

1299 Oakland

1299 E OAKLAND PARK BLVD, OAKLAND PARK, FL 33334

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PERFECT FOR A PRIVATE CLUB, A CREATIVE
CAMPUS, SCHOOL or HOSPITALITY

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SECTION 1

PROPERTY OVERVIEW

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PROPERTY SPECIFICS

Address:	1299 E Oakland Park Blvd, Oakland Park, FL 33334
Parcel ID:	4942-23-03-0120
Governing Municipality:	Oakland Park
Year Built:	1976
Building Size:	50,364 SqFt
Property Size:	1.3 Acres
Price	\$9,000,000



Property Summary

Introducing a rare 50,000 sq ft building located at the high-traffic intersection of E Oakland Park Blvd and Dixie Highway, one of the most sought-after locations in the Fort Lauderdale area. This property offers unparalleled visibility with over 100,000 cars passing by daily, making it an ideal spot for businesses or residential development.

Strategically positioned, it's only 7 minutes from Lauderdale-by-the-Sea, 10 minutes from the vibrant Las Olas Boulevard, and just 5 minutes from the eclectic Wilton Manors. The property boasts flexible zoning for commercial, residential, and mixed-use, making it perfect for a wide range of uses including offices, schools, medical facilities, or a multi-family development. The current building also has 28 renovated residential studios.



