

FOR SALE ±19 ACRES - WILL SUBDIVIDE

14437 Starkey Road, Delray Beach, FL 33446

GREAT EXPOSURE ON
FLORIDA TURNPIKE



DELRAY MARKETPLACE

Publix PARAGON THEATERS
Orangetheory FITNESS

49.7 ACRES
PROPOSED
±700,000 SF
INDUSTRIAL/
WAREHOUSE

STARKEY ROAD

FLORIDA
TURNPIKE
-110,000 AADT

W ATLANTIC AVENUE - 37,000 AADT

SITE

ATLANTICO
AT TUSCANY
425 UNITS

EMERALD
POINTE
300 UNITS

VILLAGIO
RESERVE
518 UNITS

VILLAGES OF
ORIOLE PLAZA
Publix Pet Super market
DOLLAR TREE

Panera BREAD ALDI Chevron WELLS FARGO McDonald's

POTENTIAL MULTI-FAMILY WITH WORKFORCE HOUSING

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

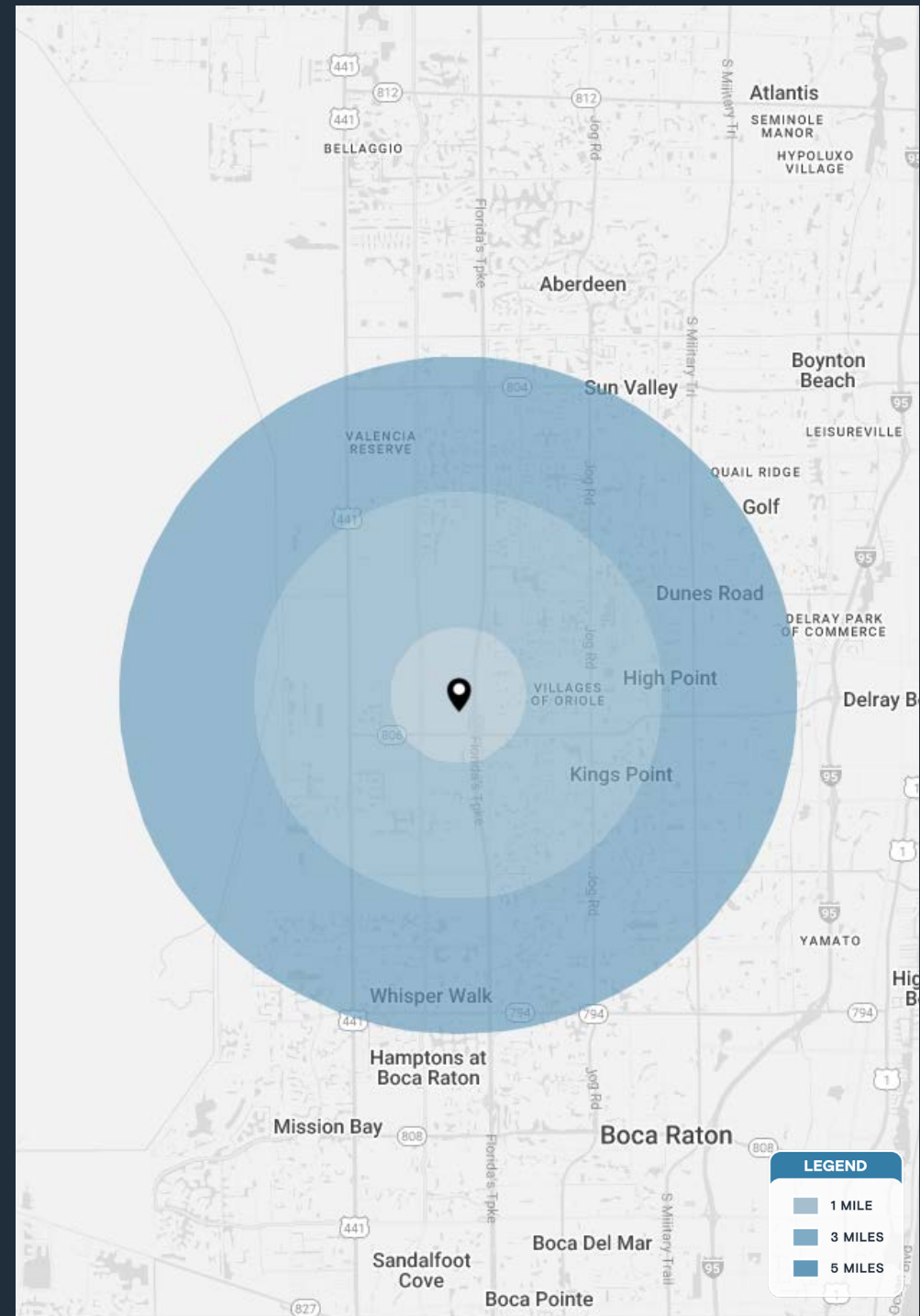
HIGHLIGHTS

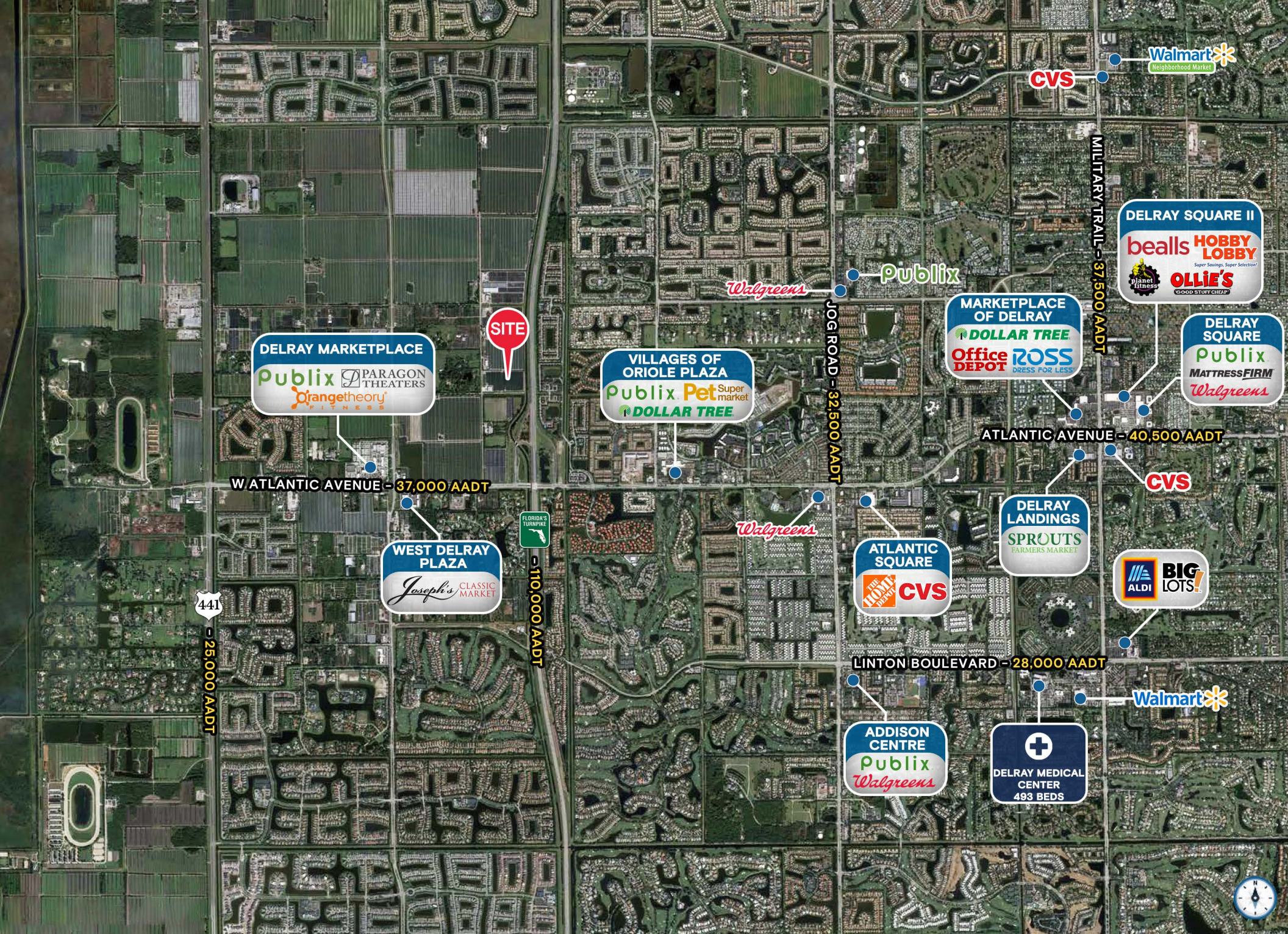
- Subject property is ±19 acres and zoned AGR-PUD, will subdivide
- Site has excellent exposure and access to Florida Turnpike off of Atlantic Avenue
- Will require Transfer Development Rights (TDR's) for future development
- Seller will grant enough time for the buyers to confirm that there is a viable path to obtain the necessary approvals for their intended use
- The NWQ of Atlantic Avenue and the Florida Turnpike is in final approval stage for approximately 700,000 SF of Industrial/Warehouse space

