
# 1002 N DIXIE HIGHWAY

SALE LEASEBACK • OWNER USER • RE-DEVELOPMENT OPPORTUNITY

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NEWMARK

# EXECUTIVE SUMMARY & VALUE PROPOSITION

1002 N DIXIE HIGHWAY

## Introductory Overview

Positioned on one of Palm Beach County's most visible and established commercial corridors, 1002 N Dixie Hwy offers a rare infill opportunity where location, accessibility, and long-term upside converge. Situated just minutes from vibrant downtown Lake Worth Beach, premier dining and entertainment, Palm Beach International Airport, and direct access to Interstate-95, the property delivers the ideal combination of high daily traffic exposure and irreplaceable coastal proximity. In a market defined by intense demand and limited supply, this asset stands out as a strategic platform for owner-users and investors seeking immediate functionality with meaningful appreciation potential in the heart of South Florida's most supply-constrained infill market.

## Executive Summary

1002 N Dixie Hwy, Lake Worth Beach, FL is a highly visible commercial property strategically located along the U.S.-1/Dixie Highway corridor—one of Palm Beach County's most established and traveled north–south arteries. The property benefits from exceptional frontage, prominent signage opportunity, and direct accessibility to the region's primary transportation network.

The site is minutes from Interstate-95, providing rapid connectivity throughout South Florida, and is conveniently positioned near Palm Beach International Airport (PBI) and the Tri-Rail commuter system, offering seamless regional access for customers, employees, and vendors alike. These infrastructure advantages make the property uniquely well-suited for a wide variety of commercial uses.

Located within close proximity to downtown Lake Worth Beach, the property enjoys immediate access to a vibrant ecosystem of restaurants, cafés, nightlife, arts venues, retail shops, and entertainment destinations. The surrounding area continues to experience ongoing revitalization and private investment, reinforcing the corridor as one of Palm Beach County's most desirable commercial submarkets.

From an investment perspective, 1002 N Dixie Hwy benefits from extraordinary barriers to entry. In Palm Beach County—and throughout coastal South Florida—true infill commercial properties along established corridors are increasingly scarce. Limited available land, escalating property values, strict zoning constraints, and lengthy entitlement timelines have created a marketplace where comparable opportunities are extremely difficult to replicate. This dynamic positions the asset for strong long-term appreciation and stable demand.

## Value Proposition

### 1. PRIME INFILL LOCATION WITH HIGH BARRIERS TO ENTRY

Palm Beach County's coastal markets represent one of the most supply-constrained real estate environments in the country. Development of new commercial properties along established corridors like Dixie Highway faces significant obstacles including minimal remaining developable land, stringent zoning and municipal approvals, high acquisition and construction costs, lengthy entitlement and permitting processes, and community and regulatory constraints. These factors create institutional-level barriers to entry, making existing infill properties with established improvements exceptionally valuable.

### 2. STRATEGIC ACCESS TO MAJOR TRANSPORTATION HUBS

The property offers unmatched connectivity to critical regional infrastructure including immediate access to Interstate-95, proximity to Palm Beach International Airport, Tri-Rail commuter rail service, and direct frontage on U.S.-1/Dixie Highway providing high daily traffic exposure.

### 3. PROXIMITY TO DINING, ENTERTAINMENT, AND LIFESTYLE AMENITIES

1002 N Dixie Hwy is located just minutes from the heart of Lake Worth Beach, offering convenient access to a diverse selection of restaurants, nightlife, cultural venues, retail destinations, and recreational amenities. This amenity-rich environment supports strong consumer activity and sustainable tenant demand.

### 4. FLEXIBLE USE PROFILE WITH IMMEDIATE UTILITY

The property supports a wide range of potential uses including owner-user retail or service operations, showroom or experiential commercial concepts, professional office uses, specialty service providers, and value-add repositioning strategies.

### 5. LONG-TERM APPRECIATION IN A HIGH-GROWTH MARKET

Palm Beach County continues to benefit from sustained population growth, corporate relocations, rising commercial rents, and limited new supply—creating a favorable environment for long-term asset appreciation.

# CONFIDENTIALITY & CONDITIONS

Newmark Southern Region, LLC, a Georgia limited liability company, d/b/a Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 1002 N. Dixie Highway, Lake Worth Beach, FL 33460 (the "Property") by Bachman Marine Group, Inc. (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (July 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion.

Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.







