

BBB RANCHES

7409 & 7051 NW 84th Avenue
Parkland, Florida 33067



VACANT LAND

This is one of the last opportunities to purchase two homesites with 3.21 acres each that are back-to-back. Surrounded by estate homes and zoned agricultural (AE1), these are two separate parcels so you may build one estate home on each parcel, plus additional buildings. Located in close proximity to the equestrian center and in the nation's top school district, you can enjoy South Florida living in a tranquil setting. Easy access to expressways, shopping, and parks!

7049 NW 84th - \$600,000 | 7051 NW 84th - \$600,000 | Combined - \$1,200,000



SCHOOLS

- Park Trails Elementary School
- Westglades Middle School
- Stoneman Douglas High School



(954) 752-1986

www.DuPreeTeam.com

Keyes
REAL ESTATE • MORTGAGE • TITLE

Information believed accurate but is not warranted.

MLS INFORMATION

Marta DuPree

RAGFL

RLD - VACANT RESIDENTIAL LOTS AND BOAT DOCK

ML: F1159306 BC: KEYE37 / The Keyes Company 7 AREA: 3613 SH SALE: N REO: N STATUS: A
 AD: 7049 NW 84 AVE CITY: PARKLAND RP: LLP LP: \$600,000
 CT: BROWARD F#: 484103010032 ZIP: 33067 GEOAR: NW41
 PA: \$186,916 F2: F2: LOT: ZN: AE1 STYLE: V90
 MC: TN: 4841 SE: SD: 1 PN: 0029 MAP: ST: FL TYPE: RESI
 LGL: FLA FRUIT LAND CO SUB NO 2 1-102 PB 3-48-41 TR 7 W 329.83 OF E1/2 CLD: 00
 DV: BBB RANCHES SN: BBB RANCHES PS: \$ 4.29 #: 3

GENERAL INFORMATION

USAGE: AGRICULT LT: 3.21 ACRES ACRES: 3.21 SF/FF: 139,828
 BLDIN: NONE #PARC: 1 FOR LEASE: MIN SF: 1,500 FACE: E
 DEVEL: UNDEVEL RAIL: FILL:
 LOCAT: INSIDE SURFC:
 ROAD: PAVED ELV:
 TREES: PARTTREE GRND: WF: 421
 WATFR: Y CANAL WTRVW:
 WTRAC: OTHER LOTDS: 3-4AC

REM: PRIME 3.21 ACRE ESTATE WITH ADJOINING 3.21 ACRES TO THE WEST ALSO AVAILABLE. NEAR-BY EQUESTRIAN CENTER. A PERFECT HOMESITE TO BUILD YOUR DREAM ESTATE! LOCATED IN PARKLAND'S TOP SCHOOL DISTRICT! HORSES ARE WELCOME! EASY ACCESS TO EXPRESSWAY, SHOPPING & PARKS.

DIR: UNIVERSITY DR NORTH TO HOLMBERG RD TURN EAST TO NW 84 AVE. TURN NORTH TO RANCH ROAD, TURN EAST TO NW 84 AVE TURN NORTH TO PROPERTY ON LEFT

BRK-REM: CLICK ON ATTACHMENT FOR AE1 ZONING CLASSIFICATION & RESTRICTIONS

TRMAV:

SUBDV:

DOCK:

DOCK ACCM:

IMPRV: NONE

DOCMT:

DEED:

SOIL:

UTAVL: CABLE

ELEC

PHONLINE

ONSITE: NONE

WTR: WELL

SWR: SEPTIC

FINANCIAL INFORMATION

TRMSCONS: CASHONLY ASSUME: DAV/SOH: \$489,400
 FEE: TAX: \$9,889 TAXYR: 2010 TM: DMV/ASV: \$489,400
 SPEC: POSS: FUNDING IDX: Y

OFFICE INFORMATION

LPID: 0201118 / Marta DuPree APH: 954-752-1986 OPH: 954-752-0900 x 0
 2PID: 2AG: FAX: 954-845-3335
 LTY: ER ON: ON#: 2PH:
 URL: PHOTO: 1PLUS BRD: F
 EMAIL: martadupree@dupreeteam.com WD:
 COBA: COTB: CONR: VAR: N JA: VT:
 SHOW: SIGNPROP OK ADV: N LD: XD:
 PREV STATUS: STATUS CHNG: L1:
 PREV\$: PRICE CHNG: ORIG\$: \$600,000 L2:
 INET: Y / GREAT OPPORTUNITY TO BUILD YOUR DREAM HOME IN PARKLAND'S PREMIER ACREAGE COMMUNITY!
 RMKS: CLOSE TO EQUESTRIAN CENTER! TOP SCHOOL DISTRICT.

