

# 1.8 ACRE WATERFRONT OPPORTUNITY ZONE DEVELOPMENT SITE

RESIDENTIAL OR HOTEL PROJECT OF UP TO 15 STORIES

## NE 7th Ave & NE 7th St

BOYNTON BEACH, FL



### Highlights

- › Waterfront development site
- › 1.81 acres
- › Zoned for multifamily development
- › Central Boynton Beach location with access to Federal Highway and Ocean Ridge Beach
- › Build up to 15 stories
- › Direct ocean views



NE 7TH AVENUE & NE 7TH STREET  
BOYNTON BEACH, FL 33435

Colliers International, as exclusive marketing advisor, is pleased to present the opportunity to acquire the 1.81 acre waterfront development site in Boynton Beach, FL. The property is comprised of three parcels totaling 78,644 SF (1.81 acres) located directly east of NE 7th Street and west of the intracoastal waterway between NE 7th Avenue and NE 8th

Avenue in Boynton Beach. The parcels are currently zoned “vacant residential” and allow several development uses including residential and hospitality.

The property is located just a block east of Federal Highway and a couple of blocks north of East Ocean Avenue, which has direct access to Ocean Ridge Beach.

The parcels have direct frontage on the intracoastal waterway and are surrounded by high-end single family homes on the east side of the waterway.

A potential future development will be able to take advantage of waterfront access with direct ocean views. The property is currently vacant.





**RESIDENTIAL  
ZONING**



**± 1.81 ACRES**



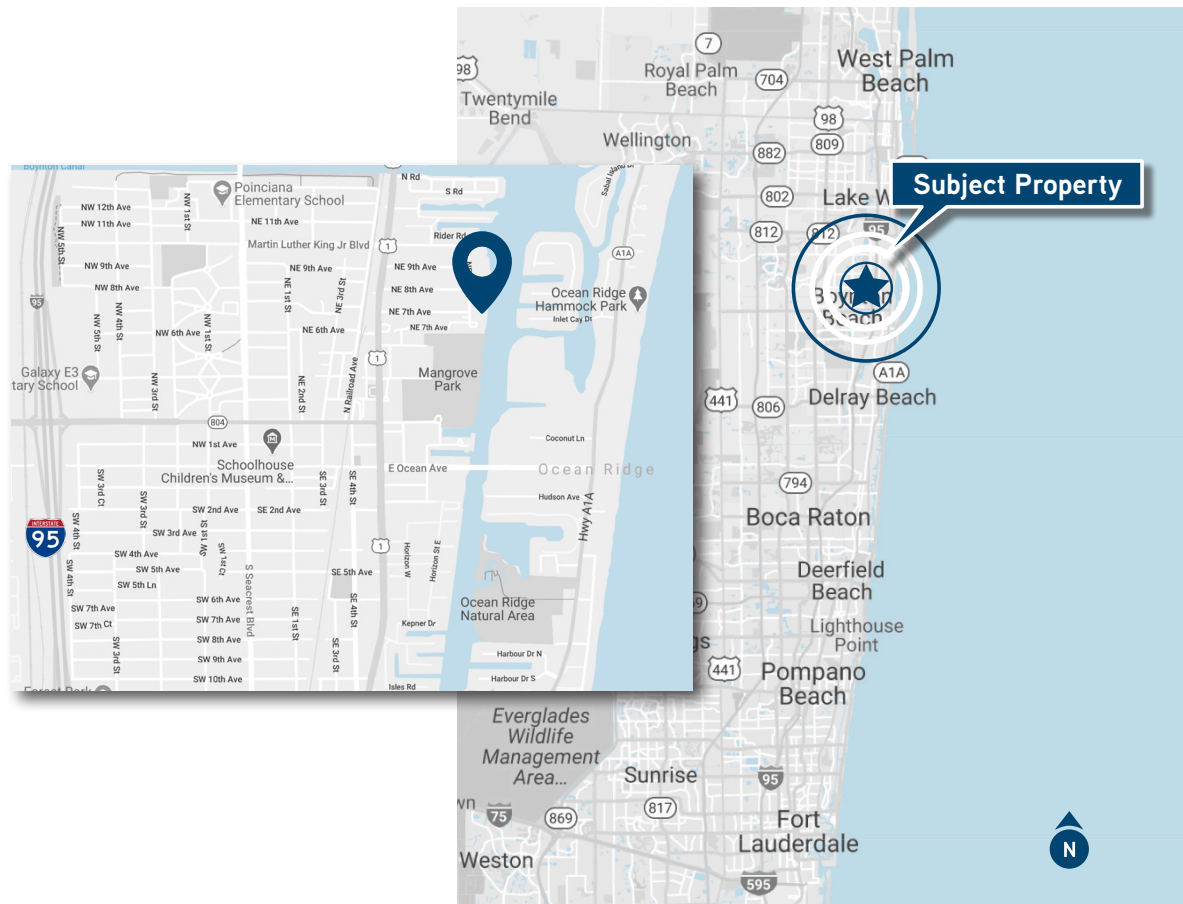
**APARTMENT  
OR CONDO  
DEVELOPMENT SITE**



**WATERFRONT  
ACCESS**

## LOCATION OVERVIEW

The Property is located just north of Boynton Beach Boulevard, a primary east-west roadway in the Boynton Beach submarket, and is minutes from Interstate 95. Positioned in Palm Beach County on Florida's East Coast, Boynton Beach is central to West Palm Beach and Boca Raton, offering excellent connectivity to all surrounding submarkets, Palm Beach County International Airport, area amenities and more.



## BOYNTON BEACH

The city of Boynton Beach is the third largest municipality in Palm Beach County with an estimated population of approximately 78,000 residents. Residents of Boynton Beach enjoy a tropical lifestyle with waterfront dining, abundant shopping and lively entertainment throughout the week. With hundreds of restaurants, outdoor lifestyle shopping centers and a regional mall, residents do not have to travel outside the city to dine, shop or to be entertained.

### QUICK FACTS

#### Accessibility

- Direct access to Florida's Turnpike
- Three I-95 exits
- Tri-Rail station
- Proximity to 3 major seaports
- Proximity to 3 major international airports

#### Business

- Three main sectors: Healthcare/ Social Assistance, Retail Trade, Accommodation/Food Services
- Top three employers: Bethesda Memorial Hospital, Palm Beach County School District, The city of Boynton Beach
- Strong commerce/retail corridor



### CONTACT US

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