



PALM BEACH STATE  
COLLEGE CAMPUS

CONGRESS AVE

RaceTrac

# FOR SALE

CONGRESS AVENUE, PALM SPRINGS, FL

## VACANT RETAIL SITE

SOUTHWEST CORNER OF CONGRESS AVENUE & LAKE WORTH ROAD

Colliers International and SVN are pleased to present the opportunity to acquire vacant land zoned for general commercial use located on the southwest corner of Congress Avenue and Lake Worth Road in Palm Springs, Florida. This is an ideal, centrally-located infill development site directly across the street from the Palm Beach State College main campus. The offering comprises two contiguous land parcels available for sale to allow for a larger development project on a combined total of  $\pm 1.81$  acres.

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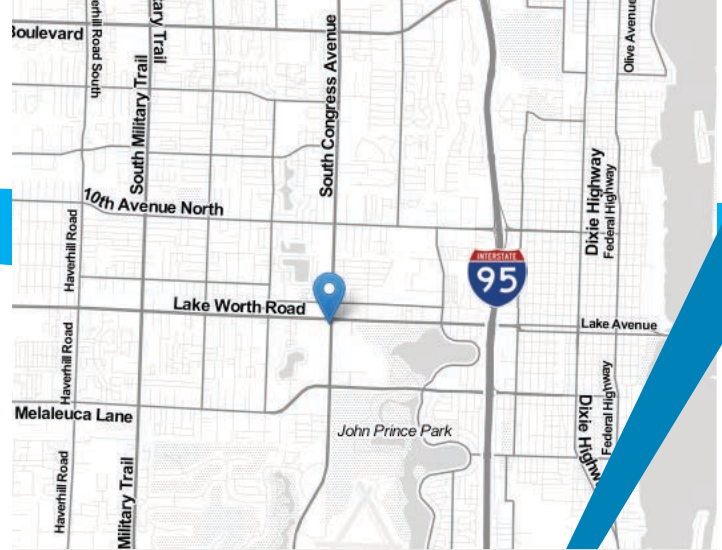
# PROPERTY OVERVIEW

## CONGRESS AVENUE

### HIGHLIGHTS

- Two contiguous parcels with a combined total of  $\pm 1.81$  acres available for development
- 258' of frontage on Congress Avenue
- Situated at a major signalized intersection
- Zoned (CG) - General Commercial allowing for multiple uses including restaurant, general retail and office
- Located directly across the street from the main campus of Palm Beach State College
- Site is also adjacent to Racetrac gas station and c-store
- Less than one mile from JFK Regional Hospital, John Prince Regional Park and close to Lake Worth Community High School
- Daily traffic count of over 60,000 vehicles
- Minutes to Interstate 95
- Asking Price for both parcels: \$1,824,000 (\$23.11 PSF)

### AERIAL OVERVIEW



The land parcels are located directly across the street from the Palm Beach State College main campus, which enjoys a current enrollment of over 47,000 students. The Property is also surrounded by heavily populated, mature neighborhoods and is on the main road leading directly to the newly updated Lake Worth Municipal Beach and Recreation Complex.

### PARCEL INFORMATION

#### PARCEL NUMBER 1

Address	Congress Avenue, Palm Springs, FL
Parcel Number	70-43-44-30-01-001-0050
Subdivision	PALM BEACH FARMS CO PL 7 IN
Municipality	Palm Springs
Acres	$\pm 0.67$
Zoning	CG - Commercial General
Asking Price	\$429,000* (\$14.70 PSF)

\*For Sale by Honey Bryan with Colliers International

#### PARCEL NUMBER 2

Address	Congress Avenue, Palm Springs, FL
Parcel Number	70-43-44-30-25-000-0020
Subdivision	RACETRAC PETROLEUM AT PALM SPRINGS
Municipality	Palm Springs
Acres	$\pm 1.14$
Zoning	CG - Commercial General
Asking Price	\$1,395,000** (\$28.04 PSF)

