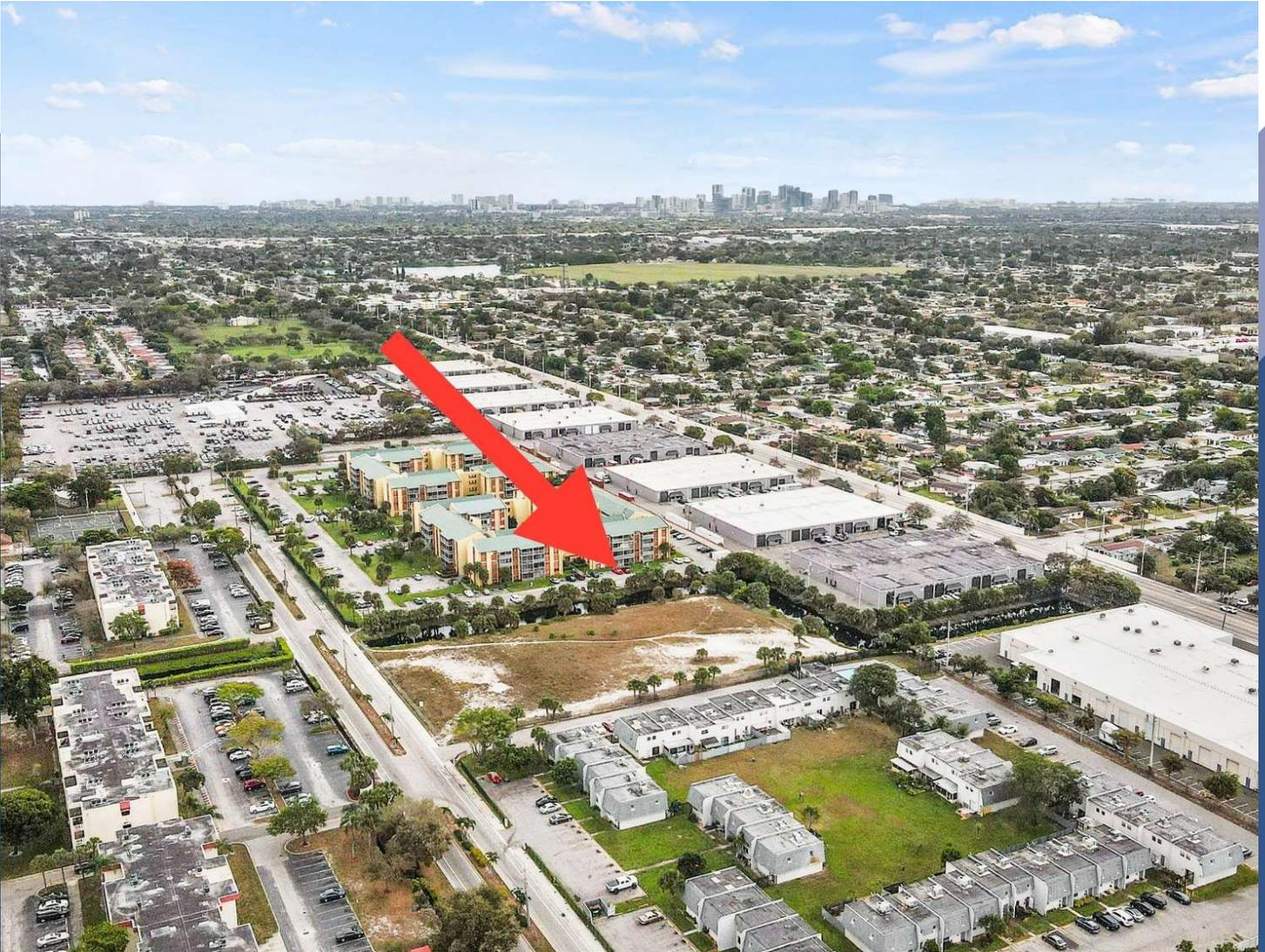


# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



**SALE PRICE**

**\$6,320,000**

**Elvis A Amor, PA MSIRE**  
(754) 248-8979

**Ricardo Carrera, PA**  
(954) 829-5702

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# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309

### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309

Confidentiality & Disclaimer

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# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309

### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,300+**  
Professionals

Presence in  
**40 COUNTRIES**

**OVER 12,500**  
Transactions

**\$6.34 BILLION**  
Sales Volume

**\$1.77 BILLION**  
Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

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# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309

### BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

### SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

### SAMPLE OF RELEVANT PROJECTS

Sold 24,600,000 of 158 units in Pompano Beach in 2024

Sold 1.200,000 of 6 units in Dania Beach

Sold total lease SF of 26,533.

