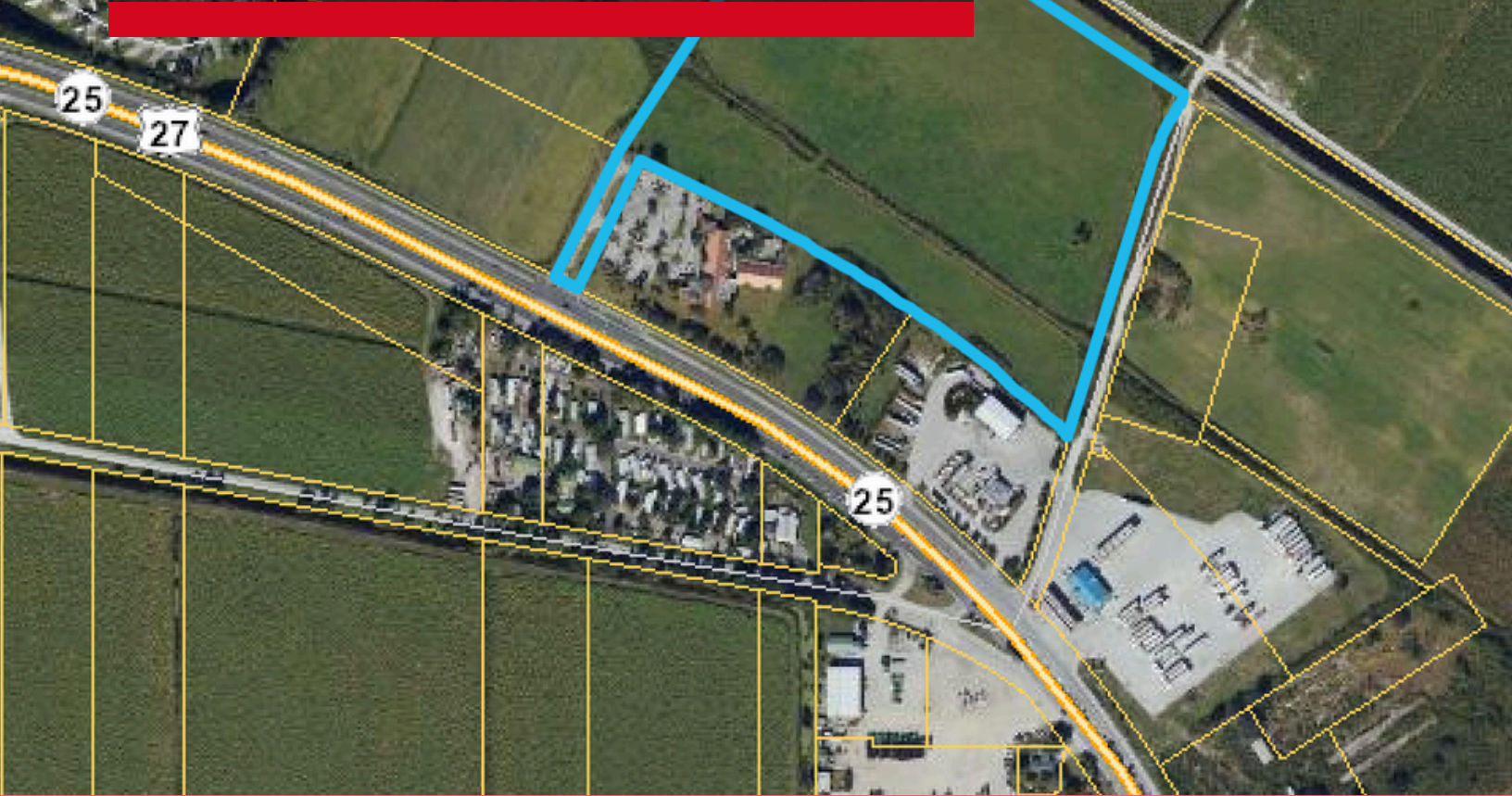


SOUTH BAY, FL

VACANT LAND FOR SALE

OFF-MARKET



OFF-MARKET OPPORTUNITY - 88 ACRES

INTERSECTION OF US 27 AND SR 80

The City of South Bay, located in Palm Beach County's Glades Region, offers a strategically positioned 88± acre site within the Park of Commerce, *currently* zoned for industrial and mixed-use development. The property sits at the crossroads of US Highway 27 and State Road 80, providing direct access to major distribution corridors, rail connectivity, and proximity to the Port of Palm Beach and three international airports. This connectivity positions the site as a prime logistics and distribution hub, ideal for warehousing, manufacturing, and other industrial uses.



Monica Cataluña, CCIM

Owner/Broker

954-812-1831

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CITY OF SOUTH BAY, PALM BEACH COUNTY, FL



OFFERING SUMMARY

Sale Price:	Upon Request
Lot Size:	88 Acres
Zoning:	Industrial/Mixed-Use
Location:	Western Palm Beach County
Market:	West Palm Beach



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WHY SOUTH BAY, FLORIDA?

- At the intersection of US-27 & SR-80
- Rail accessible
- 60 miles to Miami, 90 miles to Orlando, 90 miles to Tampa
- Port of Palm Beach, PBI, FLL, and MIA airports
- Population: 1.4M (growing ~2,000/month)
- Labor Force: 710K+ with technical training pipeline
- \$300B GDP in South Florida region
- AAA-rated economy, low ad valorem millage rate (4.78)
- 0% state income tax



