

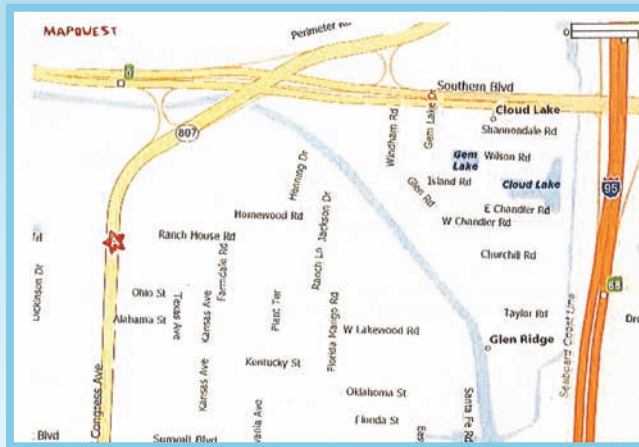


FLAGLER REALTY
& DEVELOPMENT, INC.

Commercial / Industrial Land

WEST PALM BEACH, FL 2.1 +/- USEABLE ACRES

- Location:** Southeast Quadrant Australian Avenue & Congress Avenue. Minutes from Palm Beach International Airport, I-95 and the Florida Turnpike
- Size:** 95,210 sq. ft. - 2.18 Acres • 336' Frontage on Congress
- Zoning:** Part of MUPD approval allowing Commercial & Industrial use. Currently site-plan approved for two 3,500 sq. ft. restaurants with vested concurrency.
- Improvements:** Roads and drainage in place as shown on plan. Utilities, water & sewer to the site



www.flagler-realty.com

Contact Patrick Koenig at 561-655-7200

505 SOUTH FLAGLER DRIVE, SUITE 1010, WEST PALM BEACH, FL 33401

LEGAL DESCRIPTION OF POD A-2

A parcel of land being a portion of Parcel 1, as shown on the plat of CHS PROPERTIES MAPS, as recorded in Plat Book _____ Page _____ of the Public Records of Palm Beach County, Florida, said parcel being specifically described as follows:

Commencing at the Southwest corner of said Parcel 1; said point being the intersection of the East right of way line of Congress Avenue and the Northern right of way line of Ranch House Road as recorded in Official Record Book 1962, Page 1329 of the Public Records of Palm Beach County, Florida;

Thence, North 28°44'00" East, along said West line of Parcel 1 and the East right of way line of Congress Avenue, a distance of 224.68 feet to a point on the Eastern right of way line of Australian Avenue, as recorded in Official Record Book 1962, Page 1329, Public Records, Palm Beach County, Florida;

Thence, North 19°49'33" East, along said West line of Parcel 1 and said Eastern right of way line, a distance of 133.22 feet to a point on a curve, curving to the Southwest having a radius of 190.22 feet and whose center bears South 79°43'33" East;

Thence, Northward, along the arc of said curve through a central angle of 49°55'00" a distance of 95.30 feet to the POINT OF BEGINNING;

Thence, continue Northward, along the arc of the previously described curve through a central angle of 24°24'17" a distance of 228.49 feet to the end of said curve;

Thence, South 28°52'00" East, along the boundary of said Parcel 1, a distance of 359.19 feet;

Thence, South 28°44'00" West, a distance of 118.23 feet;

Thence, North 49°49'33" West, a distance of 129.81 feet;

