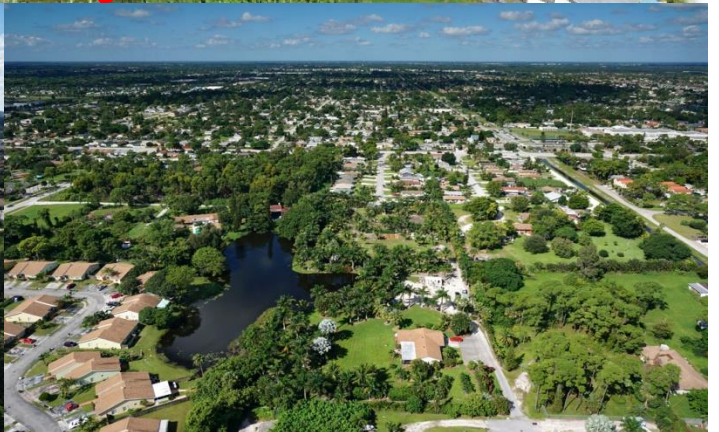


High Density Residential Land

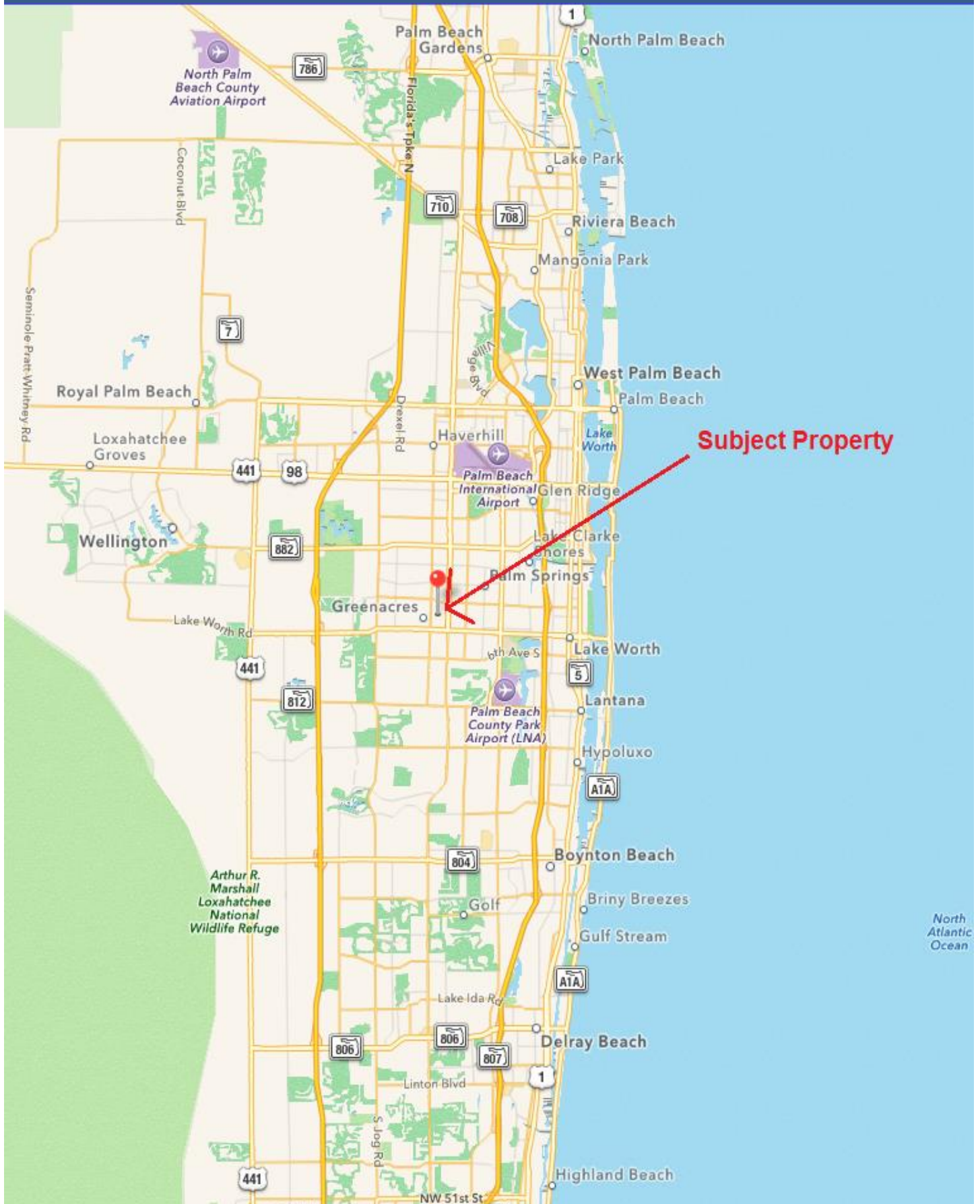


