

Development Site For Sale



PROPERTY DESCRIPTION

Presenting a prime medical office development opportunity brought to you by KD Commercial Real Estate in Greenacres, Florida. This exclusive parcel is part of the renowned Santa Catalina apartment community, featuring 550 feet of frontage along Jog Road. With the completion of the Santa Catalina rental community in 2018, a prime 1.85-acre development site emerged at its entrance.

The two pad sites, each about 7,400 square feet, have been meticulously prepared and certified by a geotechnical engineer. Proposed plans for two medical office buildings totaling 14,450 square feet offer flexible configurations for either a single tenant or up to eight units per building. All required condominium documents and associations have been efficiently filed with the State of Florida.

This unique opportunity to develop medical office buildings within an established rental community offers a compelling, low-risk, high-return investment. KD Commercial Real Estate has streamlined the process, requiring minimal upfront work. Explore this exclusive opportunity with us at KD Commercial Real Estate!



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PROPERTY HIGHLIGHTS

- Site preparation for two medical professional buildings is fully finished.
- Prime location in close proximity to extensive residential areas.
- The household income of the nearby population significantly surpasses the average in Florida.

OFFERING SUMMARY

Sale Price:	\$1,699,000
Lot Size:	1.85 Acres
Zoning:	MXD-O
Market:	South Florida
Submarket:	Royal Palm Bch/Wellington
Traffic Count:	40,000
Price / SF:	\$21.08
Parking:	5.0 / 1,000 RSF



KD COMMERCIAL
REAL ESTATE

David W. Knott
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SITE DESCRIPTION

- All Site Work is Completed
- Professional Designed Landscaping & Landscape Buffers Planted with Irrigation
- Conduit Installed for 3 Phase Power and Splice Boxes for each Building
- Single Phase Power has been Installed or Pulled
- All Water & Gravity Sewer System installed & in service
- Drainage installed per Civil Plan & Permits with Control Structure & Weir Plate for positive drainage outfall
- Dry Retention & Ex-Filtration Areas for Water Quality & Quantity
- Double Check Detector Fire Protection Back-flow Assembly and 2 Fire Sprinkler Stand Pipes placed on side of New Building
- 2 FDC Connections Installed
- Fire Hydrant Installed per Plan & Fire Flow Tested
- All Curbing & Valley Gutters Installed
- 1st 3/4" Lift of Asphalt over 13.5" of DOT road rock base for 73 Parking Spaces - 5 Spaces per 1,000 Sq Ft of building
- All Interior Sidewalks to walk from Jog Road throughout Santa Catalina
- Dumpster Enclosure & Loading Zone Completed
- Entrance and Parking Lot Lighting Installed
- Dedicated Irrigation Well, Pump and Electrical Meter for Commercial Areas
- Condominium Documents and Association Formed & Filed



