

FOR SALE

STRATEGIC SOUTHERN BLVD. DEVELOPMENT TRACT LOXAHATCHEE, FLORIDA



PROPERTY DESCRIPTION:

The "Southern Crossing" Tract consists of 9.12 acres located on the north side of Southern Blvd./State Road 80/98 in the recently incorporated Town of Loxahatchee Groves. This strategic location commands an impressive 990' of frontage along Southern Blvd., which through recent expansion is emerging as the most important east-west corridor in Palm Beach County; providing highway access from Palm Beach International Airport to the Glades and Florida's West Coast.

The Southern Crossings Tract is situated between E Rd. (which offers multi-directional Southern Blvd. access), and Loxahatchee Ave. (offering west bound Southern Blvd. access), and is less than one mile west of Palms West Hospital and Wellington's entrances at Big Blue Trace and Forest Hill Blvd. and is within close proximity to Royal Palm Beach's significant commercial developments along Southern Blvd. The Southern Crossing Tract is the eastern most available commercial development tract along Southern Blvd. in Loxahatchee.

ZONING:

The Southern Crossing Tract is zoned Commercial Low Office (CL-O) permitting office, medical, financial institutions, and restaurant uses. An accelerated comprehensive plan amendment and rezoning to Commercial Low (CL) that would permit a wider range of retail uses as well as office, medical, financial, and restaurant uses, is potentially available due to the site's size and similar approvals recently granted by Loxahatchee to other Southern Blvd. sites. Recent zoning changes in conjunction with the incorporation of Loxahatchee Groves to properties on Southern Blvd. has generated considerable interest from national retailers, medical, and institutional users.

UTILITIES:

County supplied municipal water and sewer is available along the northern side of Southern Blvd. subject to connection and impact fees based on anticipated usage.

REAL ESTATE

TAXES:

2011 Tax Assessment	2011 Taxes	Parcel Control Number
\$922,569	\$20,554	41-41-43-32-02-000-2160

OFFERING PRICE: \$2,700,000 (\$6.80 psf)

CONTACT:

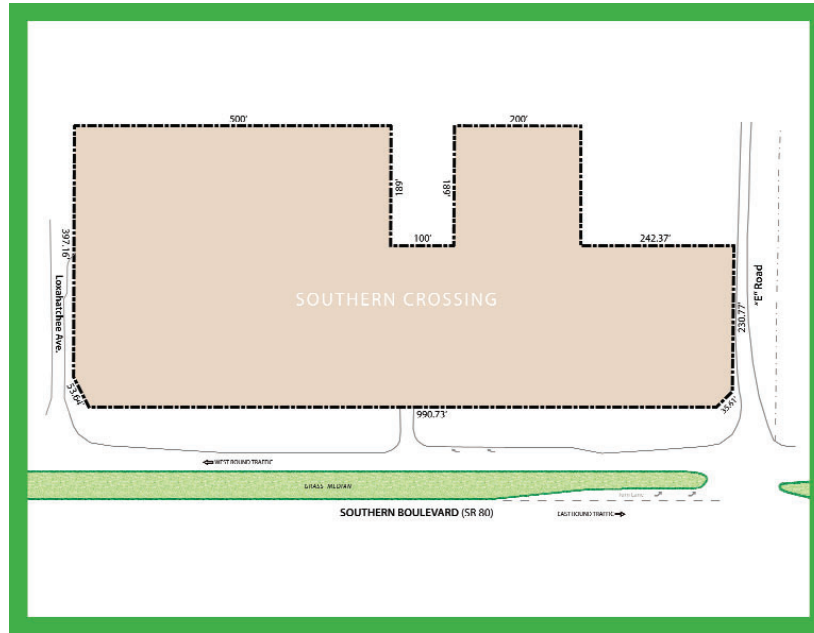
Brad Scherer, President
Jay Romfh, Director of Leasing and Investment Sales



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ATLANTIC WESTERN REALTY CORPORATION
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Site Plan



Area Map



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