

FOR SALE ±25 ACRES – WILL SUBDIVIDE

8075 S State Road 7, Boynton Beach, FL 33472

PULTE & LENNAR HOMES
COMING 2025



SITE IS LOCATED BETWEEN HYPOLUXO ROAD & BOYNTON BEACH BOULEVARD

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

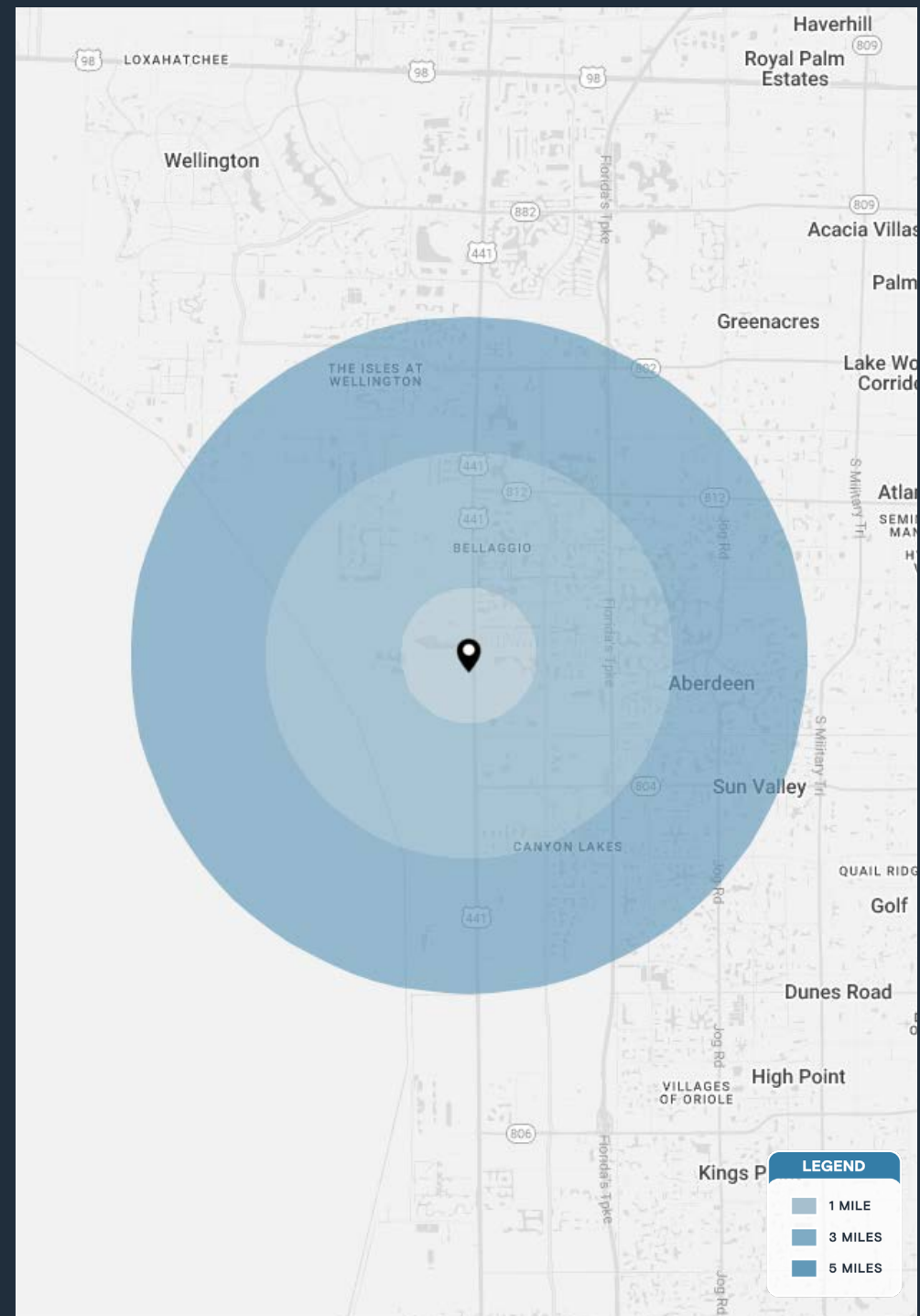
HIGHLIGHTS

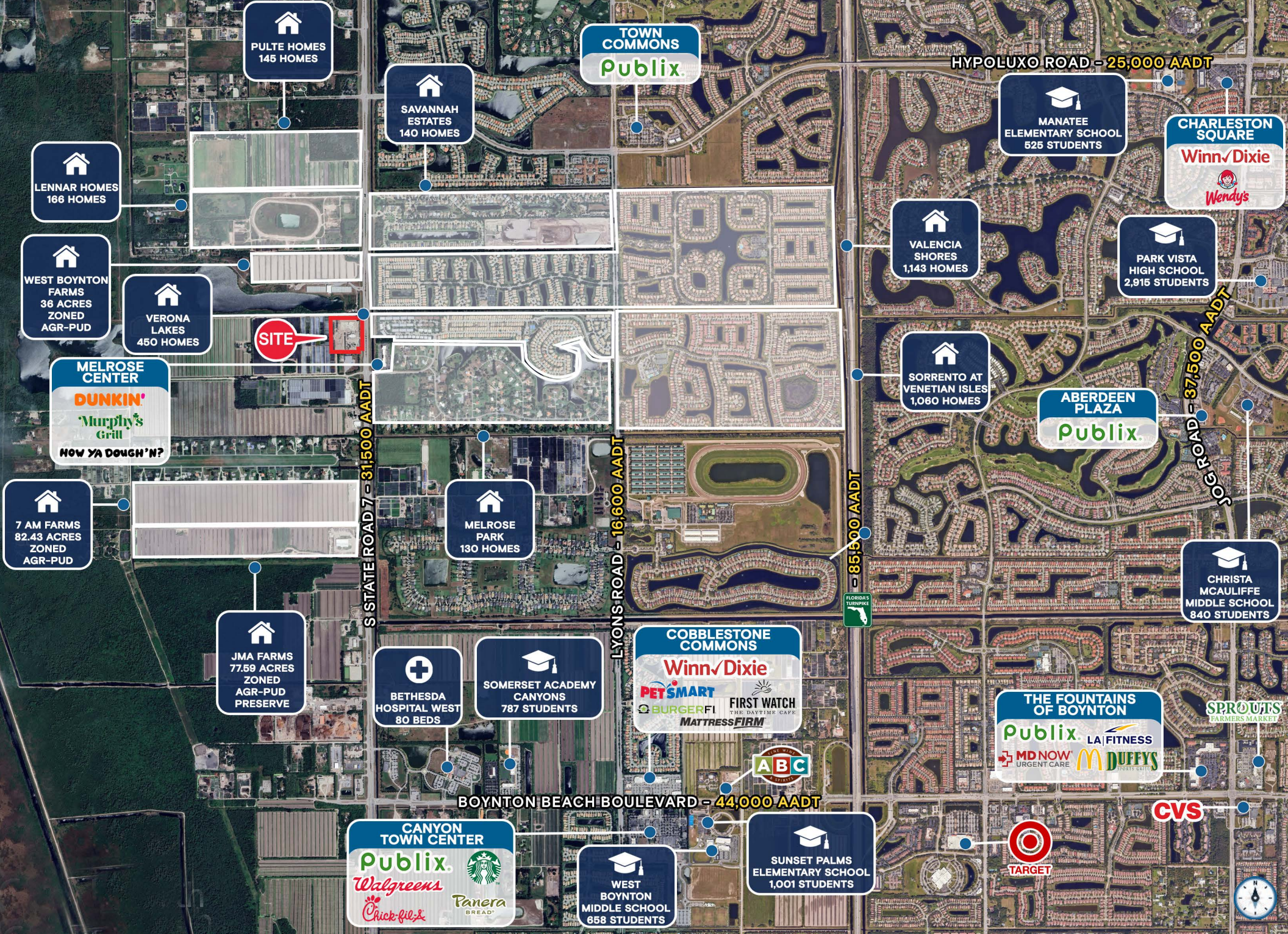
- Subject property is ±25 acres and zoned AGR-PUD, will subdivide
- Site has excellent exposure on State Road 7 with right-in, right-out and left u-turn
- Will require Transfer Development Rights (TDR's) to increase density
- Owner operates K&M Nursery on site and will retain the back 46 acres to run his business
- Pulte and Lennar are developing a total of 311 luxury single-family homes minutes from subject property launching sales in mid-July 2025

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,385	31,855	119,665
HOUSEHOLDS	1,273	12,989	47,221
EMPLOYEES	2,905	27,975	102,312
AVERAGE HH INCOME	\$134,412	\$133,424	\$130,303

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	6,322	41,724	1,121,254
HOUSEHOLDS	2,577	16,058	456,034
EMPLOYEES	5,537	35,530	942,860
AVERAGE HH INCOME	\$127,608	\$144,020	\$112,002





PULTE HOMES
145 HOMES

