



BOYNTON BEACH
COASTAL INFILL DEVELOPMENT SITE
CONFIDENTIAL MEMORANDUM

 **REMAX** 360

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BOYNTON BEACH

COASTAL INFILL DEVELOPMENT SITE

1320 S FEDERAL HIGHWAY | BOYNTON BEACH, FL 33434

REMAX 360 Real Estate is pleased to present a high-visibility mixed-use development site located directly along S Federal Highway, one block from the Atlantic Ocean. The ±0.52-acre parcel is zoned MU-1, offering broad by-right development flexibility suitable for a wide range of residential, commercial, medical, and retail uses. Rather than a single-use concept, the site is best positioned as a versatile infill opportunity in a dense, supply-constrained coastal corridor with strong demographics, traffic counts, and long-term growth fundamentals. The zoning supports up to 4 stories, making the property attractive for owner-users, developers, or long-term investors seeking exposure along one of Boynton Beach's primary commercial arteries.

PROPERTY HIGHLIGHTS

- Lot Size: ±0.52 Acres (22,668 SF)
- Maximum Height: Up to 4 Stories
- FAR: Up to 2.5
- Seller Financing: Considered

LOCATION HIGHLIGHTS

- Zoning: MU-1 (Mixed-Use)
- Frontage: Direct exposure on S Federal Highway
- Location: One block from the beach
- Traffic Counts: ±23,000 vehicles/day

ASKING PRICE: \$1,500,000.00

CRA = LOWER BASIS + FASTER APPROVALS

- Public incentives can offset development costs and improve returns
- Reduced effective land basis through grants and reimbursements
- Municipality aligned with redevelopment and higher density
- Streamlined approvals within a pro-development framework
- Strong public investment driving rent growth and absorption
- Active pipeline of CRA-backed projects validating the submarket

📍 1320 S FEDERAL HWY

DEVELOPMENT POTENTIAL & USE CASES

By-Right & Conditional Uses under MU-1 include:

MIXED-USE RESIDENTIAL (HIGHEST & BEST USE)

- Multifamily (including townhomes)
- Live-work units
- Mixed-use residential

MEDICAL / PROFESSIONAL OFFICE

- Medical & dental offices (outpatient)
- Imaging, testing, and support services
- Professional & business offices
- Financial institutions
- Counseling & wellness uses

RETAIL / RESTAURANT (HIGH-VISIBILITY CORNER PLAY)

- Restaurants (sit-down & take-out)
- Pharmacy & drug store
- Grocery / Specialty food
- Fitness, gym, and health clubs
- Personal care (beauty, hair, nails)
- Retail, boutique, and service uses

HOSPITALITY / CIVIC

- Hotel / motel (conditional)
- Educational & training facilities
- Entertainment & indoor recreation

WOOLBRIGHT RD BRIDGE

BERMUDA CAY APARTMENTS



SNUG HARBOR GARDENS APARTMENTS



DEVELOPMENT POTENTIAL & USE CASES (CONTINUED)

The subject property offers a rare opportunity to develop a highly visible infill site along South Federal Highway, one block from the Intracoastal and surrounded by established multifamily and daily-needs retail. Zoned MU-1 (Mixed-Use Urban), the site allows for a broad range of by-right uses including residential, retail, medical, and office, providing multiple viable development paths depending on investor strategy. With ±22,668 SF of land area, up to 4 stories, and FAR of 2.5 (±56,670 buildable SF), the property supports a variety of scaled, efficient projects in a supply-constrained coastal corridor.

MIXED-USE RESIDENTIAL (HIGHEST & BEST USE)

- A boutique mixed-use development with ground-floor retail and residential units above represents the most compelling long-term strategy.
- Up to ~10 units by code (baseline) with potential density upside through design or workforce housing programs.
- Walkable coastal location supports rental or condo product.
- Strong surrounding multifamily presence (One Boynton, nearby Live Local projects).
- Ideal for 3–4 story podium-style product.

