

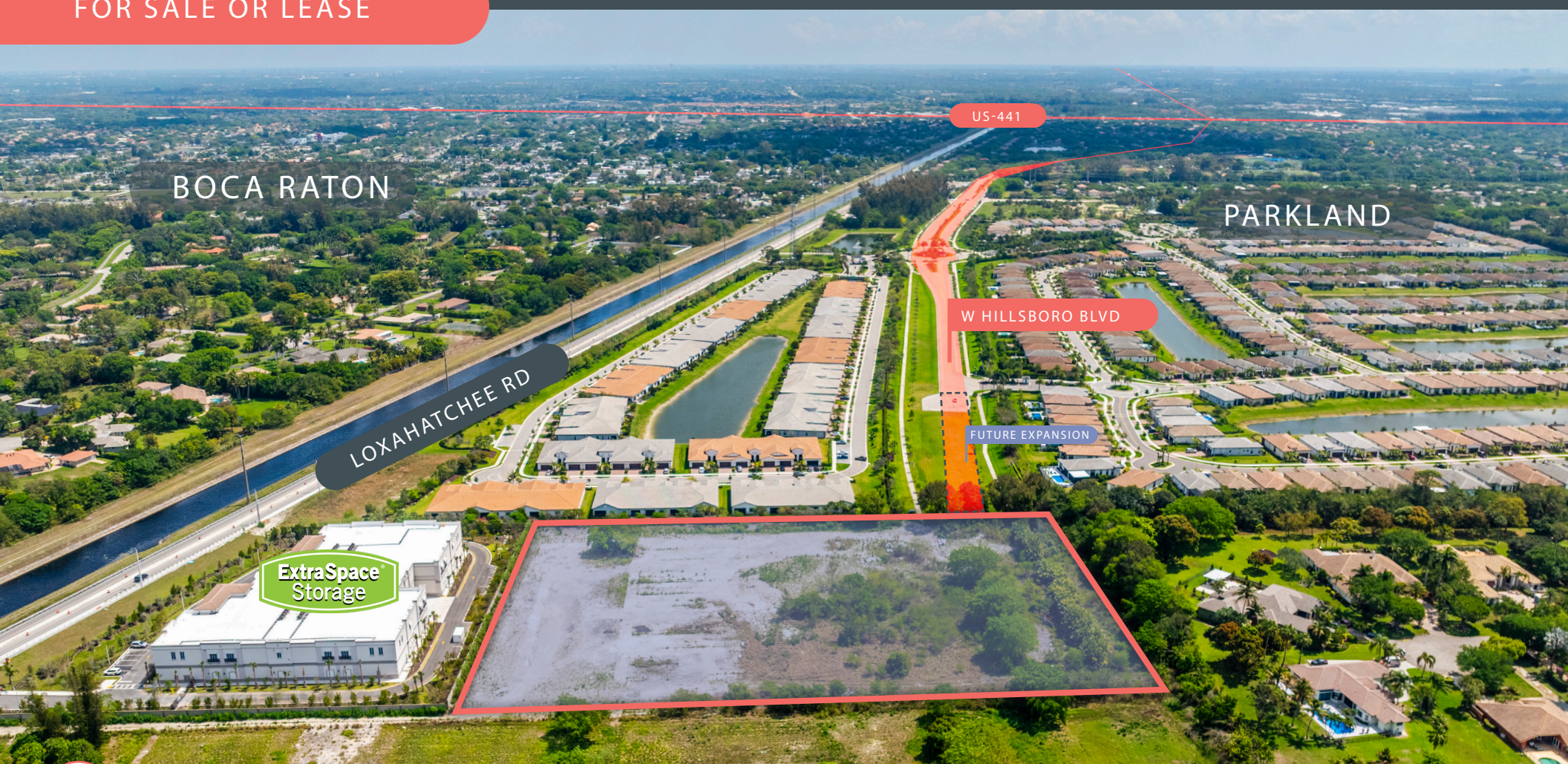
6.18 Acres in Parkland, FL

EXCEPTIONAL LAND DEVELOPMENT OPPORTUNITY IN BROWARD'S MOST AFFLUENT TRADE AREA



Accelerating success.

