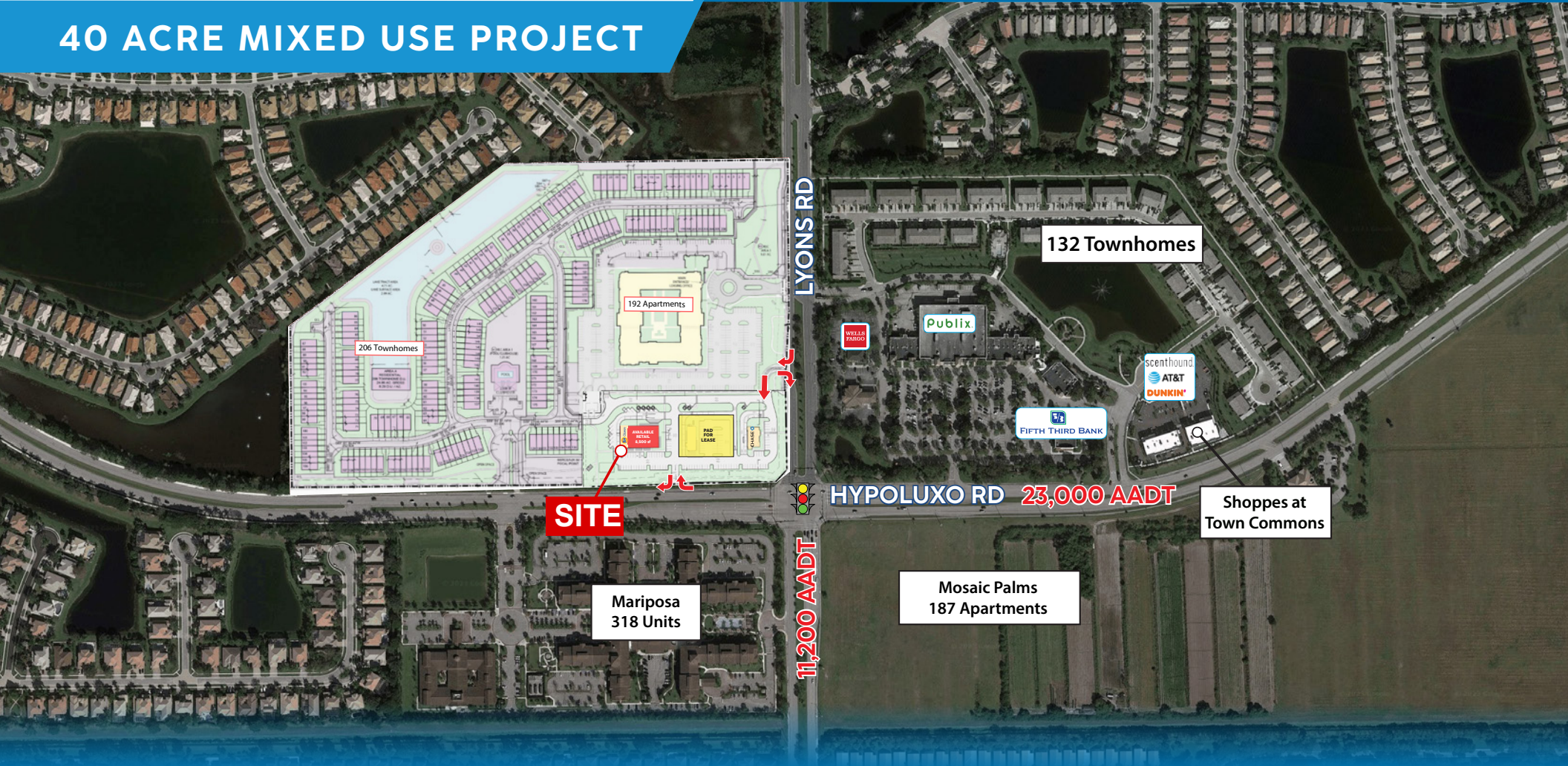


40 ACRE MIXED USE PROJECT



WINDSOR PLACE
HYPOLUXO RD & LYONS RD, LAKE WORTH, FL

EXCLUSIVE
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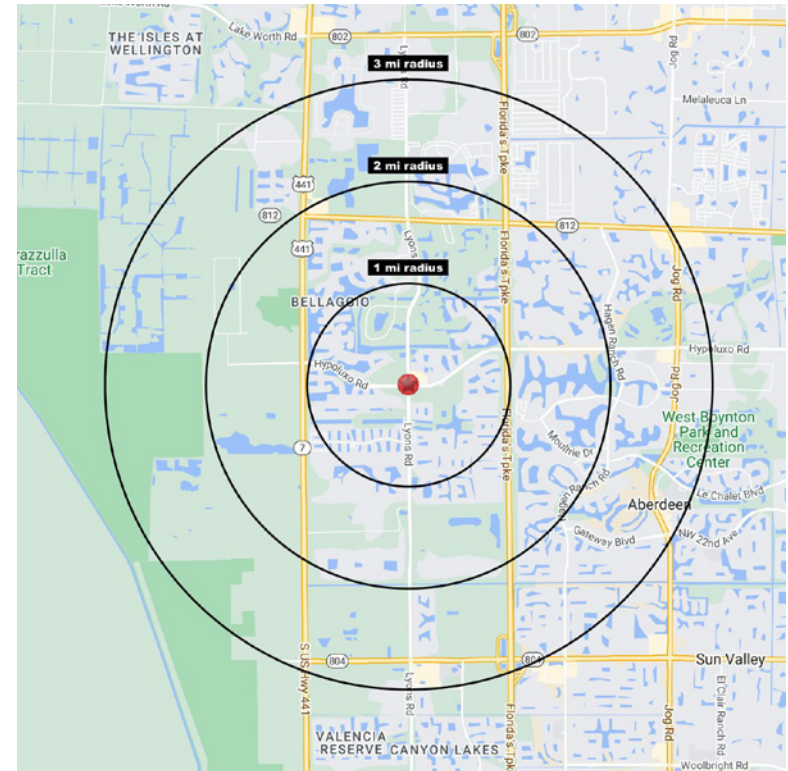
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HIGHLIGHTS

- Windsor Place will consist of 15,500 sf +/- of retail, 194 apartments, and 206 townhomes
- 10,000 SF Multi-Tenant building available
- Windsor Place is surrounded by affluent communities in Western Palm Beach County



DEMOGRAPHICS (3 mi)