MEDICAL / PROFESSIONAL OFFICE

- The site is well-suited for a boutique medical or professional office building, supported by strong demographics and proximity to regional healthcare demand drivers.
- Permitted uses include medical office, imaging, wellness, and professional services.
- High visibility on Federal Highway (~23,000 cars/day).
- Strong fit for owner-user or partial lease-up strategy.

RETAIL / RESTAURANT (HIGH-VISIBILITY CORNER PLAY)

Given its corner exposure and traffic counts, the site can accommodate a high-performing retail or restaurant concept. Permitted uses include restaurant (sit-down or take-out), specialty retail, fitness, and service retail.

IDEAL FOR:

- Upscale QSR
- Café / neighborhood dining
- Service-oriented retail strip
- Strong daytime and residential population support
- Excellent ingress/egress and frontage along Riviera Dr. and Federal Hwy



OCEAN FRONT BEACH PARK



BETHESDA HOSPITAL

OCEAN RIDGE NATURAL AREA



E WOOLBRIGHT RD BRIDGE

DELRAY PUBLIC BEACH



BERMUDA CAY APARTMENTS

SNUG HARBOR GARDENS APARTMENTS

ONE BOYNTON



OCEAN WALK CONDOMINIUM

BETHESDA HOSPITAL

SNUG HARBOR GARDENS APARTMENTS

RIVIERA DR.

RIVIERA DR.

