

BOYNTON BEACH

Where Coastal Dreams Meet Reality



SASHA VALDES

AIROS HOMES AT REAL BROKER, LLC

AT A GLANCE: BOYNTON BEACH BY NUMBERS



Population

Home to around **~80,000 residents**, offering a close-knit community feel.

Median Home Price

Homes typically range between **\$350,000 - \$575,000**, making it relatively affordable.

School Rating

B+ to A- rated districts that are steadily improving year over year.

Crime Rate

Crime levels are **lower than 55%** the national average, ensuring a safer environment.

Beach Access:

2 miles of Atlantic Ocean coastline

Family-Friendly Score

Rated 10/10 for its family-oriented atmosphere and amenities.

WHY EVERYONE LOVES BOYNTON BEACH?

► Coastal Living Without the Coastal Price Tag

Boynton Beach delivers authentic South Florida beach living at a significantly better value. Residents enjoy Palm Beach County beaches, schools, and lifestyle - without the premium costs of neighboring coastal cities.

01

Affordable Coastal Access

Enjoy real beach access and oceanfront amenities at 25-35% lower home prices compared to Boca Raton and Delray Beach - without sacrificing quality of life.

03

Downtown & Marina Revitalization

A growing downtown, marina district, and major redevelopment projects are bringing new dining, entertainment, and energy to the city.

02

Palm Beach County Schools

Boynton Beach is part of the same highly regarded Palm Beach County school system, offering strong public and private education options for families.

04

Diverse, Welcoming Community

Boynton Beach offers a warm, authentic community with a strategic location between Boca and Delray - combining convenience, character, and opportunity.

SCHOOLS: SOLID EDUCATION WITH GROWING EXCELLENCE



Elementary Schools:

- Citrus Cove Elementary (A- rating)
- Crosspointe Elementary (A- rating)
- Boynton Beach Elementary (B+ rating)
- Note: Can open-enroll to nearby Boca schools!

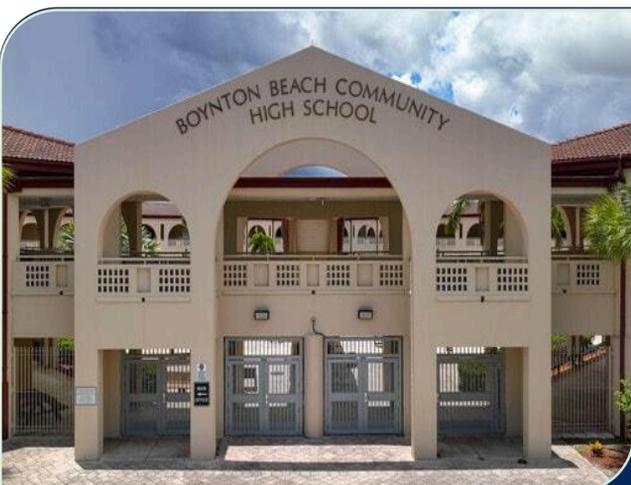
Middle & High Schools:

- Carver Community Middle (B+ rating)
- Galaxy E3 STEM School (A rating, K-8)
- Boynton Beach High School (B+ rating)
- Alternative: Atlantic High



Private School Options:

- Multiple faith-based schools nearby
- Boca Raton private schools within 15 minutes
- Affordable compared to private schools in other areas



WHO THRIVES IN BOYNTON BEACH?

Affordable coastal living without premium pricing

Strong Palm Beach County public schools

Growing downtown & marina redevelopment

Diverse, welcoming, community-driven neighborhoods

High value market with growth potential



NEIGHBORHOODS: OPTIONS FOR EVERY BUDGET

01



Leisureville (55+)

- Price Range: \$150K-\$325K
- Best For: Active adults, retirees, investors
- Amenities: Golf, tennis, clubhouses, theater, pools
- Lifestyle: Resort-style, social,

02



Hunters Run

- Price Range: \$425K-\$750K
- Best For: Active adults, families, golf enthusiasts
- Amenities: Two championship golf courses, tennis, fitness
- Lifestyle: Resort-style country club living

