

## Southern Boulevard Loxahatchee, FL

**±1.75-Acre Development Opportunity** Site Recently Selectively Cleared

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# Highlights



### Property Summary

The subject site for commercial development is located on directly on Southern Boulevard, at the northwest quadrant of B Road in Loxahatchee Groves, Florida. The property offers excellent access on a major eastwest arterial roadway and is minutes from a concentration of retail and restaurants, dining and entertainment.

- ±1.75-Acre Rectangular parcel
- Situated in an area with new residential growth and development through immigration and population shifts from Dade, Broward and other counties in Florida as well as northern tier states
- New commercial developments already in various stages of approval and construction
- Right-in and right-out access road from Southern Blvd
- Newly constructed median cut and left turn lane into the Subject Property
- Current zoning of "CL Commercial Low" provides for various of commercial uses without need for Land Use or Zoning changes
- Daily traffic count of over 60,000 trips

#### Site Details

Address	Southern Boulevard Loxahatchee Groves, FL
Parcel Number	4141-4317-01808-0070
Site Area	±1.75 Acres
Frontage	425 linear feet on Southern Boulevard
Current Zoning	CL - COMMERCIAL LOW ( 41-LOXAHATCHEE GROVES )
Property Use Code	1000 - Vacant Commercial
Recommended Uses	<ul> <li>Office (i.e., Medical, Dental, Research)</li> <li>Retail Services</li> <li>Bank &amp; Financial institution</li> <li>Child Care Center</li> <li>Restaurant (i.e., Fast Food, Full Service, Take-out)</li> <li>Veterinary Clinic or Hospital</li> </ul>





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### **Offering Procedure**

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price \$2.1 Million
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

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