

4.38 AC UNDEVELOPED LAND

Acme Rd., Wellington, FL



VACANT LAND 4.38 AC

FOR LEASE | CALL FOR PRICING

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Matthew Mondo

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- Exceptional opportunity to lease over 4 acres of undeveloped land in Palm Beach County.
- Situated in Wellington this property is positioned between Southern Blvd and 441. Only minutes the Turnpike and Equestrian Clubs.
- This property is zoned as LROZD allowing for a variety of equestrian usages.

NOTE: Easement allows for limited structure development*



FOR LEASE	CALL FOR PRICING
ACREAGE	4.387 ac
TRAFFIC COUNT	72,659 ADT (Southern Blvd)
ZONING	LROZD– Little Ranches Overlay Zoning (73-Wellington)
PARCEL ID	73-41-44-02-00-000-3010

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



49 SW Flagler Ave. Suite 301
 Stuart FL, 34994
www.commercialrealestatellc.com

Matthew Mondo
 772.286.5744 Office
 772.236.7780 Mobile
mmondo@commercialrealestatellc.com

DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	6,997	1 Mile	\$55,157	1 Mile	42
3 Mile	80,546	3 Mile	\$58,136	3 Mile	42
5 Mile	165,999	5 Mile	\$61,730	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	7,381	1 Mile	\$38,145	1 Mile	41
3 Mile	85,542	3 Mile	\$40,919	3 Mile	40
5 Mile	175,471	5 Mile	\$42,890	5 Mile	41

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

ZONING INFORMATION

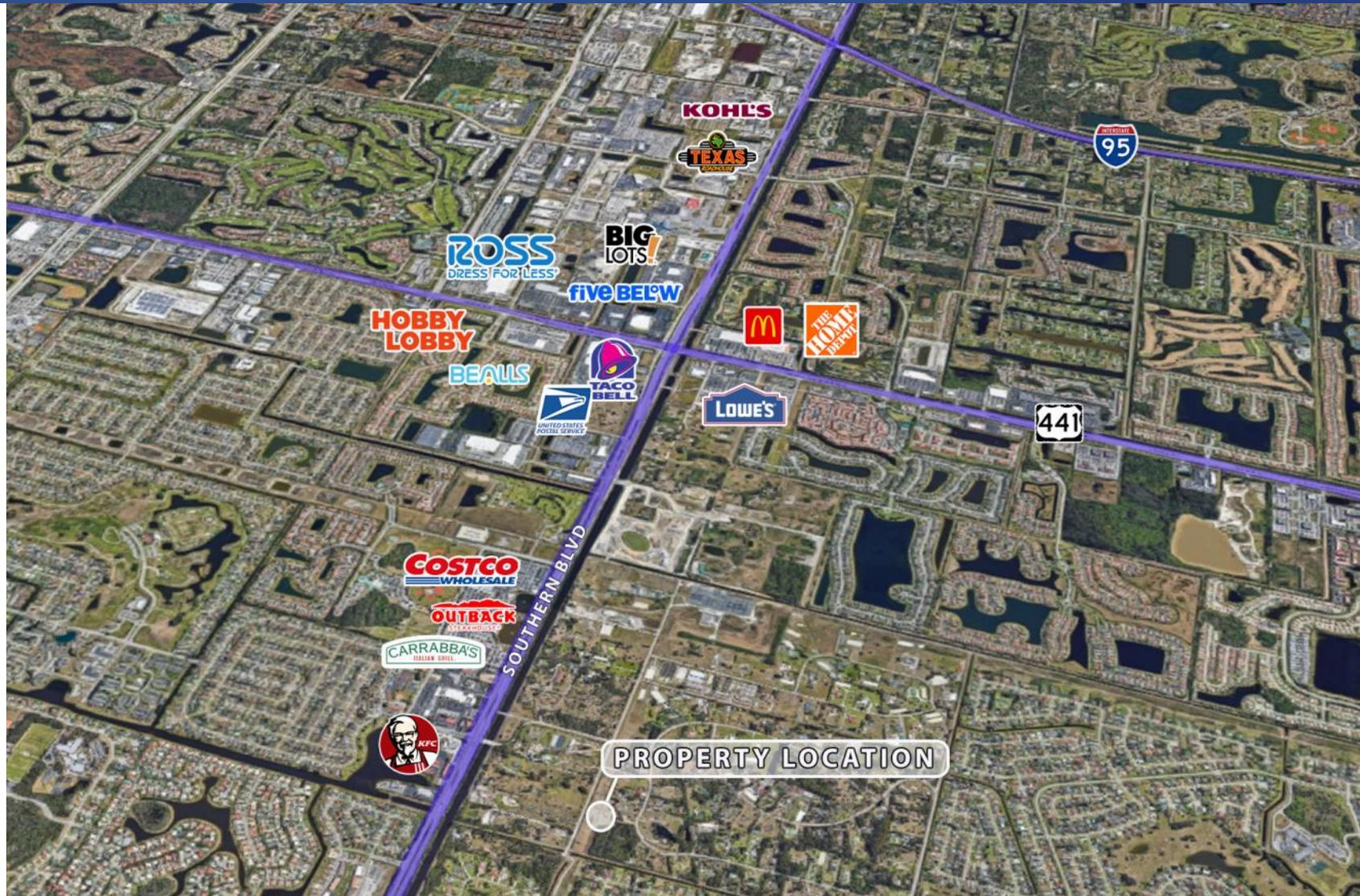
P = Permitted Use C = Conditional Use S = Special Use Blank = Prohibited Use															
Use Types	Zoning Districts														
	See Supp Regs	RS	RM	RH	CC	CF	PUD			EOZD					LROZD
							Res Pod	Comm Pod	Comm Facility	Open Space/ Rec Pod	Res (ER)	Res Pod within a PD	Comm Pod within a PD	ECR	
Residential Uses															
Congregate Living Facility 1	6.2.2. A.1	P	P	P			P				P	P			P
Security/Caretakers Quarters	6.2.2. A.3				S	S		S	S		S	S	S	S	S
Single Family	6.2.2. A.4	P	P	P			P				P	P			P
General Services and Entertainment															
Adult Entertainment	6.2.2. B.1														
Bed and Breakfast	6.2.2. B.2	C					C				C	C			C
Day Care, Family	6.2.2. B.6	P	P	P			P				P	P			P
Home Occupation	6.2.2. B.12	P	P	P			P				P	P			P
Kennel	6.2.2. B.13				C			C			C				P
										P					
Veterinary Clinic	6.2.2. B.18				P			P			P		P	P	C
Civic/Institutional/Recreational/Assembly															
		C													
Government Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transportation/Communications/Infrastructure															
Utilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Aviculture	6.8.9. B														P
Barn/Stable	6.8.9. C										P	P	P	P	P
Bona Fide Agriculture	6.8.9. D					P					P	P	P	P	P



49 SW Flagler Ave. Suite 301
 Stuart FL, 34994
www.commercialrealestatellc.com

Matthew Mondo
 772.286.5744 Office
 772.236.7780 Mobile
mmondo@commercialrealestatellc.com

TRADE AREA MAP



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com