03



Boynton Waters

- Price Range: \$450K-\$725K
- Best For: Boating families, water lovers
- Features: Waterfront, boat access, Intracoastal views
- Lifestyle: Boating, fishing, water sports

04



Intracoastal Estates

- Price Range: \$800K-\$2M+
- Best For: Luxury water lovers, boaters
- Features: Direct Intracoastal, boat docks, water views
- Lifestyle: Waterfront luxury, entertaining

BEACHES AND MARIN LIFE



Beaches & Coastal Living

Boynton Beach Oceanfront Park

- Beautiful beach with excellent facilities
- 800-foot fishing pier extending into Atlantic
- Picnic areas and pavilions for gatherings

Ocean Ridge Beach Access

- Residential beach community border
- Excellent for families with small children
- Clean, well-maintained facilities
- Free parking (limited but available)

Boynton Harbor Marina:

- Full-service marina with wet slips
- Boat ramps and storage
- Waterfront dining at Banana Boat
- Charter fishing available
- Community events



Boating & Marina Life

Boynton Harbor Marina:

- Full-service marina with wet slips
- Boat ramps and storage
- Waterfront dining at Banana Boat
- Charter fishing available

Intracoastal Access:

- Multiple boat ramps throughout the city
- Affordable boat storage compared to other areas
- Easy access to ocean through inlet

Wilson Park

- Swimming pool and aquatic center
- Youth programs and summer camps
- Sports facilities and courts

FAMILY ACTIVITIES & RECREATION

Parks & Outdoor Activities



Intracoastal Park

- Large waterfront park with multiple amenities
- Playgrounds for all ages
- Sports fields, tennis courts, fitness trail

Jaycee Park

- Scenic waterfront location
- Walking trails with water views
- Exercise stations and benches
- Perfect for sunrise/sunset viewing



DINING NEARBY & ARTS & CULTURE



Downtown Revitalization Area:

- Two Georges: Waterfront institution since 1973
- Banana Boat: Marina dining with views
- Hurricane Alley: Raw bar and fresh seafood

Town Square Development:

- New mixed-use project bringing restaurants
- Local and chain dining options
- Entertainment and nightlife growing
- Walkable downtown

Local Favorites:

- Duffy's Sports Grill: Local chain, family-friendly
- Benvenuto Restaurant: Italian favorite

Schoolhouse Children's Museum:

- Interactive exhibits for kids
- STEM and arts programming
- Birthday party facilities
- Educational workshops

Arts & Cultural Center:

- Community theater performances
- Art classes and workshops
- Gallery exhibitions
- Cultural events and festivals

Downtown Art Walks (New!):

- Monthly events starting
- Local artists and galleries
- Live music and entertainment

TRANSPORTATION & ACCESSIBILITY

Major Routes:

