

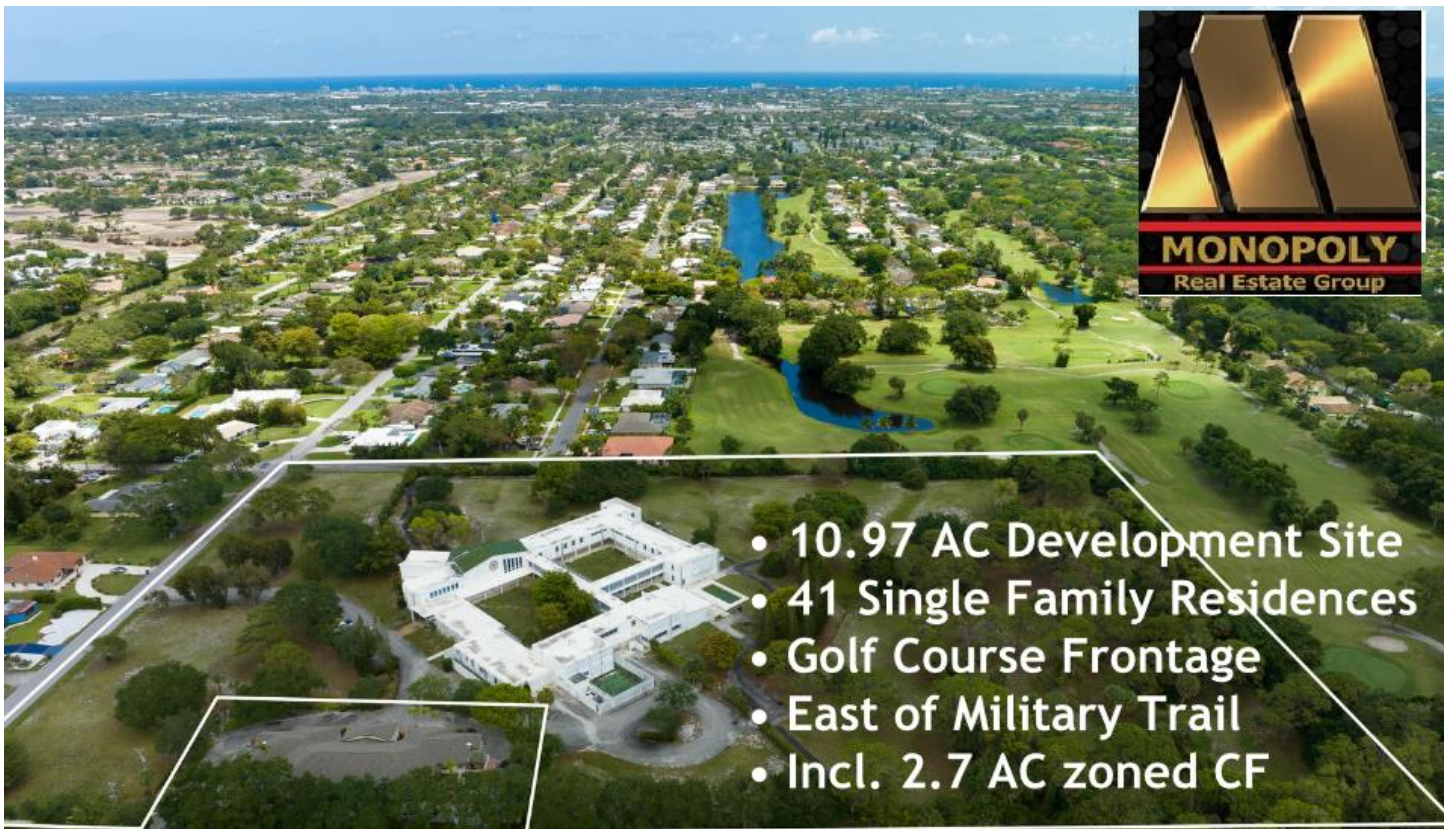


RESIDENTIAL LAND OPPORTUNITY



FOR SALE

**3900 Sherwood Boulevard
DelrayBeach, FL 33445**



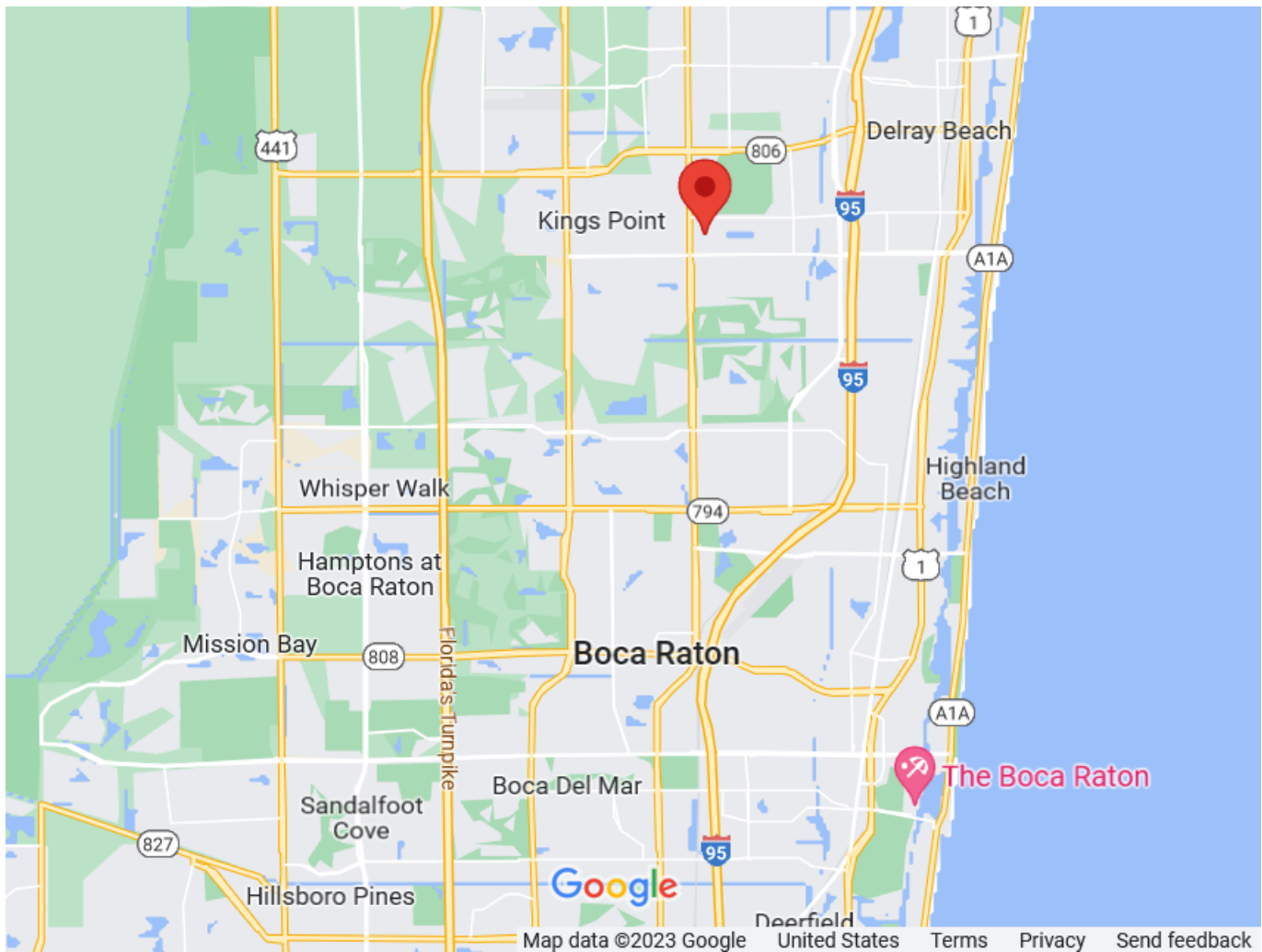
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Marketing Description

Prime redevelopment opportunity. 10.97 acres of land in Delray Beach, Florida. 8.27 acres zoned Single Family Residential, which will yield approximately 41 homes. Nestled in a quiet, residential neighborhood, the property backs up to a golf course on two sides and a religious facility, including a pond on another side. The 8.27 Single Family Residential acres are zoned R-1-AAA-B with a minimum lot size of 12,500 SF and R-1-AA with a minimum lot size of 9,500 SF. Both residential zonings call for 25% non-vehicular open space, 40% max lot coverage and 35' maximum height. The remaining 2.7 acres are zoned Community Facilities and can yield up to 118,047 SF. FAR is 1.0, height limit 48'. Community facilities are intended for use as: government, religious, educational, health care and social services. The site is largely clear and level, with 34,000 SF masonry buildings existing.



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