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ARCHITECT
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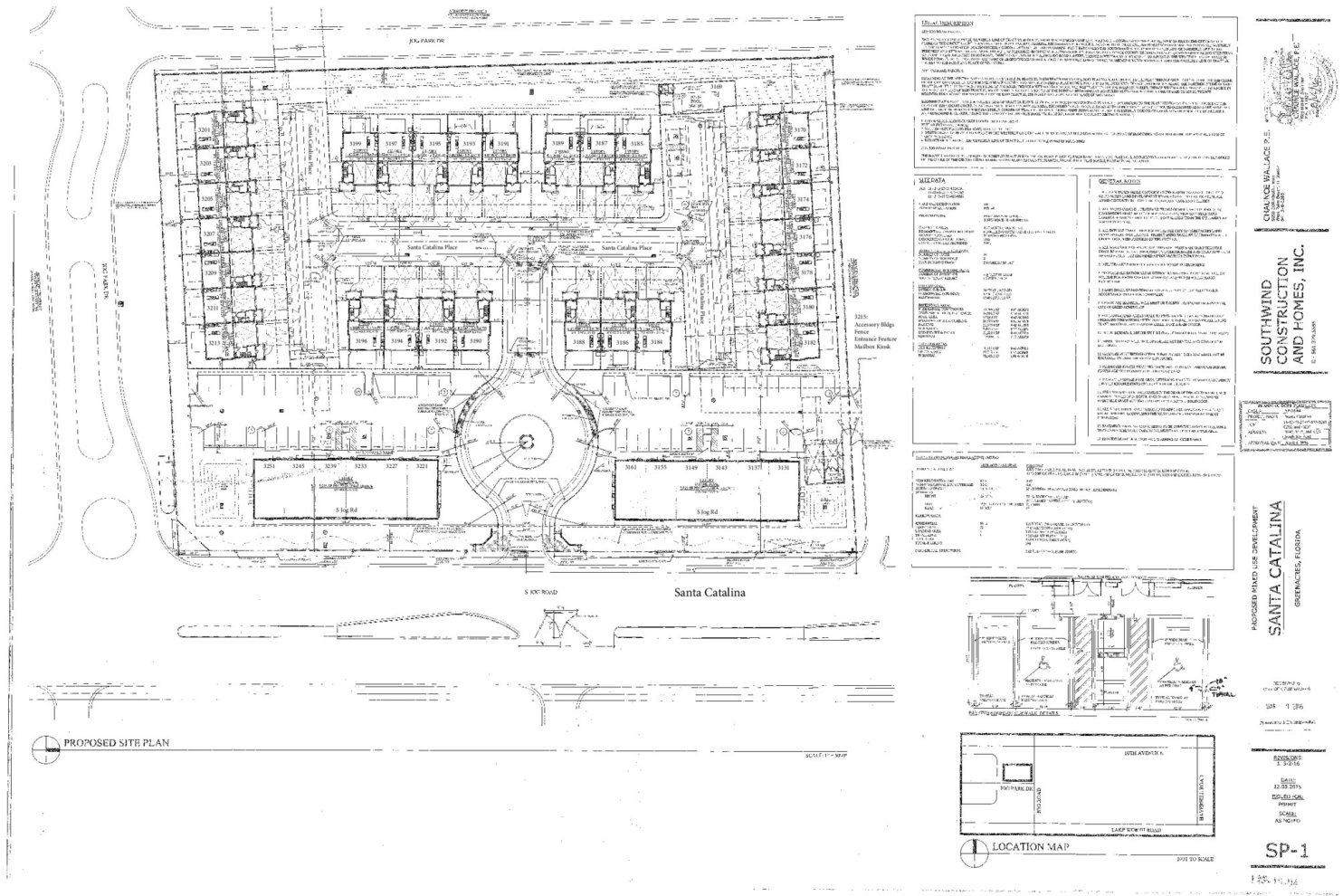
**SOUTHWIND
CONSTRUCTION
AND HOMES, INC.**
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JOHN COMMERCIAL BUILDING AT
SANTA CATILINA
PALM BEACH COUNTY, FLORIDA