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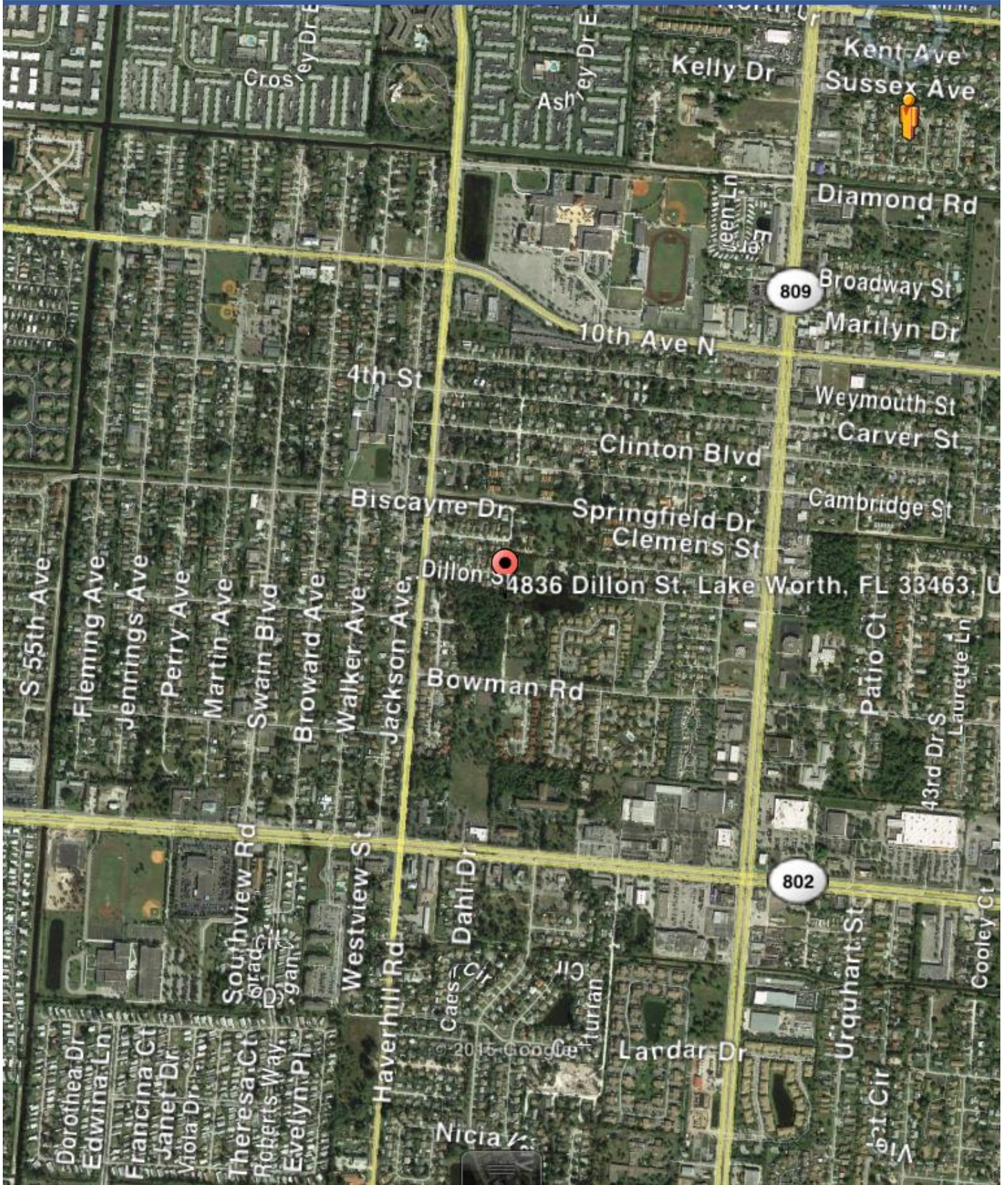