Population
57,333



Daytime Population
13,958



Median Age
49.1



Average HH Income
\$128,028

KEY FEATURES



40 acre mixed use project



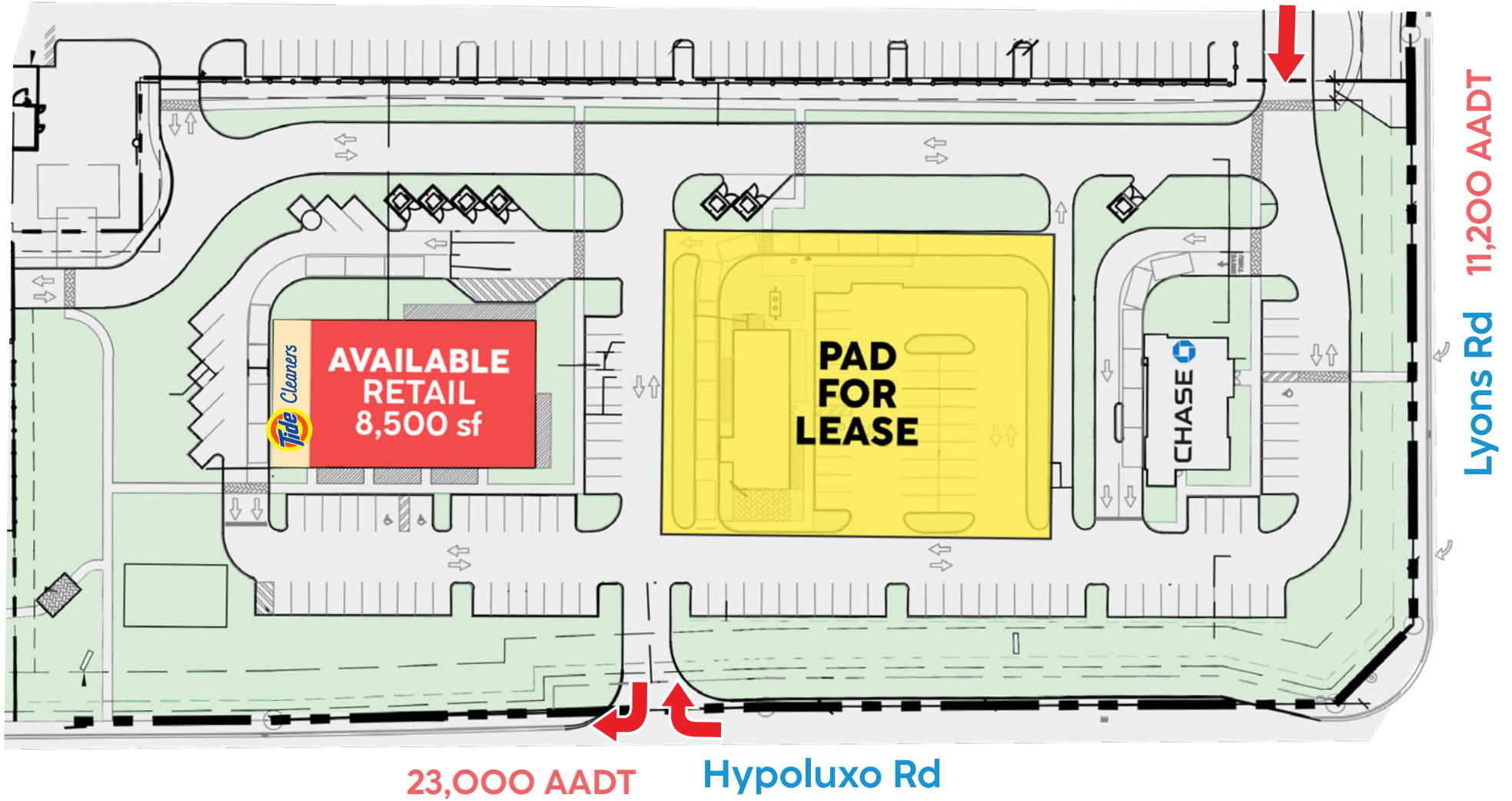
Retail and Residential

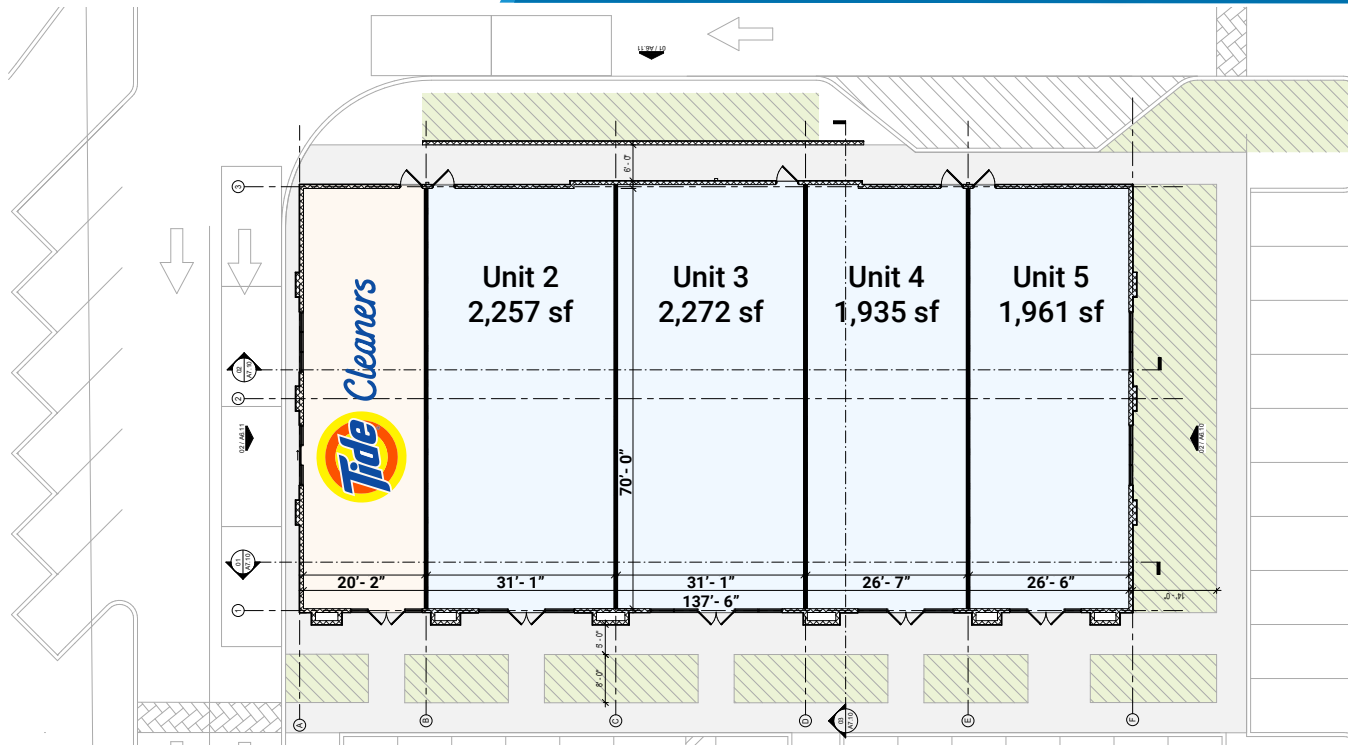


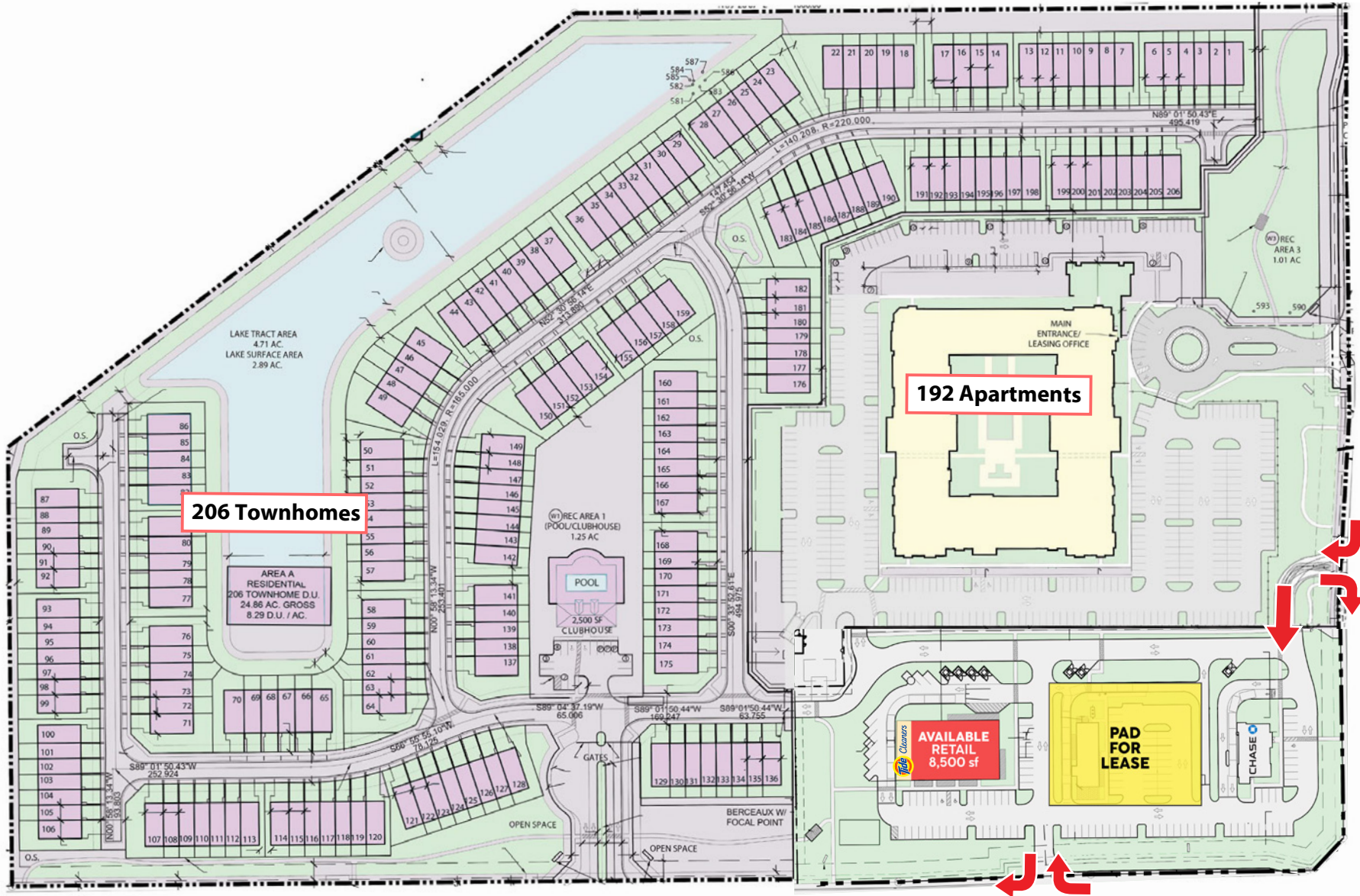
Dense, affluent market

JOIN



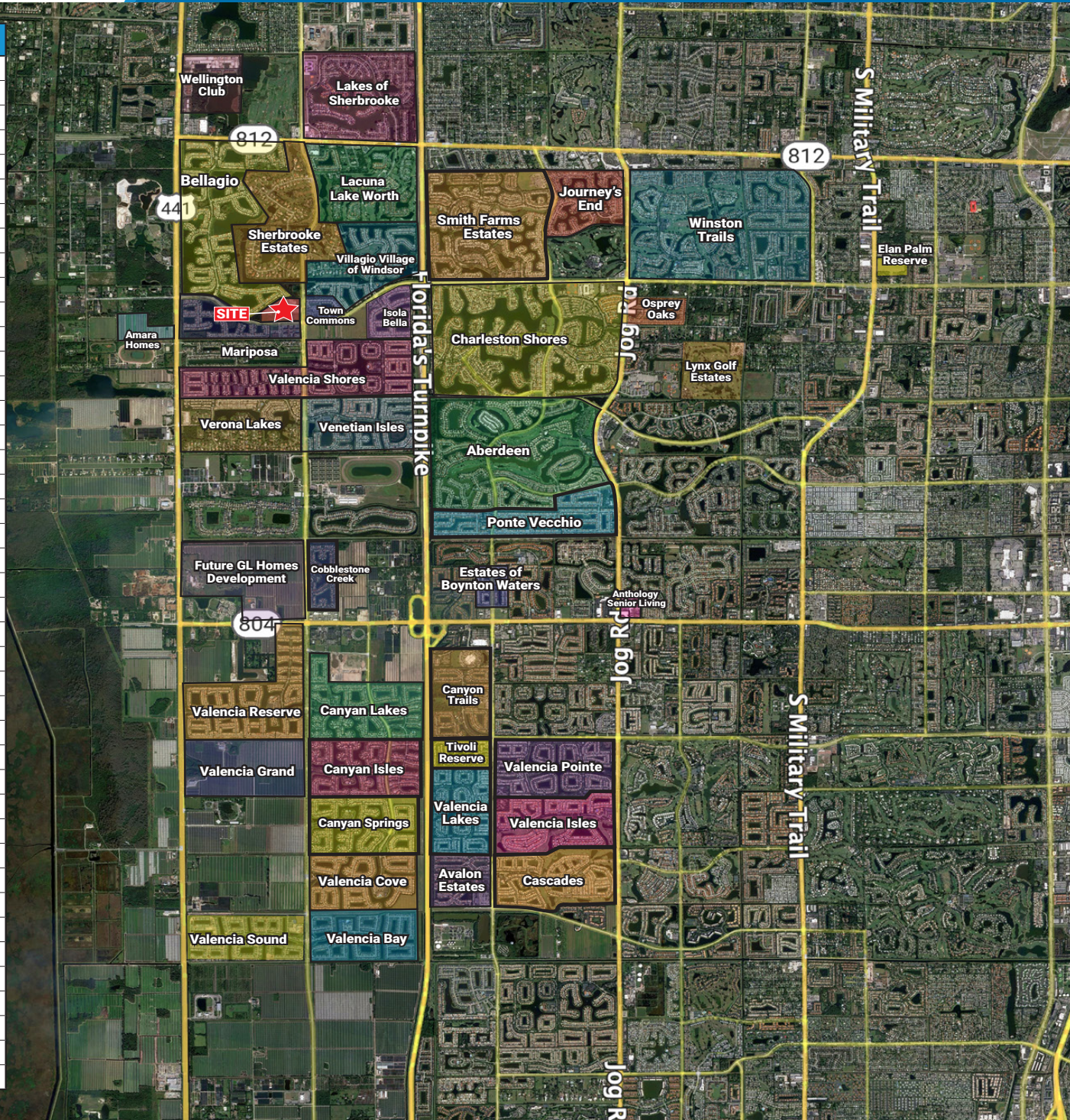








Neighborhood	Total Homes	Avg. Sale Price
Windsor Place	Site	Site
Wellington Club	204	\$821,000
Bellaggio	1,124	\$700,000
Sherbrooke Estates	50	\$2,870,000
Lacuna Lake Worth	303	\$461,000
Villaggio	350	\$669,750
Isola Bella	402	\$700,000
Town Commons	132	\$524,000
Mariposa	275	\$1,170,000
Charleston Shores	1700	\$625,000
