

# FOR SALE ±25 ACRES – WILL SUBDIVIDE

8075 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

Denise Leyendecker  
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# Property Overview

## HIGHLIGHTS

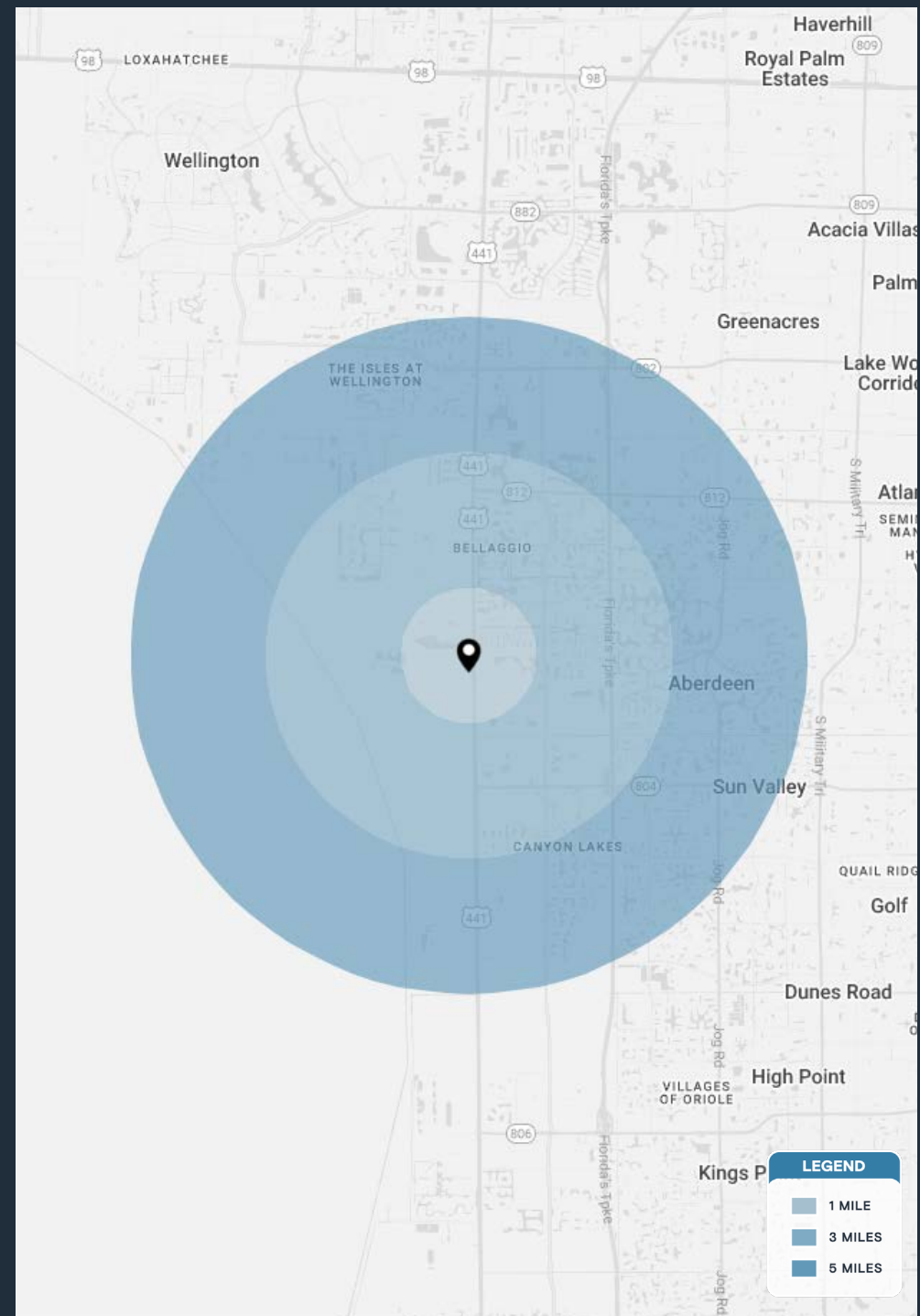
- Subject property is ±25 acres and zoned AGR-PUD, will subdivide
- Site has excellent exposure on State Road 7 with right-in, right-out and left u-turn
- Will require Transfer Development Rights (TDR's) to increase density
- Owner operates K&M Nursery on site and will retain the back 46 acres to run 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

