



14981 Southern

14981 SOUTHERN BOULEVARD | LOXAHATCHEE, FLORIDA 33470

±18 Acres Available For Purchase

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Contact Us

KIRK NELSON
Executive Vice President
+1 561 716 9936
kirk.nelson@cbre.com

JACK SIRAGUSA
First Vice President
+1 561 371 9214
jack.siragusa@cbre.com

ROBERT SMITH
Executive Vice President
+1 561 707 5558
robert.c.smith@cbre.com

CBRE

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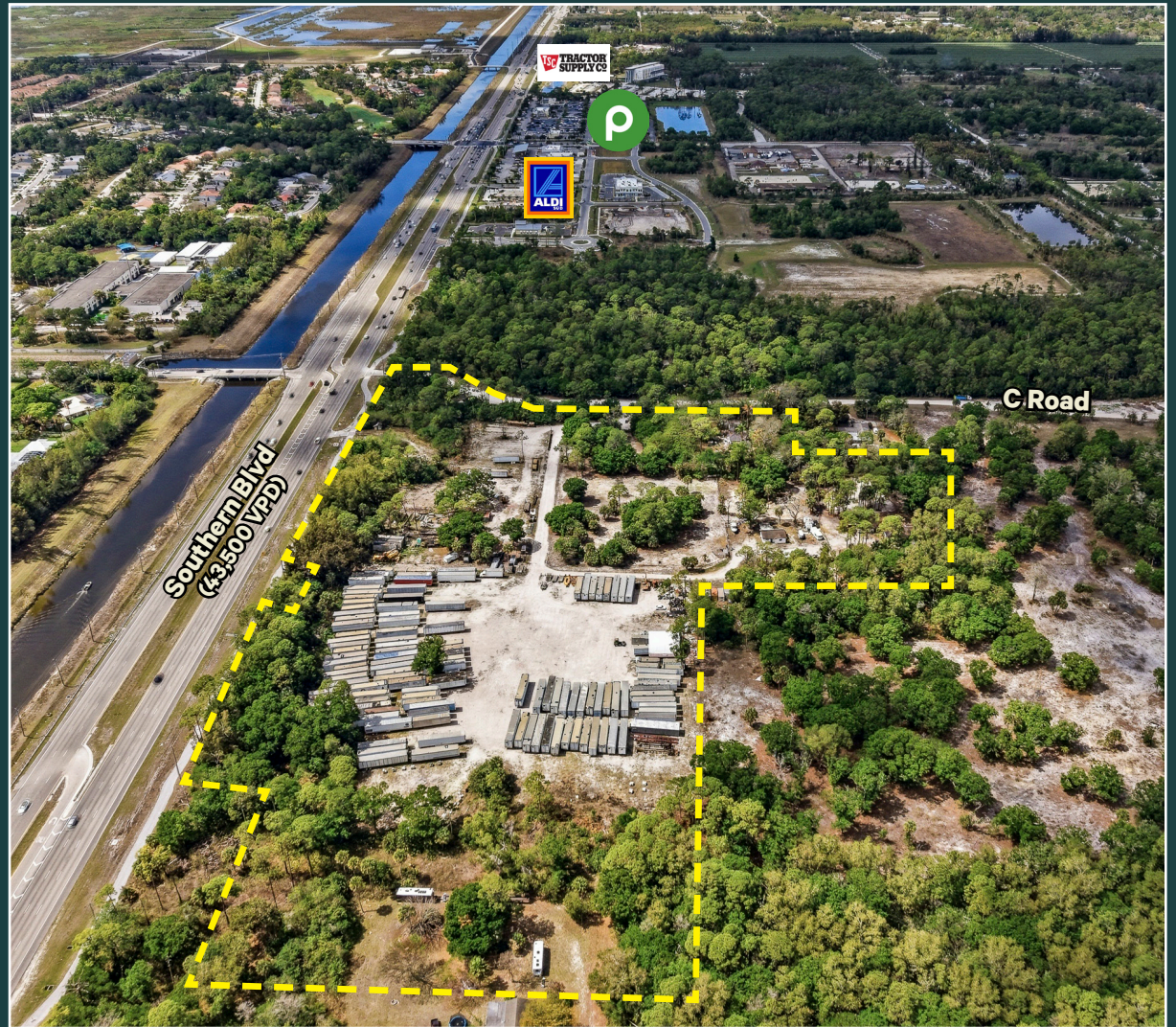
Executive Summary

