



**FOR SALE**

VACANT LAND

**NW 6TH AVE,  
POMPANO, FL 33060**



**APEX**  
CAPITAL REALTY



## ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and disruptors which possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration engrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

## ADVISORS

**DANILO AQUINO**  
Commercial Advisor  
786 201 3020

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# OFFERING SUMMARY

# FOR SALE

APEX Capital Realty is proud to present the opportunity to acquire 1.16 of vacant land on NW 6th Ave in Pompano Beach.

This property features an excellent development opportunity due to its B2-Community Business zoning.

The zoning is intended to accommodate low to medium intensity office, service, and retail uses that primarily serve the needs of residents of surrounding residential neighborhoods (e.g., offices/ services, banks, restaurants, convenience stores, gas stations), as well as neighborhood-serving institutional uses (e.g., child care facilities, places of worship).

It also accommodates residential uses that are moderate- to high-density multifamily developments (either stand-alone or mixed with commercial development), and recovery communities.

The site permits a density of 30 units per acre without considering any bonus density.

|                        |  |
|------------------------|--|
| <b>Total Lot Area:</b> | 50,575 SF (1.16 Acres)   |
| <b>Allowable Uses:</b> | Residential, Offices, Retail, Restaurant, Convenience Store, Gas Station (30 Units Per Acre) |
| <b>Zoning:</b>         | B-2 Community Business   |
| <b>Folio #:</b>        | 4842-35-00-0262  |
| <b>Asking Price:</b>   | <b>\$1,250,000</b>   |

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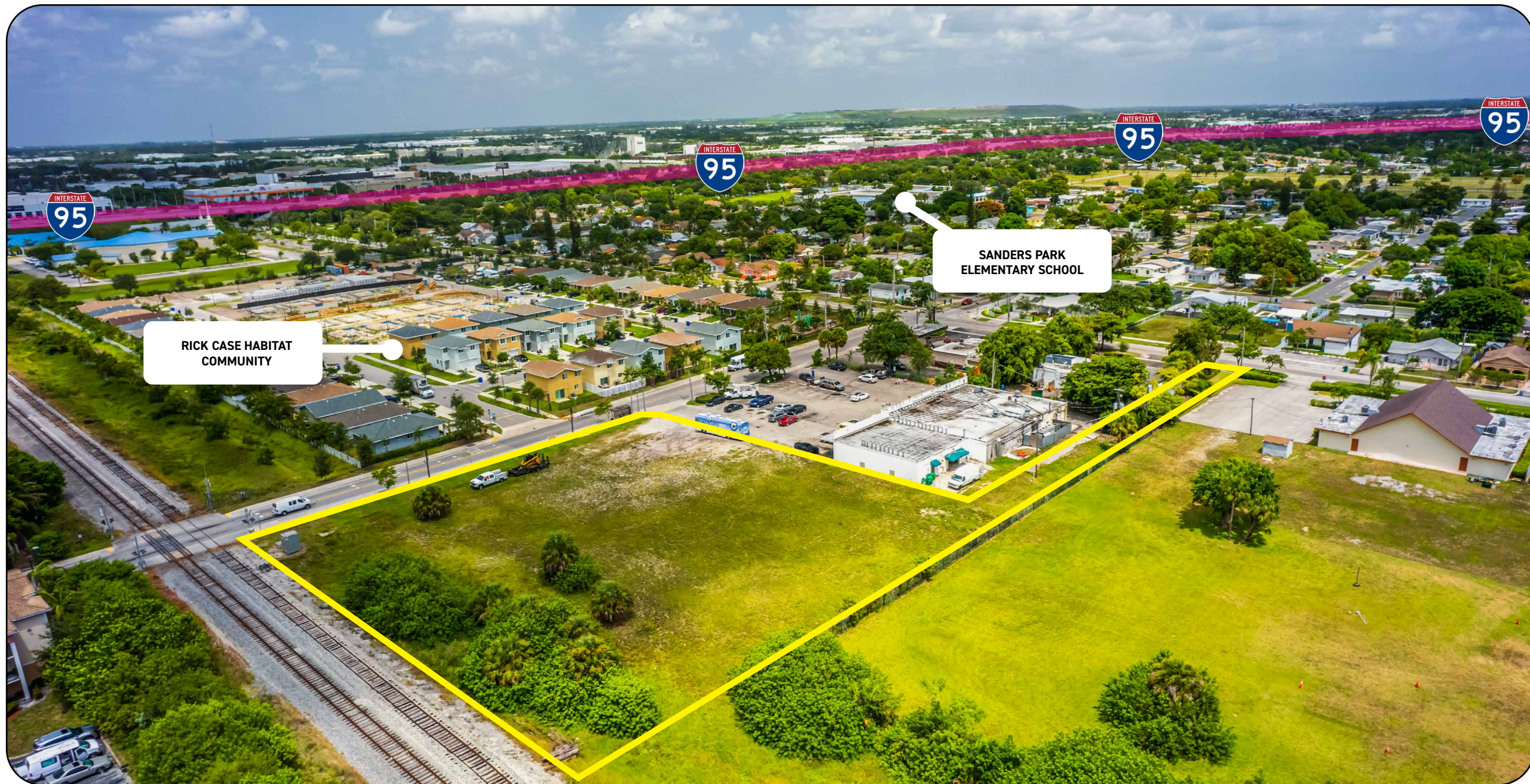


# BIRD'S EYE VIEW



NW 6TH AVE

AADT 9,700



**RICK CASE HABITAT  
COMMUNITY**

**SANDERS PARK  
ELEMENTARY SCHOOL**

# RETAIL MAP





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