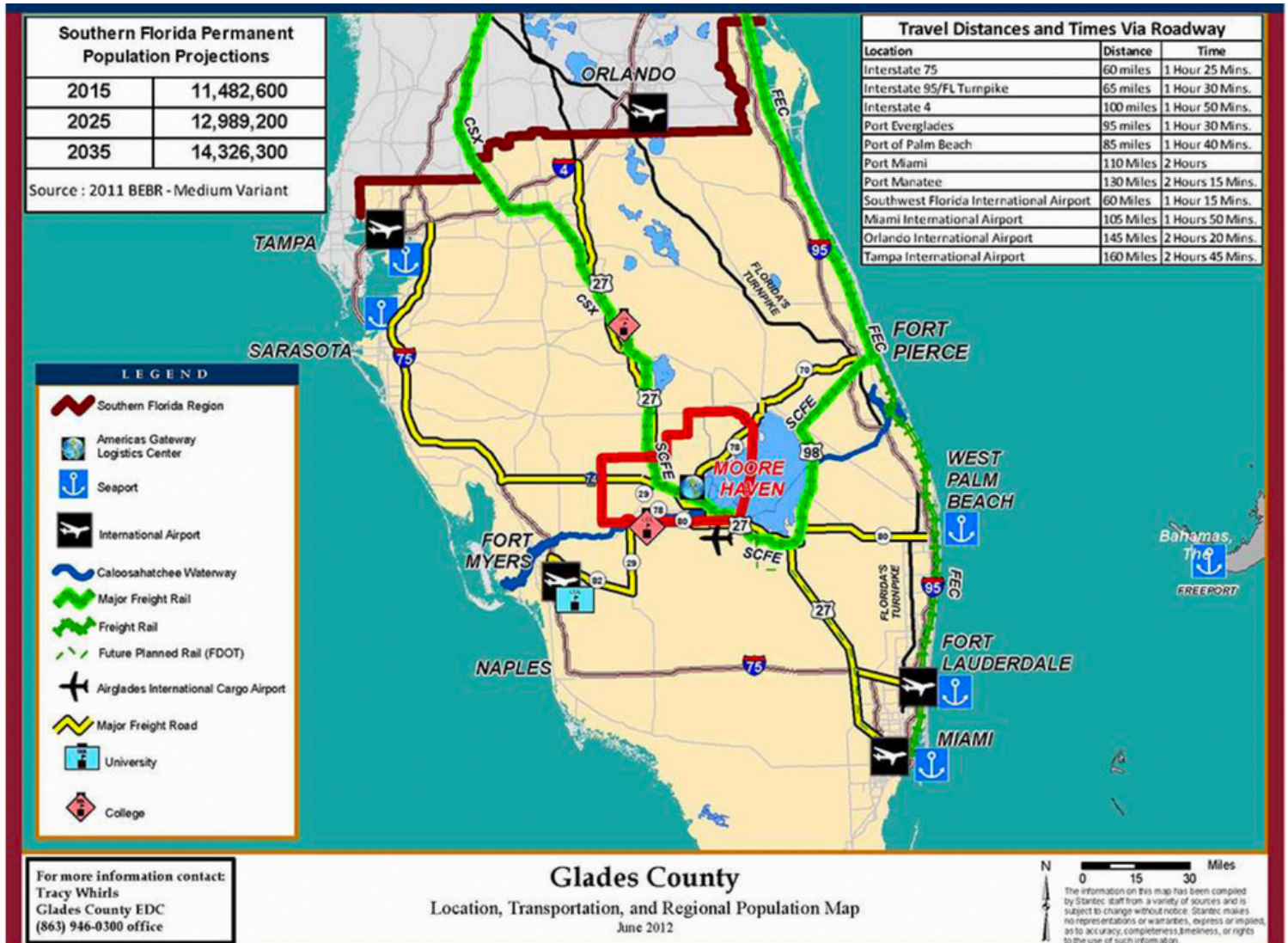
Monica Cataluña, CCIM

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