**50,000+ SF
of Building**



**1.3 Acres in
heart of
Broward
County**



**Less than
\$200/SF**



**Multiple Uses!
Clubs
Schools
Creative Office**



\$9,000,000

Property Overview



50,364 SF Building In The Heart of Broward County



1.3 Acres of Land



54 Parking Spaces



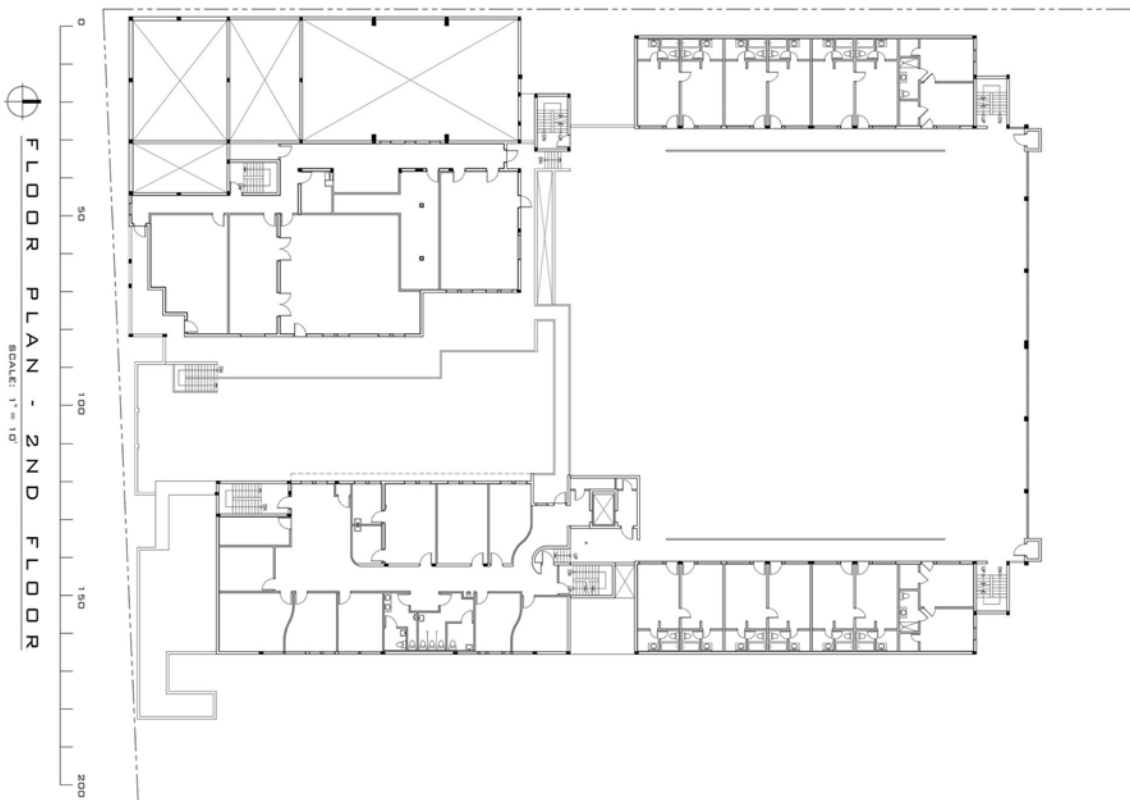
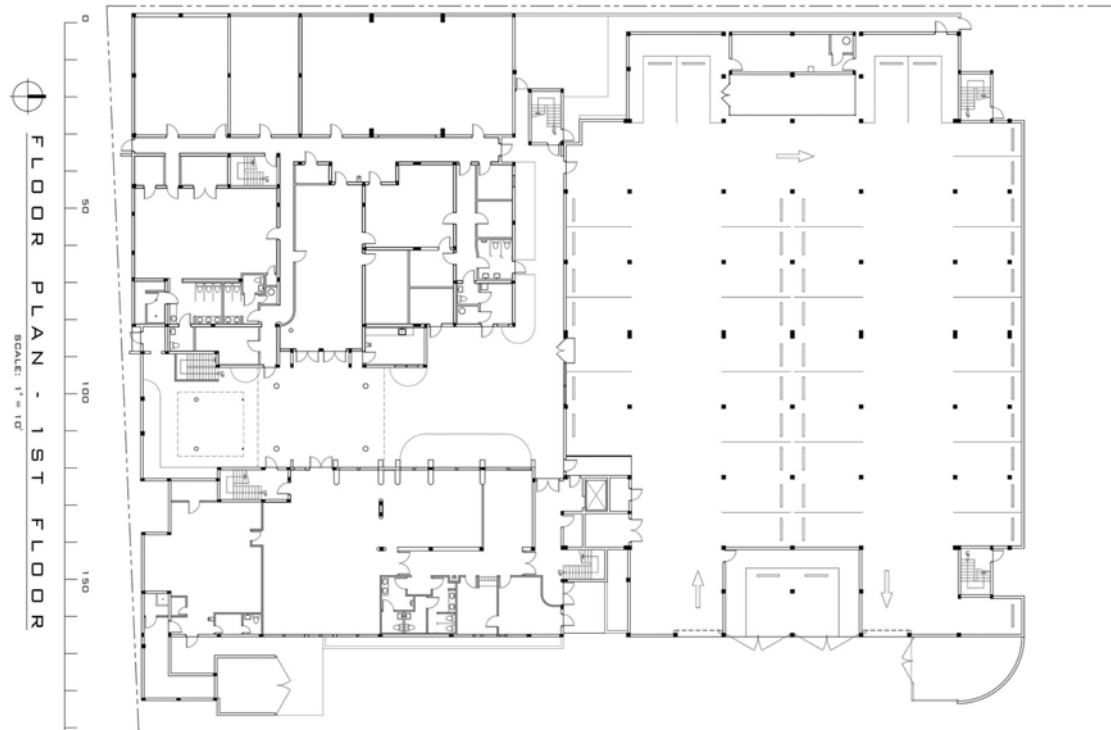
All Concrete Structure including Roofs

