

WEST PALM BEACH

FULLY PERMITTED PROJECT

5179 BROADWAY BLVD

WEST PALM BEACH, FL 33407

FOR SALE

THE ALPHA COMMERCIAL

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THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

www.thealphacomm.com

thealphacommercial

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.

LEARN MORE

THE LISTING TEAM

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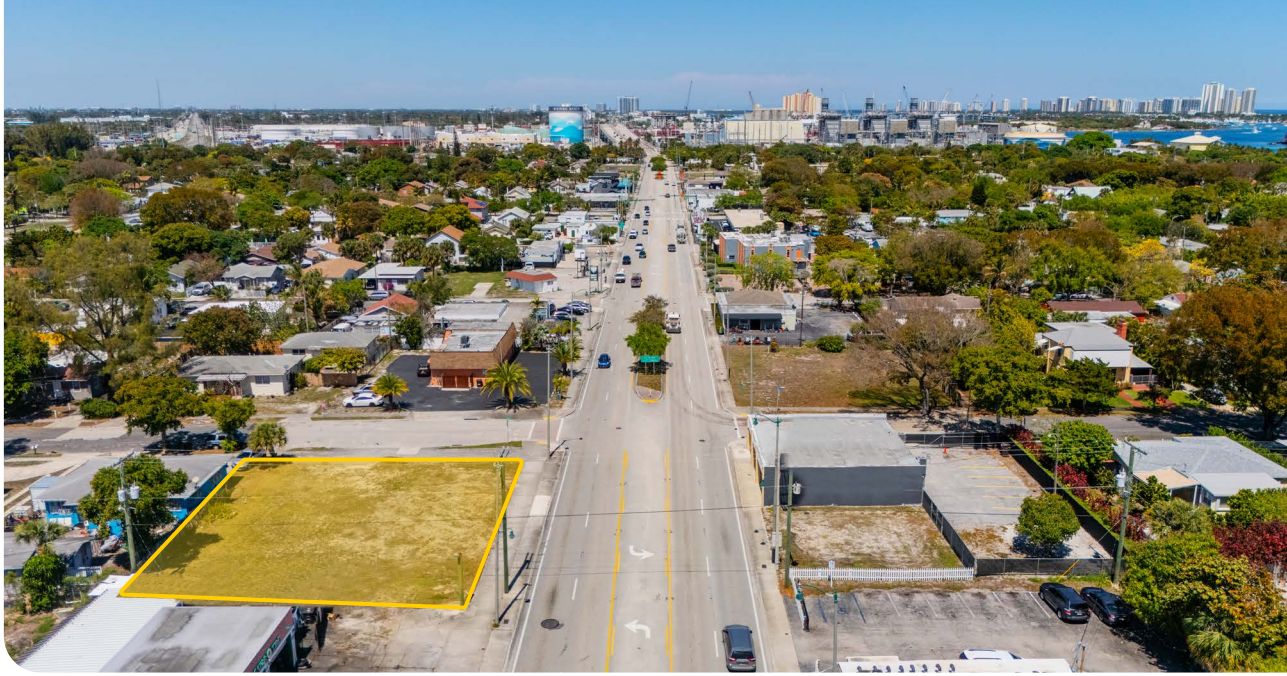

THE ALPHA COMMERCIAL ADVISORS® PRESENTS *BROADWAY* — A FULLY-PERMITTED MIXED-USE DEVELOPMENT OPPORTUNITY READY FOR EXECUTION IN WEST PALM BEACH'S EMERGING NORTH END DISTRICT....

Located at the gateway to Palm Beach County's fastest-evolving urban submarket, *Broadway* is a 12-unit, 3-story mixed-use development along West Palm Beach's Broadway Boulevard — a corridor steadily attracting residential density and mixed-use infill as the city's northward growth momentum continues. Positioned within minutes of Downtown West Palm Beach and adjacent to trendy Northwood Village, this site offers developers a rare combination of approved entitlements, active permit progression, and a compelling mixed-income unit program slated to supply infill product right in the path of progress for this waterfront district.

