

INTRODUCING

CENTRAL GARDENS

A 42-ACRE PROPERTY LOCATED IN THE HEART OF
PALM BEACH GARDENS, FLORIDA



A venture between:

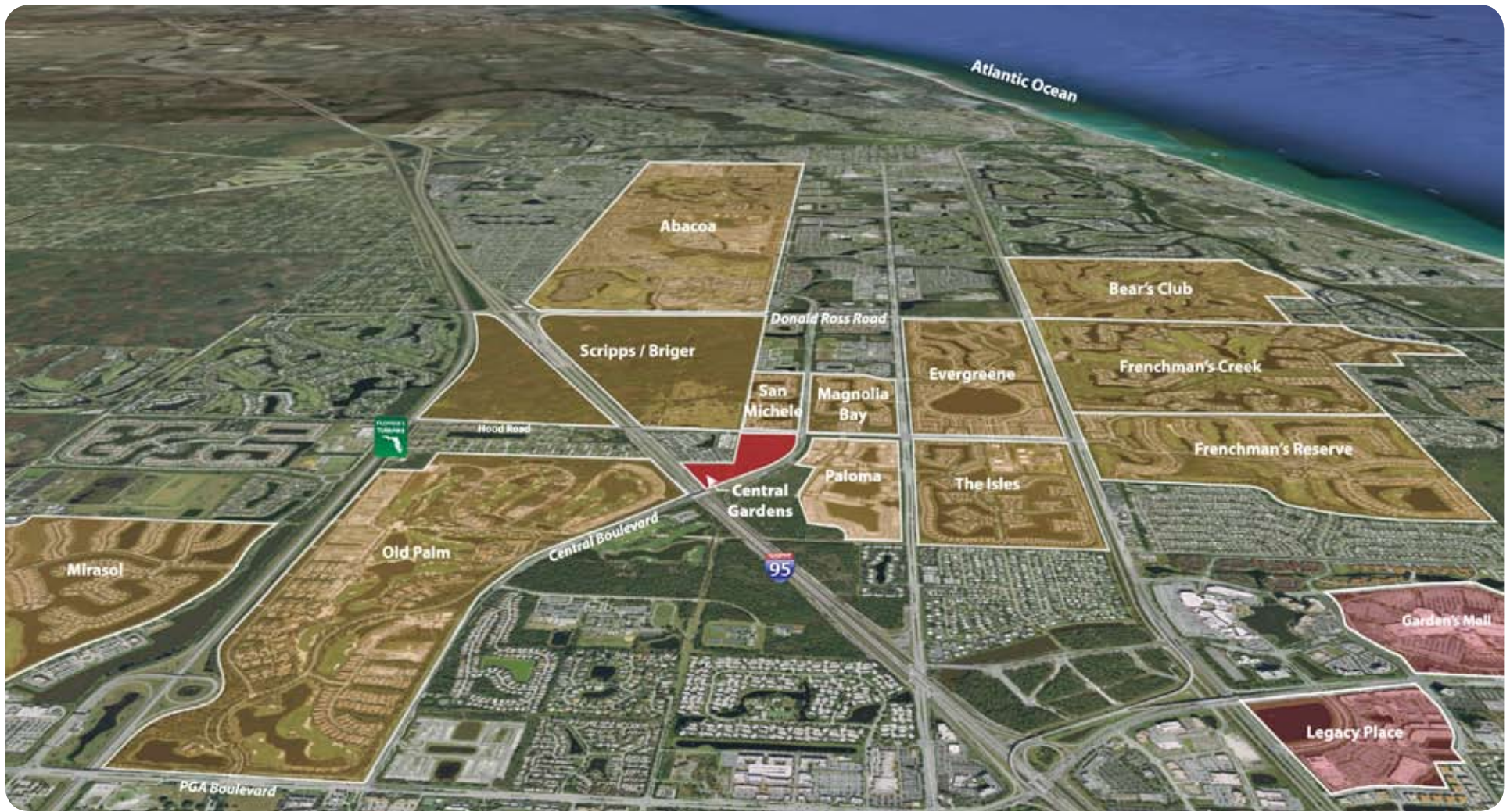
SCHOTTENSTEIN
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&

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Communities

Central Gardens is a *signature location*, which celebrates quality of life by fostering an environment of excellence. The area is known for embracing innovation and has an intrinsic understanding of the balance between social and economic conditions. Central Gardens is perfectly located and is prime for residential, commercial and retail *opportunities* due to the growth of Scripps and other Biotech Research companies in the immediate area, and the expansion of nearby Florida Atlantic University.