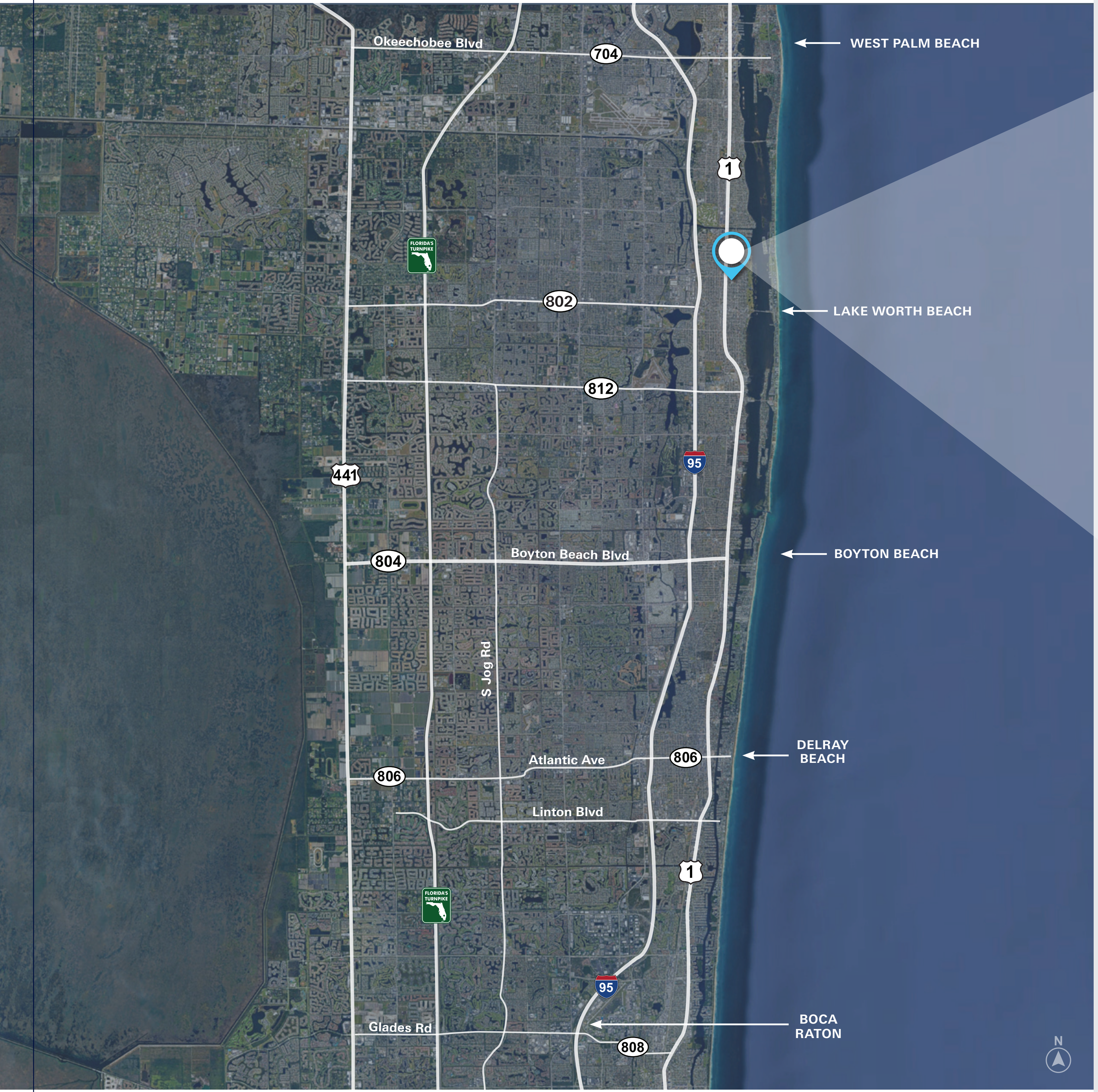
# PROPERTY DESCRIPTION

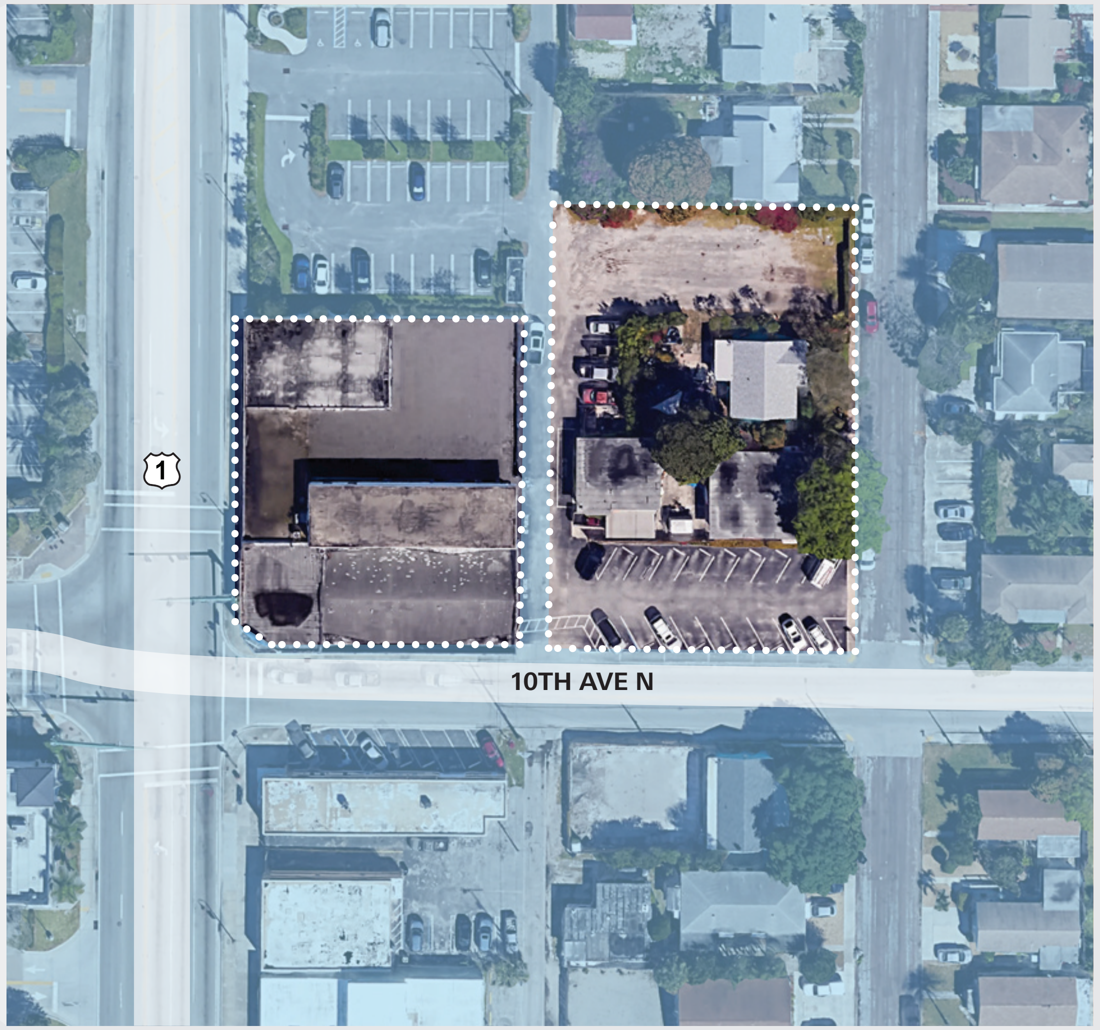
| PROPERTY ADDRESS: | 1002 N. Dixie Hwy., Lake Worth, FL 33460 |
|---|---|
| BUILDING TYPE | Retail |
| BUILDING TENANCY | Single |
| YEAR BUILT | 1982 |
| RBA | **5-buildings:**<br>5,979 SF – built 1922<br>1,728 SF – built 1956<br>4,094 SF – built 1982<br>1,093 SF – built 1952<br>1,360 SF - built 1956<br>**Total: 14,281 SF** |
| STORIES | Single |
| LAND ACRES | 1.06 |
| ZONING | SF-TF-14 |
| PARCEL | 38-43-44-21-15-310-0010 |
| PARKING | .25/1,000 |

| PROPERTY ADDRESS: | 1032 N. G St., Lake Worth, FL 33460 |
|---|---|
| BUILDING TYPE | Industrial |
| BUILDING TENANCY | Single |
| YEAR BUILT | 1970 |
| RBA | 4,400 SF |
| STORIES | Single |
| LAND ACRES | .20 |
| ZONING | TOD-E |
| PARCEL | 38-43-44-21-15-314-0040 |

