

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

SITE

ATLANTICO
AT TUSCANY
425 UNITS

EMERALD
POINTE
300 UNITS

VILLAGIO
RESERVE
516 UNITS

VILLAGES OF
ORIOLE PLAZA
Publix Pet Super market
DOLLAR TREE

W ATLANTIC AVENUE - 35,500 AADT

FLORIDA'S
TURNPIKE
- 10,100 AADT

STARKEY ROAD

POTENTIAL MULTI-FAMILY WITH WORKFORCE HOUSING

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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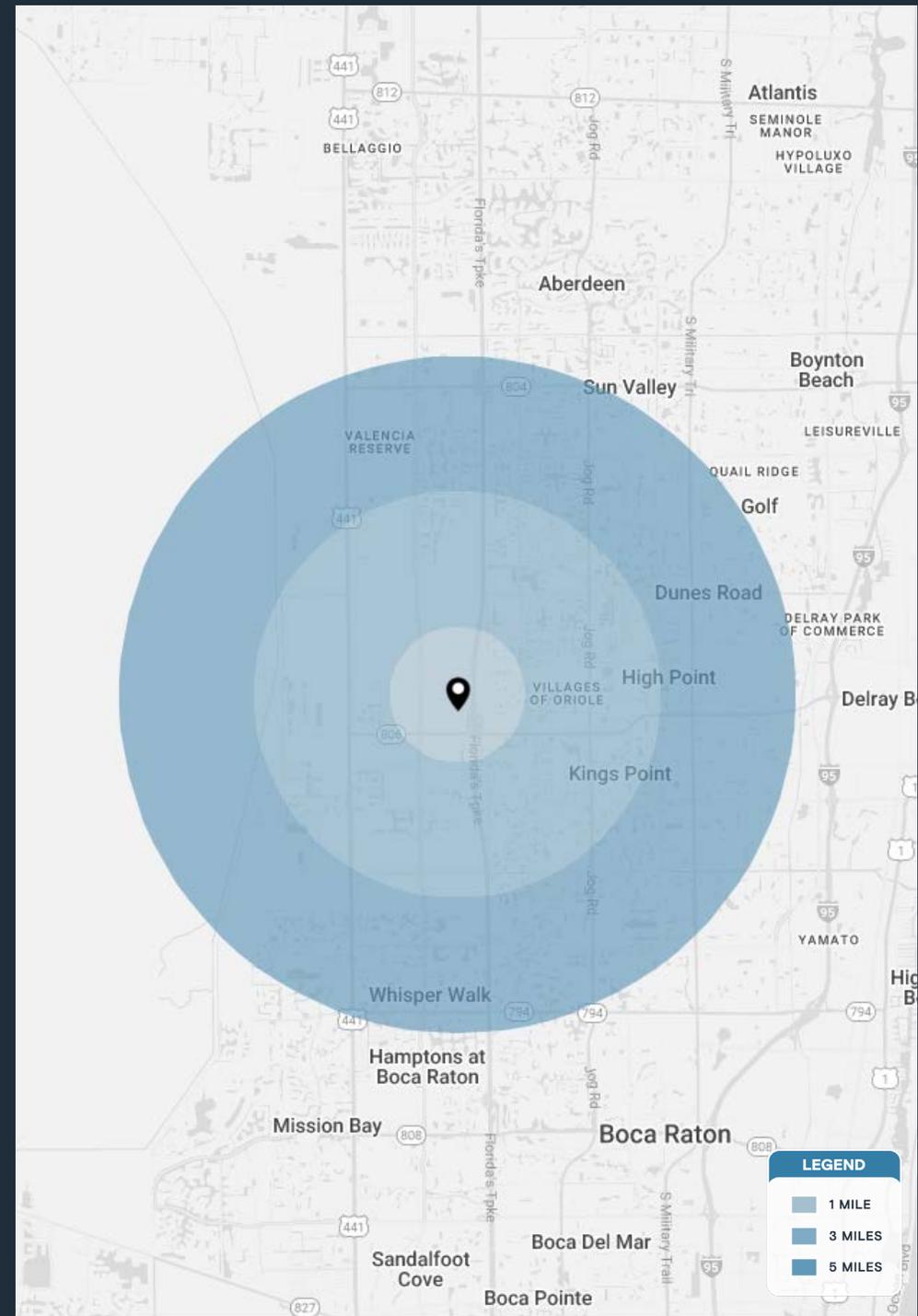
Property Overview

