

Southern Boulevard Loxahatchee, FL

±1.75-Acre Development Opportunity

Site Recently Selectively Cleared

Palm Beach
State College
Campus



Southern Boulevard

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Highlights



Property Summary

The subject site for commercial development is located directly on Southern Boulevard, at the northwest quadrant of B Road in Loxahatchee Groves, Florida. The property offers excellent access on a major east-west 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 style="list-style-type: none">• Office (i.e., Medical, Dental, Research)• Retail Services• Bank & Financial institution• Child Care Center• Restaurant (i.e., Fast Food, Full Service, Take-out)• Veterinary Clinic or Hospital



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 - \$2.2 Million
- 6 month due diligence period
- Extensions will come at a cost
- 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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