Fully entitled and permit-advanced through the City of West Palm Beach, *Broadway* offers a diverse mix of 1 Bed/1 Bath & 2 Bed/1 Bath residences with ground-floor retail/commercial space — designed across six distinct unit types ranging from 571 SF to 813 Sq. Ft. With site plan, design, variance and waiver approvals all ready-to-go and master building permit actively in final review, Broadway offers a groundbreaking solution to the lengthy entitlement process to put you right on the return-generation track.

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OFFERING SUMMARY

5179 BROADWAY BLVD
WEST PALM BEACH, FL 33407

Neighborhood:	West Palm Beach
Asset Type:	Land / Approved Project
Lot Area:	9,657 SF (0.22 acres)
Zoning:	BMUD-II (Broadway Mixed-Use District)
Approved Project Density:	12 units
Approved Project Height:	3 stories
Approved Project Bldg Area:	18,068 BSF
See page 4 for full project metrics.	
Traffic Count:	24,500 AADT
Approved Site Plan:	Yes
Opportunity Zone:	Yes
Live Local Eligible:	Yes
Seller-Financing Available:	Yes
Asking Price:	$975,000

Click to View Due Diligence Folder & Plans



INVESTMENT HIGHLIGHTS

- **Fully Entitled, Approved & Permitted:** Full site plan, variance, waiver and design approvals in place, with all required studies – traffic, fire, police and school concurrency already completed. This is as close to shovel-ready as it gets for developers looking to get off the ground in record time.
- **Northwood/Broadway Corridor Momentum:** Positioned within WPB's most active redevelopment corridor, adjacent to Northwood Village and NORA — the city's newest 150,000 SF hospitality and retail destination — with a city-led zoning overhaul and sustained CRA investment driving the north end's transformation.
- **Dual Exit Strategy:** Broadway's mixed-use program supports both a stabilized rental and retail income play or a condominium conversion— two clearly defined return paths uncontested in the local market.
- **Intracoastal Proximity, Infill Basis:** Mere blocks from the Intracoastal Waterway, Broadway captures WPB's waterfront lifestyle draw at a land basis that still reflects corridor upside rather than destination pricing ahead of buzz-driven inflation.
- **Curated Unit Mix & Modern Design:** Offering 12 diversely-sized residences averaging 693 SF across six thoughtfully designed unit types, ±960 SF of ground-floor retail, and 14 approved on-site parking spaces — all wrapped in a contemporary architectural expression purpose-built for the Northwood/Broadway renter and end-buyer.

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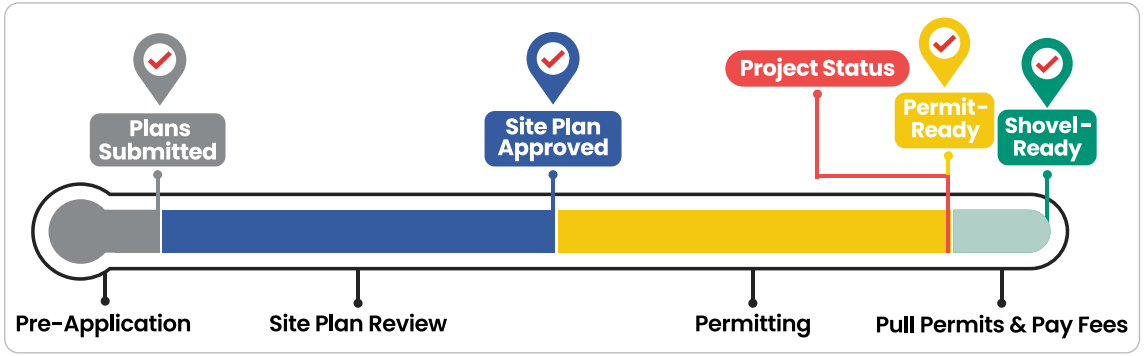
APPROVED PLANS