1002 N DIXIE HIGHWAY

# LANDMARK LOCATION IN LAKE WORTH



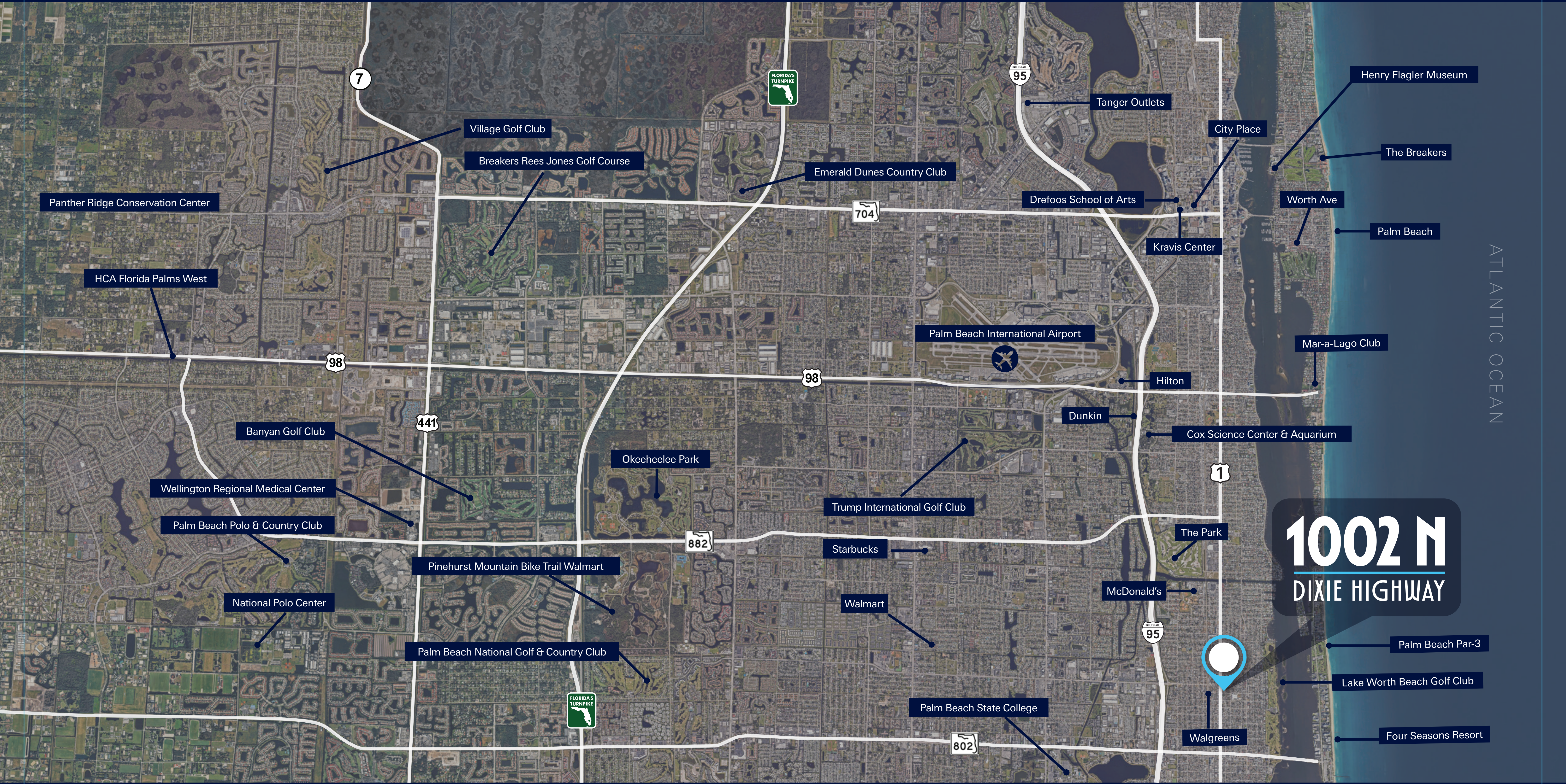




**TRAFFIC COUNTS:**

| | |
|---|---|
| 10th Ave / N. Dixie Hwy. | 11,201 VPD |
| N. Dixie Hwy. / 10th Ave N N | 18,024 VPD |
| N Dixie Hwy / 10th Ave N S | 18,719 VPD |

| | 2 MILES | 5 MILES | 10 MILES |
|---|---|---|---|
| **Population:** | 47,922 | 251,538 | 729,039 |
| **Households:** | 22,470 | 92,446 | 286,328 |
| **Avg. Household Income:** | $98,180 | $96,715 | $101,948 |

