

# FOR SALE ±19 ACRES – WILL SUBDIVIDE

14437 Starkey Road, Delray Beach, FL 33446



## POTENTIAL MULTI-FAMILY WITH WORKFORCE HOUSING

EXCLUSIVE RETAIL LEASING

### KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Denise Leyendecker**  
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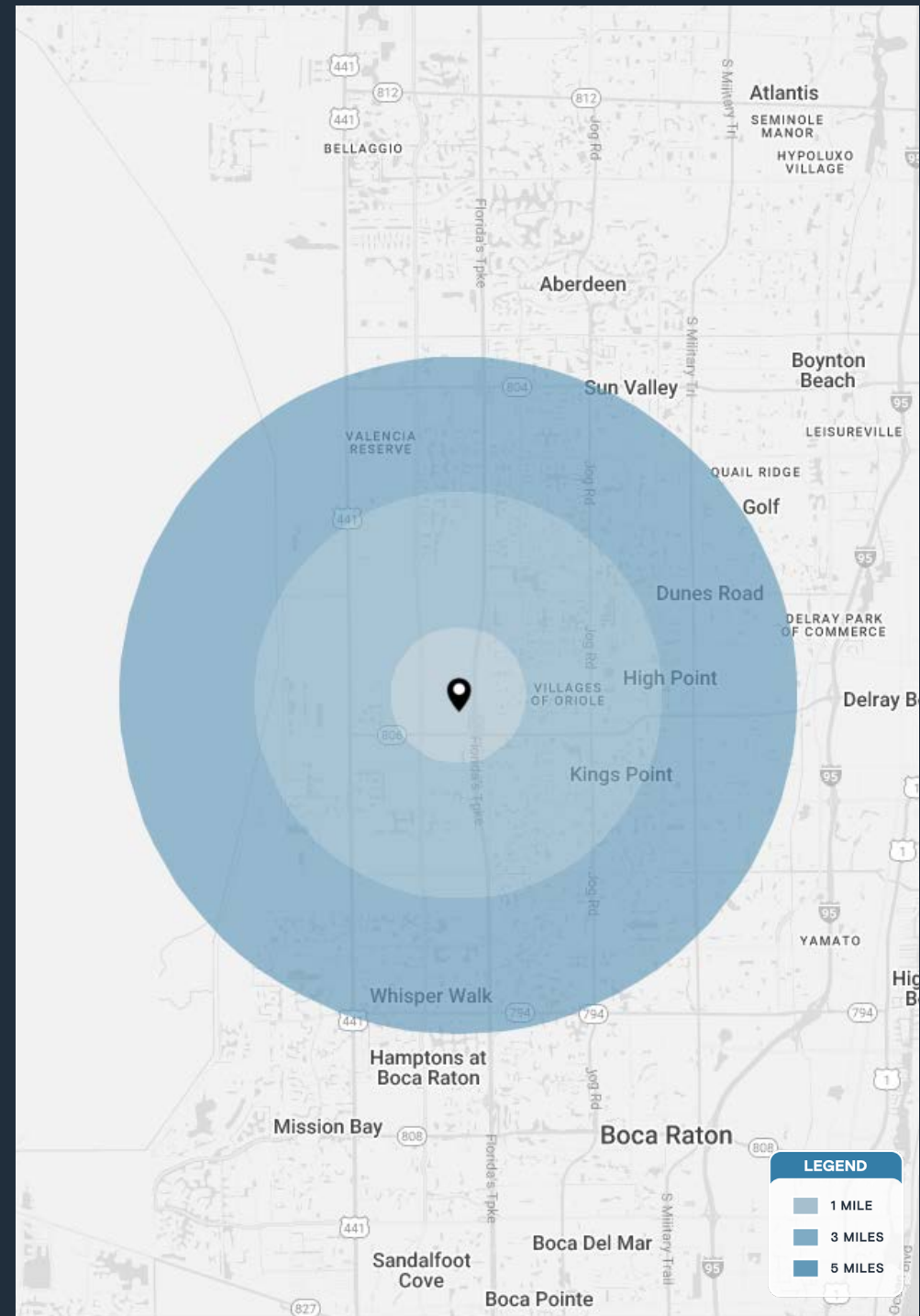
# Property Overview

## 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









# Contact Broker

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