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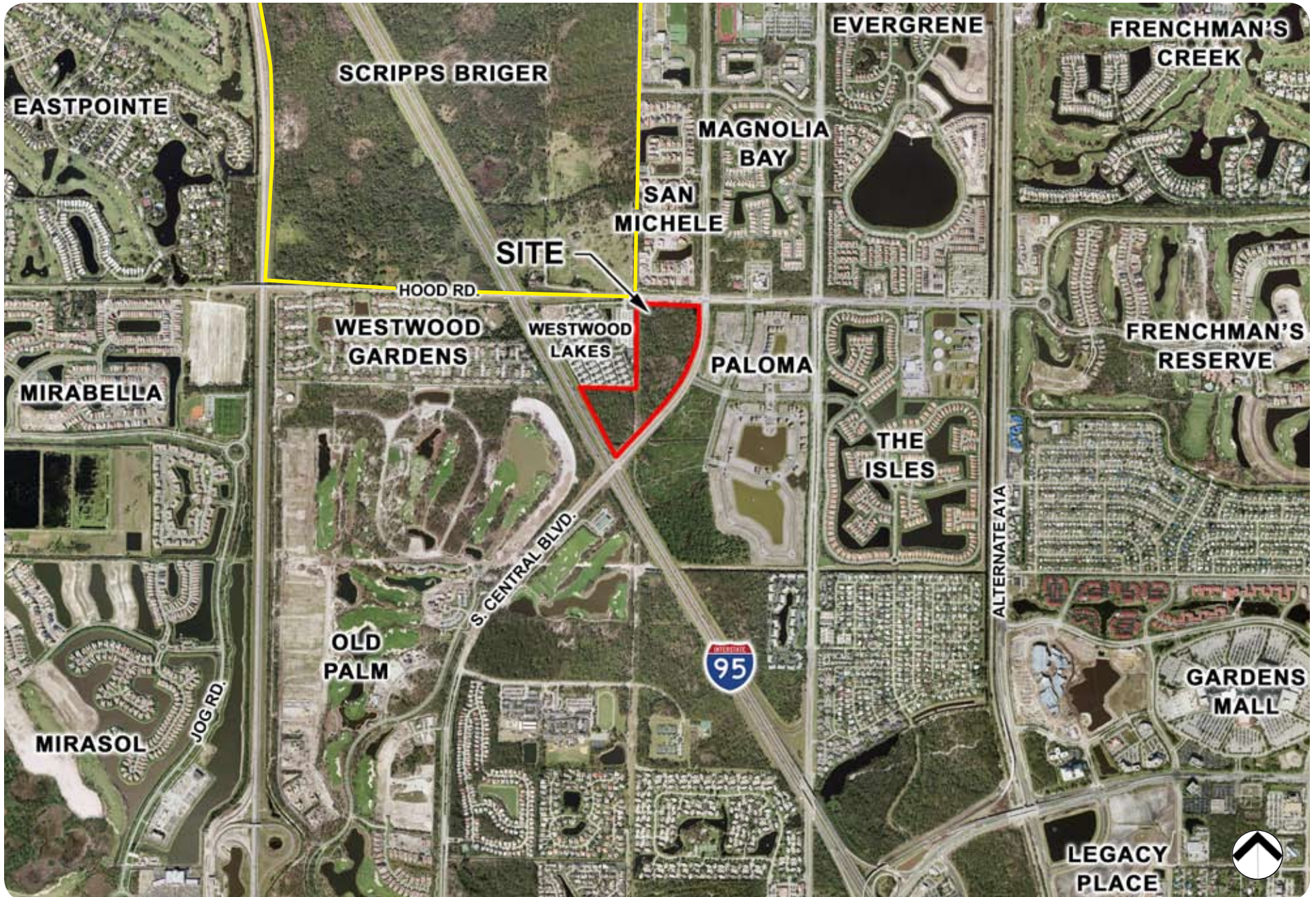


The Site:

Central Gardens is a 42-acre property located in the heart of Palm Beach Gardens. Its central location and easy access to a variety of employment, shopping, entertainment, educational and recreational activities makes it an ideal spot for residential, commercial, and retail opportunities.

The property is less than two miles south of the new Scripps biotech cluster and the Florida Atlantic University (FAU) campus in Jupiter.

Property Location



Property Location

The property is located at the Southwest corner of Central Boulevard and Hood Road, between the two main east/west corridors of PGA Boulevard and Donald Ross Road. Within a two mile radius of the property is the new Scripps biotech research facility. Scripps is located directly north of the property along Central Boulevard. The property also enjoys visibility from I-95 and a future Turnpike entrance is planned along Hood Road just to the west of this property.