# LOCATION OVERVIEW

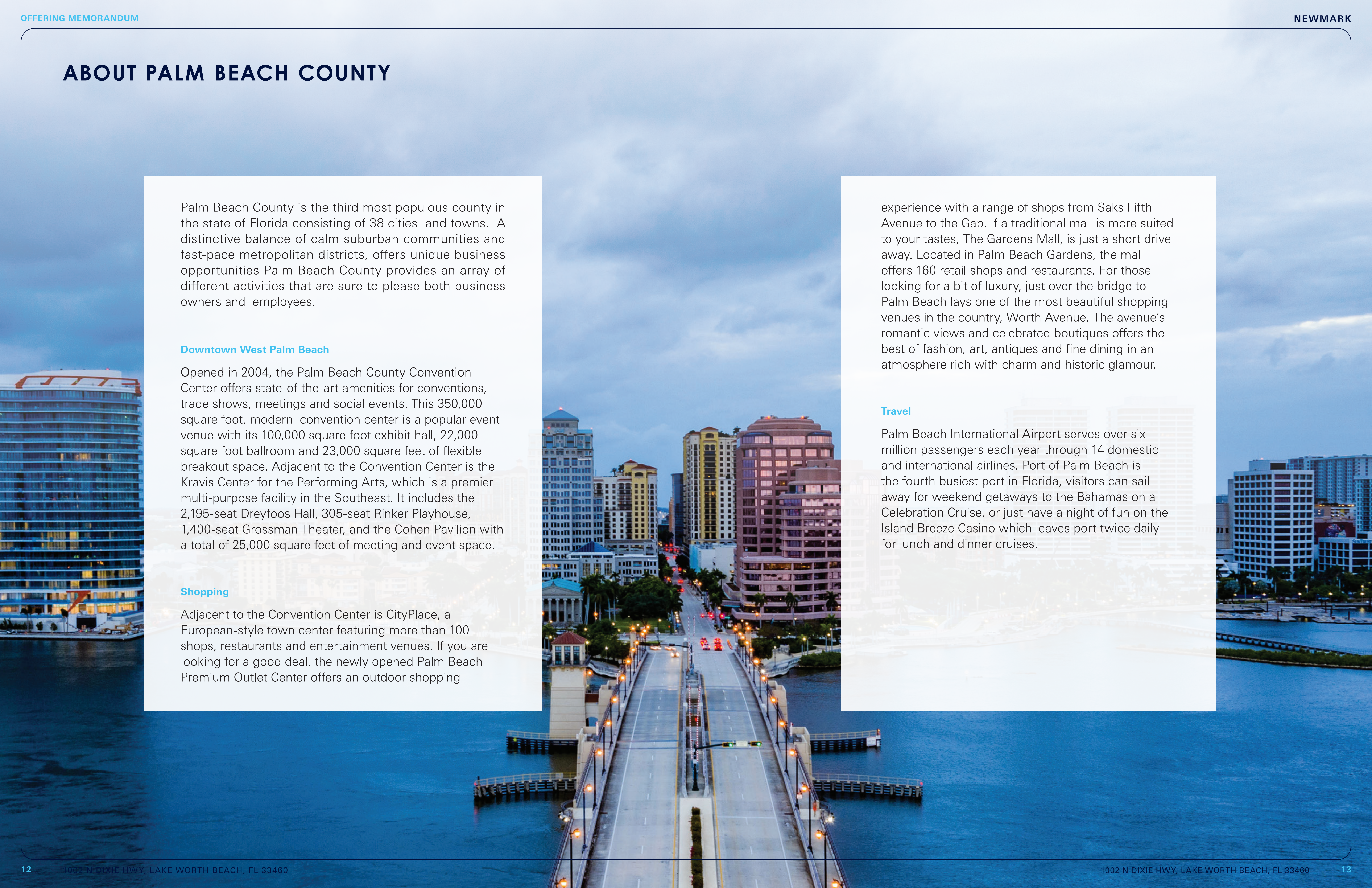


# PHOTOS





# ABOUT PALM BEACH COUNTY



Palm Beach County is the third most populous county in the state of Florida consisting of 38 cities and towns. A distinctive balance of calm suburban communities and fast-pace metropolitan districts, offers unique business opportunities Palm Beach County provides an array of different activities that are sure to please both business owners and employees.

