

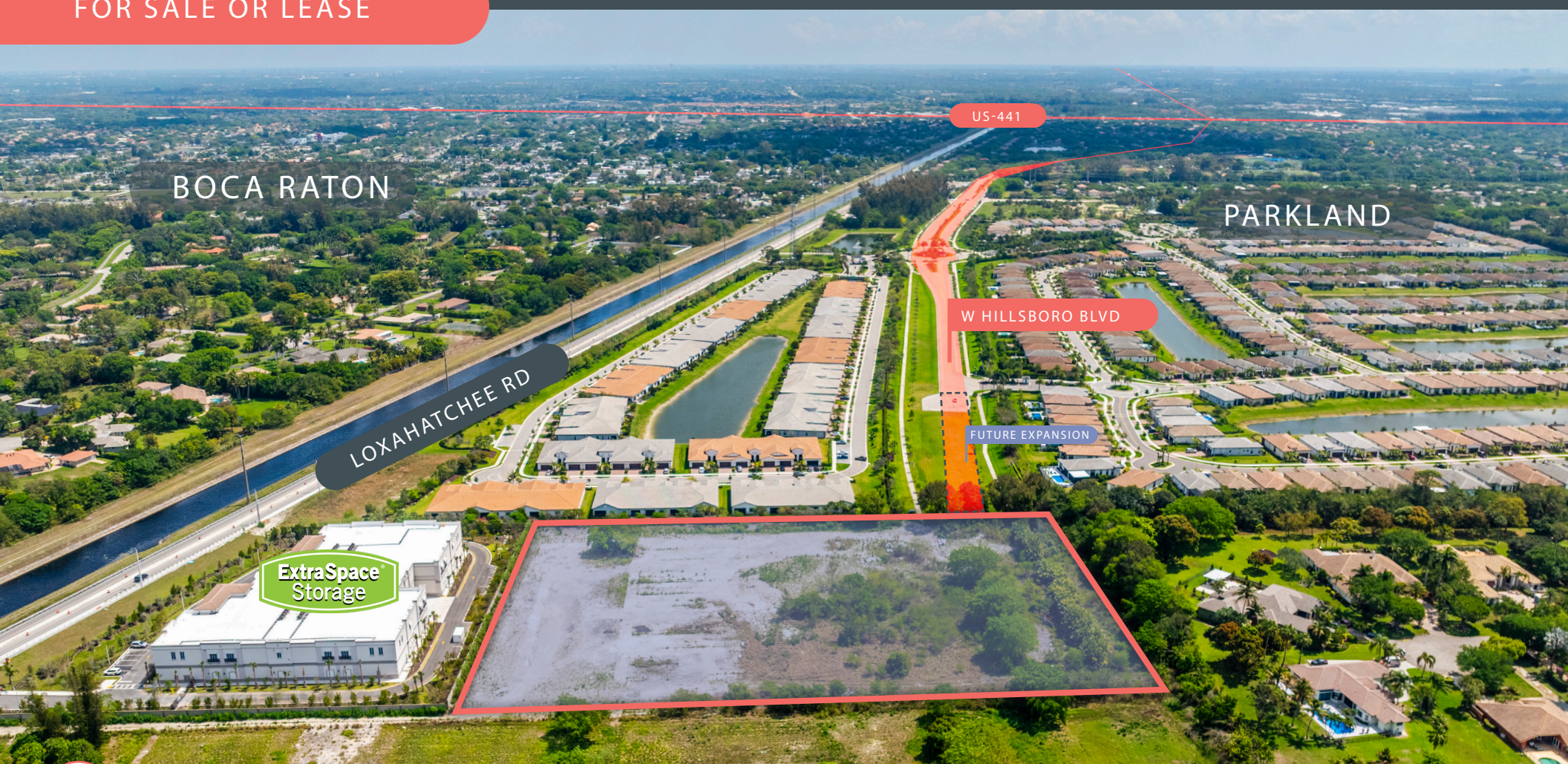
6.18 Acres in Parkland, FL

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



Accelerating success.