Property Overview - Aerial



1299 E OAKLAND PARK BLVD, OAKLAND PARK, FL 33334
CONFIDENTIAL OFFERING MEMORANDUM

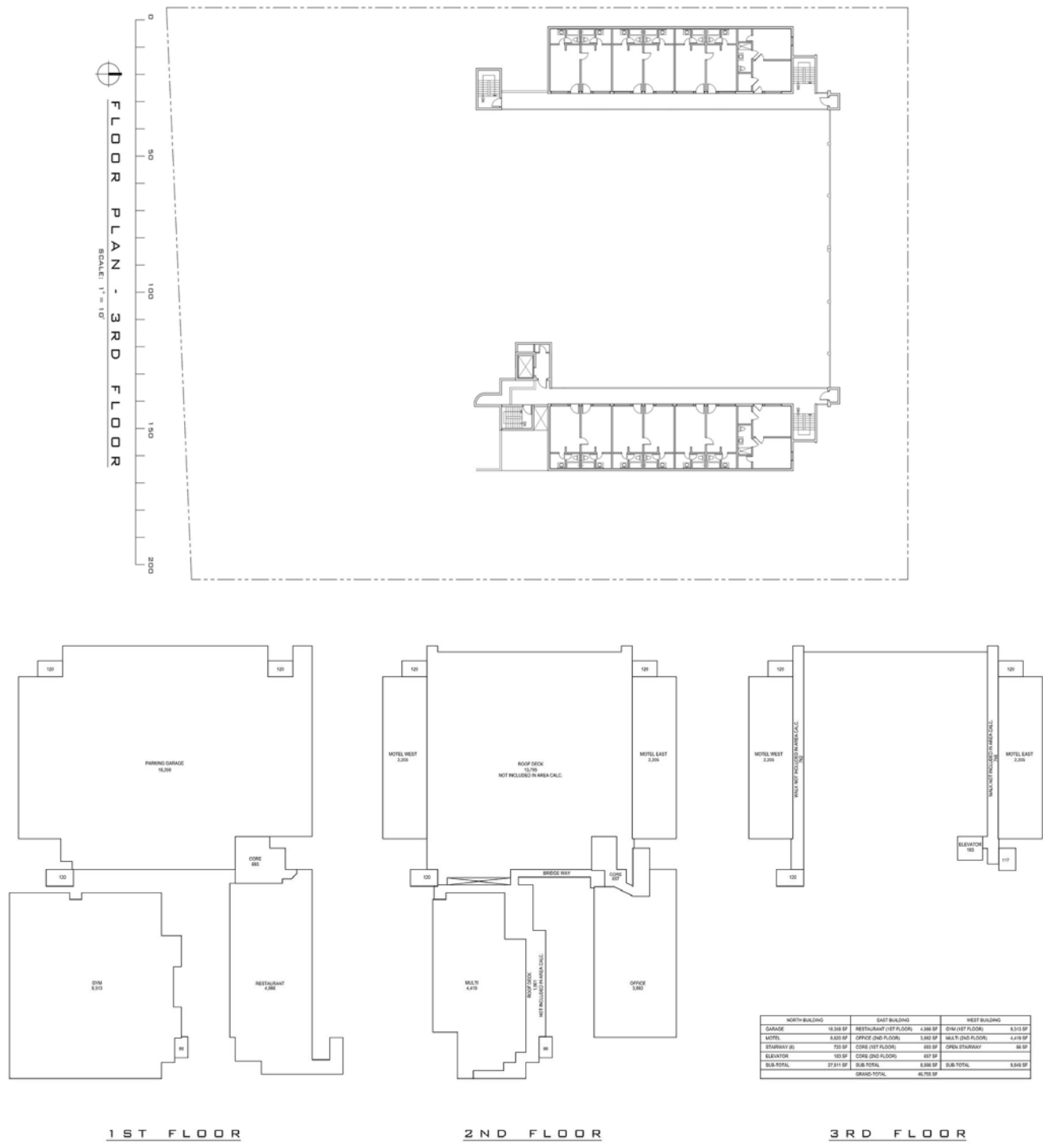
Property Overview - Floor Plan

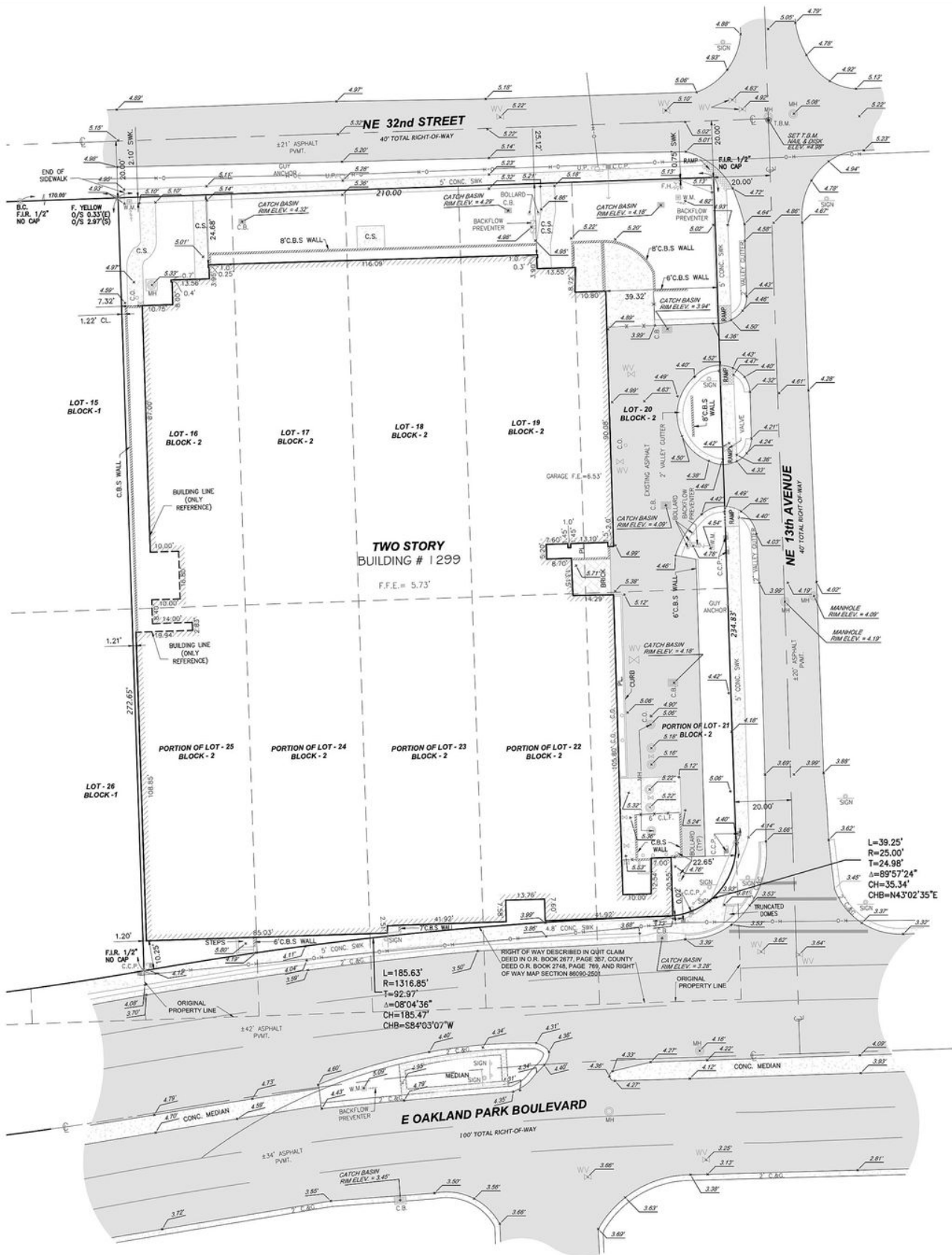


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CONFIDENTIAL OFFERING MEMORANDUM

Property Overview - Floor Plan





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CONFIDENTIAL OFFERING MEMORANDUM