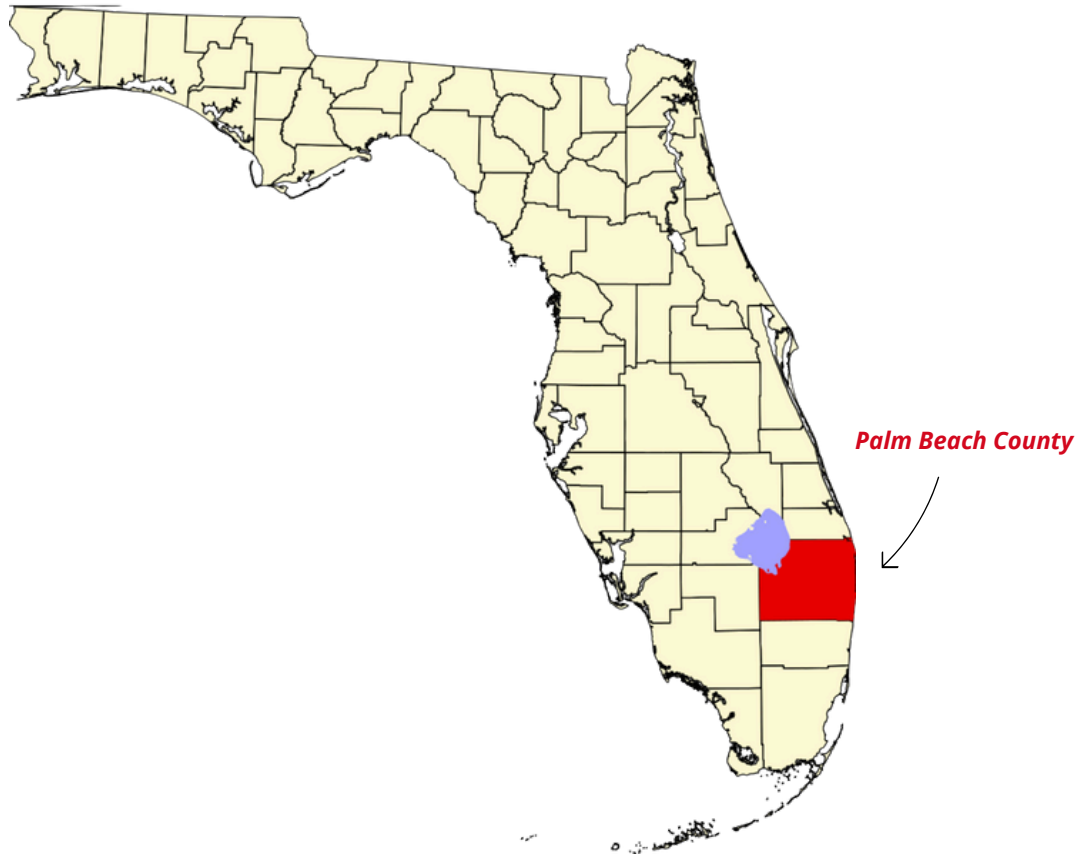
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SOUTH BAY, PALM BEACH COUNTY, FL



