

PROPERTY DETAILS

- High visibility location with flexible B-3 Zoning -over 1,180 lineal feet of frontage combined
- Zoning allows both multifamily as well as most major retail uses including outdoor storage and display
- Previously approved for up to 261 multifamily units
- Central location between I-95 and Florida Turnpike
- Competitively priced at \$30.00 PSF

ABOUT PROPERTY



PRICE
\$4,950,000



\$30.00 PSF



AVAILABLE SF
3.787 acres



TRAFFIC COUNT
Powerline 33,500 ADT-

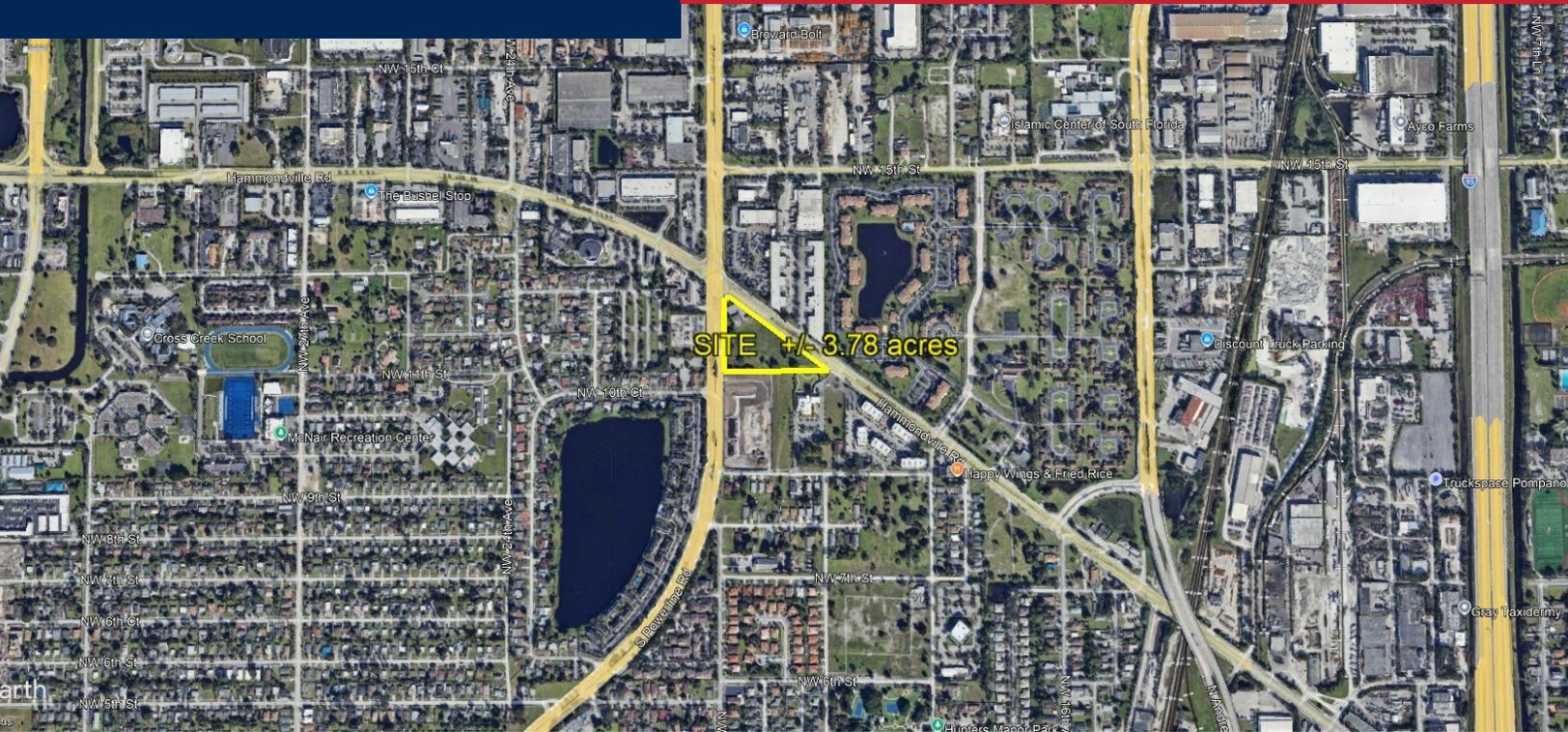


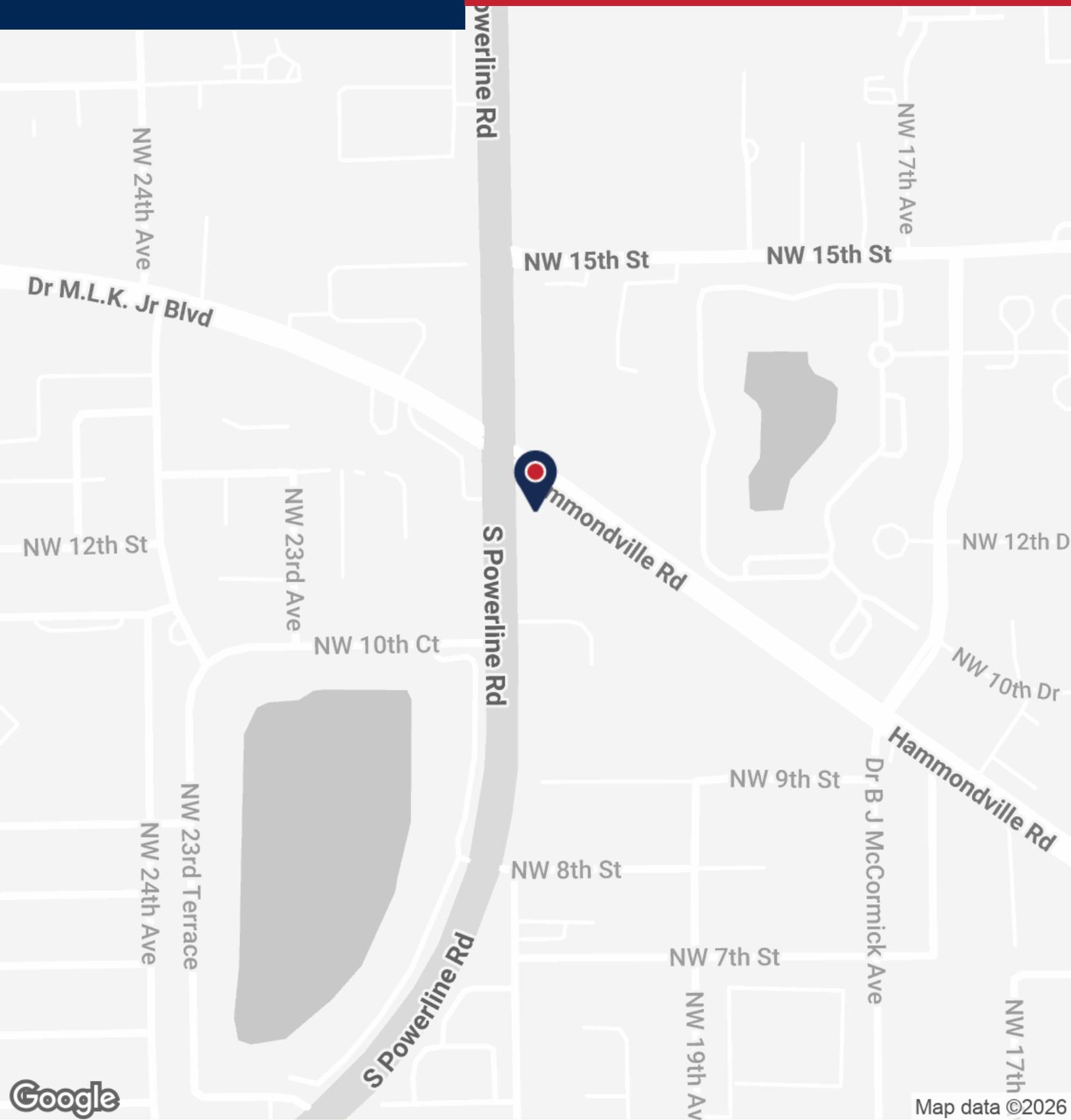
LOCATION
Pompano Beach , FL

For more information:

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bergercommercial.com







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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

TRACT A
G.L.C. PLAT
P.B. 158, PG. 9, B.C.R.