### Downtown West Palm Beach

Opened in 2004, the Palm Beach County Convention Center offers state-of-the-art amenities for conventions, trade shows, meetings and social events. This 350,000 square foot, modern convention center is a popular event venue with its 100,000 square foot exhibit hall, 22,000 square foot ballroom and 23,000 square feet of flexible breakout space. Adjacent to the Convention Center is the Kravis Center for the Performing Arts, which is a premier multi-purpose facility in the Southeast. It includes the 2,195-seat Dreyfoos Hall, 305-seat Rinker Playhouse, 1,400-seat Grossman Theater, and the Cohen Pavilion with a total of 25,000 square feet of meeting and event space.

### Shopping

Adjacent to the Convention Center is CityPlace, a European-style town center featuring more than 100 shops, restaurants and entertainment venues. If you are looking for a good deal, the newly opened Palm Beach Premium Outlet Center offers an outdoor shopping experience with a range of shops from Saks Fifth Avenue to the Gap. If a traditional mall is more suited to your tastes, The Gardens Mall, is just a short drive away. Located in Palm Beach Gardens, the mall offers 160 retail shops and restaurants. For those looking for a bit of luxury, just over the bridge to Palm Beach lays one of the most beautiful shopping venues in the country, Worth Avenue. The avenue's romantic views and celebrated boutiques offers the best of fashion, art, antiques and fine dining in an atmosphere rich with charm and historic glamour.

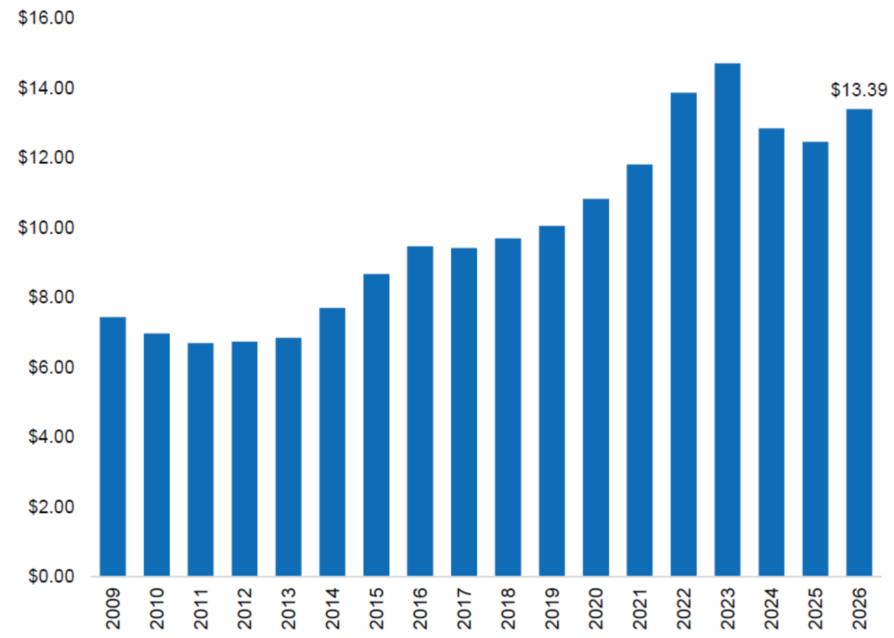
### Travel

Palm Beach International Airport serves over six million passengers each year through 14 domestic and international airlines. Port of Palm Beach is the fourth busiest port in Florida, visitors can sail away for weekend getaways to the Bahamas on a Celebration Cruise, or just have a night of fun on the Island Breeze Casino which leaves port twice daily for lunch and dinner cruises.

