

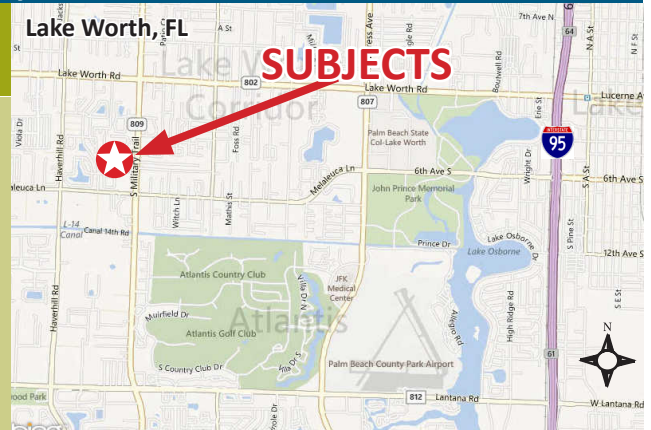
# For Sale - Just Reduced 2 Commercial Land Parcels



The NW & SW Corners of Military Trail and Holly Lake Drive, Lake Worth, FL 33463

## ◆ Property Features ◆

- Parcel 1 is +/- .9962 Acres or +/- 43,394 SF
- Parcel 2 is +/- 1.64 Acres or +/- 71,438 SF
- Both Parcels are Zoned UI, Urban Infill, Unincorporated Palm Beach County, FL
- Buy one or both Parcels
- Average Daily Traffic Count is Over 36,000
- Fronting on 6 Lane Military Trail
- Ideal Location for In-fill Retail, Bank, Office, Nursery or Other Commercial Uses
- Median Income Over \$45,000 and Population in Excess of 128,000 within a 3 Mile Radius



For Sale at ~~\$7.50/SF~~  
Now \$6.50/SF

**NAI** Rauch Weaver  
Norfleet Kurtz & Co

Commercial Real Estate Services, Worldwide.