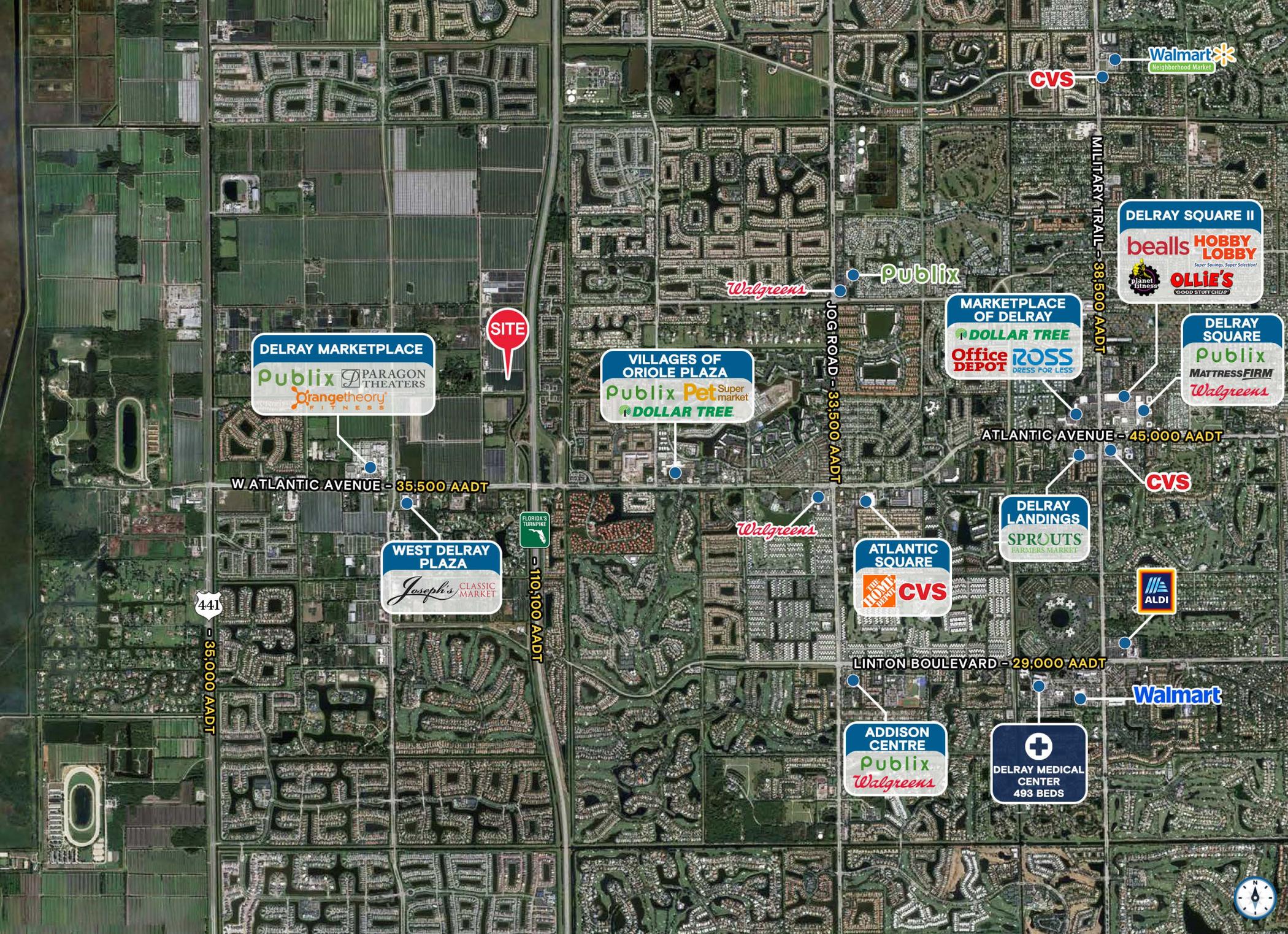
HIGHLIGHTS

- 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 agree to close 30-days from the Buyer's site plan approval
- 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	5,390	57,324	160,842
HOUSEHOLDS	2,535	30,060	78,396
EMPLOYEES	675	8,143	35,223
AVERAGE HH INCOME	\$174,096	\$134,965	\$135,409
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	8,033	86,070	240,192
HOUSEHOLDS	3,928	42,762	113,003
EMPLOYEES	1,007	15,100	50,968
AVERAGE HH INCOME	\$153,213	\$143,405	\$135,073





DELRAY MARKETPLACE
 Publix PARAGON THEATERS
 Orangetheory FITNESS

W ATLANTIC AVENUE - 35,500 AADT

WEST DELRAY PLAZA
 Joseph's CLASSIC MARKET

441
 = 35,000 AADT

FLORIDA TURNPIKE
 = 110,100 AADT



VILLAGES OF ORIOLE PLAZA
 Publix Pet Super market
 DOLLAR TREE

JOG ROAD - 33,500 AADT

ATLANTIC SQUARE
 THE HOME DEPOT CVS

LINTON BOULEVARD - 29,000 AADT

ADDISON CENTRE
 Publix Walgreens

DELRAY MEDICAL CENTER
 493 BEDS

Walgreens

Publix

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

ATLANTIC AVENUE - 45,000 AADT

DELRAY LANDINGS
 SPROUTS FARMERS MARKET

ALDI

Walmart

CVS

Walmart Neighborhood Market



Contact Broker

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