---

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# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309

### WHY COLDWELL BANKER COMMERCIAL

#### CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

#### DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

#### VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

#### CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

---

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# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309

### THE PROPERTY

Lauderdale Lakes Land  
Northwest 37th Terrace  
Lauderdale Lakes, FL 33309

### SCOPE OF SERVICE

Coldwell Banker Commercial to represent Five Lands Holdings LIC in the sale of Lauderdale Lakes Land

### MARKET INFO

An exceptional location both for business and life after-hours, Lauderdale Lakes Land is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

### MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

### RECOMMENDATION

Based on the information we have acquired about the South Florida Market, we recommend the property be sold for \$6,320,000.00.

### ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

### ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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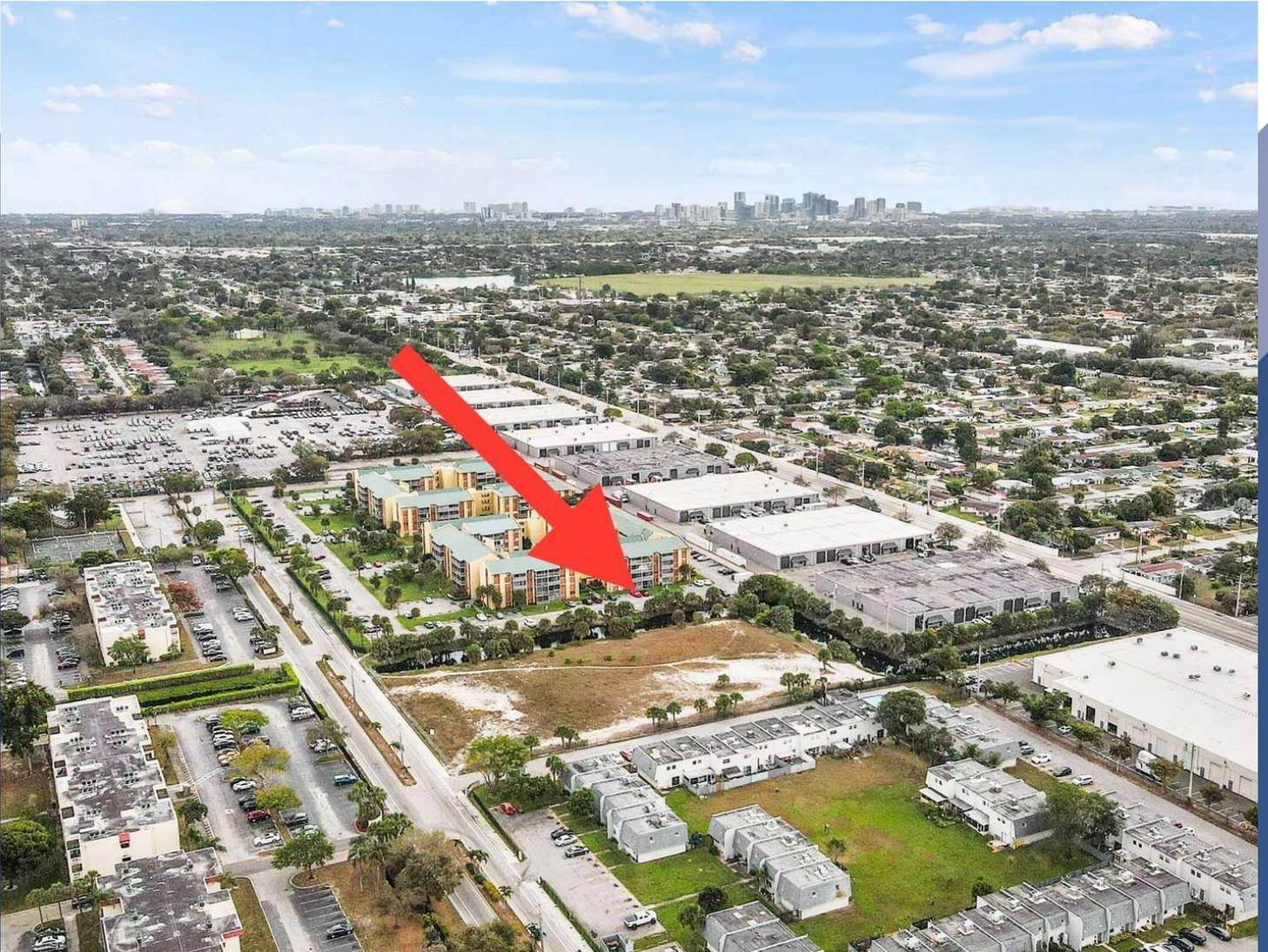