Surrounding Area:

Within a three-mile radius of the Property are:

Scripps biotech cluster at Donald Ross Road and Central Boulevard

Florida Atlantic University (FAU)

Major upscale regional shopping centers

- Gardens Mall
- Downtown at the Gardens
- Legacy Place
- PGA Commons
- Downtown Abacoa

Country Club Row

- Bears Club
- Frenchman's Creek Country Club
- Frenchman's Reserve Country Club
- Old Palm Golf Club
- Mirasol Country Club
- Ballenises Country Club
- PGA National Country Club

Recreational Areas

- Roger Dean Stadium home to MLB's Cardinals/Marlins Spring Training and Jupiter Hammerheads Minor League team
- Jupiter/Juno public beaches
- Palm Beach Gardens Tennis Center
- Juno Beach/Jupiter public boat ramps
- Upscale private marinas

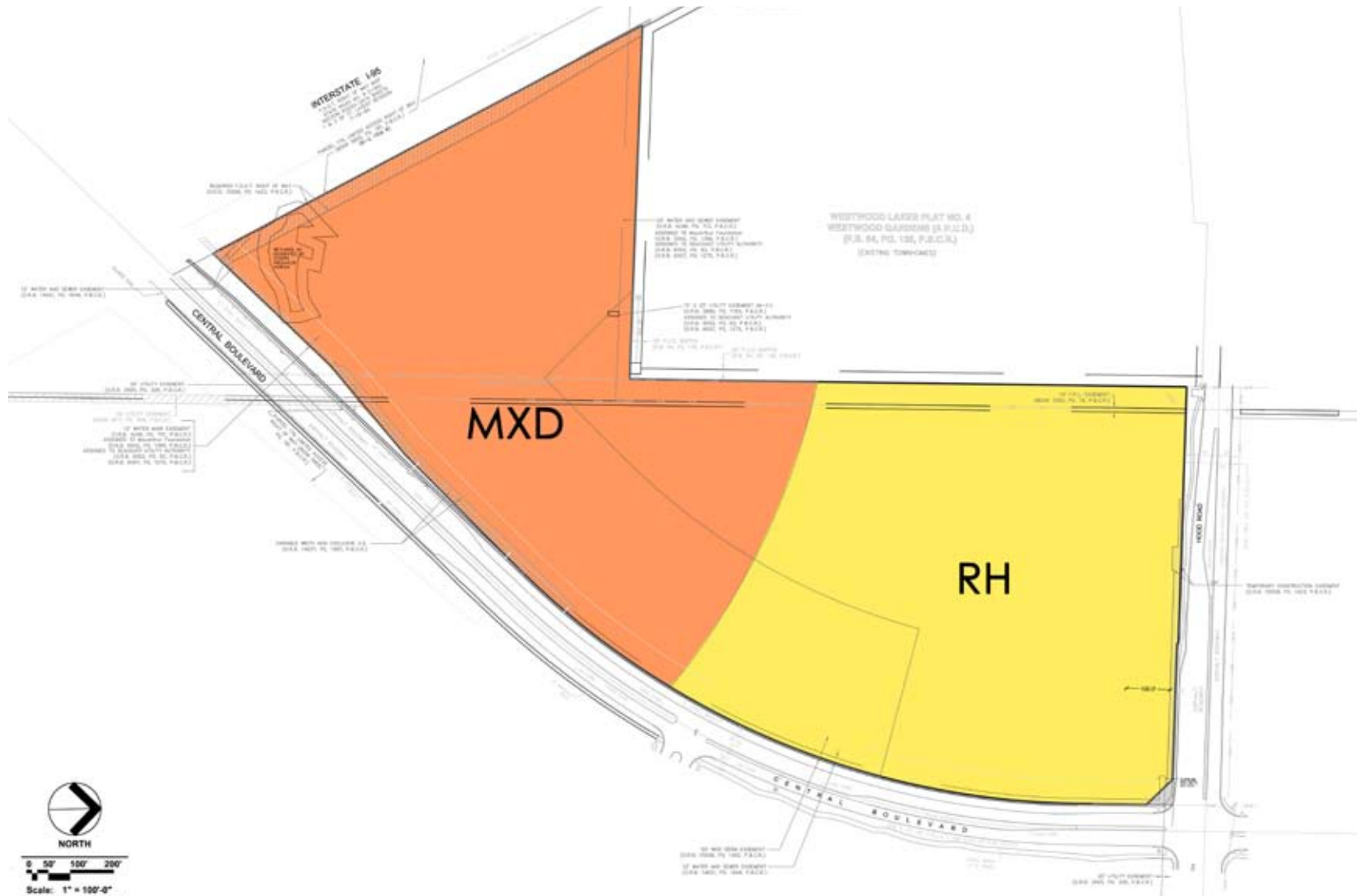
Within a 15 minute drive are:

- McArthur State Park
- Palm Beach International Airport (PBI)
- Downtown West Palm Beach including City Place
- County Court House and County Offices
- Palm Beach County Convention Center
- Kravis Center for the Performing Arts
- Palm Beach Island, including Worth Avenue

Land Plan

Land Plan:

The 42-acre site is divided into two zoning categories. The northern 21 acres that fronts Hood Road has a high density residential zoning designation that allows up to a total of 200 units. The southern 21 acres along Central Boulevard and I-95 has an MXD (Mixed Use) zoning classification. This MXD zoning provides flexibility of uses including multi-family residential, retail, offices or a combination of these.