Valencia Shores	1,100	\$595,000
Verona Lakes	750	\$412,000
Venetian Isles	1,000	\$475,000
Winston Trails	1,900	\$609,000
Osprey Oaks	37	\$900,000
Lynx Golf Estates	13	\$1,300,000
Elan Palm Reserve	384	TBD
Journey's End	450	\$720,000
Aberdeen	2878	\$350,500
Estates of Boynton Waters	72	\$399,000
Anthology Senior Living	130	TBD
Valencia Reserve	1,061	\$687,000
Canyon Lakes	500	\$852,000
Canyon Isles	500	\$875,000
Canyon Springs	500	\$898,250
Valencia Grand	659	\$1,100,000
Valencia Cove	540	\$840,000
Valencia Bay	582	\$1,100,000
Valencia Sound	568	\$1,200,000
Avalon Estates	500	\$615,000
Cascades	928	\$449,500
Valencia Isles	793	\$585,000
Valencia Pointe	690	\$750,000
Smith Farms Estates	11,024	\$592,500
Avalon Estates	500	\$615,000
Valencia Lakes	696	\$500,000
Tivoli Reserve	220	\$619,500
Canyon Trails	534	\$532,500
Ponte Vecchio	896	\$630,500
Cobblestone Creek	250	\$1,060,000
Lakes of Sherbrooke	456	\$445,000
Amara Homes	117	\$1,100,000



Windsor Place	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	8,154	28,873	60,117
2028 Projected Population	9,489	33,941	70,771
2020 Census Population	7,902	28,295	56,933
2010 Census Population	7,146	25,727	50,621
Projected Annual Growth 2023 to 2028	3.3%	3.5%	3.5%
Historical Annual Growth 2010 to 2023	1.1%	0.9%	1.4%
2023 Median Age	58.9	51.0	49.6
Households			
2023 Estimated Households	3,492	11,381	23,429