CERTIFICATION

Certified To: Premium Development Inc, a Florida Corporation; Eisinger Low; Commonwealth Land Title Insurance Company; PREMIUM 2050 HAMMONDVILLE RD, LLC a Florida limited liability company

This is to certify that this drawing and the survey on which it is based upon were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association and National Society of Professional Surveyors, on Surveying & Mapping, and includes Table A Items: 1, 2, 3, 4, 6(a), 7a, 7c, 8, 9, 11, 13, 16.

I, Steven M. Watts, do hereby certify that this Map of Boundary Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping in the State of Florida as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes, Chapter 472.027.

Date of Last Field Work: June 7, 2023

CALVIN, GIORDANO & ASSOCIATES, INC.

Steven M. Watts

Signature
Steven M. Watts, PSM
Professional Surveyor and Mapper
Florida Registration No. 4588

Digitally signed by Steven M. Watts
Date: 2023.06.09 12:00:22 -04'00'

ABBREVIATIONS

- B.C.R. = BROWARD COUNTY RECORDS
- BLDG. = BUILDING
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- CBS = CONCRETE BLOCK W STUCCO
- EL. = ELEVATION
- ELEC. = ELECTRIC
- FPL = FLORIDA POWER & LIGHT
- I.P. = IRON PIPE
- I.R. = IRON ROD
- I.R.C. = IRON ROD & CAP
- LB = LICENSED BUSINESS
- N&D = NAIL AND DISK
- NAVDB8 = NORTH AMERICAN DATUM OF 1988
- NVAL = NON VEHICULAR ACCESS LANE
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT

SYMBOL LEGEND

- BACKFLOW PREVENTOR
- BELLSOUTH MANHOLE
- BOLLARD
- CATCH BASIN
- CLEANOUT
- COLUMN
- CONC. POWER POLE
- ELECTRIC HANDHOLE
- ELECTRIC METER/RACK
- FENCE
- FIRE HYDRANT
- STORM MANHOLE
- FOUND PROPERTY CORNER
- NVAL LINE
- GUY ANCHOR
- IRRIGATION VALVE
- PED. SIGNAL POLE
- OVERHEAD ELECTRIC
- SANITARY MANHOLE
- SIGN
- WATER METER
- WATER VALVE
- TRAFFIC CONTROL BOX/HANDHOLE
- WOOD POWER POLE