FEDERAL HWY +/- 23,000 CARS DAILY



BOCA RATON

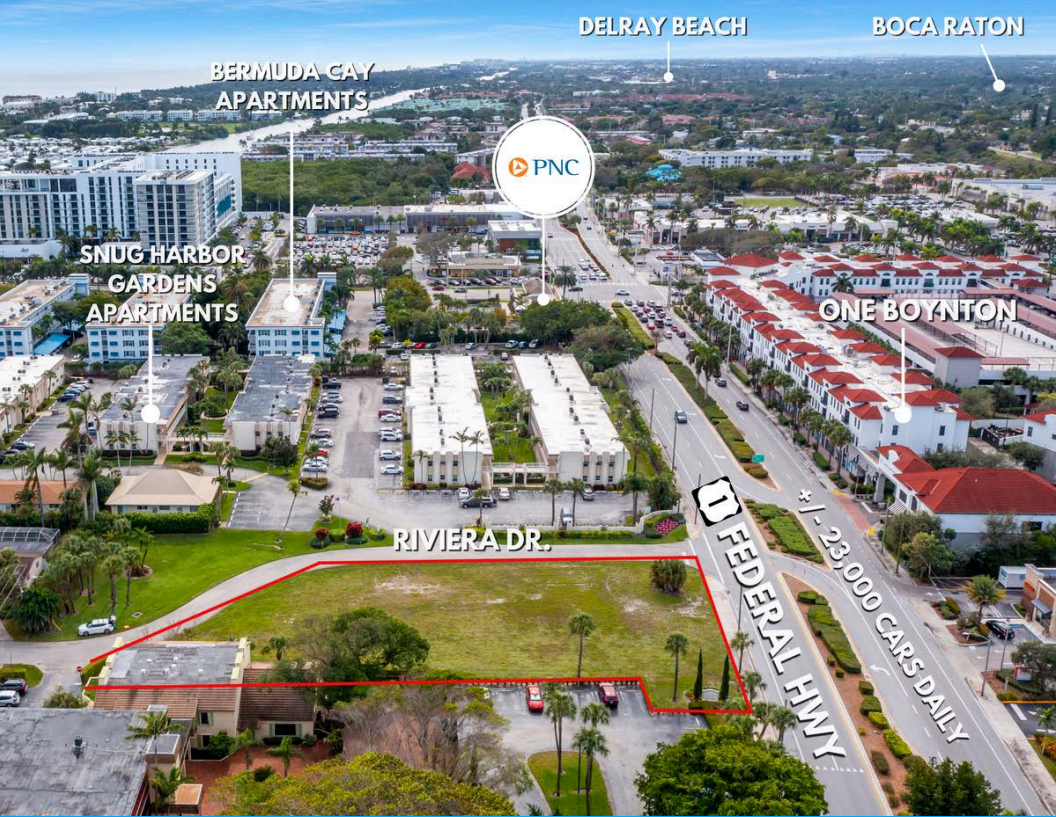
SUNRISE

PARKLAND

SNUG HARBOR GARDENS APARTMENTS

ONE BOYNTON APARTMENTS







MIXED-USE RESIDENTIAL (HIGHEST & BEST USE)