PENDING / CLOSED INFORMATION

PD: CONTING: DM: CD: ECD: SP:
 TR: CB: SPID: S1:
 SC: SPS: SPA: SPID2: S2:

INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED



954.752.1986
 www.floridahomecenter.com



MLS INFORMATION

Marta DuPree

RAGFL

RLD - VACANT RESIDENTIAL LOTS AND BOAT DOCK

ML: F1159296 BC: KEYE37 / The Keyes Company 7 AREA: 3613 SH SALE: N REO: N STATUS: A
 AD: 7051 NW 84 AVE CITY: PARKLAND RP: LLP LP: \$600,000
 CT: BROWARD F#: 0484103010029 ZIP: 033067 GEOAR: NW41
 PA: \$186,916 F2: LOT: ZN: AE1 STYLE: V90
 MC: TN: 4841 SE: SD: 1 PN: 0029 MAP: ST: FL TYPE: RESI
 LGL: 0FLA FRUIT LAND CO SUB NO 2 1-102 PB 3-48-41 TR 7 W 329.83 OF E1/2 CLD: 000
 DV: BBB RANCHES SN: BBB RANCHES PS: \$ 4.29 #1: 2

GENERAL INFORMATION

USAGE: AGRICULT LT: 3.21 ACRES 421X328 ACRES: 3.21 SF/FF: 139,828
 BLDIN: NONE #PARC: 1 FOR LEASE: MIN SF: 1,500 FACE: E
 DEVEL: UNDEVEL RAIL: FILL: SURFC:
 LOCAT: INSIDE ELV: GRND: WF: 0
 ROAD: NOACCSRD OTHER WTRVW: WTRAC:
 TREES: PARTTREE LOTDS: 3-4AC INTERIOR

REM: VERY PRIVATE 3.21 ACRE HOMESITE IN THE HEART OF PARKLAND'S EQUESTRIAN RANCHES! A GREAT LOCATION TO BUILD YOUR DREAM HOME! THIS HOMESITE IS LOCATED ADJOINS 7049 SO IF YOU NEED ADDITIONAL ACREAGE, YOU ARE ABLE TO PURCHASE BOTH PARCELS. THE PUBLIC SCHOOL SYSTEM IN PARKLAND IS RATED AT THE TOP IN THE NATION. DON'T MISS OUT ON THIS FABULOUS OPPORTUNITY!

DIR: UNIVERSITY DR NORTH TO HOLMBERG RD TURN EAST TO NW 87 AVE TURN NORTH TO RANCH ROAD, TURN RIGHT TO NW 84 AVE TURN LEFT TO PROPERTY ON LEFT

BRK-REM: SEE ATTACHMENTS FOR ZONING CLASSIFICATION & RESTRICTIONS

TRMAV:

SUBDV: HORS-PERM

DOCK:

DOCK ACCM:

IMPRV: NONE

DOCMT:

DEED:

SOIL:

UTAVL: ELEC CABLE PHONLINE

ONSITE: NONE

WTR: WELL

SWR: SEPTIC

FINANCIAL INFORMATION

TRMSCONS: CASHONLY ASSUME: DAV/SOH: 0\$489,400
 FEE: TAX: 0\$9,889 TAXYR: 02010 TM: DMV/ASV: 0\$489,400
 SPEC: POSS: FUNDING IDX: Y

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 SHOW: SIGNPROP OK ADV: N LD: XD:
 PREV STATUS: STATUS CHNG: L1:
 PREV'S: PRICE CHNG: ORIG'S: \$600,000 L2:
 INET: Y / PRIME 3.21 ACRE HOMESITE NEAR PARKLAND'S EQUESTRIAN CENTER. ADJOINING 3.21 ACRE PARCEL TO THE
 RMKS: EAST IS ALSO AVAILABLE FOR PURCHASE. TOP SCHOOL DISTRICT