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# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



**SALE PRICE**

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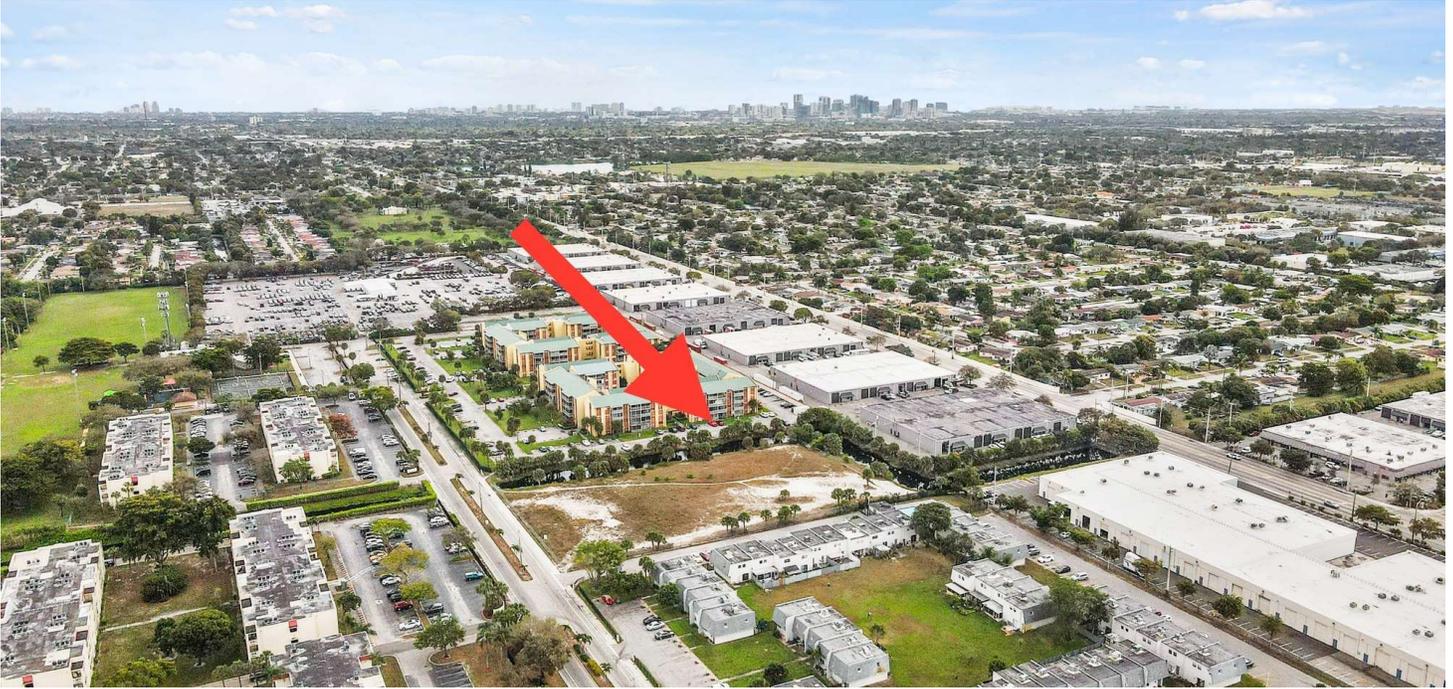


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# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to announce the availability of a prime development opportunity in Lauderdale Lakes, Florida. Located at NW 37th Terrace, Lauderdale Lakes, FL 33311, this parcel encompasses approximately 111,837 square feet. The seller offers architectural plans for a proposed development of approximately 124 residential units, subject to final approval by the City of Lauderdale Lakes zoning department. The proposed unit mix includes seventy-five (75) one-bedroom units, forty (40) two-bedroom units, and ten (10) three-bedroom units. Architectural drawing is available for purchaser.