GLADES REGION, PALM BEACH COUNTY



- Population (2023 ACS estimate): ~ 155,804
- Area: ~ 1,440 square miles → ~ 108 people per square mile
- Median age: ~ 44.6 years
- Glades CCD area: ~ 88.1% of adults (25+) have at least a high school diploma
- Economic / regional characteristics: predominantly agriculture / rural economy
- Strategic location: ~ 35 miles west of East Coast population centers; region lies at the crossroads of major highways, offering logistics potential



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SOUTH BAY, PALM BEACH COUNTY, FL

- Estimated population (2025): ~ 4,920
- Population (2023 ACS): ~ 4,828
- Land area: ~ 2.86 sq mi (7.41 km²)
- Population density: ~ 1,698 persons per sq mi
- Median household income (2023): ~\$ 51,827

Racial / ethnic breakdown (2020 census)

- Black / African American (non-Hispanic): ~ 63.72%
- White (non-Hispanic): ~ 11.93%
- Hispanic / Latino (any race): ~ 22.59%
- Other / Multiracial / Mixed: ~ 1-2%

Housing and Occupancy

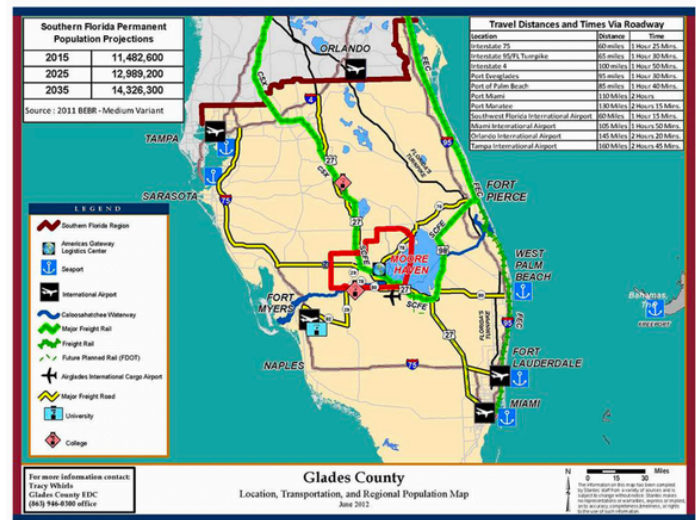
- Total housing units: ~ 877
- Owner-occupied: ~ 60.2%
- Renter-occupied: ~ 39.8%
- Median gross rent: ~\$ 1,163
- Median home / condo value: ~\$ 150,841

Age distribution and Households

- Median age: ~ 38.1 years
- Number of households (2020): ~ 787
- Families: ~ 614