SECTION 2

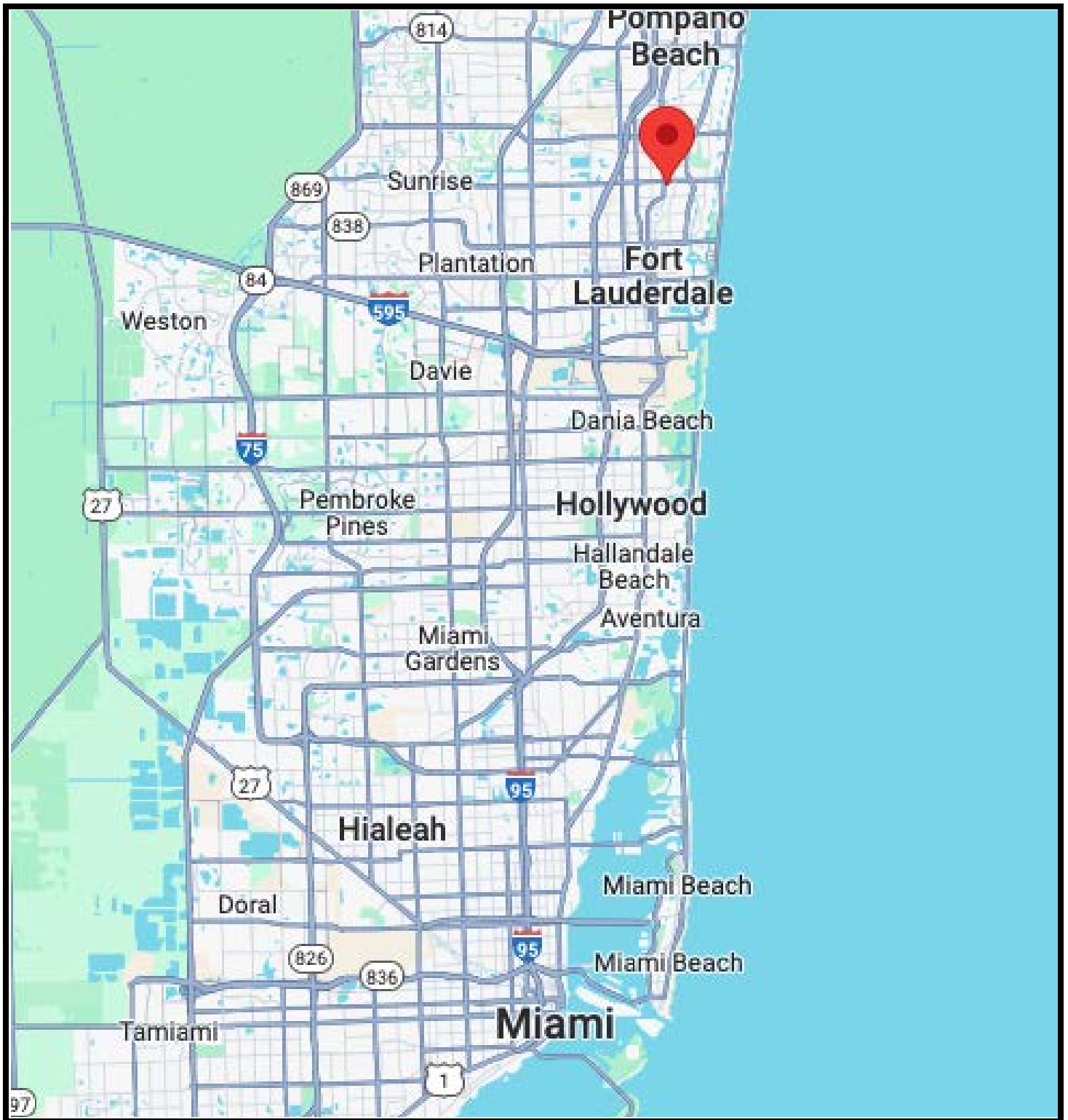
AREA OVERVIEW

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Area Overview - Our Neighbors