FOR SALE OR LEASE



BOCA RATON

PARKLAND

LOXAHATCHEE RD

US-441

W HILLSBORO BLVD

FUTURE EXPANSION

ExtraSpace Storage



12000 LOXAHATCHEE ROAD, PARKLAND, FL

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Executive Vice President
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Property Overview

Rare opportunity to control a vacant parcel in the prestigious City of Parkland, one of South Florida's most affluent and supply-constrained residential markets. The property's A-1 Agricultural zoning allows for estate-style residential development, equestrian uses, and private recreational facilities.

Parcel ID: 474135010090

Parcel Size: 6.18 Acres

Zoning Code: A1

- Minutes from Parkland Golf & Country Club, Heron Bay, and Terramar Park
- Quick access to Sawgrass Expressway (SR-869)
- Surrounded by multimillion-dollar homes and gated communities
- Within A-rated school zones
- One of the safest and highest-income municipalities in Florida

Parkland's A-1 zoning allows:

Permitted Uses (By Right)

- Single-family estate homes
- Equestrian uses (stables, arenas, riding areas)
- Agricultural uses
- Accessory structures (barns, garages, guest houses)
- Private recreational courts (tennis, padel, pickleball, basketball)

Special Exception Required

- Boutique sports facilities
- Private membership clubs
- Training facility
- Low-intensity recreational uses





City of Parkland

Incorporated in 1963, the City of Parkland has transformed from a quiet equestrian ranching community into one of South Florida's most affluent and desirable addresses. Its zoning laws are deliberately crafted to preserve the city's signature "park-like" character — lush greenery, wide lots, low density, and an extraordinary quality of life that is virtually unmatched in Broward County. Parkland consistently ranks among the safest, wealthiest, and most family-friendly cities in all of Florida.

Situated in northern Broward County, Parkland offers swift access to South Florida's major economic corridors without sacrificing its

tranquil setting. Residents enjoy easy connections to the Sawgrass Expressway, Florida's Turnpike, and I-95 — placing Fort Lauderdale, Boca Raton, and Miami within comfortable commuting distance. Fort Lauderdale-Hollywood International Airport is approximately 25 miles south.

Parkland's real estate market consistently ranks among the most expensive in Florida and the nation. The median home value exceeds \$800,000, with the highest-tier neighborhoods reaching well beyond \$1.35M. With an 85%+ homeownership rate and only 12.3 square miles of land area, the city's strict low-density zoning ensures continued scarcity of available land — a powerful driver of long-term value for landowners.