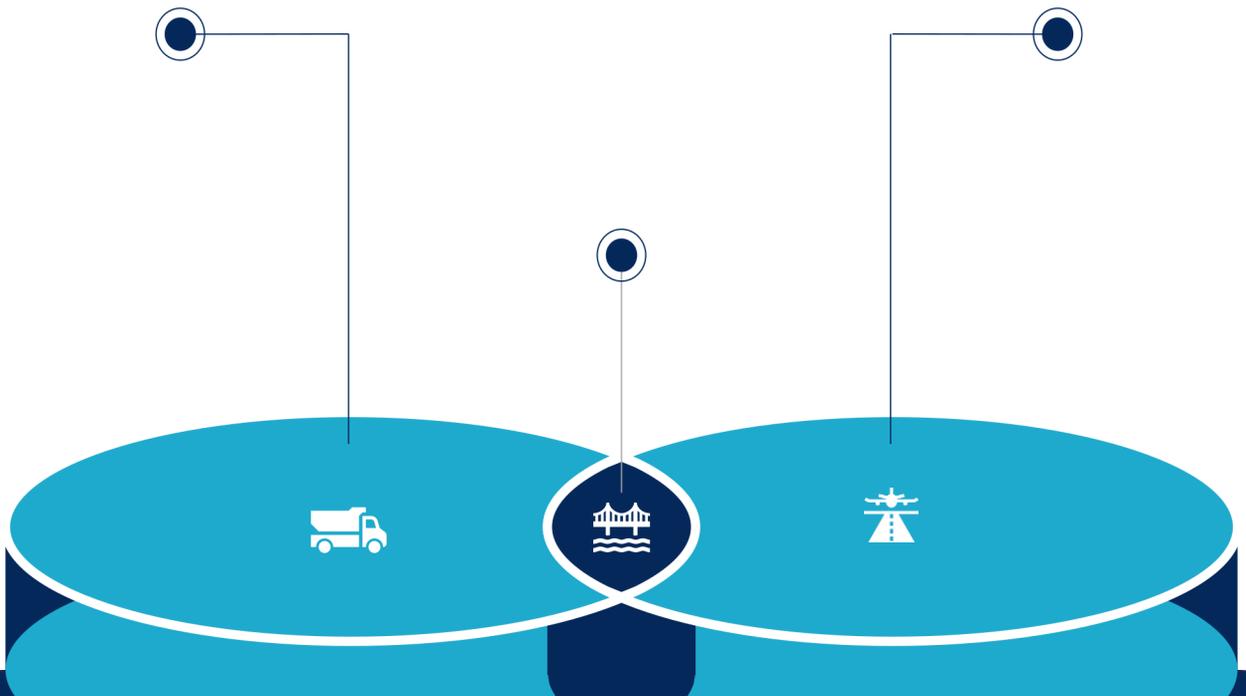
- I-95: Direct north/south access (10 min)
- Federal Highway (US-1): Coastal route
- Boynton Beach Boulevard: Main east/west
- Congress Avenue: Inland north/south

Public Transit:

- Palm Tran: Local bus service
- Tri-Rail: Boynton Beach station for regional travel
- Brightline: Nearby West Palm station (30 min)

Public Transit:

- Palm Beach International: 30-40 minutes
- Fort Lauderdale: 50-60 minutes
- Easy access to all three South Florida airports



REAL ESTATE MARKET INSIGHTS



- Median Price: \$435,000
- Price Range: \$275K-\$800K
- Days on Market: 30-45 days
- Annual Appreciation: 7-10% (catching up to neighbors)

Ultra-Luxury (\$1.5M+):

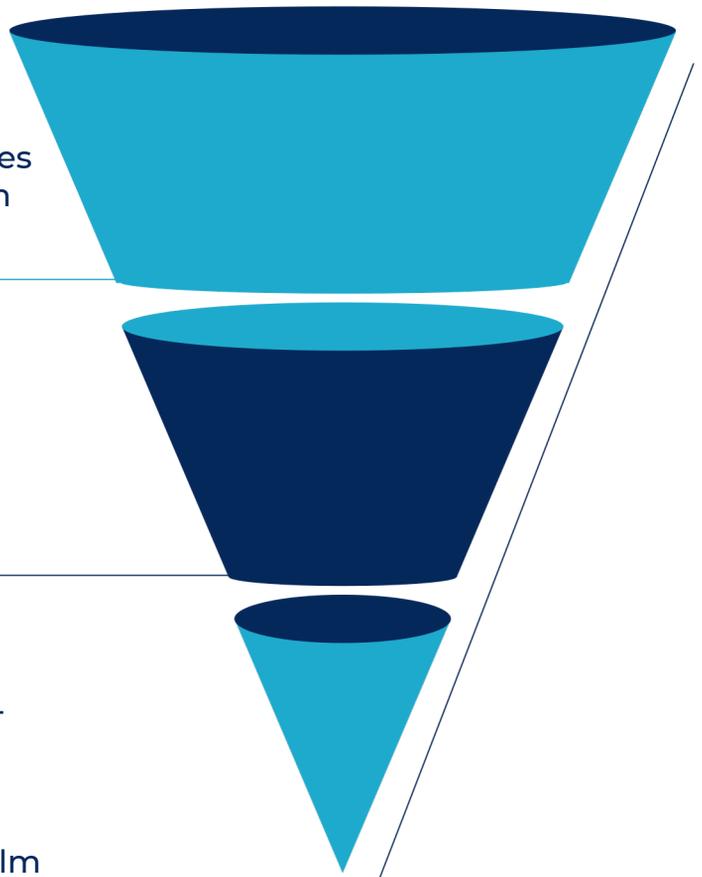
- Waterfront & Intracoastal estates
- Ocean Ridge-border properties
- Custom homes with premium amenities