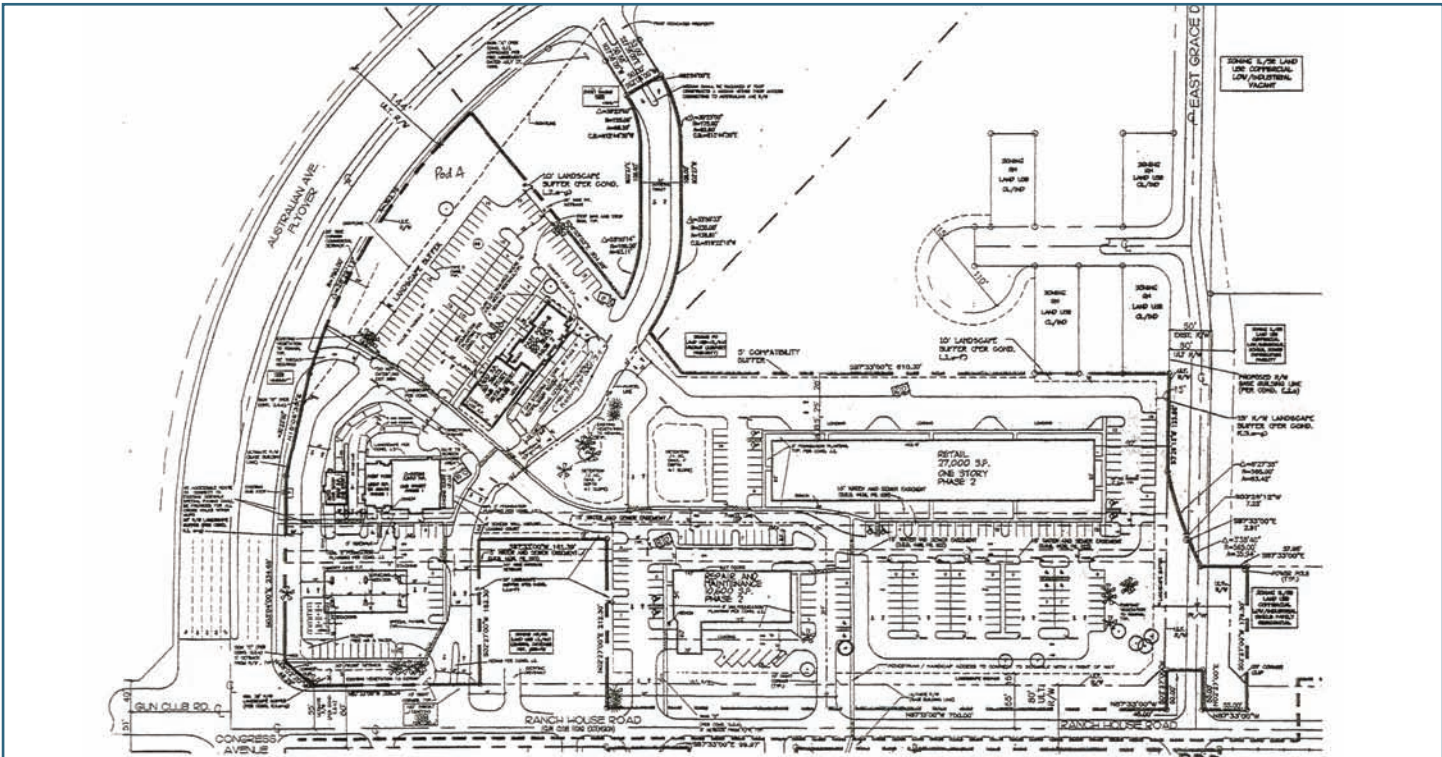
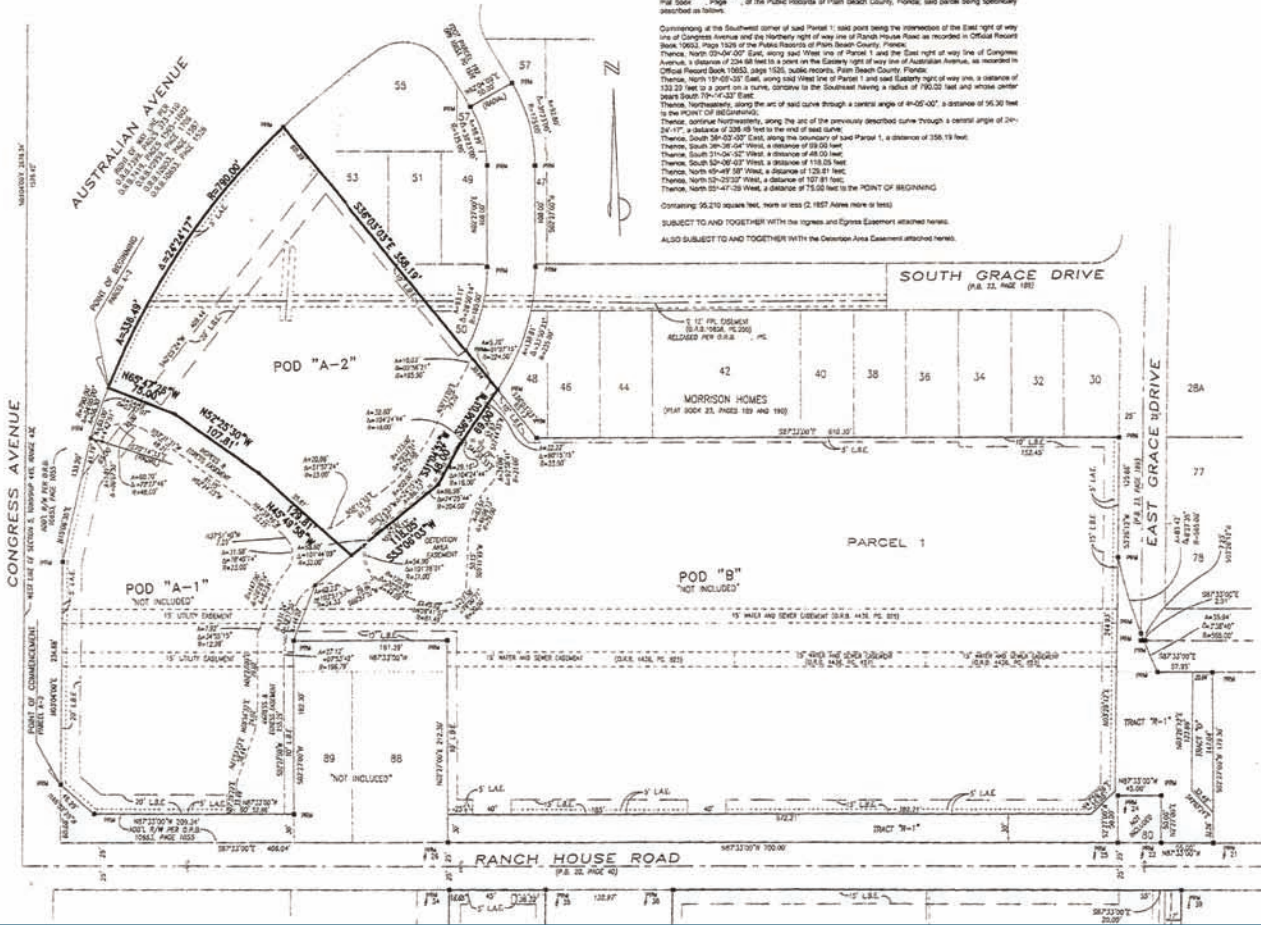
Thence, North 28°22'37" West, a distance of 107.81 feet;

Thence, North 22°47'29" West, a distance of 75.02 feet to the POINT OF BEGINNING.

Containing 95,210 square feet, more or less (2.187 Acres, more or less)

SUBJECT TO AND TOGETHER WITH THE EGRESS AND EGRESS EASEMENTS ATTACHED HERETO.

ALSO SUBJECT TO AND TOGETHER WITH THE DEED AREA EASEMENT ATTACHED HERETO.



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