Demographics



2025
population

38,551



Median
Age

40.1



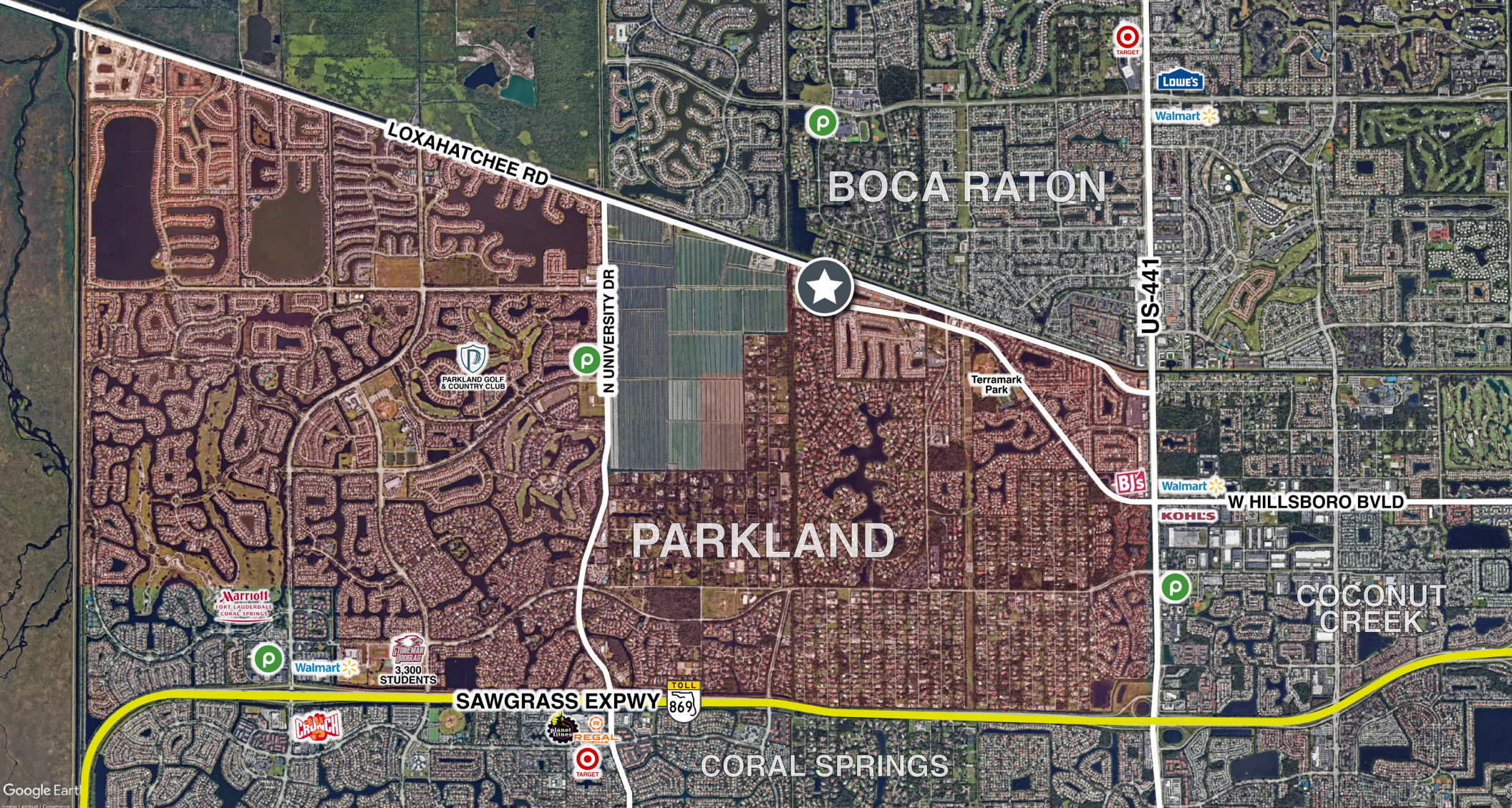
2025 Median
Household Income

\$211,393



2025 Median
Home Value

\$853,817



Unique Location

The subject property occupies a uniquely strategic position within the City of Parkland — situated directly at the western termination of W Hillsboro Boulevard, on Parkland’s northern municipal boundary. This places the parcel at a rare geographic convergence point: technically within the City of Parkland’s jurisdiction while sitting at the doorstep of West Boca Raton (Palm Beach County) to the immediate north.

