

**FOR SALE  
DEAD PINE RANCH  
GULFSTREAM POLO CLUB, LAKE WORTH, FLORIDA**



**Property Description:** The Property totals 10.32 acres and is located on the northwest corner of Polo Road and 45<sup>th</sup> Street South at the center of the Gulfstream Polo Club; one of the oldest polo clubs in the United States, offering seasonal low & medium goal polo to its members and guests. The Property is improved with a 4,000 square foot custom home containing three bedrooms and two and a half bathrooms, and two barns (one concrete block and one frame) containing a total of 21 stalls, which include a grooms apartment, two tack rooms, two feed rooms, covered storage for hay and/or equipment, and perimeter and cross fencing with excellent improved pasture.

**Zoning**

The Property is currently zoned Residential Transition (RT) with a Future Land Use (FLU) designation of MR-5, which permits rezoning of the Property to a density of up to five dwelling units per acre.

**Real Estate Taxes:** \$7,230 (2010) which reflects Homestead Exemption and an Agricultural Classification which status may be available for potential buyers that meet AG classification qualifications; resulting in significantly lower real estate taxes.

**Investment Potential**

The current offering presents an investor with the opportunity to acquire the Property at a significant discount to stabilized land values which at the top of the previous cycle in 2006 exceeded \$300,000 per acre, and significant upside potential from future development due to the Property's zoning potential (which has since been significantly increased to 5 du/ per acre).

**Offering**

The Property is being offered at a reduced asking price of \$1,500,000 cash.

**Contact:**

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LAKE WORTH ROAD

GULFSTREAM POLO CLUB

FLORIDA TURNPIKE