01

The Offering

±18 ACRES RAW LAND

CBRE is pleased to exclusively present the opportunity to acquire a prime ±18-acre land parcel located in the rapidly growing submarket of western Palm Beach County, Loxahatchee, Florida. Situated directly on Southern Boulevard, this property offers an unmatched development opportunity in one of South Florida's most desirable and high-demand growth markets. The property could be ideal for commercial, residential, or mixed-use development and is within a few miles of over 20,000 existing, new, or planned residential units.



14981 Southern

Property Overview

02

Property Description

Property Overview

Location:	14981 Southern Boulevard, Loxahatchee
Total Size:	±18 Acres
Parcel ID:	41-41-43-17-01-806-0020 - 0.48 Acres 41-41-43-17-01-807-0030 - 15.99 Acres 41-41-43-17-01-807-0070 - 2.19 Acres
Current Zoning:	AR – Agricultural Residential (Loxahatchee Groves)
Future Zoning:	Commercial Low
Access:	Direct frontage along Southern Boulevard

Investment Highlights

Rare Large Parcel:	One of the last remaining large, contiguous parcels in Western Palm Beach County, ideal for commercial or residential development.
High Growth Market:	Northwest Palm Beach County continues to experience rapid growth driven by population migration, job creation, and luxury development trends.
Strategic Location along Southern Boulevard:	Immediate proximity to numerous master-planned communities presents strong synergy potential and infrastructure benefits.
Favorable Market Conditions:	Increasing growth of single-family housing, active adult communities, and rental developments in the region provide strong demographics for commercial development.

Development Potential

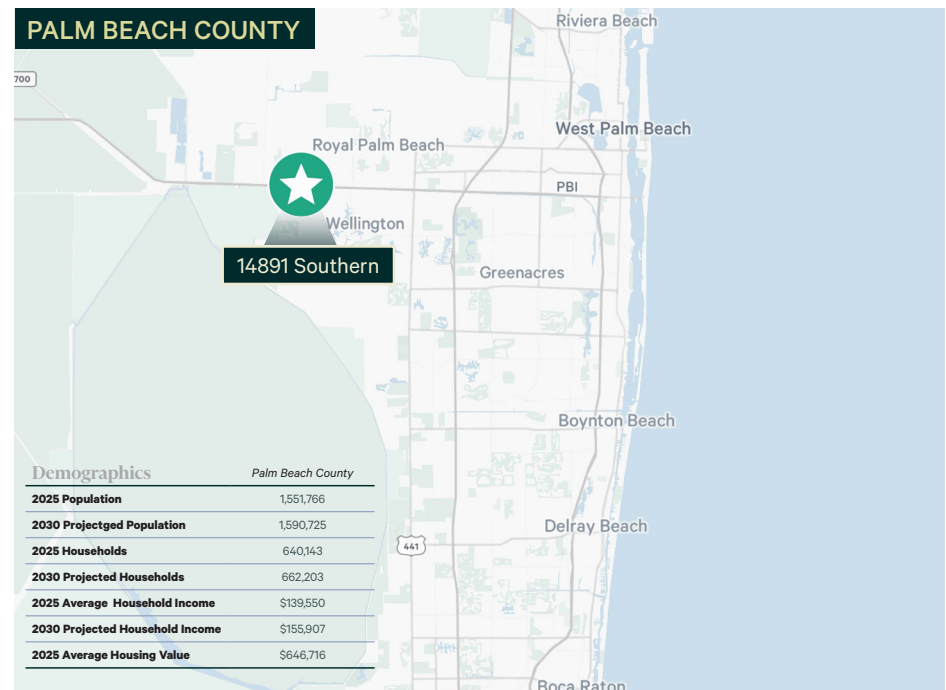
This site is ideal for:

- Commercial Development
- Mixed-Use Development with retail and lifestyle components

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Location Highlights

Proximity to New Developments:	The property is strategically located within the growing developmental area of Northwest Palm Beach County sitting among several top new residential, mixed-use and commercial developments.
Affluent Demographics:	The area boasts high median household income, a robust tax base, and significant ongoing residential demand.
Transportation Access:	Easy access to I-95 and Florida's Turnpike; 26 minutes to West Palm Beach, 20 minutes to Palm Beach International Airport.
Traffic Counts:	43,500 vehicles per day along Southern Boulevard



Property Description (Cont'd)

Conceptual Site Plan

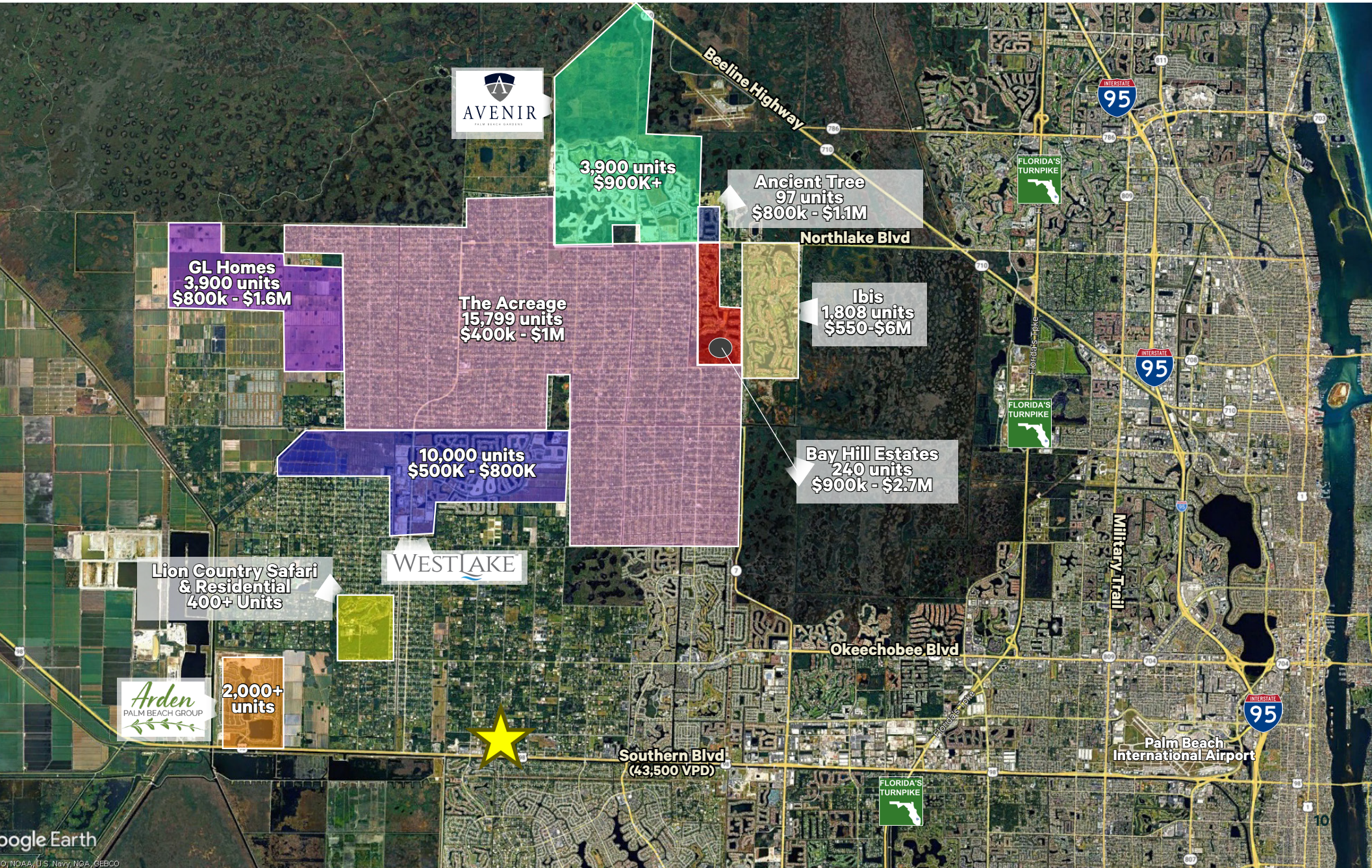


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Area Overview

03

Palm Beach Area Development



Area Activity



This Area is an Epicenter of New Residential and Commercial Development in Northwestern Palm Beach County.