Population and Income:

Palm Beach County is a vibrant growing area of more than one million residents. Palm Beach County is the third most populous county in Florida, having experienced a 13% population increase from 2000 to 2009 with Palm Beach Gardens increasing nearly 25%.

Palm Beach Gardens also is one of the most affluent areas in Palm Beach County and has one of the highest per capita incomes not only in the county but in the state as well.

2009 Estimated Demographic Information

	Palm Beach County	Palm Beach Gardens	3 Mile Radius of Site
Total Population	1,279,950	46,279	38,224
% Change 2000-2009	13.2%	23.3%	30.2%
By Age			
0-19	26.7%	21.6%	24.0%
20-44	23.5%	27.7%	28.6%
45-64	27.7%	31.9%	29.0%
65+	22.1%	18.8%	18.4%
Median Age	43.5	45.4	42.0
Household Income			
Average	\$81,075	\$102,457	\$145,907
Median	\$52,807	\$ 75,134	\$ 90,307
Per Capita	\$28,801	\$ 44,073	\$ 72,761

Education and Recreation

Education:

Located approximately two miles away is Florida Atlantic University (FAU), a fully accredited Florida public four-year university. The K-12 public schools are all within about 1 mile of the property. In addition, there are many private school options including the new Benjamin private high school just to the north.

Recreation:

The surrounding area is rich with recreational attractions for all with many nearby golf courses, tennis clubs, boating facilities, scenic beaches and biking opportunities. The Intracoastal Waterway and beaches of the Atlantic Ocean are minutes away and provide a year-round haven for beach goers, boaters, fishermen, and water sports enthusiasts. Beautifully maintained parks such as Loggerhead Park and John D. MacArthur Beach State Park are also popular attractions. The Loxahatchee Wild and Scenic River offers many recreational and educational opportunities from canoeing and kayaking to tours of the wildlife refuge and marshes.

For sports enthusiasts, just up the road, is Roger Dean Stadium home to the Jupiter Hammerheads and spring training camps for Major League Baseball's St. Louis Cardinals and Florida Marlins.



Shopping, Dining and Entertainment

Palm Beach Gardens also is one of the most affluent areas in Palm Beach County and has one of the highest per capita incomes not only in the county but in the state as well.

The Gardens Mall - Just a few minutes away with Bloomingdales, Saks Fifth Avenue, Nordstrom and over 160 fine specialty stores.



PGA Commons - There are a variety of resaraunts to choose from, many featuring live entertainment.



Downtown at The Gardens - Enjoy specialty shops, renowned restaurants, Metroplex Movie Theatre, and Whole Foods.



Legacy Place - A variety of shops featuring fine dining, entertainment, Greenwise Markets and Barnes & Nobel.



Shopping (cont.) & PBI Airport

Nearby Shopping Areas:

Just a short drive south puts you in the modern outdoor shopping area of City Place in Downtown West Palm Beach as well as prestigious Worth Avenue in Palm Beach.

City Place - A beautiful outdoor shopping mall complete with exquisite restaurants and live entertainment in the amphitheater plaza.



Worth Avenue - World-renowned Worth Avenue in Palm Beach features exclusive shops and boutiques such as Cartier, Louis Vuitton and Chanel, to name just a few.



Palm Beach International Airport:

Palm Beach International Airport (PBI) is located about 15 minutes from the Central Gardens property and is the gateway to Palm Beach County. PBI now serves over six million passengers each year, and was recently voted third best midsize airport in the U.S. and sixth best in the world by the readers of the prestigious *Condé Nast Traveler* magazine.



Country Clubs & Culture

Nearby Country Clubs:

There are numerous nearby country clubs including, the Bears Club, Frenchman's Creek, Frenchman's Reserve, Old Palm, Mirasol, PGA National and Ballenisesles. In addition, the newly expanded Palm Beach Gardens public Tennis Center is located just down the road.

Cultural Attractions:

South Florida offers a broad variety of cultural attractions and many of them in close proximity to the Central Gardens property. You can discover history at the Flagler Museum and Norton Museum of Art and world-class entertainment at the Kravis Center in West Palm Beach, featuring concerts, theatrical presentations, opera and the ballet.



Kravis Center



Norton Museum



Flagler Museum

Information

For More Information Regarding Central Gardens Contact:

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A Venture between Schottenstein Real Estate Group and IMC Communities

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