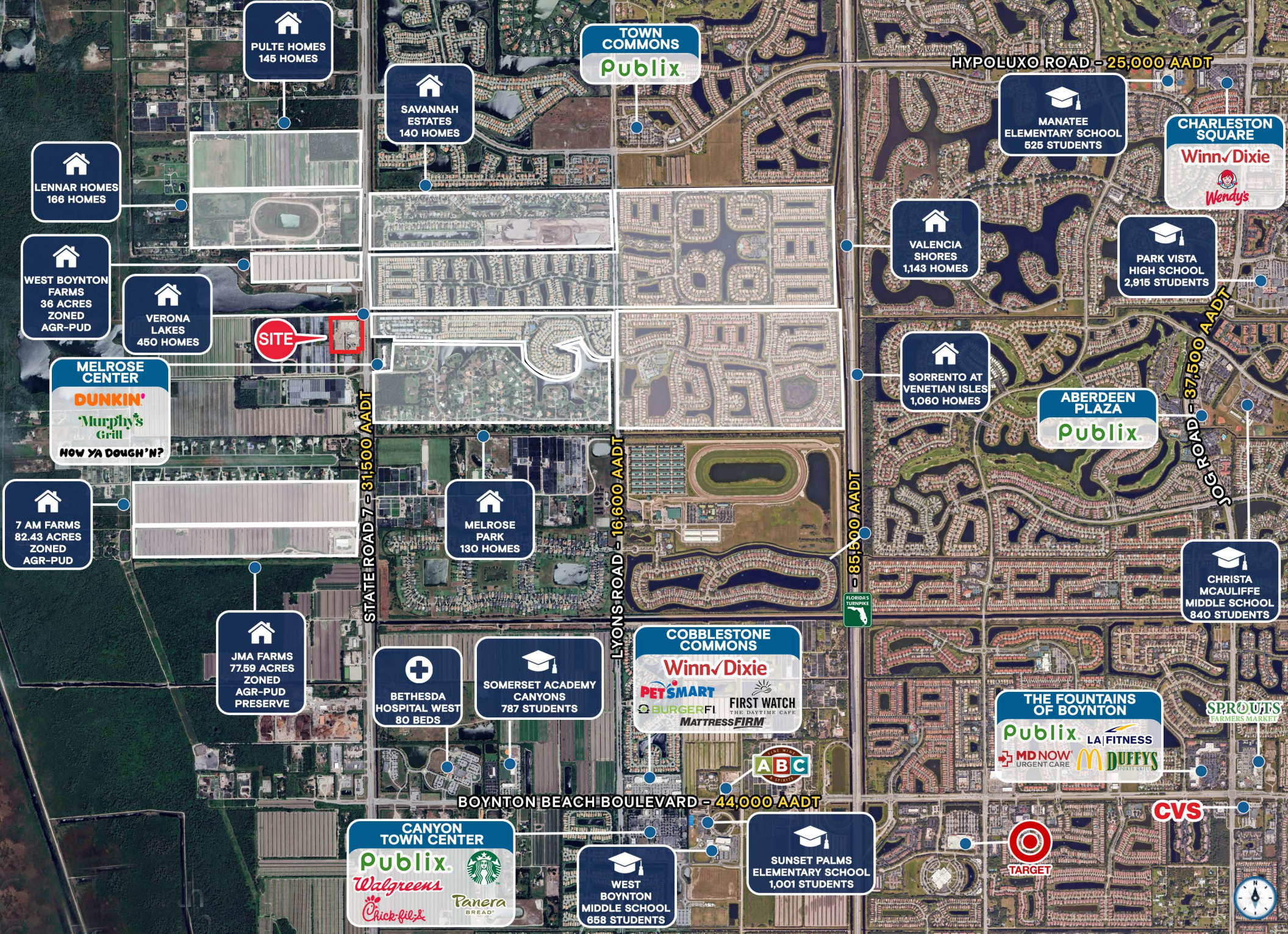
## DEMOGRAPHICS

	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





# Contact Broker

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