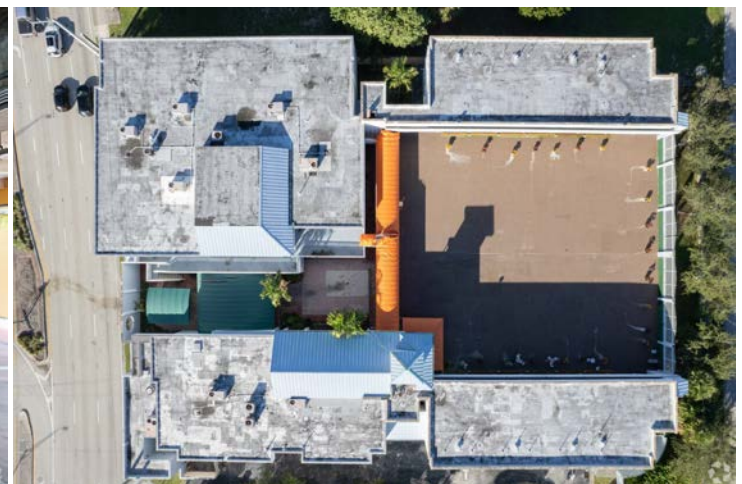
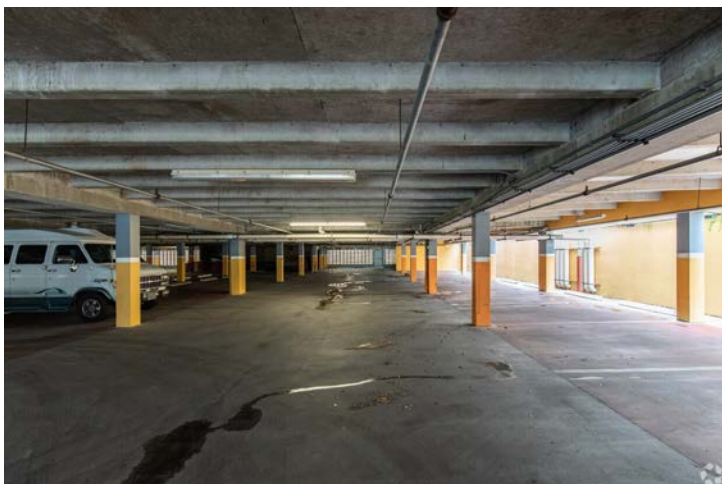
Area Overview - Aerial Map



Additional Photos



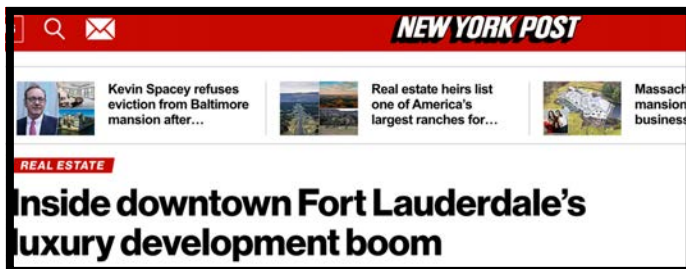
Additional Photos



Area Overview

Broward County is BOOMING

There are over 50 brand new developments coming to the area bringing world class housing, restaurants, and work spaces.



Area Overview - Oakland Park, FL



Downtown Oakland Park, has transformed into a lively destination for residents and visitors alike. The Culinary Arts District, a testament to our City's innovative spirit, now boasts an eclectic mix of restaurants, craft beer breweries, distilleries, and galleries. Recent additions such as Art Fusion Galleries, Black Flamingo, Nour Thai, and Soaks + Senses, have further enriched the shopping and culinary experience, making downtown Oakland Park a lively and walkable destination.

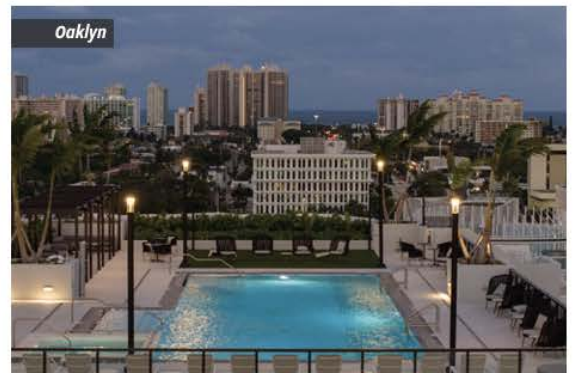
Exciting times are underway as transformative projects shape Oakland Park's vibrant and diverse community. The new North Andrews Gardens Community Center, Wag Dog Park, and the Harlem McBride Community Garden have opened. Progress continues at Fire Station 9, the Public Works Complex, and Dr. Carter G. Woodson Park. As they embrace progress and continue building their second century, they remain committed to preserving the small-town, family-friendly identity. The thriving real estate market and business-friendly environment continues to drive massive investment and job growth.

New Local Developments



Directly opposite the Sky Building lies another thrilling endeavor set to revolutionize downtown. **The Horizon of Oakland Park** is a cutting-edge mixed-use venture poised to transform the current site of City Hall. Boasting top-tier residential units, vibrant commercial spaces, a scenic park, public parking, and a future train stop, this project is a catalyst for economic vitality. Embracing walkability, sustainability, and mass transit, the Horizon promises a dynamic urban experience like no other.