PROJECT METRICS

Project Type:	Mixed-Use / Multi-family / Condo
Project Status:	Permit-Ready
Program:	By-Right w/ Mixed-Use Variance
Lot Area:	9,657 SF (0.22 acres)
Project Density:	12 units
Project Height:	3 stories
Project Building Area:	18,068 BSF
Residential:	8,317 SF
Retail:	960 SF
Provided Parking:	14 spaces

Click to View Due Diligence Folder & Plans



UNIT MIX

TYPE	#	SQ. FT.
2 Bed / 1 Bath	2	813 SF
1 Bed / 1 Bath	10	571-748 SF
Total:	12	
Average:		693 SF

Introducing *Broadway*, an elevated mixed-use urban living experience rising 3 stories with twelve (12) thoughtfully-designed units and activated street-level retail frontage in the heart of West Palm Beach's Northwood/Broadway corridor. Fully entitled, approved and permitted, this is as close to shovel-ready as it gets – featuring a curated mix of 1 BR/1 BA and 2 BR/1 BA residences averaging 693 SF, all wrapped in modern architecture with an intimate boutique scale unmatched among the pipeline of new construction emerging along one of WPB's most actively transforming corridors.

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RENDERINGS











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BIRD'S EYE VIEW



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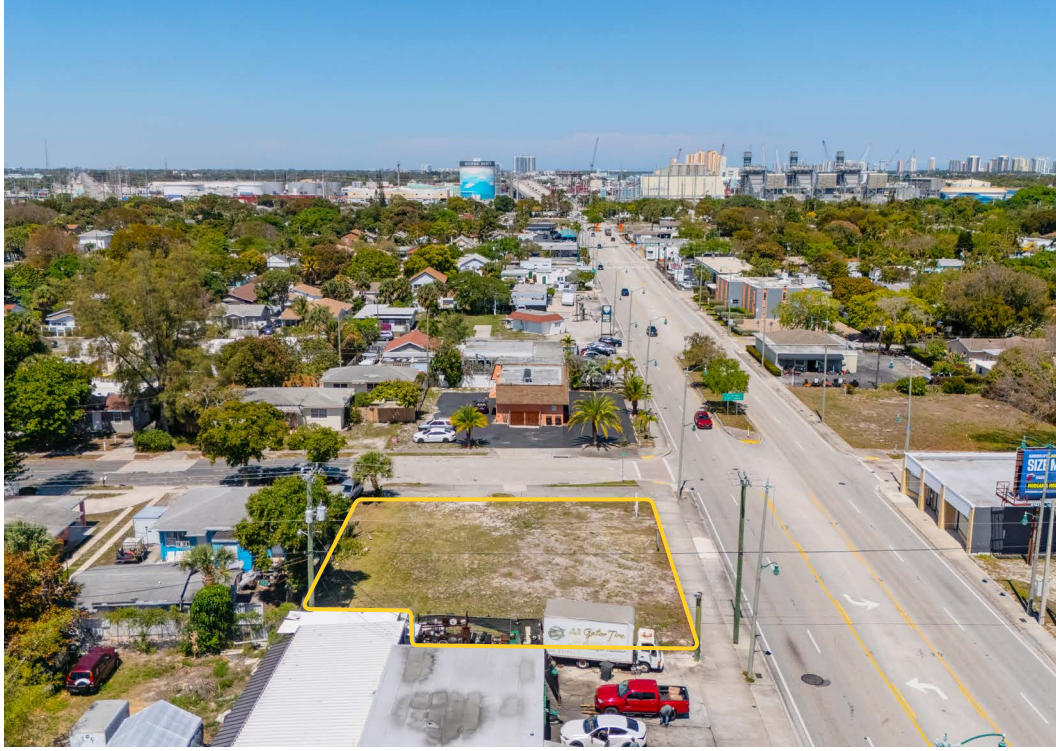
PROPERTY PHOTOS









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