New projects include:



Avenir Pod 19 Residential Site Plan 12001 Northlake Boulevard Request for site plan approval for a 133-lot single-family residential subdivision within Pod 11 of the Avenir PCD.



Arden is home to design-forward single-family homes and paired villas with a world of unique amenities. This is a chance to plant roots in an active, picturesque community with a vibrant outdoor lifestyle. From parks, pools and playgrounds to our very own organic farm, it's easy to fall in love with Arden. Plus, the region's best destinations are in easy reach, including downtown West Palm Beach, Wellington and more.



Westlake is a 3,800-acre master-planned community developed by Minto Communities. Located near Loxahatchee, it features ~4,500 modern single-family homes, townhomes, and estate homes, aimed at families and active adults. The city is known for its resort-style Adventure Park and rapid growth.



The Acreage is a rural, unincorporated residential community in Palm Beach County offering 1.25+ acre lots, providing a spacious, non-HOA alternative to city living. Located near Loxahatchee and West Palm Beach, it features

Area Activity



This Area is an Epicenter of New Residential and Commercial Development in Northwestern Palm Beach County.

New projects include:

DIVOSTA

Ancient Tree in Palm Beach Gardens, FL, is an exclusive, gated community featuring 97 modern, one-story single-family homes. Located near major amenities, this neighborhood offers high-end, spacious residences often surrounded by preserved natural areas. Homes in this subdivision typically range in price from approximately \$900,000 to over \$1.4 million.



The Club at Ibis in West Palm Beach is a premier 2,000-acre gated golf community featuring 33 distinct neighborhoods and over 1,800 homes, ranging from cozy villas and condos to expansive custom estate homes. Known for luxury, these homes typically offer scenic golf, lake, or nature preserve views, with amenities including three Nicklaus-family golf courses, a 2020-renovated clubhouse, a fitness center, and a spa.