Infrastructure and Connectivity

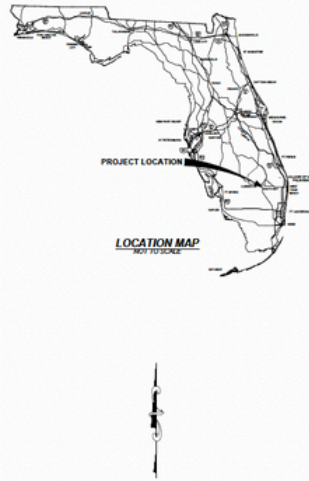
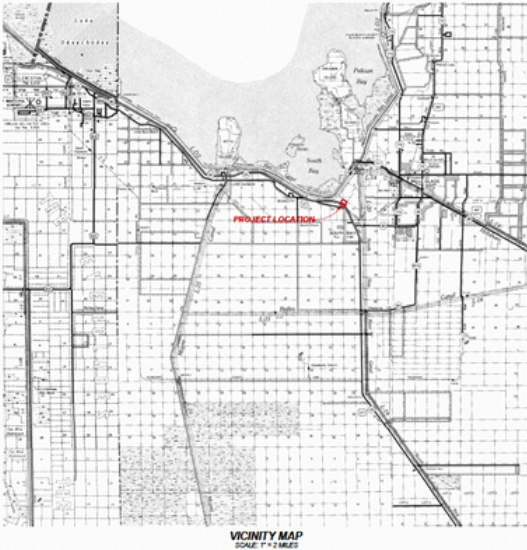
- Major roads: State Road 80 (east-west) & U.S. 27 (north-south) intersect in the city
- Proximity to markets: Within a 2-hour drive of dense Southeast Florida population centers



SOUTH BAY, PALM BEACH COUNTY, FL

DEVELOPMENT PLANS

IN SECTIONS 10 & 11, TOWNSHIP 44 SOUTH, RANGE 36 EAST,
PALM BEACH COUNTY, FLORIDA
NOVEMBER - 2022



Palm Beach County boasts a population of 1.4M with steady growth and a diverse, bilingual labor force of over 700,000. Employers benefit from a skilled workforce supported by Palm Beach State College and other technical training institutions tailored to industry needs. The county maintains a strong, AAA-rated economy, low business taxes, and offers competitive incentives, including job growth funds, ad valorem tax exemptions, and expedited permitting processes.

The housing market remains robust, adding roughly 2,000 new residents each month, while quality of life is a major draw with 45 miles of coastline, 85 parks, and abundant cultural amenities. Businesses locating here can leverage both a cost-effective operating environment and a high-quality lifestyle that supports employee recruitment and retention.

The City of South Bay is actively seeking development partners to transform the Park of Commerce into a mixed-use industrial destination. Targeted uses include fleet depots, recycling centers, distribution centers, office warehouses, storage facilities, and light manufacturing. Economic incentives and streamlined permitting are available to qualified proposals.



