

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

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PROPERTY OVERVIEW

- Exceptional opportunity to lease over 4 acres of undeveloped land in Palm Beach County. Great location for private parking of equestrian & utility vehicles.
- 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

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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

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ZONING INFORMATION

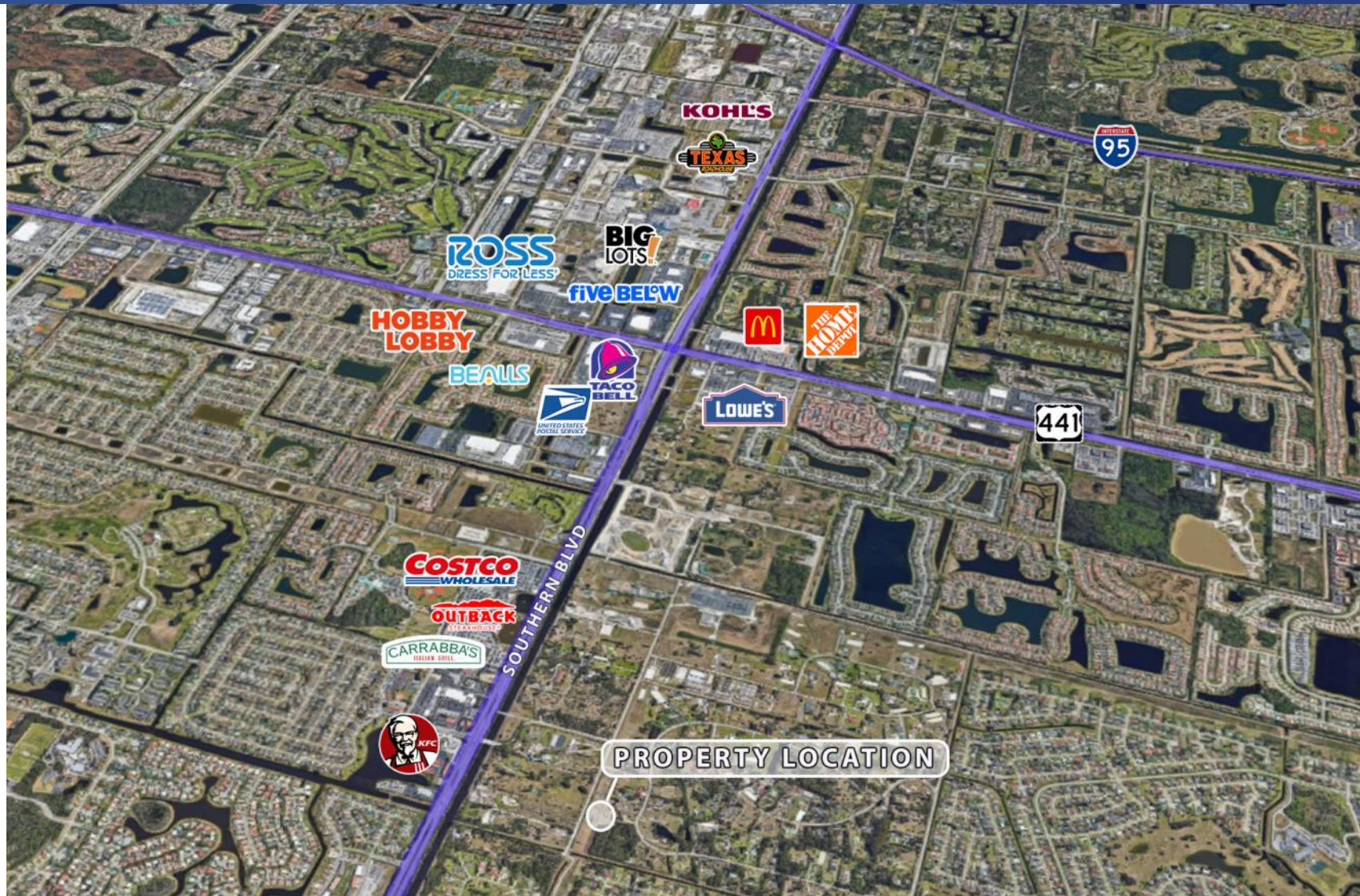
P = Permitted Use C = Conditional Use S = Special Use Blank = Prohibited Use															
Use Types	Zoning Districts														
	See Supp Regs	RS	RM	RH	CC	CF	PUD			EOZD					LROZD
							Res Pod	Comm Pod	Comm Facility	Open Space/ Rec Pod	Res (ER)	Res Pod within a PD	Comm Pod within a PD	ECR	
Residential 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



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TRADE AREA MAP



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