# PALM BEACH INDUSTRIAL MARKET

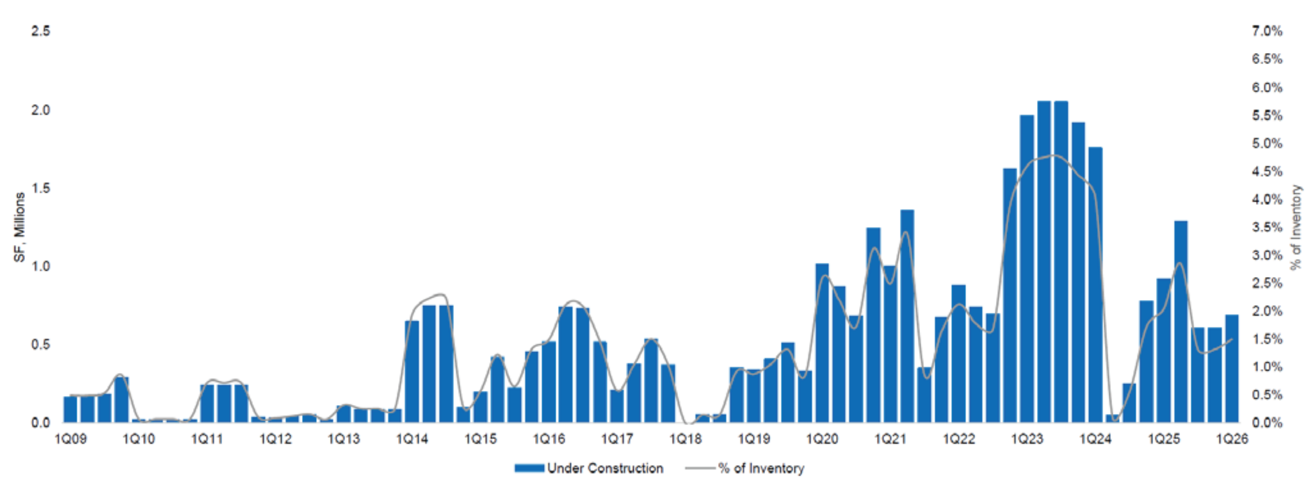
| Market Snapshot 1Q 26 | Inventory 45,718,926 SF | Overall Vacancy 8.4% | Net Absorption 26,008 SF | Asking Rent $13.39 SF | Under Construction 685,545 SF |
|---|---|---|---|---|---|

**INDUSTRIAL AVERAGE ASKING RENT, $/SF, NNN**

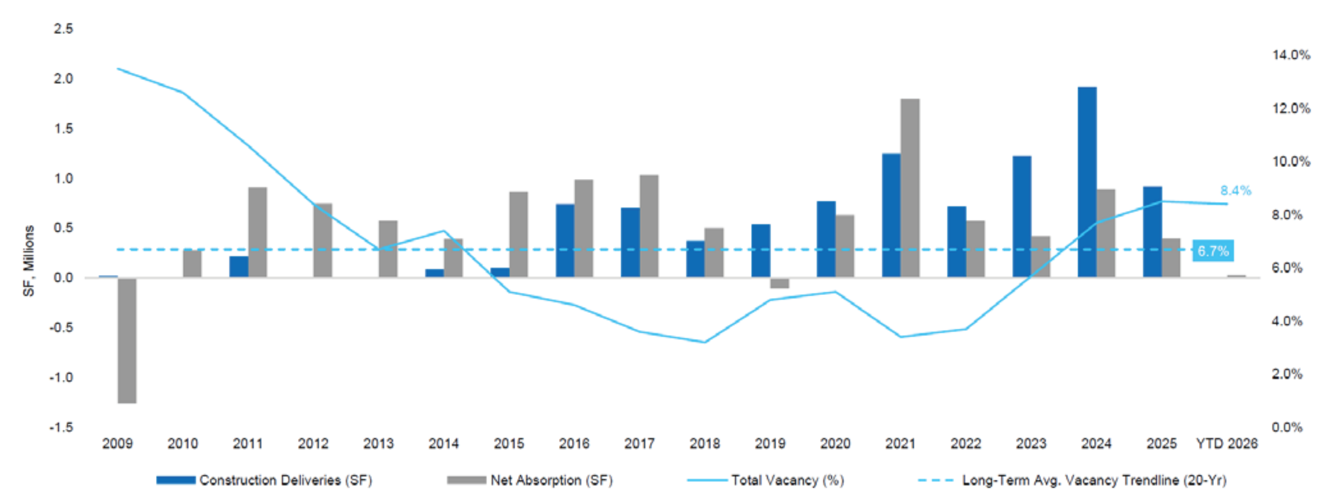



Industrial asking rents increased while demand outpaced supply causing the vacancy rate to decline, the development pipeline increased 13.1% quarter over quarter and leasing activity declined 5.4% quarter over quarter.