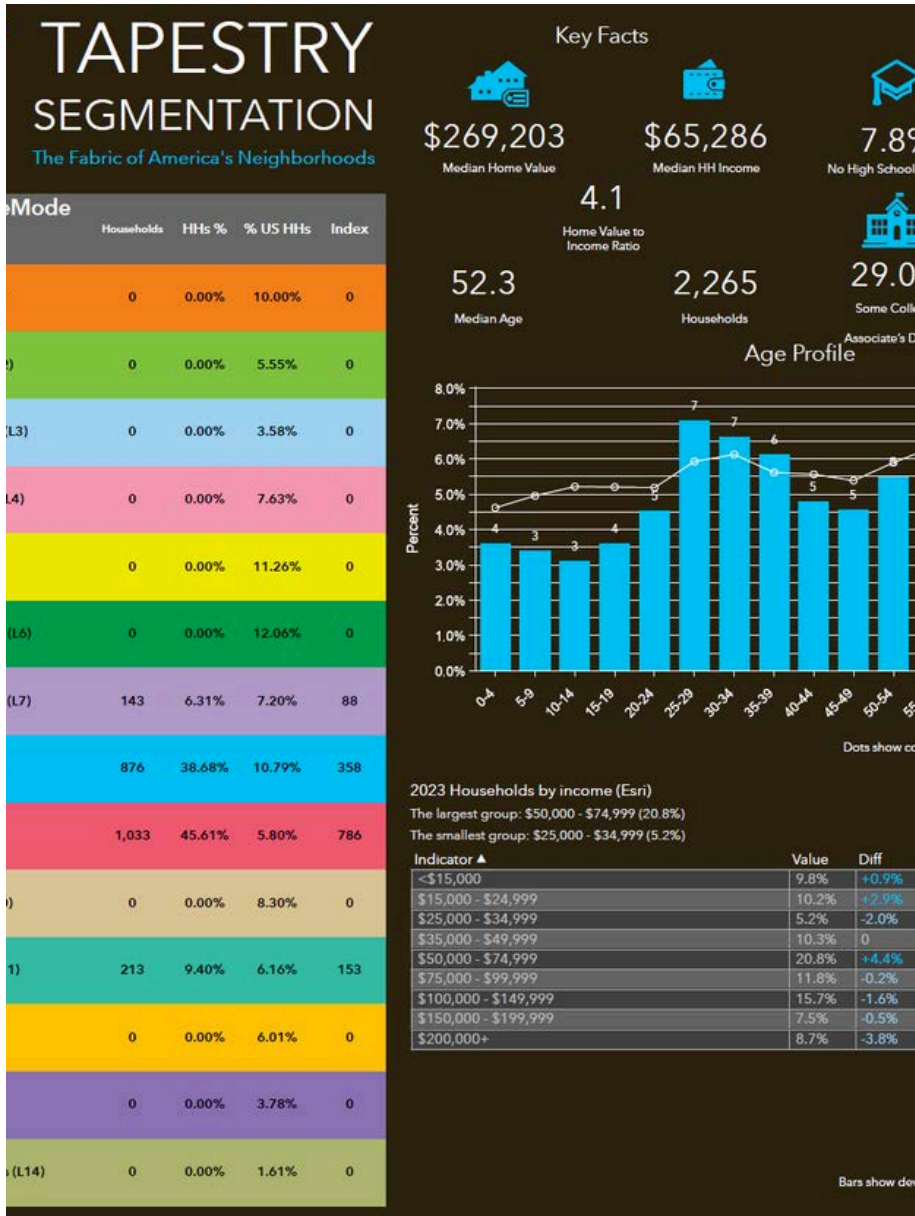
MEDICAL / PROFESSIONAL OFFICE



RETAIL / RESTAURANT

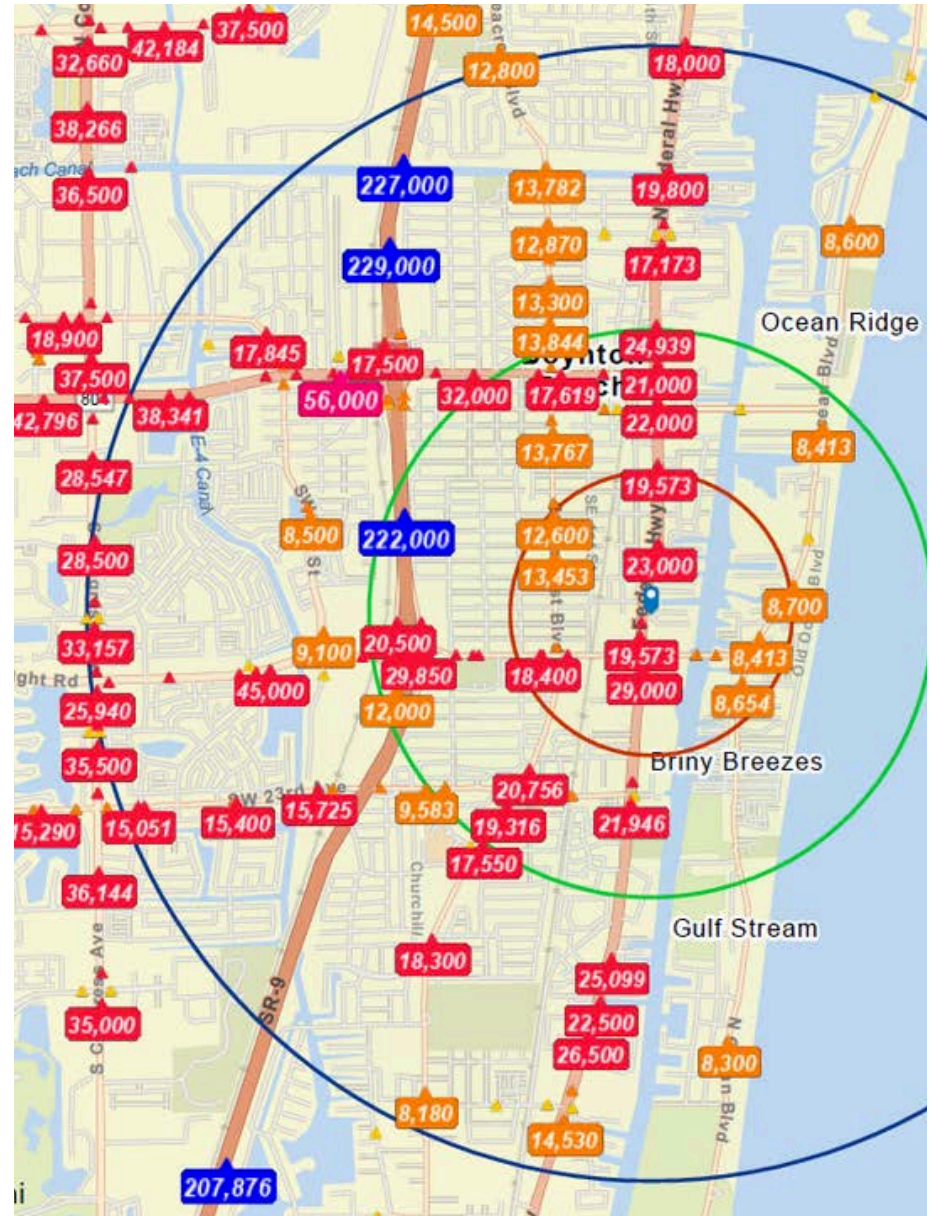
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DEMOS