At the southeastern gateway to the City stands **Oaklyn**, a beacon of modernity and sophistication. Highlighted in the Sun Sentinel, this upscale residential complex exemplifies Oakland Park's rise to a vibrant, coveted community. Offering breathtaking views of the Atlantic Ocean and an array of upscale amenities, Oaklyn epitomizes the City's transformation into a thriving hub of innovation, culture, and entertainment. Oaklyn embodies the evolving Oakland Park, transforming from a drive-through city into a drive-to city.



Photographer: Seamus Payne



Explore **Oak Tree**, 140 acres of sprawling land west of Prospect Road and NW 21st Avenue. With 50 acres of open space, including 9 acres of public parkland and a fitness trail, plus stylish single-family homes and townhouses, Oak Tree is home to Oakland Park's first million-dollar new construction, setting a new standard for luxury living.

The Urban League's **Village at Oakland Park** will bring a vibrant, intergenerational neighborhood to the City's west side. This expansive 469-unit development coming to NW 21st Avenue and NW 26th Street will feature a diverse mix of residences and amenities including an early learning center and seven acres of open green space. The City Commission approved the first step of the project in February to create area median income aligned housing stock as part of a larger initiative, alongside projects like the Sky Building and the Horizon of Oakland Park, to provide attainable housing opportunities for all.



SECTION 3

OPPORTUNITY ZONE

&

FUTURE DEVELOPMENT
POTENTIAL

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Development Potential - Live Local

The Live Local act aims to promote affordable housing development while providing significant tax and zoning incentives for developers.

Category	Provision	Benefit
Zoning Flexibility	Allows multifamily rentals on mixed-use, commercial, or industrial sites with 40% affordable units (120% AMI) for 30 years.	Increases development opportunities by bypassing traditional zoning restrictions.
Height & Density	Requires local governments to apply the highest allowable density and height within 1 mile of the proposed development.	Encourages vertical growth and maximizes land use efficiency.
Tax Exemptions	Provides a 75% or 100% ad valorem tax exemption depending on rent restrictions, applicable to developments with 71+ affordable units.	Reduces operational costs, making affordable housing projects more financially viable.
Streamlined Approvals	Eliminates the need for additional land use, zoning, or variance approvals for qualifying developments.	Expedites the development process, reducing delays and costs associated with obtaining approvals.



**As laws and ordinances are ongoing, buyers are encouraged to please confirm all stated facts.*

Opportunity Zone

Investing in a shopping center with future redevelopment potential in an Opportunity Zone offers a unique combination of short-term income generation and long-term value appreciation, along with significant tax advantages.

Here are the key benefits:

Benefit	Description
Capital Gains Deferral	Investors can defer capital gains taxes for up to 10 years, or until the Opportunity Zone investment is sold, whichever comes first.
Step-Up in Basis	A 10% increase in the basis of the deferred gain after 5 years, and an additional 5% after 7 years, reducing the amount of deferred gains subject to taxation.
Tax-Free Appreciation	Gains on the Opportunity Zone investment itself are exempt from federal capital gains tax if the investment is held for at least 10 years.
Diverse Investment Options	Investments can be made in real estate, businesses, or other qualified assets located within Opportunity Zones, allowing for a wide range of investment strategies.
Mandatory Improvement Rule	Substantial improvements must be made to any acquired property within 30 months, typically requiring investments equal to the property's purchase price (excluding land).
180-Day Investment Window	Investors have 180 days from the sale of an asset to reinvest the gains into a Qualified Opportunity Fund (QOF) to benefit from the tax incentives.
Long-Term Investment Focus	The program encourages long-term investments, with the most significant tax benefits realized after 10 years of holding the investment.

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Oakland Center

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CONTACT US TO LEARN MORE
ABOUT THE OPPORTUNITY

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This is a confidential report on the subject property intended for your sole use to determine if you wish to express further interest in the subject property.

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The information contained in this report is confidential. The recipient agrees that they will not disclose any of the contents contained in this report without prior authorization from Roy Reggev and Rich DeGirolamo at Compass Commercial.

Any information provided was obtained from sources deemed reliable but must be verified at buyer's discretion.

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