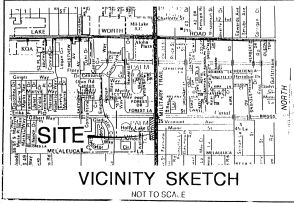
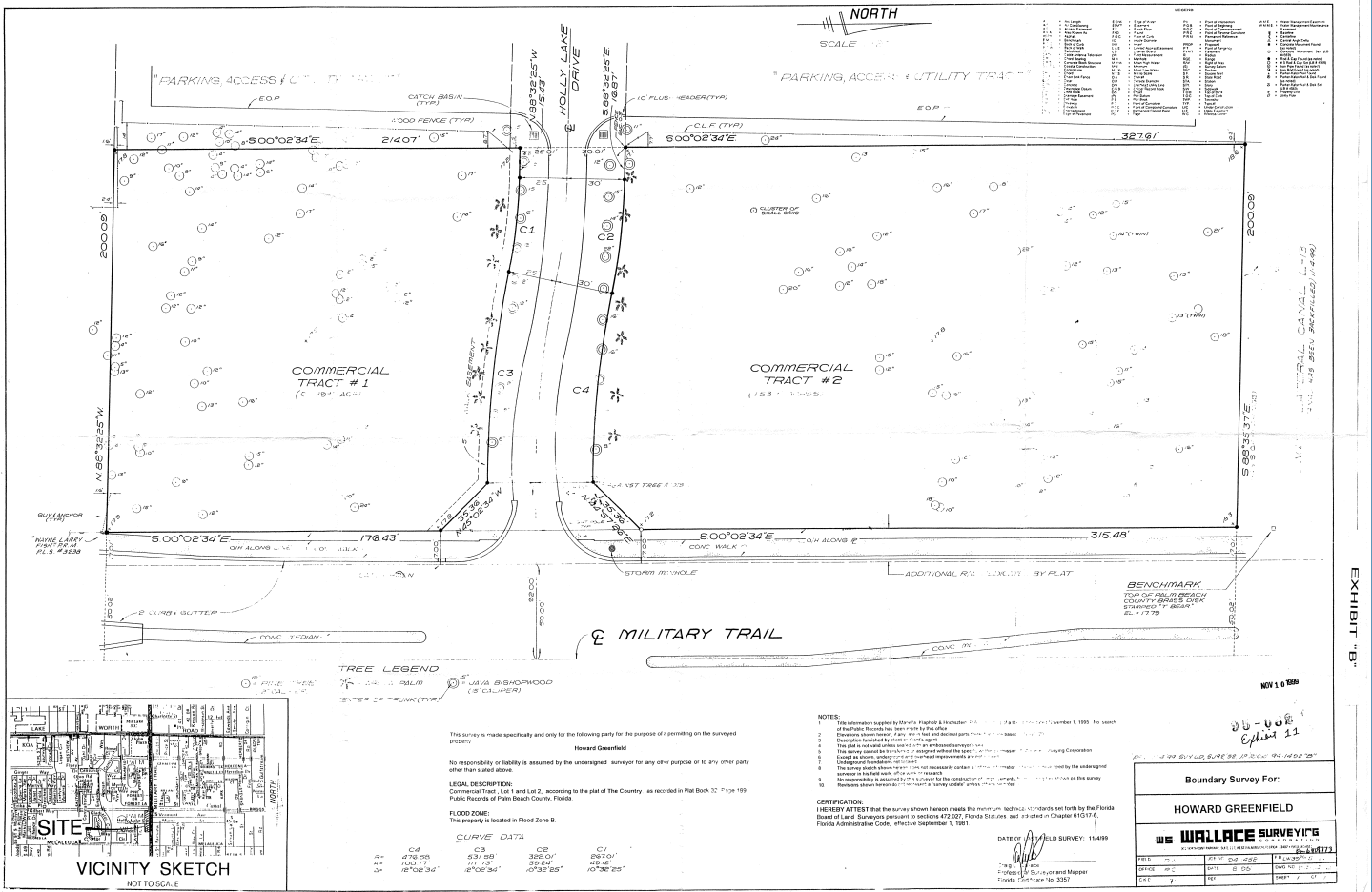
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Any information contained herein is obtained from sources we consider reliable. However, we are not responsible for misstatements of facts, errors, omissions, prior sales, withdrawal from the market, or change in price without notice. The owner reserves the right to refuse any and all offers without explanation. Professional fee is earned by selling or leasing broker only upon consummation of the sale closing or the lease execution on terms dictated by the owner, not necessarily those set above. This offering is subject to errors, omissions, prior sale or withdrawal without notice.

# Survey



**LEGAL DESCRIPTION:**  
Commercial Tract, Lot 1 and Lot 2, according to the plat of the Country, as recorded in Plat Book 52 Page 199 Public Records of Palm Beach County, Florida.

**FLOOD ZONE:**  
This property is located in Flood Zone B.

**CURVE DATA**

Station	PC	PT	PI
0+00	47°32'58"	53' 58'	329' 01"
1+00	103° 17'	11' 15'	39' 24"
2+00	18°02'34"	2'02'34"	10'38'25"
3+00	18°02'34"	2'02'34"	10'38'25"

**NOTES:**

1. All information supplied by Martin, Fugate & Huchler, P.A., dated December 1, 1993. No search of the Public Records has been made by this office.
2. Complete Assurances of Title, as required under paragraph 10.01 of the Deed, have been obtained.
3. The plat is not valid unless and until an approved surveyor has signed the same.
4. This survey is based on the survey of the Country, as recorded in Plat Book 52 Page 199 Public Records of Palm Beach County, Florida.
5. The plat is not valid unless and until an approved surveyor has signed the same.
6. The plat is not valid unless and until an approved surveyor has signed the same.
7. The plat is not valid unless and until an approved surveyor has signed the same.
8. The plat is not valid unless and until an approved surveyor has signed the same.
9. The plat is not valid unless and until an approved surveyor has signed the same.
10. The plat is not valid unless and until an approved surveyor has signed the same.

**CERTIFICATION:**  
I HEREBY ATTEST that the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to sections 473.021, Florida Statutes, and Chapter 61D10-6, Florida Administrative Code, effective September 1, 1981.