Mel Robinson
Broker/Agent
772-708-1518

High Density Residential



High Density Residential



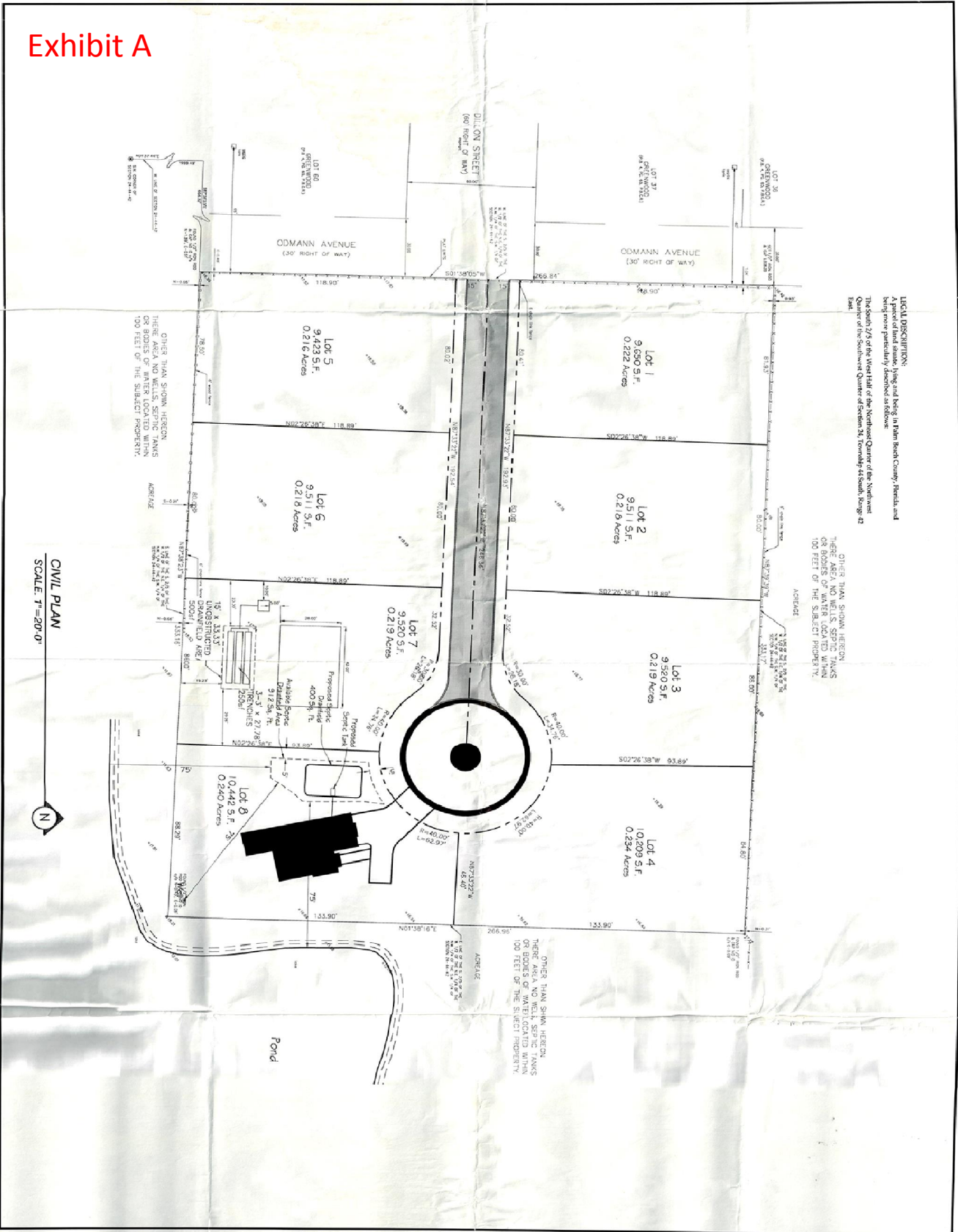


Dillon Street is 2.05 acres and is zoned for 15 residential units. Dillon is the most western portion of the property. The most southern part is along the lake. The most eastern continues to Todd.

Todd Street is 2.05 acres and is zoned for 15 residential units. Todd has one existing single family home. The home is a 3 bed 2 bath and is 2540 total sq ft. Todd is the most eastern portion of the property. The southern portion is on the lake and the western portion continues to Dillon.



Exhibit A



LEGAL DESCRIPTION:
 A parcel of land situate, being and being in Palm Beach County, Florida and being more particularly described as follows:
 The South 1/4 of the West 1/4 of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 24, Township 4 South, Range 42 East

OTHER THAN SHOWN HEREON THERE ARE NO WELLS, SEPTIC TANKS OR BODIES OF WATER LOCATED WITHIN 100 FEET OF THE SUBJECT PROPERTY.

OTHER THAN SHOWN HEREON THERE ARE NO WELLS, SEPTIC TANKS OR BODIES OF WATER LOCATED WITHIN 100 FEET OF THE SUBJECT PROPERTY.

CIVIL PLAN
 SCALE 1" = 20'-0"

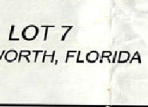
REVISIONS

NO.	DATE	DESCRIPTION

DATE: 05/21/02
 DRAWN BY: J.M.
 CHECKED BY: J.M.
 APPROVED BY: J.M.
 SHEET TITLE: CIVIL PLAN
 C1 of 1

LOT 7
 LAKE WORTH, FLORIDA

SEAL
 DATE: 05/21/02
 DESIGNER: ROBERT JACKSON, P.E.
 I.P.E. NO.: 3526





Discover this rare investment opportunity to develop a high density property in the heart of West Palm Beach! Dillon St and Todd Street are 2.05 Acres each. Both parcels can be improved to 15 residential units per property. The owner has a letter from the township stating the property is acceptable for a total of 30 residential units. Also, soil tests have been concluded stating improvement of the property is possible. The property could possibly be re zoned for a higher density. There is water, sewer and power available. Each property has a variety of foliage including several royal palm which could be used in the landscaping of a future development. Exhibit A shows a PUD the owner made for a development on Dillon street; however, the plan doesn't reflect the current maximum density. There is flexibility in the deal as the property can be sold in a variety of ways.