Population Growth: Lauderdale Lakes has experienced modest population growth over the past few decades. According to the U.S. Census Bureau, the population was 35,954 in 2020. Recent estimates indicate a slight decline, with a 2024 population of 36,029, reflecting a -0.02% annual decrease.

### OFFERING SUMMARY

Sale Price:	\$6,320,000
Lot Size:	111,837 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	446	1,856	7,999
Total Population	1,535	5,730	22,954
Average HH Income	\$87,176	\$74,617	\$67,912

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# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



### PROPERTY DESCRIPTION

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**Population Growth:** Lauderdale Lakes has experienced modest population growth over the past few decades. According to the U.S. Census Bureau, the population was 35,954 in 2020. Recent estimates indicate a slight decline, with a 2024 population of 36,029, reflecting a 0.02% annual decrease.

**New Developments in the Area:** The City of Lauderdale Lakes has been proactive in encouraging development and revitalization efforts. The Community Redevelopment Agency (CRA) has outlined plans to stimulate private investment through infrastructure improvements and business development initiatives. These efforts aim to enhance the city's appeal and support new residential and commercial projects.

**Rental Growth Rate:** The Lauderdale Lakes housing market has seen fluctuations in recent times. As of December 2024, the median sale price of homes was \$253,250, representing an 18.3% decrease from the previous year. However, the median sale price per square foot increased by 22.0% during the same period, reaching \$205. These mixed trends suggest a dynamic market with potential opportunities for new developments.

**Neighborhood Centers:** Lauderdale Lakes boasts several neighborhood centers that serve as hubs for community activities and services. These centers offer recreational facilities, educational programs, and spaces for social gatherings, contributing to the city's vibrant community life. Additionally, the city's proximity to major commercial areas in Broward County provides residents with access to a wide range of shopping, dining, and entertainment options.

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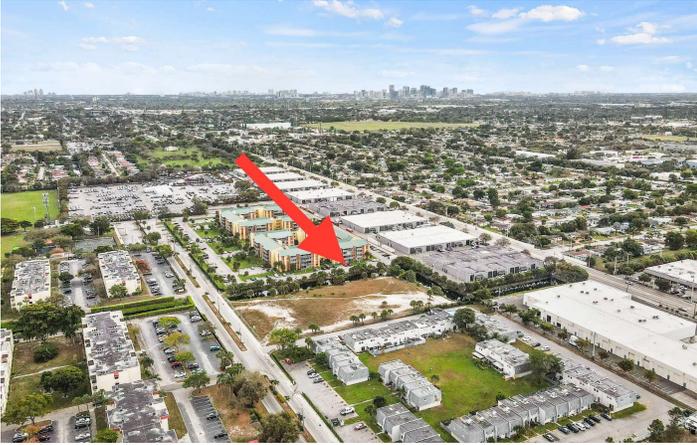


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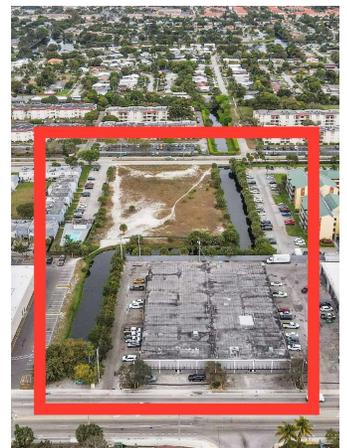
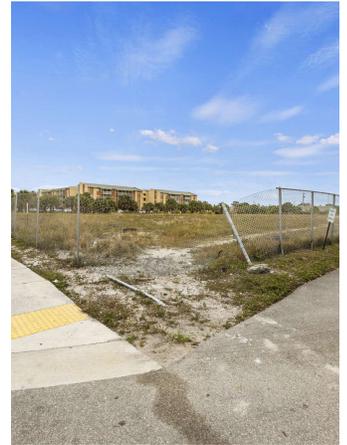