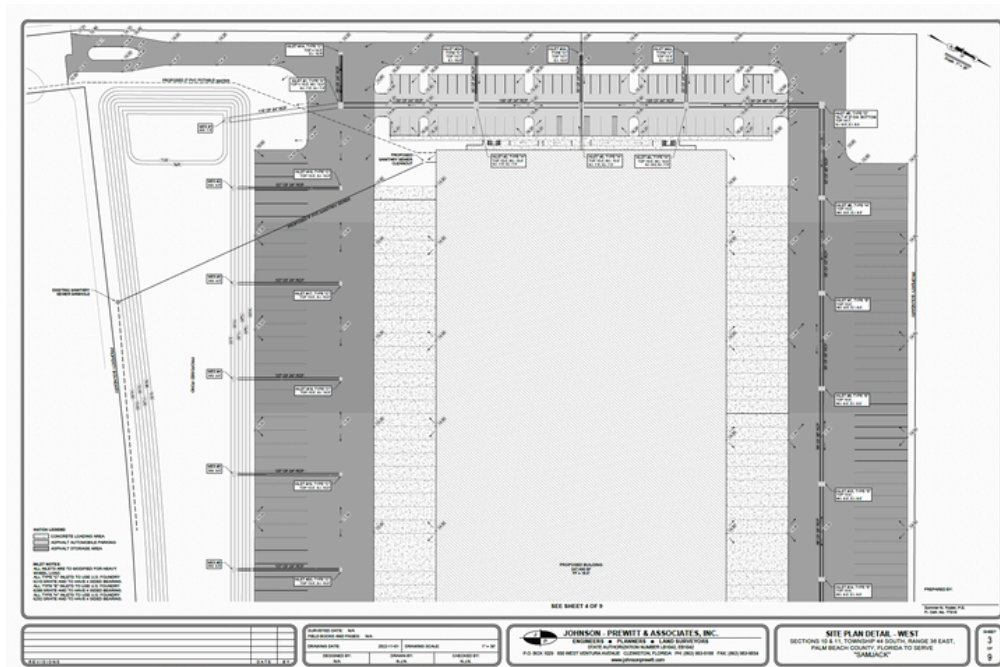
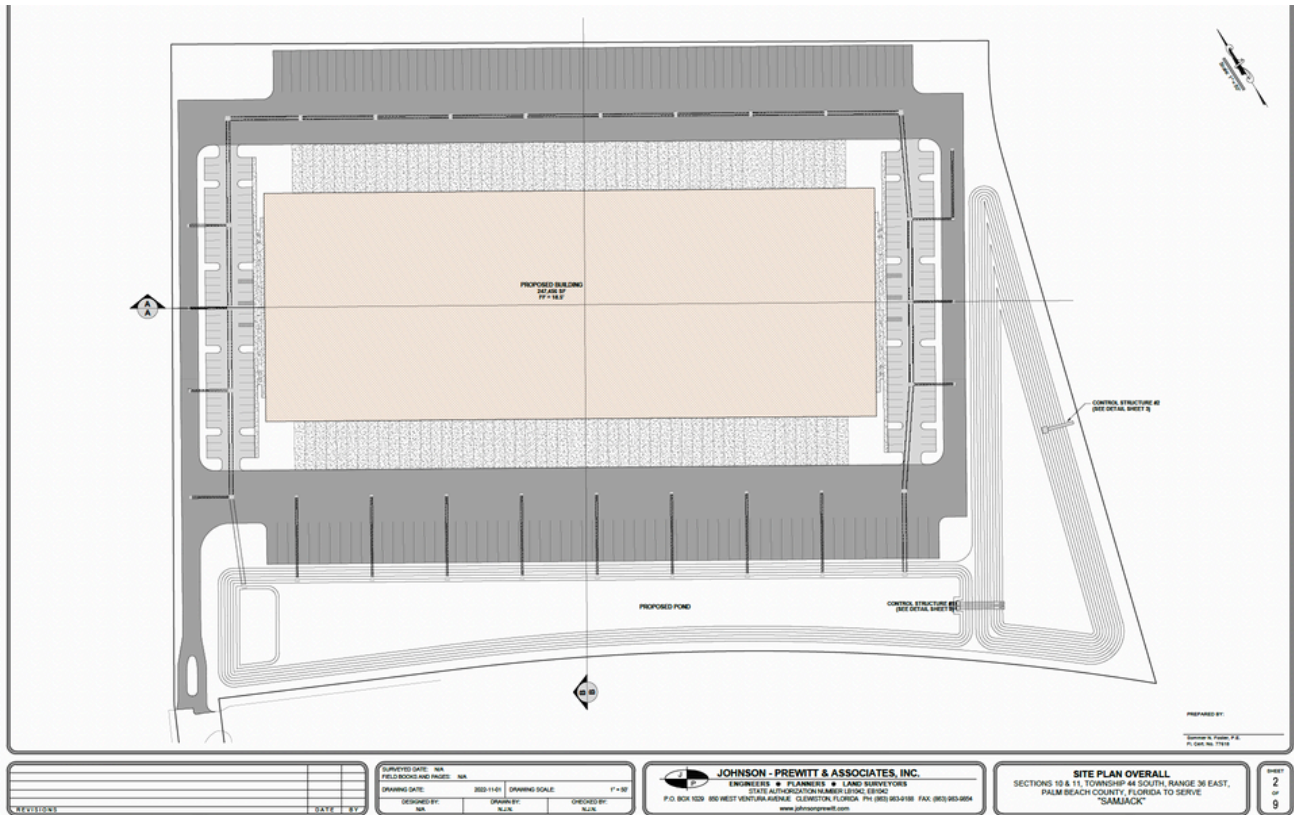
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Trusted Commercial Real Estate Services for Over 25 Years

CONTACT INFORMATION:



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