FOR SALE OR LEASE



BOCA RATON

PARKLAND

US-441

LOXAHATCHEE RD

W HILLSBORO BLVD

FUTURE EXPANSION

ExtraSpace Storage



12000 LOXAHATCHEE ROAD, PARKLAND, FL

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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



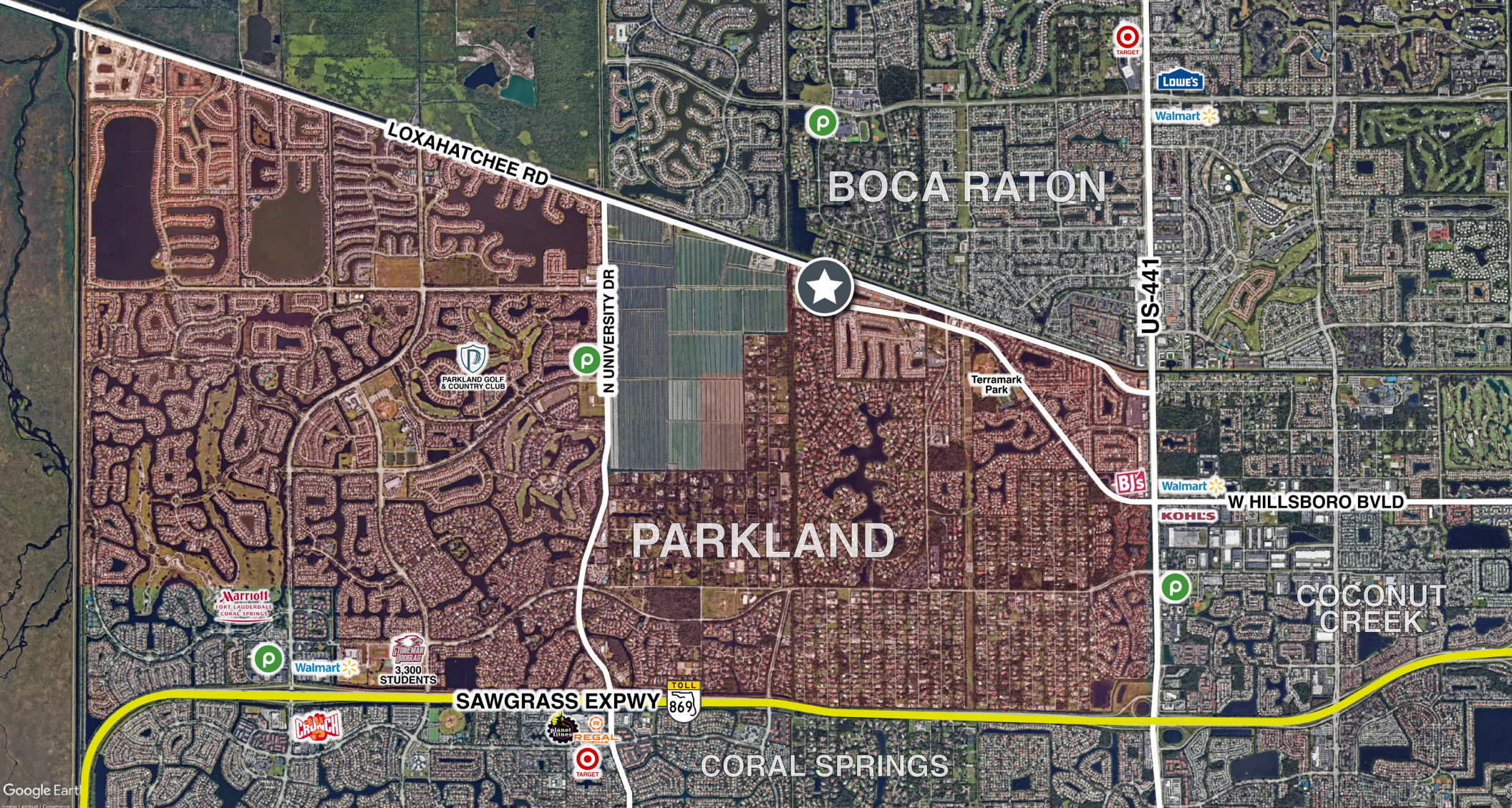
2025 Median
Household Income

\$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

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