LEGAL DESCRIPTION

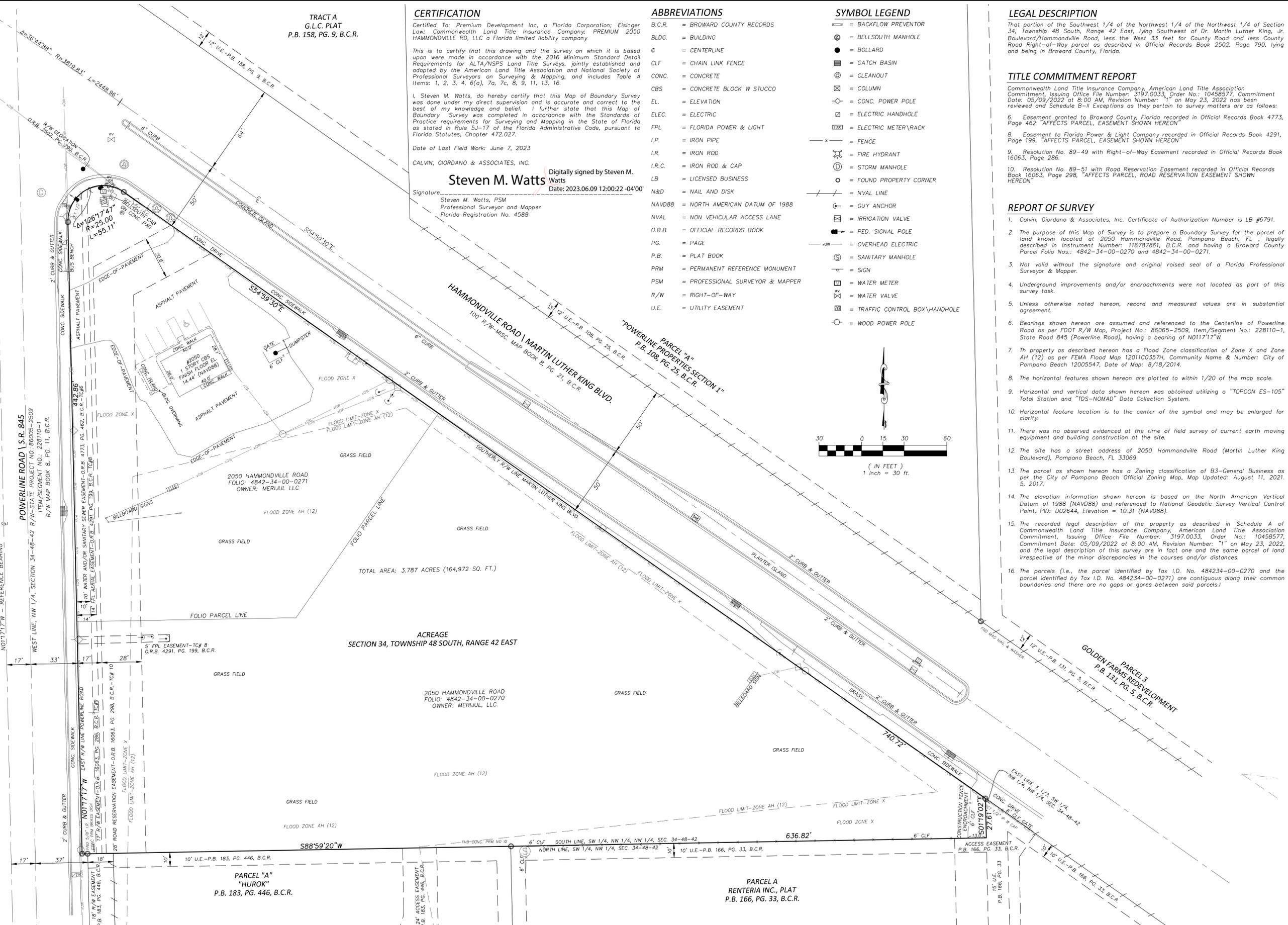
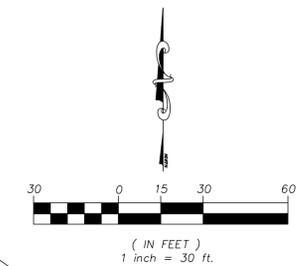
That portion of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 48 South, Range 42 East, lying Southwest of Dr. Martin Luther King, Jr. Boulevard/Hammondville Road, less the West 33 feet for County Road and less County Road Right-of-Way parcel as described in Official Records Book 2502, Page 790, lying and being in Broward County, Florida.