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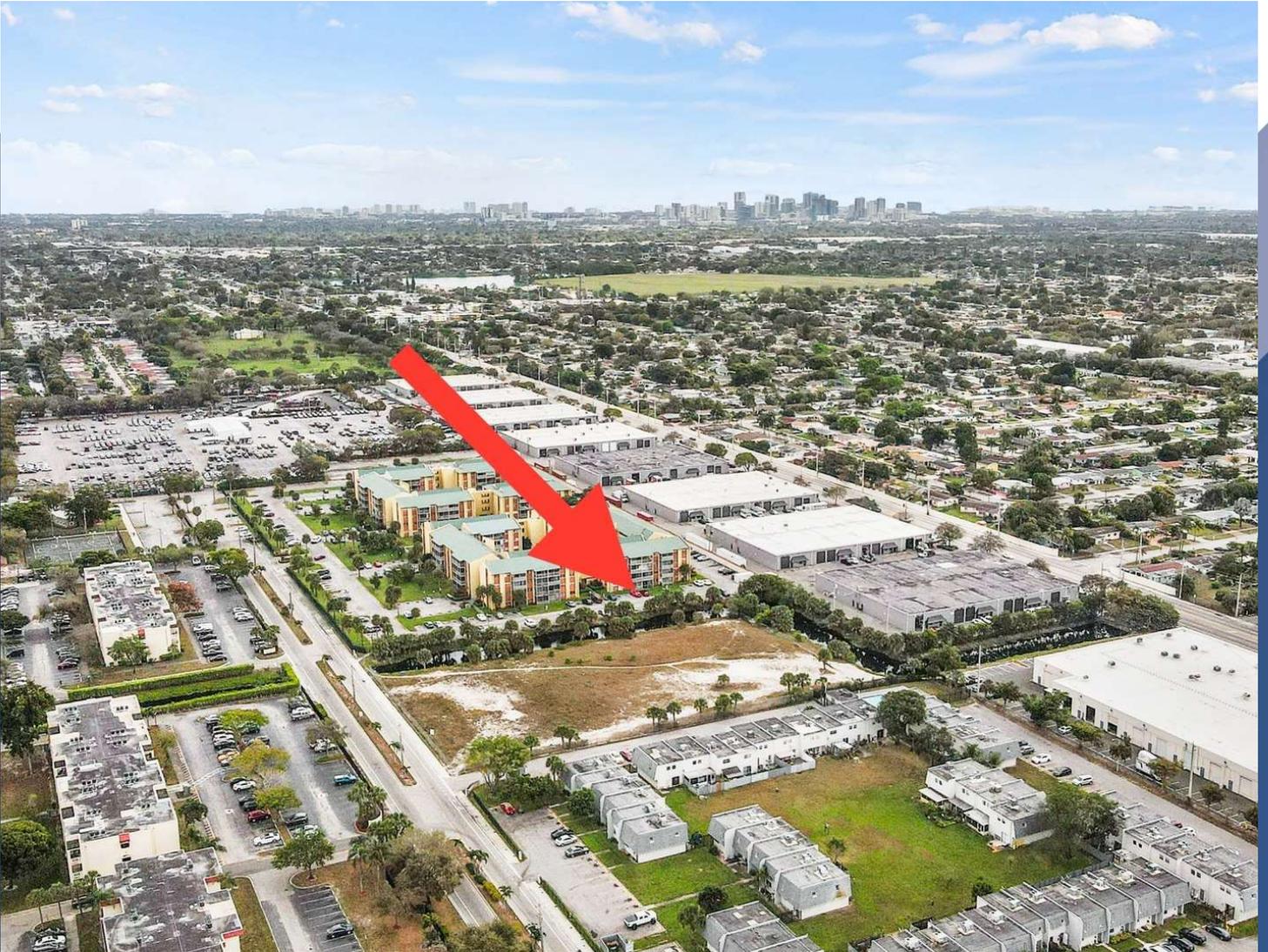