\*\*For Sale by Robert Hamman with SVN

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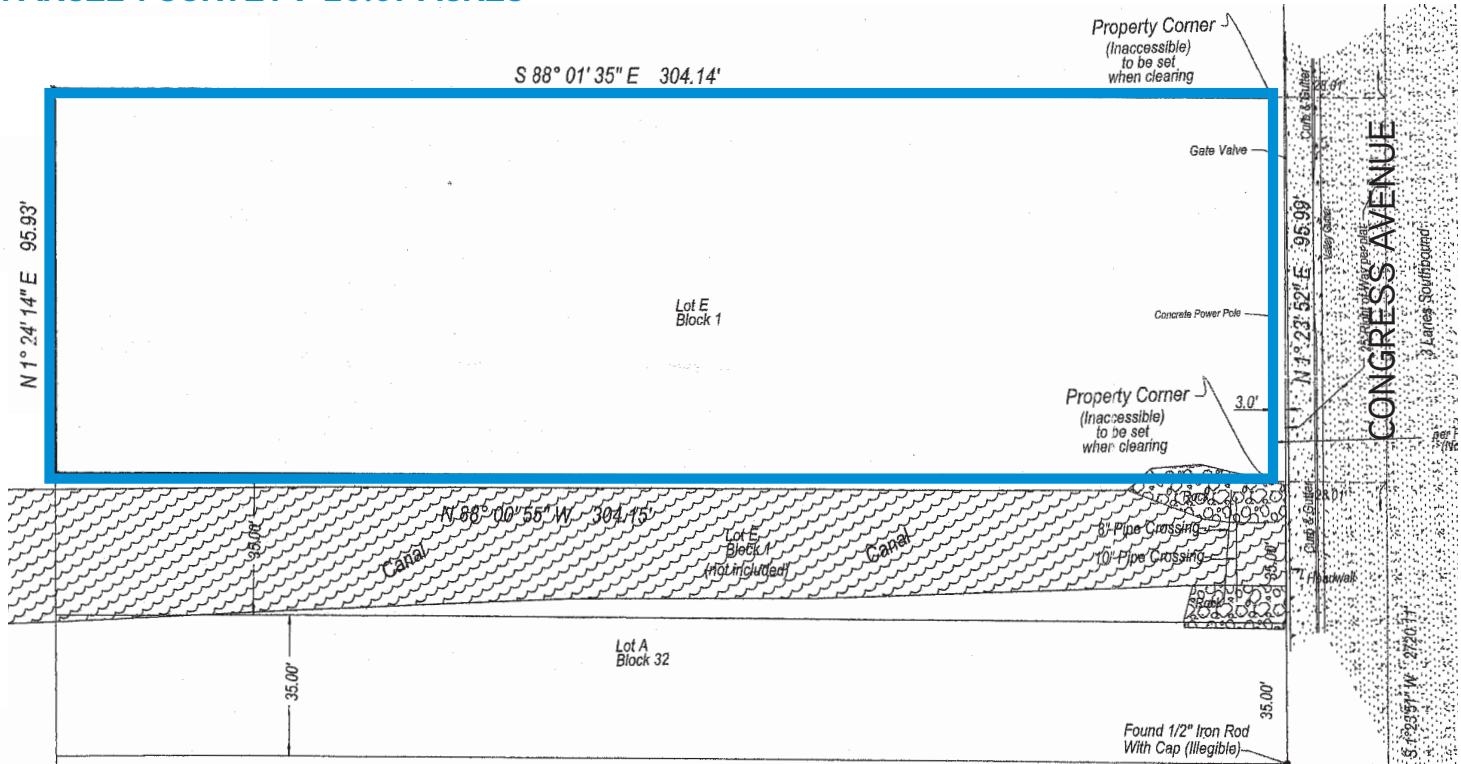
Commercial Real Estate Services