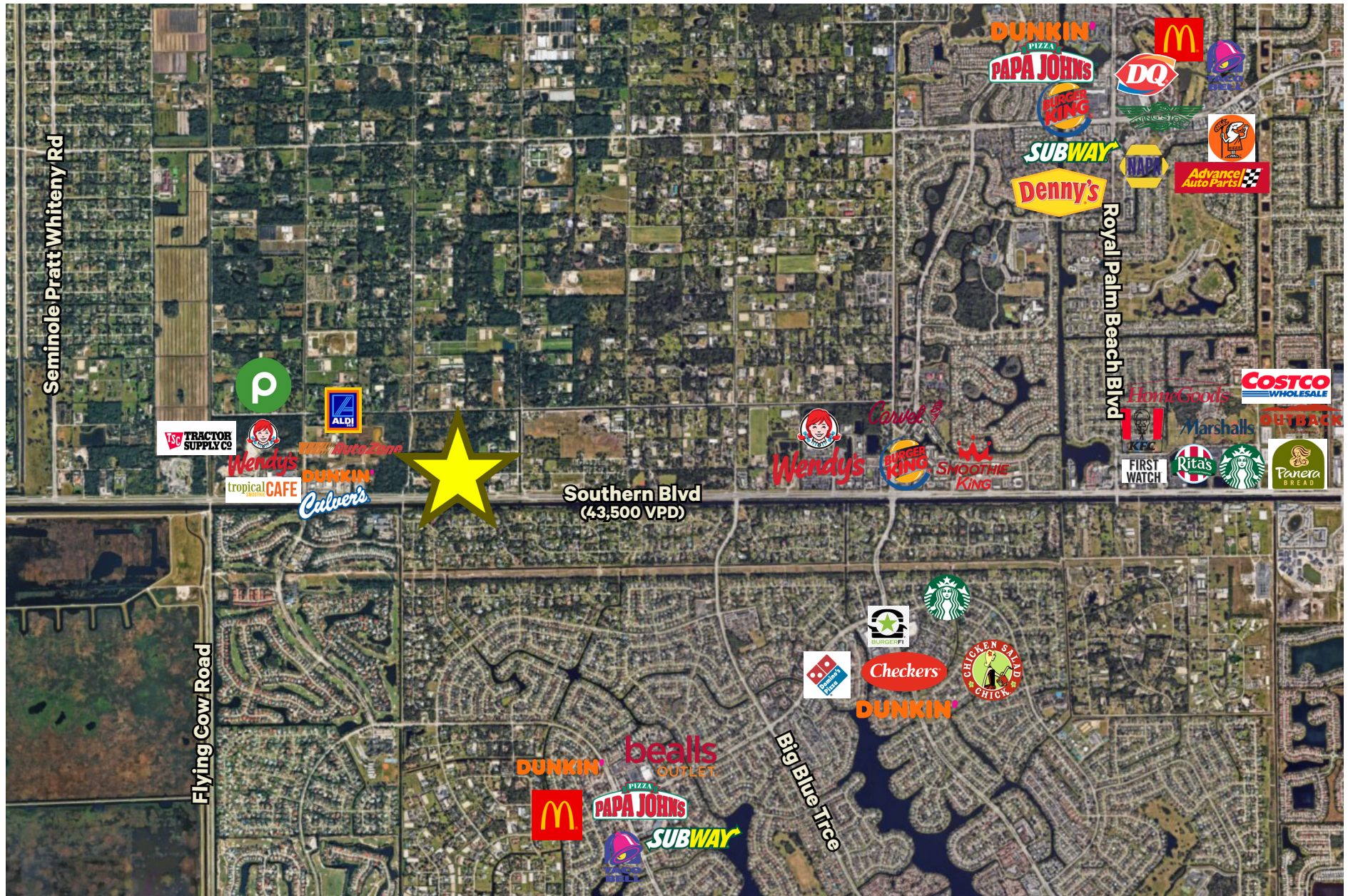

BAY HILL ESTATES

Bay Hill Estates is a premier, gated residential community in Palm Beach Gardens, featuring luxurious single-family homes on spacious, mostly acre-plus lots, surrounded by mature landscapes and blue lakes. Known for its 18-hole golf course, this community offers a peaceful, private lifestyle with upscale amenities.

GLHOMES

Apex at Avenir is a premier, all-ages luxury gated community in Palm Beach Gardens, FL, built by GL Homes, offering 12 modern one- and two-story floor plans. Ranging from 1,905 to over 5,500 sq ft, homes feature quartz countertops, gas appliances, and impact windows. Residents enjoy a massive clubhouse with resort-style pools, a restaurant, and a racquet club.

Retailers Map



Local Entertainment & Culture

Lion Country Safari

Lion Country Safari, West Palm Beach is a leader in Palm Beach County's tourism industry, offering a unique and affordable opportunity to enjoy the largest drive-through safari in Florida. The park is accredited by the Association of Zoos and Aquariums and has also been recognized as one of the top three zoos in America by USA Travel Guide, one of the ten best safari parks by USA Today, and Palm Beach County's Top Local Attraction. The 320-acre attraction offers the drive-through safari, walk-through adventure park and award-winning KOA campground.