PENDING / CLOSED INFORMATION

PD: CONTING: DM: CD: ECD: SP:
 TR: CB: SPID: S1:
 SC: SPS: SPA: SPID2: S2:

INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED



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MLS INFORMATION

Marta DuPree

RAGFL

RLD - VACANT RESIDENTIAL LOTS AND BOAT DOCK

ML: F1159257 BC: KEYE37 / The Keyes Company 7 AREA: 3613 SH SALE: N REO: N STATUS: A
 AD: 7049 NW 84 AVE CITY: PARKLAND RP: LLP LP: \$1,200,000
 CT: BROWARD F#: 0484103010032 ZIP: 033067 GEOAR: NW41
 PA: \$186,916 F2: 484103010029 LOT: ZN: RES STYLE: V90
 MC: TN: 4841 SE: SD: 1 PN: 0032 MAP: ST: FL TYPE: RESI
 LGL: 0FLA FRUIT LAND CO SUB NO 2 1-102 PB 3-48-41 TR 7 E 329.83 OF E1/2 CLD: 000
 DV: BBB RANCHES SN: BBB RANCHES PS: \$ 8.58 #1: 3

GENERAL INFORMATION

USAGE: UNUSED WOODED LT: 421x665 ACRES: 6.42 SF/FF: 139,828
 BLDIN: NONE #PARC: 1 FOR LEASE: MIN SF: FACE: E
 DEVEL: UNDEVEL RAIL: FILL:
 LOCAT: INSIDE SURFC:
 ROAD: PAVED ELV:
 TREES: PARTTREE GRND: WF: 0
 WATFR: Y CANAL WTRVW: NONE
 WTRAC: OTHER LOTDS: 5-10ACR

REM: ONE OF THE LAST OPPORTUNITIES TO PURCHASE 2 HOMESITES WITH 3.21 ACRES EACH THAT ARE BACK TO BACK. SURROUNDED BY ESTATE HOMES AND ZONED AGRICULTURAL (AE1). THESE ARE 2 SEPARATE PARCELS SO YOU MAY BUILD 1 ESTATE HOME ON EACH PARCEL PLUS ADDITIONAL BUILDINGS (SEE ZONING). CLOSE TO EQUESTRIAN CENTER AND LOCATED IN THE NATIONS TOP SCHOOL DISTRICT. ENJOY SOUTH FLORIDA LIVING IN A TRANQUEL SETTING. EASY ACCESS TO EXPRESSWAYS, SHOPPING AND PARKS!

DIR: UNIVERSITY DR NORTH TO HOLMBERG ROAD TURN EAST TO NW 87 AVE TURN NORTH TO RANCH ROAD TURN RIGHT TO NW 84 AVE TURN LEFT TO PROPERTY ON LEFT

BRK-REM: SEE ATTACHMENTS FOR ZONING

TRMAV:

SUBDV: HORS-PERM

DOCK:

DOCK ACCM:

IMPRV: NONE

DOCMT:

DEED:

SOIL:

UTAVL: CABLE

PHONLINE

TRASHREM

ONSITE: NONE

WTR: WELL

SWR: SEPTIC

FINANCIAL INFORMATION

TRMSCONS: CASHONLY CONV ASSUME: DAV/SOH: 0\$489,400
 FEE: TAX: \$19,778 TAXYR: 02010 TM: DMV/ASV: 0\$489,400
 SPEC: POSS: FUNDING IDX: Y

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 PREV STATUS: STATUS CHNG: L1:
 PREV\$: PRICE CHNG: ORIG\$: \$1,200,000 L2:
 INET: Y / BUILD YOUR DREAM ESTATE ON 6.42 ACRES IN A PRIME HOMESITE IN PARKLAND'S RANCHES. CLOSE TO
 RMKS: EQUESTRIAN CENTER AND ZONED AGRICULTURAL (AE1). TOP SCHOOLS

PENDING / CLOSED INFORMATION

PD: CONTING: DM: CD: ECD: SP:
 TR: CB: SPID: S1:
 SC: SPS: SPA: SPID2: S2:

INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED



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