DATE OF FIELD SURVEY: 11/14/98

NOV 1 9 1998

35-402  
Exhibit 11

Boundary Survey For:

**HOWARD GREENFIELD**

**WALLACE SURVEYING**

DATE: 11/14/98

BY: [Signature]

11/14/98

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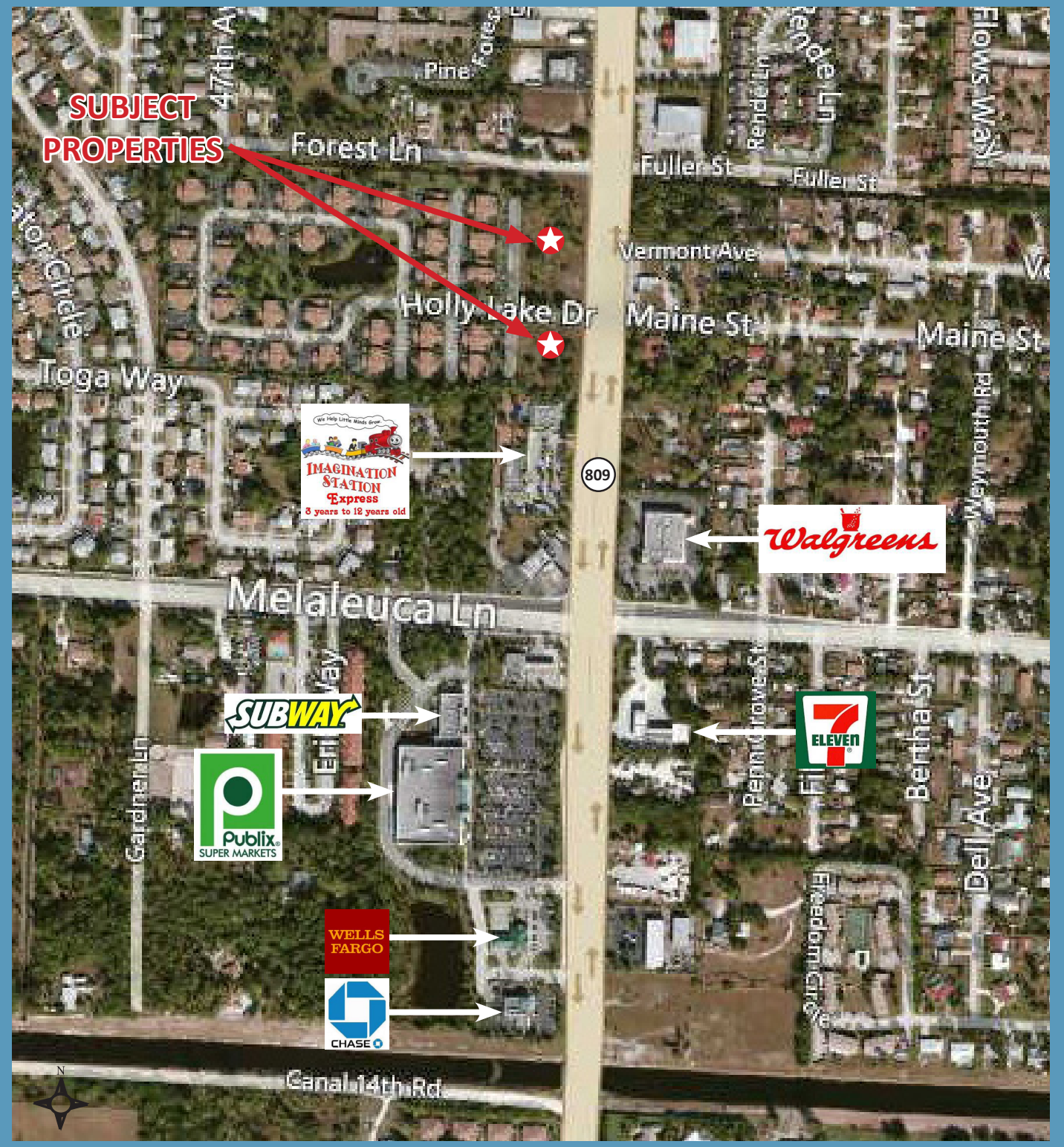
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# Additional Aerial Photograph



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