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# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



**SALE PRICE**

**\$6,320,000**

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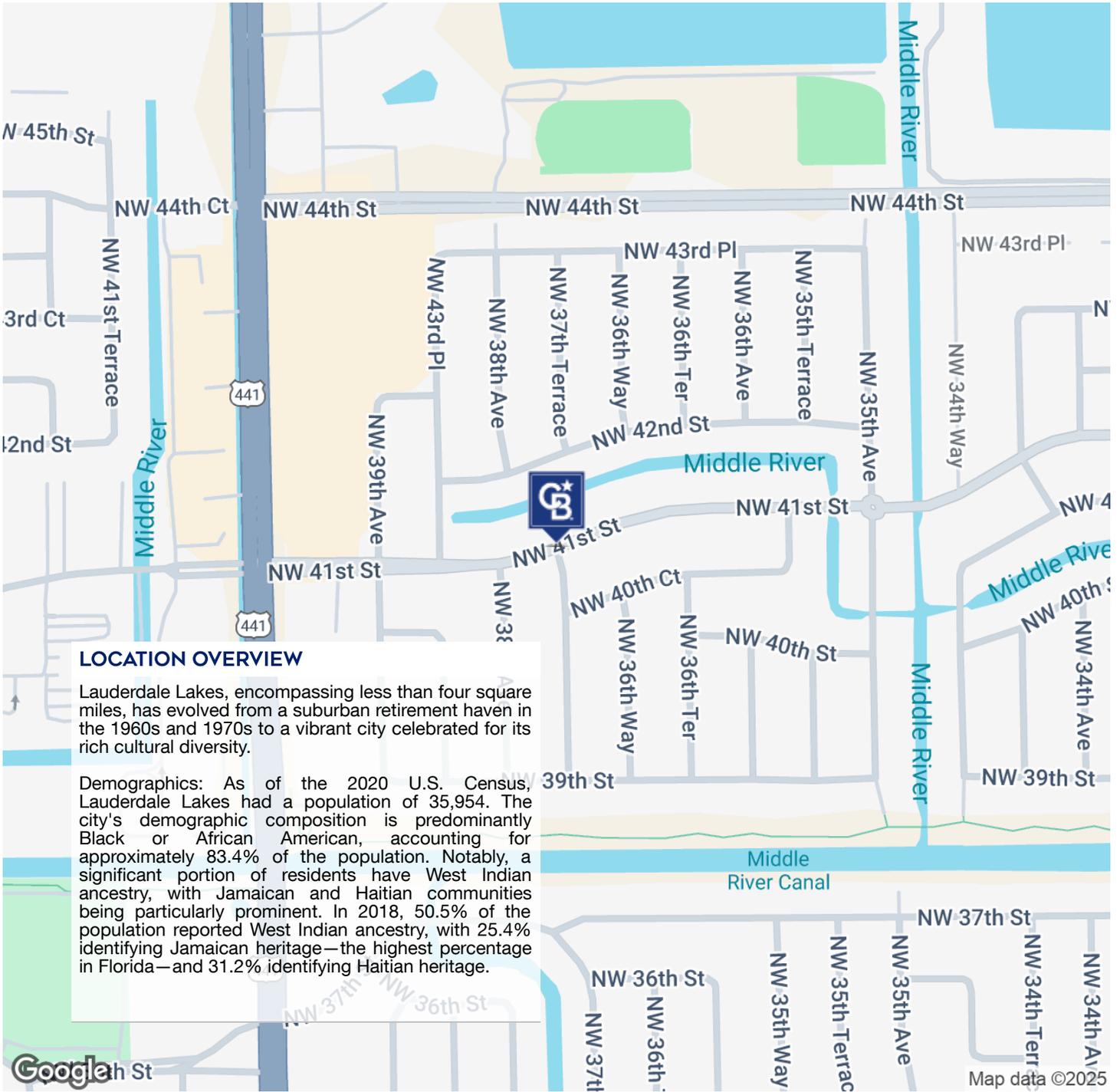


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## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



### LOCATION OVERVIEW

Lauderdale Lakes, encompassing less than four square miles, has evolved from a suburban retirement haven in the 1960s and 1970s to a vibrant city celebrated for its rich cultural diversity.

