

2 ACRE LAND PARCEL GROUND LEASE OR BUILD TO SUIT

SW 11TH WAY/ FAU Research Park Blvd Deerfield Beach, FL 33441



PROPERTY DESCRIPTION

This property contains 2 acres of land immediately adjacent to I-95 on the east side and just south of SW 10th Street in Deerfield Beach. This incredible development opportunity parcel of land is located in between the Peoples Trust Insurance Co. headquarters and the X space parking garage.

With over 210,000 cars per day passing this site with incredible visibility, this parcel offers an opportunity for any corporate headquarters, educational facility, medical building, apartment building or research and development facility to locate at this location. This parcel is part of the FAU Research & Development Park and has already received approval from the City of Deerfield Beach for a 150,000 SF office building.

SITE HIGHLIGHTS

- OVER 210,000 CARS PER DAY
- INCREDIBLE VISIBILITY TO I-95 FROM NORTH AND SOUTHBOUND TRAFFIC
- GROUND LEASE OR BUILD TO SUIT OPPORTUNITY
- PARKING GARAGE IMMEDIATELY ADJACENT TO SITE
- POTENTIAL USES: OFFICE, MEDICAL, R&D, APARTMENTS

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PHOTOS



**GARAGE
590 CARS**

2 ACRES



SURFACE PARKING



I-95 PYLON SIGN

LOCATED ON THE EAST SIDE OF I-95 AND JUST SOUTH OF SW 10TH STREET IN DEERFIELD BEACH



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