SAVANNAH ESTATES
140 HOMES

TOWN COMMONS
Publix

HYPOLUXO ROAD - 25,000 AADT

MANATEE ELEMENTARY SCHOOL
525 STUDENTS

CHARLESTON SQUARE
Winn-Dixie
Wendy's

LENNAR HOMES
166 HOMES

WEST BOYNTON FARMS
36 ACRES
ZONED AGR-PUD

VERONA LAKES
450 HOMES

VALENCIA SHORES
1,143 HOMES

PARK VISTA HIGH SCHOOL
2,915 STUDENTS

SITE

MELROSE CENTER
DUNKIN'
Murphy's Grill
HOW YA DOUGH'N?

SORRENTO AT VENETIAN ISLES
1,060 HOMES

ABERDEEN PLAZA
Publix

JOY ROAD - 37,500 AADT

7 AM FARMS
82.43 ACRES
ZONED AGR-PUD

MELROSE PARK
130 HOMES

LYONS ROAD - 16,600 AADT

JMA FARMS
77.59 ACRES
ZONED AGR-PUD PRESERVE

BETHESDA HOSPITAL WEST
80 BEDS

SOMERSET ACADEMY CANYONS
787 STUDENTS

COBBLESTONE COMMONS
Winn-Dixie
PETSMART
BURGERFI
FIRST WATCH
MATTRESS FIRM

FLORIDA'S TURNPIKE

THE FOUNTAINS OF BOYNTON
Publix
LA FITNESS
MD NOW URGENT CARE
DUFFEYS

CHRISTA MCAULIFFE MIDDLE SCHOOL
840 STUDENTS

SPROUTS FARMERS MARKET

BOYNTON BEACH BOULEVARD - 44,000 AADT

CANYON TOWN CENTER
Publix
Walgreens
Chick-fil-A
Starbucks
Panera BREAD

WEST BOYNTON MIDDLE SCHOOL
658 STUDENTS

SUNSET PALMS ELEMENTARY SCHOOL
1,001 STUDENTS

TARGET

CVS



Contact Broker

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