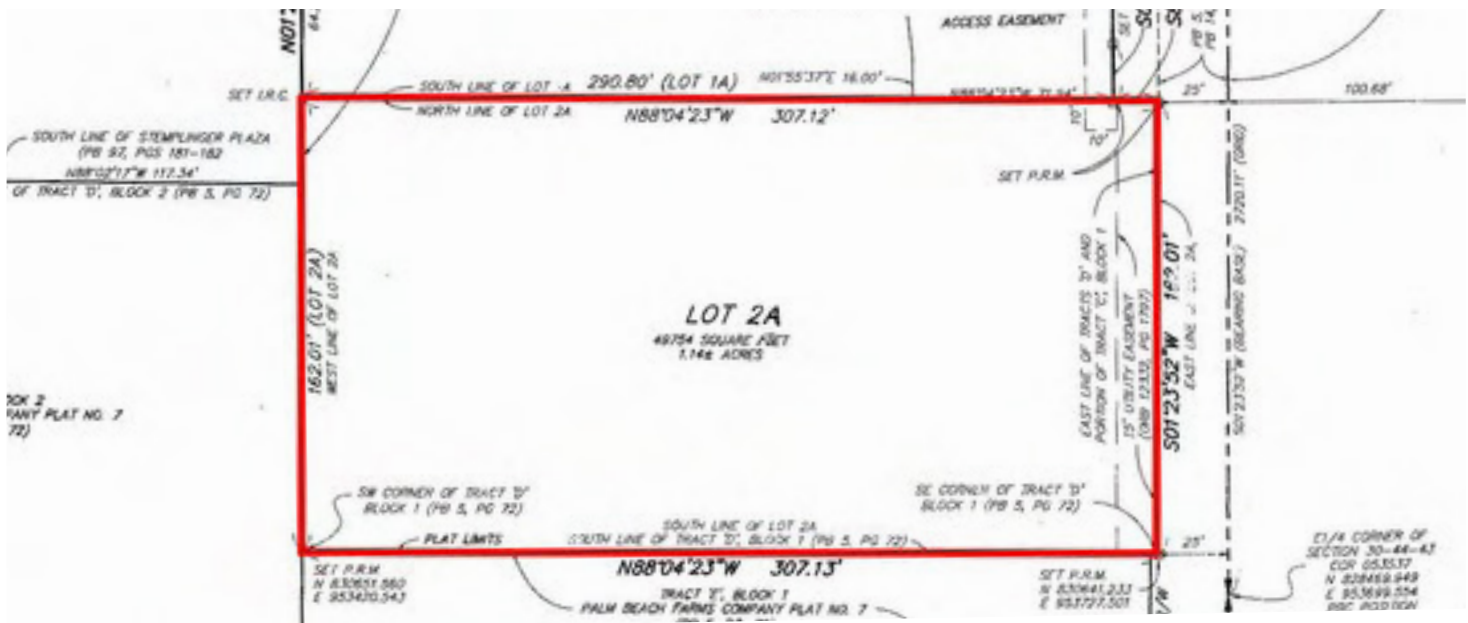
# FOR SALE > VACANT RETAIL DEVELOPMENT SITE