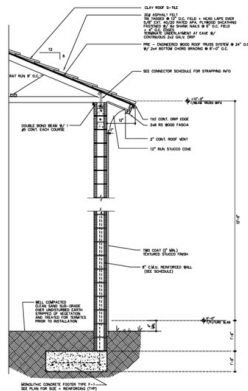
REVISIONS:
DATE: 12.14.2018
ISSUED FOR: PERMIT
SCALE: AS NOTED

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Development Site For Sale

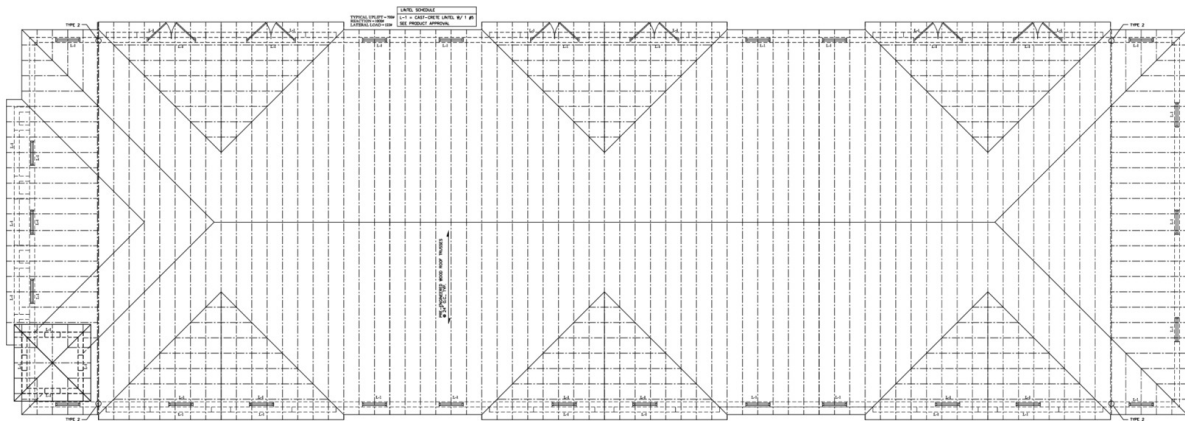


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TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"



NORTH COMMERCIAL ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

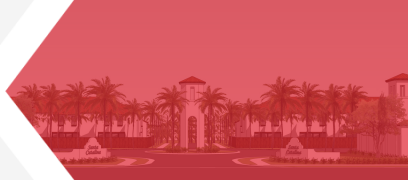
CONSTRUCTION TYPE OCCUPANCY CATEGORY: OFFICE DESIGN CATEGORY: TYPE III BUILDING TYPE: TYPE III		APPLICABLE CODES 2014 FLORIDA BUILDING CODE										
DATE: 05/05/2014 11:00 AM		PROJECT INFORMATION PROJECT NAME: 3145 & 3197 S JOG RD PROJECT ADDRESS: 3145 & 3197 S JOG RD PROJECT CITY: GREENACRES, FL 33467 PROJECT STATE: FLORIDA PROJECT ZIP: 33467										
WIND DESIGN INFORMATION BASIC WIND SPEED: 120 mph (3 sec) EXPOSURE CATEGORY: B WIND PROFILES: ASCE 7-10		PLYWOOD SHEATHING NAILING SCHEDULE (WALLS AND ROOF) <table border="1"> <thead> <tr> <th>NAIL SIZE</th> <th>NAIL SPACING</th> <th>ZONE</th> </tr> </thead> <tbody> <tr> <td>16d</td> <td>12" @ EDGES, 12" @ INTERMEDIATE SUPPORTS</td> <td>ROOF ① ②</td> </tr> <tr> <td>16d</td> <td>12" @ EDGES, 12" @ INTERMEDIATE SUPPORTS</td> <td>ROOF ③ ④</td> </tr> </tbody> </table>		NAIL SIZE	NAIL SPACING	ZONE	16d	12" @ EDGES, 12" @ INTERMEDIATE SUPPORTS	ROOF ① ②	16d	12" @ EDGES, 12" @ INTERMEDIATE SUPPORTS	ROOF ③ ④
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WIND PRESSURES WINDWARD: 1.00 LEeward: 0.70 EXTERIOR: 0.70 INTERIOR: 0.70		WINDOW / DOOR INSTALLATION WINDOW: 12" x 12" (12" x 12") DOOR: 36" x 80" (36" x 80") WINDOW: 12" x 12" (12" x 12") DOOR: 36" x 80" (36" x 80")										
REVISIONS: DATE: 05/05/2014 REVISION: 01 REVISION: 02 REVISION: 03												