PB Shooting Sports Park

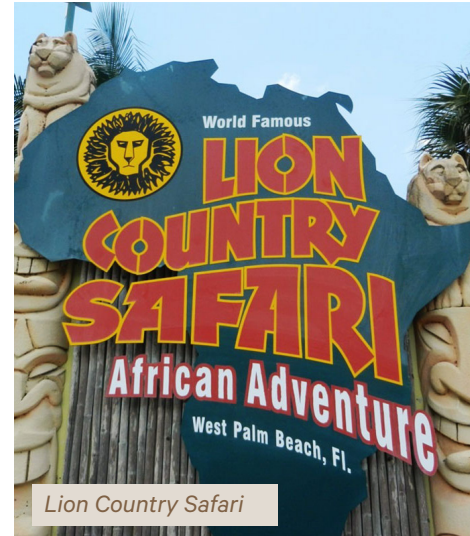
This public shooting facility was built by the FWC in partnership with Palm Beach County. It features supervised rifle and handgun ranges and automated sporting clays, 5-stand, skeet, and American and Olympic trap fields. The project was supported through funding from the Wildlife and Sport Fish Restoration program.

Grassy Water Preserve

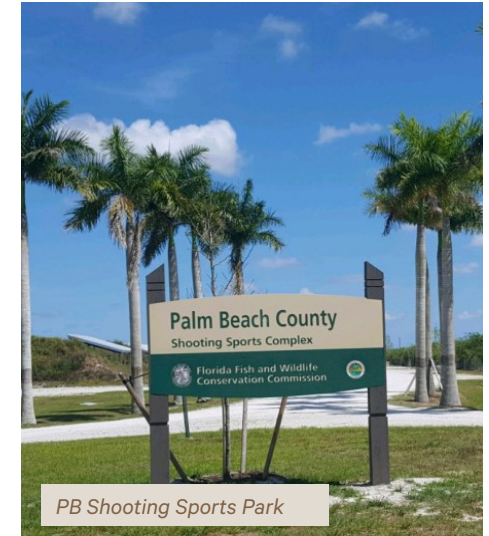
Historically, the Grassy Waters area was part of the northern Everglades watershed and the headwaters of the Loxahatchee River. Today the Water Catchment Area along with Apoxee Park and adjacent conservation lands make up Grassy Waters Preserve, an approximately 24 square mile natural area located in and owned by the City of West Palm Beach. It is the unique, principally rain fed, surface water system, that is the primary water supply for West Palm Beach, Palm Beach, South Palm Beach and parts of unincorporated Palm Beach County.

Everglades Youth Conservation Camp

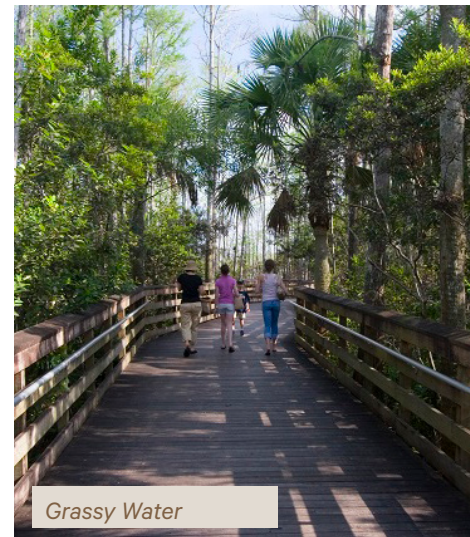
EYCC is a sleep away summer camp that is owned and operated by the Florida Fish and Wildlife Conservation Commission's Florida Youth Conservation Centers Network (FYCCN). Summer programs focus on wildlife & habitat issues unique to South Fl. Activities include swimming, fishing, archery, nature hikes, wildlife ecology study.



Lion Country Safari



PB Shooting Sports Park



Grassy Water



Everglades Youth Conservation Camp

Market Overview

04

Palm Beach County

Parks & Rec

An Outdoor
Enthusiast's Playground

Activities & Parks

- World class fresh and salt water fishing
- Miles of paved cycling trails
- 79 county-managed parks across 8,000 acres

Golfing

- Over 160 top rated golf courses
- Home to PGA of America

Shopping

- Palm Beach Outlets
- Worth Avenue
- Downtown at the Gardens
- City Place
- Mizner Park
- Atlantic Avenue

Art & Culture

- Lake Worth Playhouse
- Maltz Jupiter Theater
- Raymond F. Kravis Center for the Performing Arts
- Henry Morrison Flagler Museum
- Boca Raton Museum of Art
- Norton Museum of Art
- Morikami Museum and Japanese Gardens
- Palm Beach International Film Festival