## CONGRESS AVENUE

### PARCEL 1 SURVEY > ±0.67 ACRES



### PARCEL 2 PLAT MAP > ±1.14 ACRES

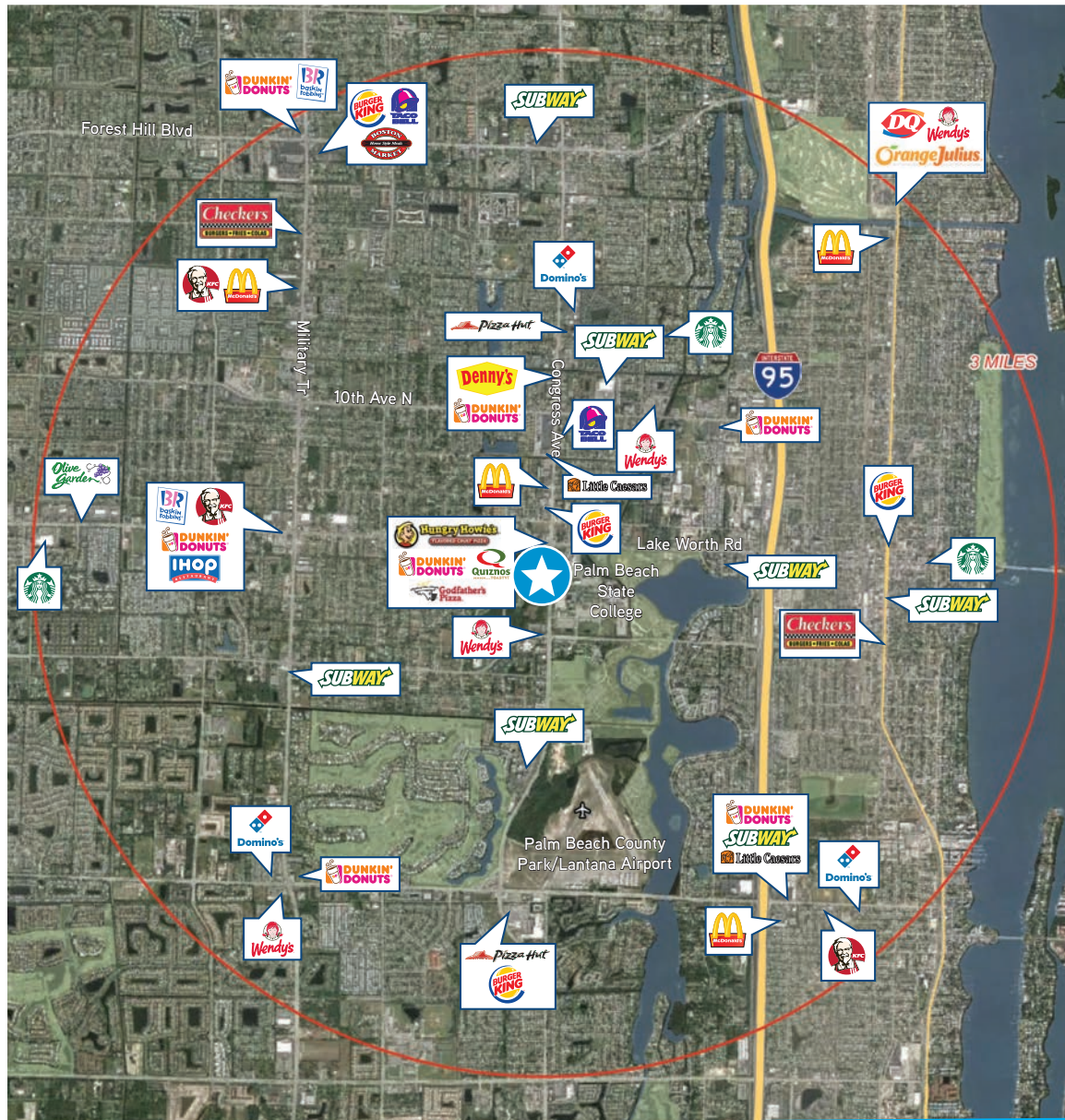


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## AREA OVERVIEW

### DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2022 Projection	18,299	154,579	340,935
2017 Estimate	17,274	146,607	322,650
2010 Census	15,846	135,883	298,068
Household Income			
2017 Average Income	\$49,152	\$57,468	\$64,086
2017 Median Income	\$37,337	\$41,257	\$45,661
Households			
2022 Projection	5,782	55,219	125,600
2017 Estimate	5,486	52,626	119,449
2010 Census	5,157	49,672	111,976

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy, but we regret we can not guarantee it. All properties subject to change or withdrawal without notice.

