lessee may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective lessee's may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective lessees.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Behavioral Health Properties, LLC. or the current Owner/Lessor. Each prospective lessee is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Lessor expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Lessor shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Lessor and any conditions to the lessee's obligations therein have been satisfied or waived. The Lessor reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.