5-Mile Demographics



2025
population

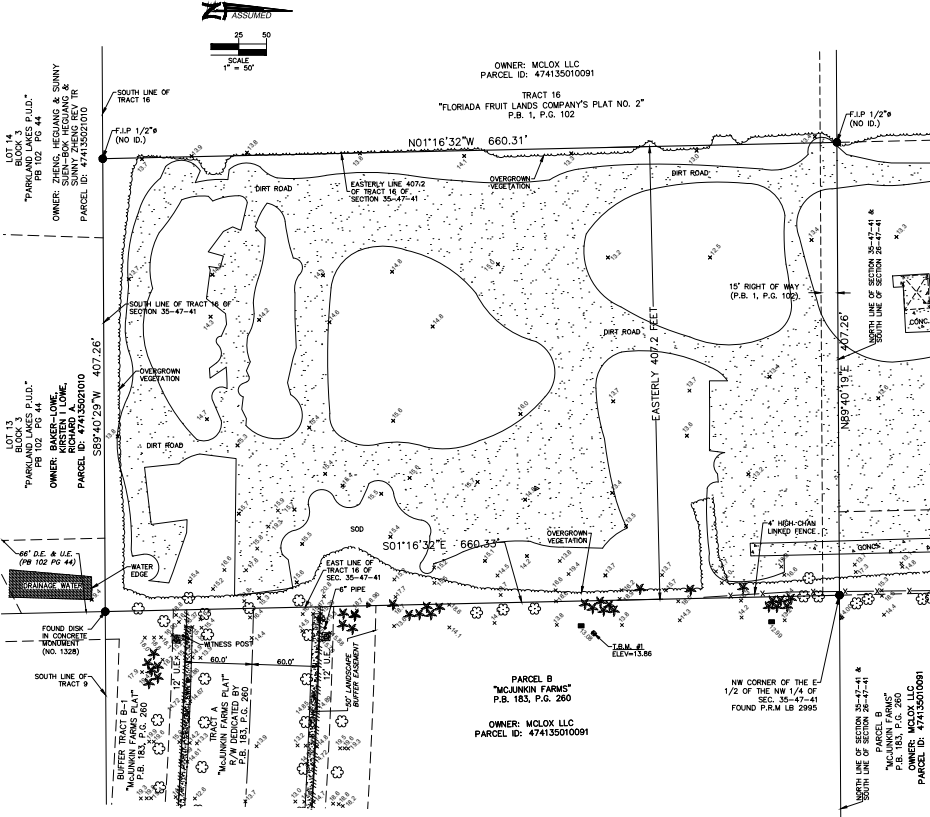
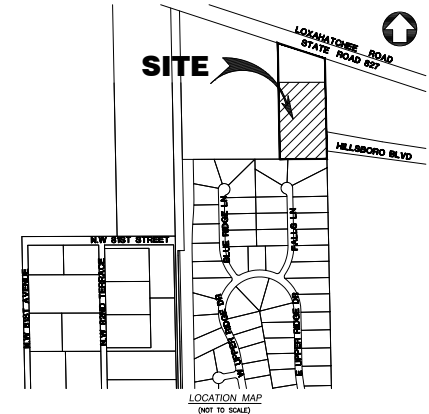
252,260