[CLICK HERE FOR DEMOS](#)

DAILY TRAFFIC COUNT



[CLICK HERE FOR TRAFFIC COUNT](#)

WEST PALM BEACH



BOYNTON WOMEN'S CLUB



REDEVELOPMENT
POTENTIAL

[CLICK HERE FOR
MASSING STUDY](#)

[CLICK HERE
FOR SURVEY](#)

NOTABLE ARTICLES

“

Hyperion Group won increased incentives for its delayed Boynton Beach multifamily project in a deal presumed to be the local Community Redevelopment Agency's biggest-ever tax increment financing agreement. This week, the [Boynton Beach](#) CRA approved a bump to \$11.5 million from \$9 million for the project that's expected to include 371 residential units, 25,600 square feet of retail space and a parking garage with 633 spaces, the [South Florida Business Journal](#) [reported](#). The CRA also extended the term of the TIF agreement to 14 years from 12. The eight-story project, called Ocean One, has been in the works since at least 2023, when the city [approved the development](#). Winter Properties was part of the partnership at the time. Construction was expected to start in early 2024 and take two years. An affiliate of Miami-based Hyperion and New York-based Winter paid \$12 million for the 3.7-acre development site at 114-222 North Federal Highway in 2021. Washington...

☰ REAL ESTATE NEWS



Hyperion scores more public subsidies for delayed Boynton Beach project

[Read more at TheRealDeal](#)



NOTABLE ARTICLES

“

Hyperion Group's long-planned Boynton Beach apartment project got a jumpstart with a \$108 million construction loan and an equity partnership with Silverstein properties. The deal comes as South Florida's multifamily market is feeling the sting from a supply overhang following hefty completions in recent years and slower in-migration. As a result, lease-ups have slowed, concessions have increased and average rents in the region have decreased. Miami-based Hyperion and New York-based Winter Properties plan the eight-story, 371-unit luxury Ocean One building at 114-222 North Federal Highway. Madison Realty Capital provided the construction loan. Adam Doneger was part of the Newmark team that represented Hyperion and Winter in the equity deal, and Jordan Roeschlaub was part of the Newmark team that represented the borrowers in the financing. New York-based Silverstein is led by Larry and Lisa Silverstein. The debt and equity deals come on the heels of...

☰ REAL ESTATE NEWS



Hyperion scores more public subsidies for delayed Boynton Beach project

Read more at [TheRealDeal](#)



NOTABLE ARTICLES

“

Affiliated Development scored a \$73 million construction loan for a Live Local Act project in Boynton Beach, amid a rush to build apartments under the state workforce housing law. Fort Lauderdale-based Affiliated, a workforce and affordable rentals developer, started construction of The Dune with 336 units on a 4.3-acre site at 2607 and 2617 South Federal Highway, steps from the Intracoastal Waterway, according to records and the developer's news release. Pacific Life Insurance provided the financing. Affiliated also tapped equity from family office capital partners and its Affiliated Housing Impact Fund, the release says. The firm launched a fund last year, with the goal of raising \$250 million for mixed-income multifamily projects in Florida. The Dune will consist of an eight-story, 298-unit building; 38 three-story rental townhomes; and retail, the release says. Out of the 336 apartments, 198 will be reserved for households earning from 80 percent to 120 percent...

☰ REAL ESTATE NEWS



Affiliated scores \$73M construction loan in Boynton Beach amid Live Local rush

Read more at TheRealDeal





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Go commercial with *confidence*