Mid-Market (\$800K-\$1.5M):

- Gated & golf communities
- Newer construction with modern layouts

Entry Level (\$275 - \$800K):

- Condos, townhomes & single-family homes
- Established neighborhoods with larger lots
- Best value coastal entry in Palm Beach County



COST OF LIVING ANALYSIS

Housing Costs

Category	Details	Value Difference
Boynton vs Boca	Same schools, beaches, amenities	25–35% lower home prices
	\$500K in Boynton	≈ \$700K in Boca
Boynton vs Delray	Same coastal lifestyle & dining	20–30% more affordable
	\$400K in Boynton	≈ \$550K in Delray

Monthly Living Expenses

Category	Details	Estimated Cost
Single Professional	1BR rent, utilities, transport, food	\$2,430–\$3,470 / month
Young Couple	2BR housing, dining, commuting	\$3,510–\$5,220 / month
Family of Four	4BR mortgage, groceries, activities	\$4,550–\$7,000 / month
Active Retirees	Leisureville / owned home lifestyle	\$2,950–\$5,180 / month

HEALTHCARE & SERVICES



Bethesda Hospital East:

- Full-service community hospital
- Emergency and urgent care
- Maternity and pediatric care
- Comprehensive services

Nearby Major Hospitals:

- Boca Raton Regional (15 min): Level I trauma
- JFK Medical Center (15 min): Specialized care
- Delray Medical Center (10 min): Full-service



Local Care:

- Multiple urgent care centers
- Primary care physicians throughout
- Specialists in all major areas
- Dental and vision care abundant



INVESTMENT & MARKET ANALYSIS

Investment Strategies

Value-Add Plays:

- Target: Older homes in Meadows, established areas Strategy: Cosmetic updates, modernization
- Profit Potential: \$50K- \$100K equity gain

Buy-and-Hold Rentals:

- Target: Condos, townhomes near downtown or beach
- Returns: 7-10% gross yields (better than Boca!)
- Tenants: Young professionals

Downtown Development Play:

- Strategy: Buy near upcoming projects
- Timeline: 3-5 year hold for maximum appreciation
- Risk/Reward: Medium risk, high reward potential



Growth Catalysts



What's Driving Appreciation:

- Town Square: Major mixed-use development downtown
- Boynton Harbor Marina: Waterfront revitalization
- Infrastructure: City investing in improvements

MOVING TO BOYNTON BEACH: YOUR COMPLETE GUIDE

30
Days

30-Day Timeline (Renters/Quick Buyers):

- Week 1: Browse listings, join community groups online
- Week 2: Visit and tour properties
- Week 3: Apply/make offer, plan logistics
- Week 4: Move, set up, start exploring

60
Days

60-Day Timeline (Home Buyers):

- 60 Days: Get pre-approved, research areas, plan visit
- 45 Days: House hunting trip, make offer
- 30 Days: Inspections, finalize mortgage
- Closing: Move and settle in

90
Days

90-Day Timeline (Families/Planned Move):

- 90 Days: Research schools, neighborhoods, visit
- 60 Days: House hunting, school enrollment
- 30 Days: Finalize purchase, plan move
- Post-move: School orientation, community integration

First
Month

First Month Integration

- Attend school orientations and parent meetings
- Join country clubs and begin community involvement
- Connect with equestrian community if applicable
- Explore cultural attractions and family activities