2025 Median
Household Income

\$108,246

BOUNDARY AND TOPOGRAPHIC SURVEY



SYMBOL	DESCRIPTION
●	FOUND IRON NAIL
○	FOUND IRON PIPE WITH CAP
—	PROPERTY LINE
—	RIGHT-OF-WAY
—	CONCRETE BLOCK STRUCT
—	INTERNAL GEODETIC VERICAL DATUM
—	PLAT BOOK
—	PAGE
—	FOUND WALL & DOOR
—	NUMBER OF PARKING SPACES
—	SET IRON PIPE
—	TOP OF PIPE
—	SIDWALK
—	POINT OF BEGINNING
—	LINE TO SCALE
—	TEMPORARY BENCH MARK
—	FINISH FLOOR ELEVATION
—	SET IRON NAIL
—	FOUND DRILL HOLE
—	FOUND IRON PIPE
—	FOUND IRON NAIL
—	CATCH BASIN
—	ELECTRICAL WALL PANEL
—	FIRE HYDRANT
—	DRAINAGE CURB INLET
—	MANHOLE PROJECTION
—	GAS METER
—	PEDESTRIAN SIGNAL
—	ELECTRIC UTILITY BOX
—	LIGHT POLE
—	DAY INDOOR
—	WATER METER
—	WATER VALVE
—	GRASS-TRAP MANHOLE
—	SANITARY SEWER CLEAN-OUT
—	SANITARY SEWER MANHOLE
—	SANITARY SEWER VALVE
—	MANHOLE UNCOVERED
—	DRAINAGE MANHOLE
—	SPRINKLER MANHOLE
—	INTRUSION
—	POLE
—	SIGN
—	WALKWAY
—	CONCRETE UTILITY POLE
—	GUARDRAIL
—	GPS TRANSPIRENCY
—	WOOD UTILITY POLE
—	TREE NUMBER
—	UTILITY STRUCTURE NUMBER
—	CRS WALL
—	WOOD FENCE
—	IRON FENCE
—	IRON ROLLING GATE
—	IRON SWING GATE
—	CHAIN-LINK FENCE
—	CHAIN-LINK ROLLING GATE
—	CHAIN-LINK SWING GATE
—	FENCE OTHER
—	TREE
—	PINE TREE
—	PALM TREE
—	PROPERTY LINE
—	RIGHT-OF-WAY LINE
—	EASEMENT LINE
—	X-UL-DRAIN
—	SAN X-UL-SWANT
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING PATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	MANICAP TACTILE STRIP

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work ALTA/NSPS LAND TITLE SURVEY was on November 02, 2021.

2. The date of completion of the field work UPDATE SURVEY was on February 23, 2023.

SECTION 2) LEGAL DESCRIPTION:

A portion of the West 1/4 of Section 35, Township 47 South, Range 41 East lying South of the Hillsboro Canal being more particularly described as follows:

The Easterly 407.2 feet of Tract 16 in Section 35, Township 47 South, Range 41 East, Florida Fruit Lands Company's Plat No. 2, according to the Plat thereof as recorded in Plat Book 1, Page 102 of the Public Records of Palm Beach County, Florida in the City of Parkland, Broward County, Florida.

Containing an area of 269,883 S.F. or 6.17 Acres more or less by office calculation.

Property Address and Tax Folio Number:
Folio No. 47-41-35-01-0090 FALLS LN, PARKLAND, FL 33076

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this type of Survey, as defined in Rule 59-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=50') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown herein are based upon the Northerly Boundary Line with an assumed bearing of 872°00'32"E, said line to be considered a well established and monumented line.

Legal Description was furnished by client

Plat of "FLORIDA FRUIT LANDS COMPANY" PLAT NO. 2, recorded in Plat Book 1, at Page 102, Public Records of Palm Beach County Florida.

Plat of "PARKLAND LAKES P.U.D.", recorded in Plat Book 102, at Page 44, Public Records of BROWARD County Florida.

Plat of "McJUNKIN FARMS PLAT", recorded in Plat Book 183, at Page 260, Public Records of BROWARD County Florida.

Elevations as shown herein are based on the North American Vertical Datum of 1988 (NAVD 88), as per Palm Beach County's Benchmarks Name FREDOV, Elevation 19.688 feet.

SECTION 5) LIMITATIONS:

Since no other information was furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Broward County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Topographic Survey was prepared at the request of and certified by:

• The Feldman Companies.

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 59-17.051 through 59-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LS7097

Digitally signed by
Abraham Hadad
Date: 2024.02.06
14:16:12 -05'00'

Abraham Hadad, PSM
Fos the Firm
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPER
DUTY STATE BOARD
SURFACE UTILITY ENGINEERING

HADONNE

BOUNDARY AND TOPOGRAPHIC SURVEY
OF
THE FELDMAN COMPANIES

LOCMATCHEE RD, PARKLAND, FLORIDA 33076

REVISIONS	1	2	3	4	5
DATE					
BY					
FILE					
DRAWN BY	JA				
CHECK BY	FJ				
DATE					
SCALE					
DATE					
21132					
1/1					

6.18 Acres in Parkland, FL

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Accelerating success.



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