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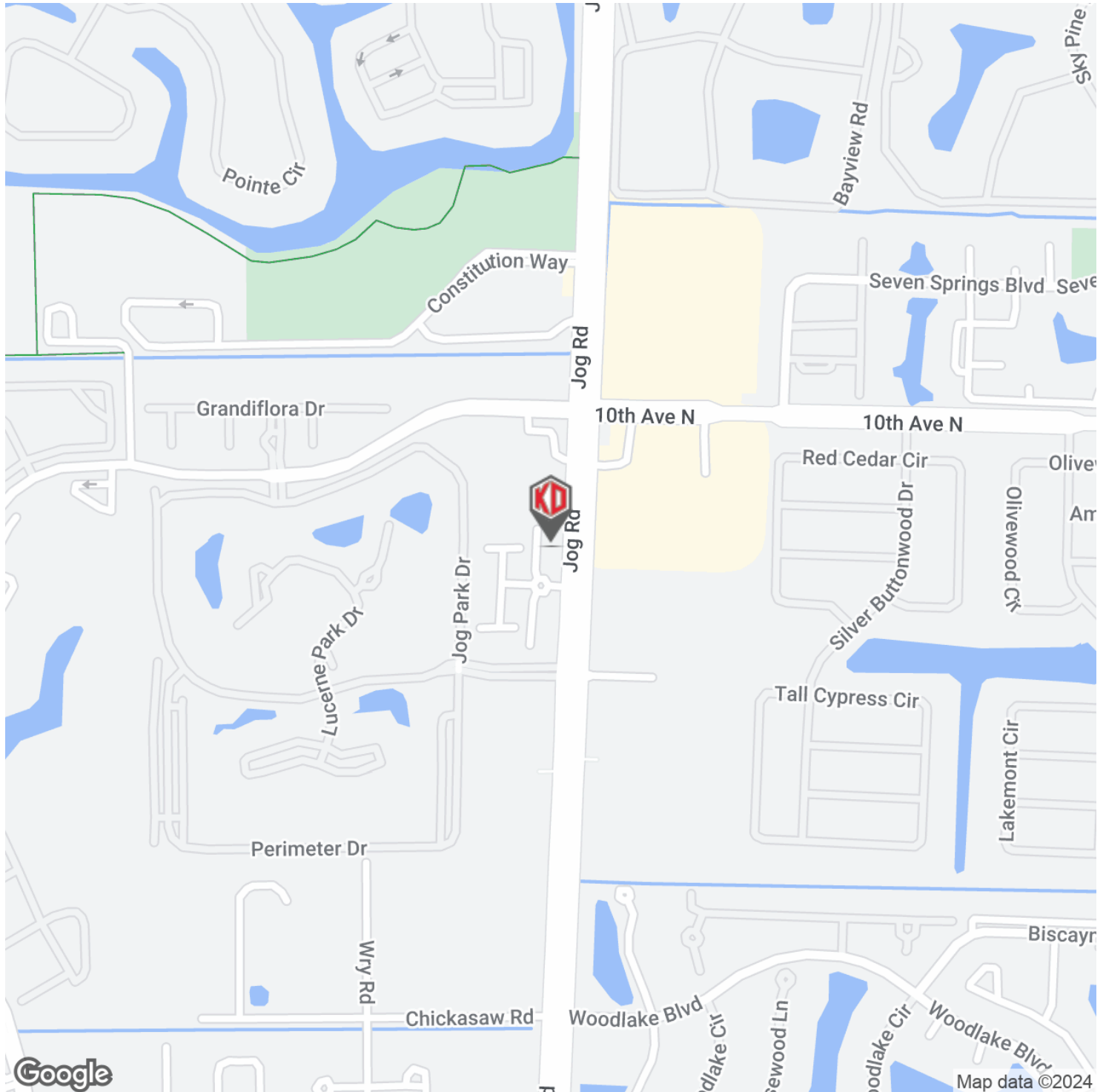
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