PARENT RESOURCES & COMMUNITY

Digital Connections:

Official:

- BoyntonBeach.org: City services and information
- [Palm Beach County](#): Schools and county services

Social Media:

- "Boynton Beach Community" Facebook Group
- "Boynton Beach Families" Facebook Group
- "Boynton Beach Business Network"
- NextDoor: Neighborhood-specific groups



Networking:

- [Boynton Beach Chamber of Commerce](#)
- [Meetup groups](#) for various interests
- [Beach and boating clubs](#)

FREQUENTLY ASKED QUESTIONS ANSWERS



04

03

02

01

01

Is Boynton Beach as nice as Boca Raton or Delray Beach?

It's different - less polished but more authentic and 25-35% more affordable. You get the same Palm Beach County benefits without paying the premium.

02

Will property values catch up to Boca and Delray?

Likely yes, over time. Downtown redevelopment and city improvements are driving appreciation. Great opportunity for investors and buyers.

03

Can I really use Boca Raton schools?

Yes! Through Palm Beach County's school choice program, you can apply to nearby schools if space is available. Many families do this.

04

Can I really use Boca Raton schools?

Increasingly yes! Affordable coastal living attracts young professionals. Downtown scene is growing with new restaurants and breweries.

THE VERDICT: IS BOYNTON BEACH RIGHT FOR YOUR FAMILY?

Choose Boynton Beach if you:

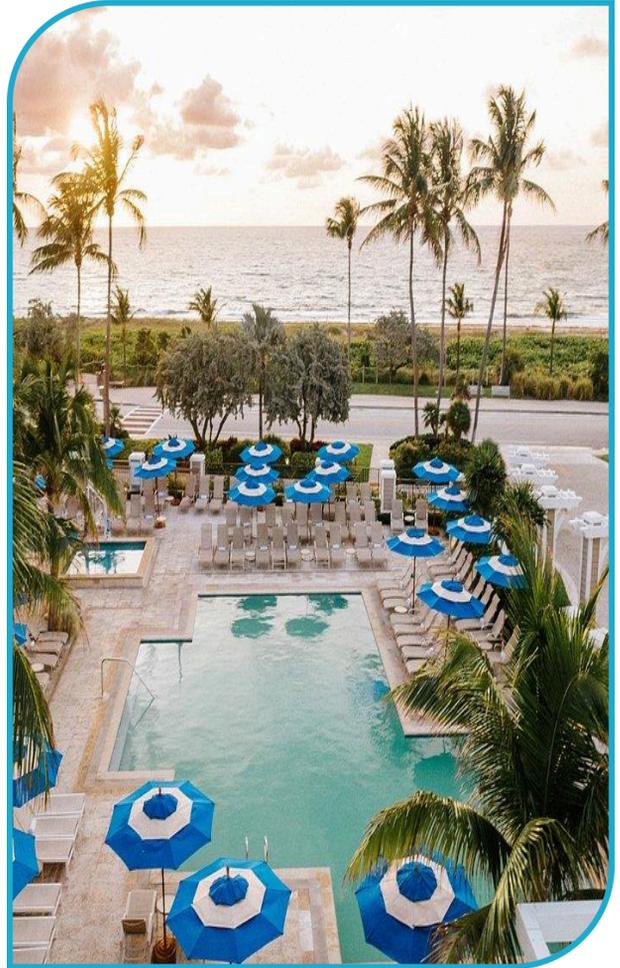
- Want beach access without beach prices
- Value authentic community over prestige
- Are looking for investment opportunities
- Want same schools/amenities as Boca for less
- Appreciate diversity and real character

Consider other options if you:

- Need the most polished, upscale environment
- Want established downtown scene immediately
- Prefer only A+ rated schools
- Need walkable urban lifestyle
- Want luxury amenities at every turn

Perfect for:

- Value-conscious beach lovers
- First-time buyers wanting coastal access
- Investors seeking appreciation potential
- Active adults wanting affordable beach retirement
- Families prioritizing value and beach lifestyle



REAL



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THANK YOU!



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