Demographics: As of the 2020 U.S. Census, Lauderdale Lakes had a population of 35,954. The city's demographic composition is predominantly Black or African American, accounting for approximately 83.4% of the population. Notably, a significant portion of residents have West Indian ancestry, with Jamaican and Haitian communities being particularly prominent. In 2018, 50.5% of the population reported West Indian ancestry, with 25.4% identifying Jamaican heritage—the highest percentage in Florida—and 31.2% identifying Haitian heritage.

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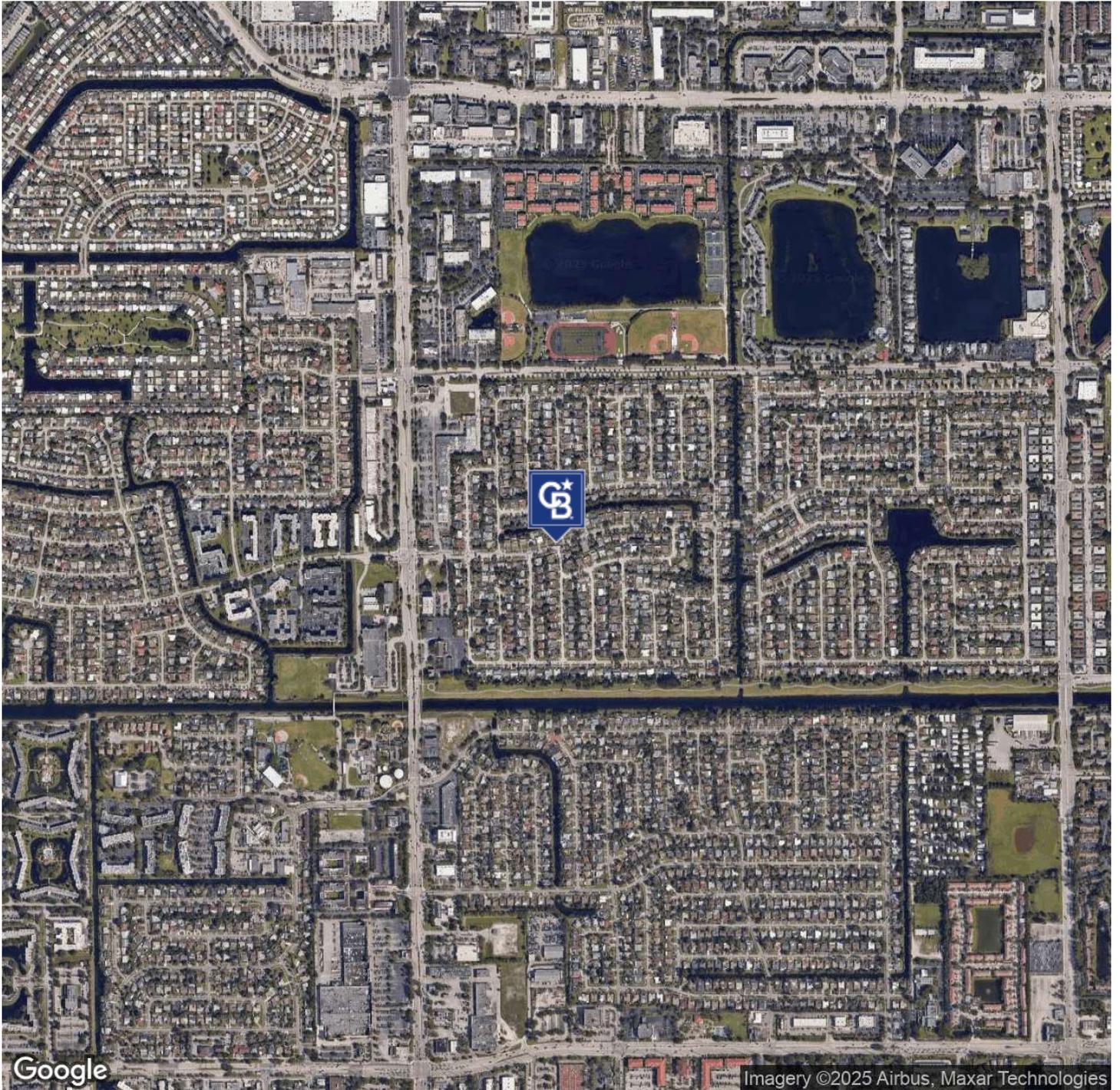