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,001	56,667	157,681
HOUSEHOLDS	2,869	29,794	77,099
EMPLOYEES	5,249	52,088	141,719
AVERAGE HH INCOME	\$136,711	\$121,045	\$129,499

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	7,754	83,940	245,931
HOUSEHOLDS	2,577	16,058	115,040
EMPLOYEES	6,905	75,803	217,827
AVERAGE HH INCOME	\$123,895	\$132,644	\$124,354





DELRAY MARKETPLACE
 Publix PARAGON THEATERS
 Orangetheory FITNESS



VILLAGES OF ORIOLE PLAZA
 Publix Pet Super market
 DOLLAR TREE

MARKETPLACE OF DELRAY
 DOLLAR TREE
 Office DEPOT ROSS
 DRESS FOR LESS

DELRAY SQUARE II
 bealls HOBBY LOBBY
 planet fitness OLLIE'S
 GOOD STUFF CAFE

DELRAY SQUARE
 Publix
 MATTRESS FIRM
 Walgreens

W ATLANTIC AVENUE - 37,000 AADT

JOG ROAD - 32,500 AADT

MILITARY TRAIL - 37,500 AADT

ATLANTIC AVENUE - 40,500 AADT

WEST DELRAY PLAZA
 Joseph's CLASSIC MARKET

FLORIDA TURNPIKE - 110,000 AADT

ATLANTIC SQUARE
 THE HOME DEPOT CVS

DELRAY LANDINGS
 SPROUTS FARMERS MARKET

BIG LOTS!
 ALDI

441 - 25,000 AADT

LINTON BOULEVARD - 28,000 AADT

ADDISON CENTRE
 Publix
 Walgreens

DELRAY MEDICAL CENTER
 493 BEDS

Walmart



Contact Broker

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.23.25