TITLE COMMITMENT REPORT

- Commonwealth Land Title Insurance Company, American Land Title Association Commitment, Issuing Office File Number: 3197.0033, Order No.: 10458577, Commitment Date: 05/09/2022 at 8:00 AM, Revision Number: "1" on May 23, 2022 has been reviewed and Schedule B-II Exceptions as they pertain to survey matters are as follows:
6. Easement granted to Broward County, Florida recorded in Official Records Book 4773, Page 462 "AFFECTS PARCEL, EASEMENT SHOWN HEREON"
8. Easement to Florida Power & Light Company recorded in Official Records Book 4291, Page 199, "AFFECTS PARCEL, EASEMENT SHOWN HEREON"
9. Resolution No. 89-49 with Right-of-Way Easement recorded in Official Records Book 16063, Page 286.
10. Resolution No. 89-51 with Road Reservation Easement recorded in Official Records Book 16063, Page 298, "AFFECTS PARCEL, ROAD RESERVATION EASEMENT SHOWN HEREON"

REPORT OF SURVEY

- 1. Calvin, Giordano & Associates, Inc. Certificate of Authorization Number is LB #6791.
- 2. The purpose of this Map of Survey is to prepare a Boundary Survey for the parcel of land known located at 2050 Hammondville Road, Pompano Beach, FL, legally described in Instrument Number: 116787861, B.C.R. and having a Broward County Parcel Folio Nos.: 4842-34-00-0270 and 4842-34-00-0271.
- 3. Not void without the signature and original raised seal of a Florida Professional Surveyor & Mapper.
- 4. Underground improvements and/or encroachments were not located as part of this survey task.
- 5. Unless otherwise noted hereon, record and measured values are in substantial agreement.
- 6. Bearings shown hereon are assumed and referenced to the Centerline of Powerline Road as per FDOT R/W Map, Project No.: 86065-2509, Item/Segment No.: 228110-1, State Road 845 (Powerline Road), having a bearing of N0117°17'W.
- 7. The property as described hereon has a Flood Zone classification of Zone X and Zone AH (12) as per FEMA Flood Map 1201100357H, Community Name & Number: City of Pompano Beach 12005547, Date of Map: 8/18/2014.
- 8. The horizontal features shown hereon are plotted to within 1/20 of the map scale.
- 9. Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON ES-105" Total Station and "TDS-NOMAD" Data Collection System.
- 10. Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
- 11. There was no observed evidenced at the time of field survey of current earth moving equipment and building construction at the site.
- 12. The site has a street address of 2050 Hammondville Road (Martin Luther King Boulevard), Pompano Beach, FL 33069
- 13. The parcel as shown hereon has a Zoning classification of B3-General Business as per the City of Pompano Beach Official Zoning Map, Map Updated: August 11, 2021, 5, 2017.
- 14. The elevation information shown hereon is based on the North American Vertical Datum of 1988 (NAVDB8) and referenced to National Geodetic Survey Vertical Control Point, PID: D02644, Elevation = 10.31 (NAVDB8).
- 15. The recorded legal description of the property as described in Schedule A of Commonwealth Land Title Insurance Company, American Land Title Association Commitment, Issuing Office File Number: 3197.0033, Order No.: 10458577, Commitment Date: 05/09/2022 at 8:00 AM, Revision Number: "1" on May 23, 2022, and the legal description of this survey are in fact one and the same parcel of land irrespective of the minor discrepancies in the courses and/or distances.
- 16. The parcels (i.e., the parcel identified by Tax I.D. No. 484234-00-0270 and the parcel identified by Tax I.D. No. 484234-00-0271) are contiguous along their common boundaries and there are no gaps or gorges between said parcels.



ACREAGE
SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
TOTAL AREA: 3.787 ACRES (164,972 SQ. FT.)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
1	6/7/2023	UPDATE SURVEY	SMW				

Calvin, Giordano & Associates, Inc.
A SAFEbuild COMPANY
580 Village Blvd., Suite 325, West Palm Beach, FL 33409
Phone: 561.684.6161 • Fax: 561.684.6360
Certificate of Authorization 6791

2050 HAMMONDVILLE ROAD \ MARTIN LUTHER KING BLVD.
POMPAÑO BEACH, FLORIDA 33069
PREMIUM DEVELOPMENT INC.

MAP OF BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
STEVEN M. WATTS
PSM NO. 4588

SCALE
1" = 30'
PROJECT No
22-6123
FIELD BOOK

SHEET:
1 OF 1