2028 Projected Households	4,060	13,303	27,347
2020 Census Households	3,270	10,839	21,828
2010 Census Households	3,088	10,206	20,074
Projected Annual Growth 2023 to 2028	3.3%	3.4%	3.3%
Historical Annual Growth 2010 to 2023	1.0%	0.9%	1.3%
Race and Ethnicity			
2023 Estimated White	74.0%	70.1%	68.0%
2023 Estimated Black or African American	11.7%	12.6%	13.8%
2023 Estimated Asian or Pacific Islander	4.4%	4.7%	4.4%
2023 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2023 Estimated Other Races	9.7%	12.3%	13.5%
2023 Estimated Hispanic	13.1%	16.0%	17.6%
Income			
2023 Estimated Average Household Income	\$139,696	\$137,317	\$127,318
2023 Estimated Median Household Income	\$101,655	\$100,725	\$100,030
2023 Estimated Per Capita Income	\$59,945	\$54,172	\$49,719
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.8%	4.3%	3.5%
2023 Estimated Some High School (Grade Level 9 to 11)	2.0%	1.9%	3.1%
2023 Estimated High School Graduate	15.1%	19.0%	22.4%
2023 Estimated Some College	17.6%	17.0%	17.0%
2023 Estimated Associates Degree Only	8.7%	10.3%	10.5%
2023 Estimated Bachelors Degree Only	27.7%	27.2%	25.2%
2023 Estimated Graduate Degree	26.2%	20.4%	18.3%
Business			
2023 Estimated Total Businesses	441	1,545	3,335
2023 Estimated Total Employees	1,644	5,898	13,985
2023 Estimated Employee Population per Business	3.7	3.8	4.2
2023 Estimated Residential Population per Business	18.5	18.7	18.0

