

16169 Southern Boulevard  
Loxahatchee, FL 33470

PRICE \$4,500,000



Vacant Land



849855 SQFT

## PROPERTY DETAILS

INCREDIBLE OPPORTUNITY TO OWN 19.51 ACRES OF LAND W/923 FT OF FRONTAGE ON SOUTHERN BLVD/SR-80 WITH A 2017 TRAFFIC COUNT OF 27,500 AADT, WHICH WILL GROW EXPONENTIALLY TO AN ESTIMATED 80,000 AADT FROM THE APPROVED, UNDER CONSTRUCTION & PROPOSED NEW DEVELOPMENTS OF OVER 10,000 DWELLING UNITS AND NON-RESIDENTIAL FACILITIES AROUND THE PROPERTY. CURRENT ZONING IS CRE (COMMERCIAL RECREATION), WHICH COMES FROM PALM BEACH COUNTY ULDC FROM BEFORE THE PROPERTY WAS INCORPORATED INTO LOXAHATCHEE GROVES IN 2009. DUE TO THIS FACTOR, THERE'S A GREAT UPSIDE OPPORTUNITY TO POTENTIALLY ADD, THROUGH PROPER PROCESS, ADDITIONAL COMMERCIAL USES BY ADOPTING THE TOWN'S COMMERCIAL ZONING DISTRICTS OR USES. PLEASE INQUIRE. \*\*\*PLEASE DO NOT GO TO THE PROPERTY UNANNOUNCED - TENANT & PATRONS ARE NOT TO BE DISTURBED\*\*\*



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