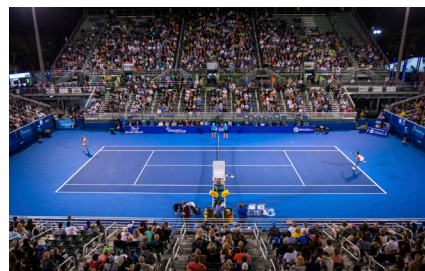
Sports

Sports Teams & Events for
the Whole Family

- Miami Marlins Spring Training (MLB Baseball)
- The Honda Classic (PGA Golf)
- Boca Raton Bowl (NCAA Football)
- Delray Beach Open (ATP Tennis)



Boca Raton Bowl



Delray Beach Open

Healthcare

World-Class Healthcare

- Boca Raton Regional Hospital
- JFK Medical Center
- Delray Medical Center
- Palm Beach Gardens Medical Center
- Palms West Hospital
- Columbia Hospital
- Good Samaritan Medical Center



Boca Raton Regional Hospital



Palms West Hospital

Education

Home to Top-Rated
Schools in Florida

- Florida Atlantic University
- Lynn University
- Nova Southeastern University
- Palm Beach Atlantic University
- Palm Beach State College
- Keiser University
- Digital Media Arts College



Florida Atlantic University



Nova Southeastern University

Palm Beach County

According to the Business Development Board of Palm Beach, Palm Beach County had an economic impact of over \$6.87 billion in the past 5 years, as well as more than \$777 million in capital investment. This is a result of the growth of 150 companies that have created nearly 13,000 jobs with salaries higher than \$69,000 annually.

#1

Palm Beach County was the #1 county studied in the state of florida for population & income growth.

11,000

Palm Beach County was the #1 county studied in the state of florida for population & income growth.

.77%

It had the highest net population flow of .77%

\$10,743,800,000

Palm Beach County led the state in net new income flow, gaining \$10,743,800,000

\$80,282

It had the highest average per capita income flow incoming at \$80,292

41.5%

41.5% of moves from New York City went to Palm Beach County

According to location analyst Uncast

Palm Beach County has developed into a strategic business locale for a number of diverse industries including marine, manufacturing, finance, insurance, real estate, higher technology, government, aerospace as well as hospitality and leisure.

Home to seven college campuses, Palm Beach County's institutions for higher learning account for over 90,000 students and over 10,000 employees.



Palm Beach County is expected to add 41,600 jobs over the next five years with growth driven by professional services, retail trade, construction, and government sectors.

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Palm Beach Accolades

3rd Fastest Growing City for Millionaires

Henly & Partners - 2023



4th Best Overall Customer Satisfaction for Medium-Sized Airports

J.D. Power - 2023



Ranked the Best MSA in the South Atlantic Region

Area Development - 2023



Miami MSA Ranks #1 of the Largest Metros for School Quality

Fordham Institute - 2021



#1 Destination for Relocating Homebuyers

Redfin - 2022



Top 10 busiest metros for commercial real estate in the U.S. - National Association of Realtors - 2021