**INDUSTRIAL UNDER CONSTRUCTION AND % OF INVENTORY**




**HISTORICAL CONSTRUCTION DELIVERIES, NET ABSORPTION & VACANCY**




*Source: Newmark Research; CoStar*

# MEET THE TEAM

## Brokerage Services


ALAN H. LONG


HAMILTON LONG

## Research


LISA DENIGHT


CHING-TING WANG

## Marketing


MARTA SOFI


PENNY EZELL

# EXECUTIVE SUMMARY

## Alan H. Long

MANAGING DIRECTOR

**alan.long@nmrk.com**

561-693-9994

AREAS OF SPECIALIZATION:

- INDUSTRIAL
- MEDICAL
- OFFICE

20+ Years

OF EXPERIENCE

### PROFESSIONAL BACKGROUND

Alan H. Long serves as a managing director with Newmark Brokerage Central Florida, where he focuses on industrial, office, medical and land property dispositions/acquisitions. Mr. Long and his team have represented clients in transactions valued over $1 billion. His unique skill set has allowed him to assist his clients throughout the entire United States. As an experienced managing director on the Newmark Brokerage/Investment sales team, Mr. Long has extensive relationships with institutional clients, Fortune 500 companies and regional/local firms. He is a top performer within Newmark and an expert in representing sellers and buyers, contract negotiation and real estate development.

### LIST OF TRANSACTIONS

- Mixed use land sale: Palm Beach County, $32 million
- Industrial building sale: Martin County, $9 million
- Industrial building sale: 33,090 SF, West Palm Beach, $10.2 million
- Mixed use land transaction: 52 acres, Palm Beach County, $18 million
- Industrial building sale: 125,000 SF, Windsor, CT, $10 million
- Land transaction: Singer Island, FL, $10.5 million
- Industrial building sale: 70,000 SF, Palm Beach County, $22 million
- Industrial building sale: Broward County, $31 million
- Industrial building sale: 225,000 SF, Riviera Beach
- Industrial Lease transaction: 67,000 SF, Broward County
- Industrial building sale: 60,000 SF, Martin County
- Medical building sale: 38,000 SF, Palm Beach Gardens, $11 million
- Land transaction sale: 35 Acres, Palm Beach County, $12.5 million
- Flex building sale: 15,250 SF, Fort Lauderdale, $2.0 million

### EDUCATION

Mr. Long earned a Master of Business Administration degree in business/managerial economics from Averett University and a Bachelor of Science degree from Virginia Commonwealth University.

## Hamilton Long

ASSOCIATE DIRECTOR

**hamilton.long@nmrk.com**

561-315-8322

AREAS OF SPECIALIZATION:

- INDUSTRIAL
- LAND
- MEDICAL/OFFICE

### PROFESSIONAL BACKGROUND

Hamilton Long joined Newmark in 2023 and currently serves as an Associate in the company's South Florida office. Hamilton is an experienced commercial real estate broker with a proven track record of successful transactions. Expert in analyzing market trends, identifying investment opportunities, and negotiating deals that maximize value for clients. Passionate about connecting businesses with their ideal spaces and providing strategic insights to achieve their real estate goals. Dedicated to delivering exceptional service and building lasting relationships in the industry.

Hamilton came to Newmark after serving as a Research Analyst Intern for three years where he was responsible for gathering information from local and regional markets.

### LIST OF TRANSACTIONS

- Flex, 111,200 SF, Atlanta, $14.2 million
- Industrial, 87,350 SF, Orlando/Tampa/Ft. Myers, $9.2 million
- Industrial, 32,100 SF, Port St. Lucie, $3.5 million
- Industrial, 24,554 SF, Orlando, $5.9 million
- Industrial, 37,750 SF, Orlando/Tampa/Port St. Lucie, $6.5 million

### PARTIAL CLIENT LIST

- Home Depot
- FIS Outdoor
- Certified Slings & Supply
- Spectrum
- SF Partners
- Nichols Contracting, Inc.
- Collection Capital, LLC

### PROFESSIONAL RECOGNITIONS/AFFILIATIONS

- Ambassador of The Honda Classic
- Habitat for Humanity

### EDUCATION

Hamilton received a Master of Business Administration degree in international business from Florida International University and a Bachelor of Science from the University of Alabama in finance with a minor in real estate.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