#1 Healthiest County in the state of Florida

Niche.com - 2021



#1 County for NY Relocations in the State of Florida

Unacast - 2021



#18 richest U.S. places

Bloomberg - 2020



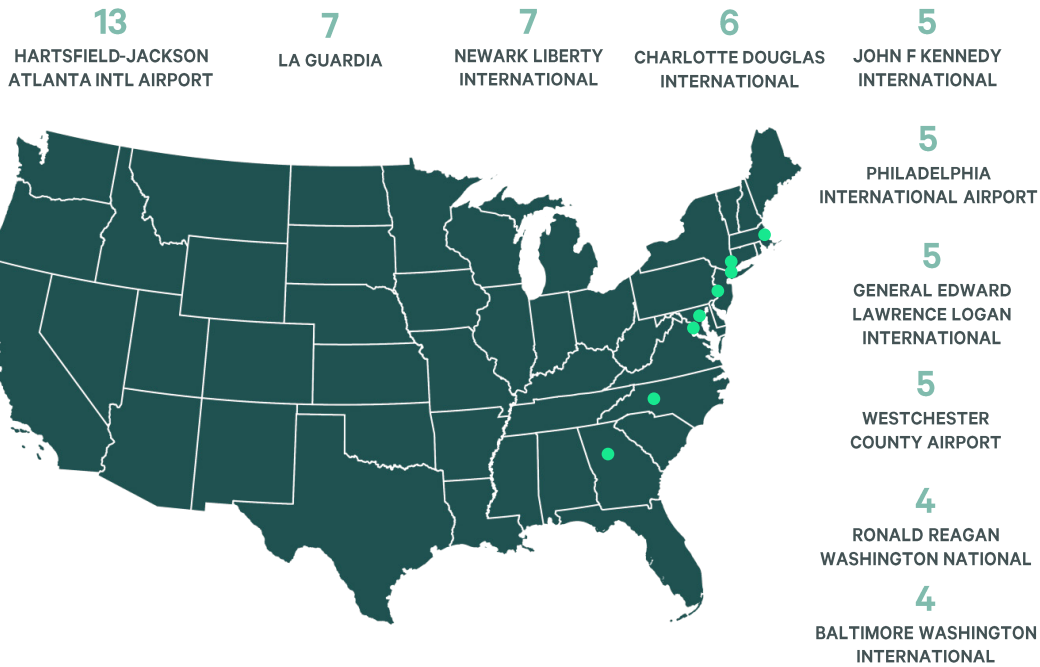
Palm Beach County - Travel



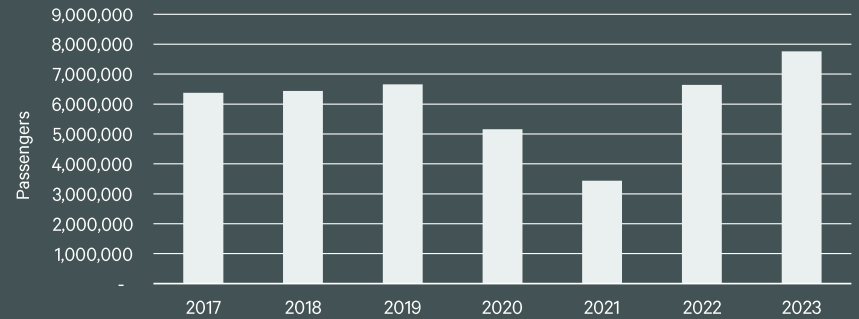
Palm Beach International Airport

Ranked **#4** for Best Mid-sized Airports in the Country by J.D. Power

NUMBER OF FLIGHTS PER DAY

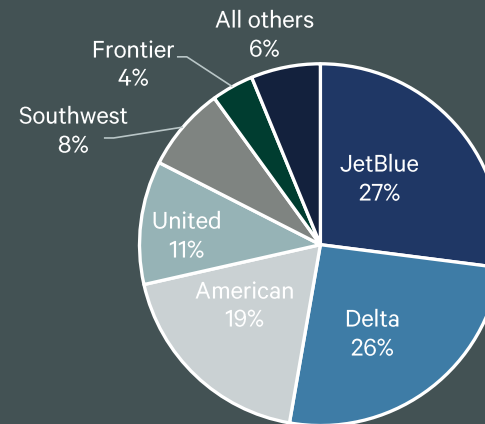


AIR TRAVEL



2023 had the highest passenger volume on record for Palm Beach International Airport with 7.8 million passengers.

FLIGHT BREAKDOWN BY AIRLINE



Palm Beach has 45 direct destinations with 14 airlines

Source: CBRE Research, June 2024; Palm Beach International Airport; Flightsfrom.com.

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Contact Us

KIRK NELSON

Executive Vice President
+1 561 716 9936
kirk.nelson@cbre.com

JACK SIRAGUSA

First Vice President
+1 561 371 9214
jack.siragusa@cbre.com

ROBERT SMITH

Executive Vice President
+1 561 707 5558
robert.c.smith@cbre.com

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