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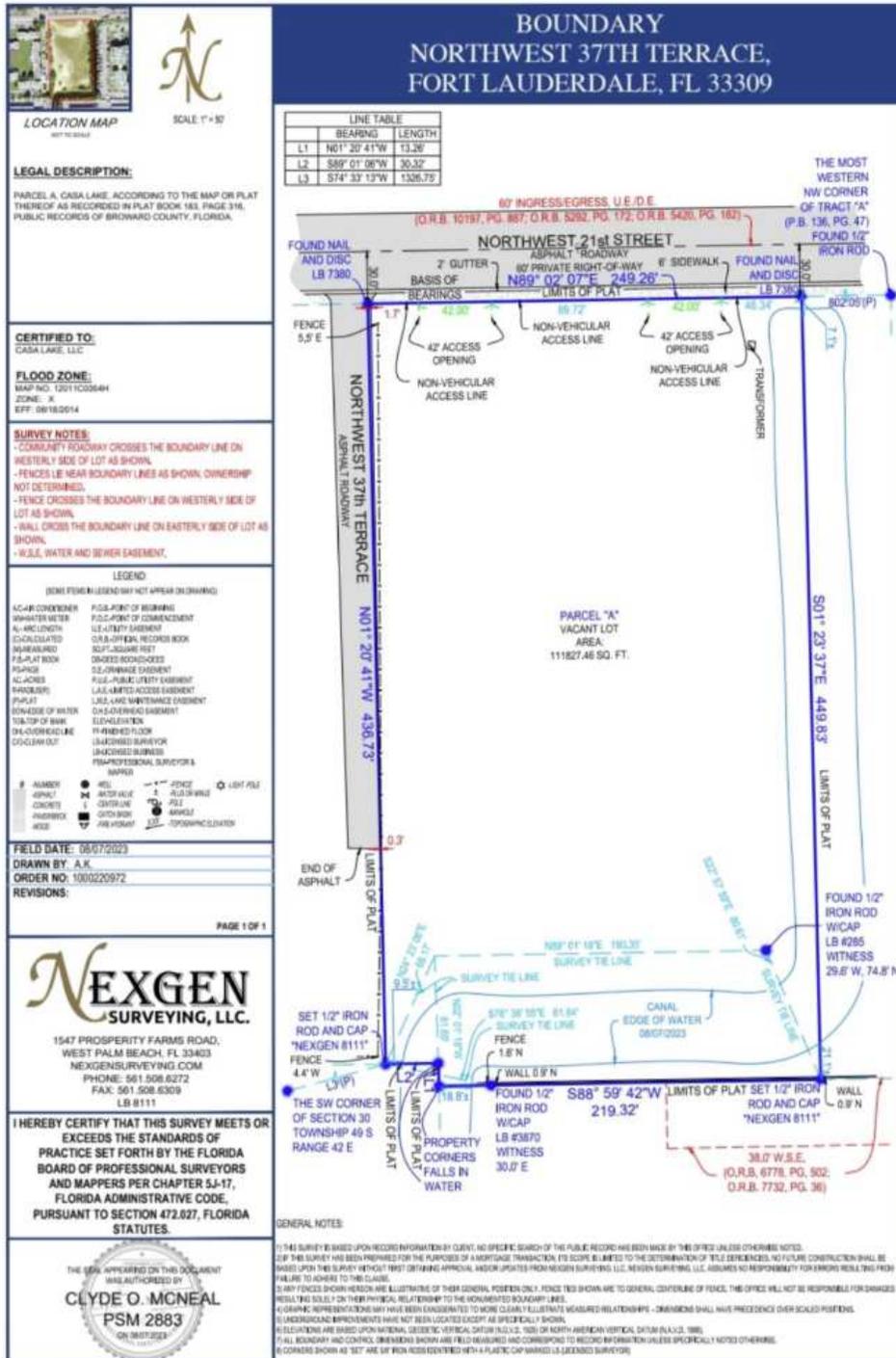


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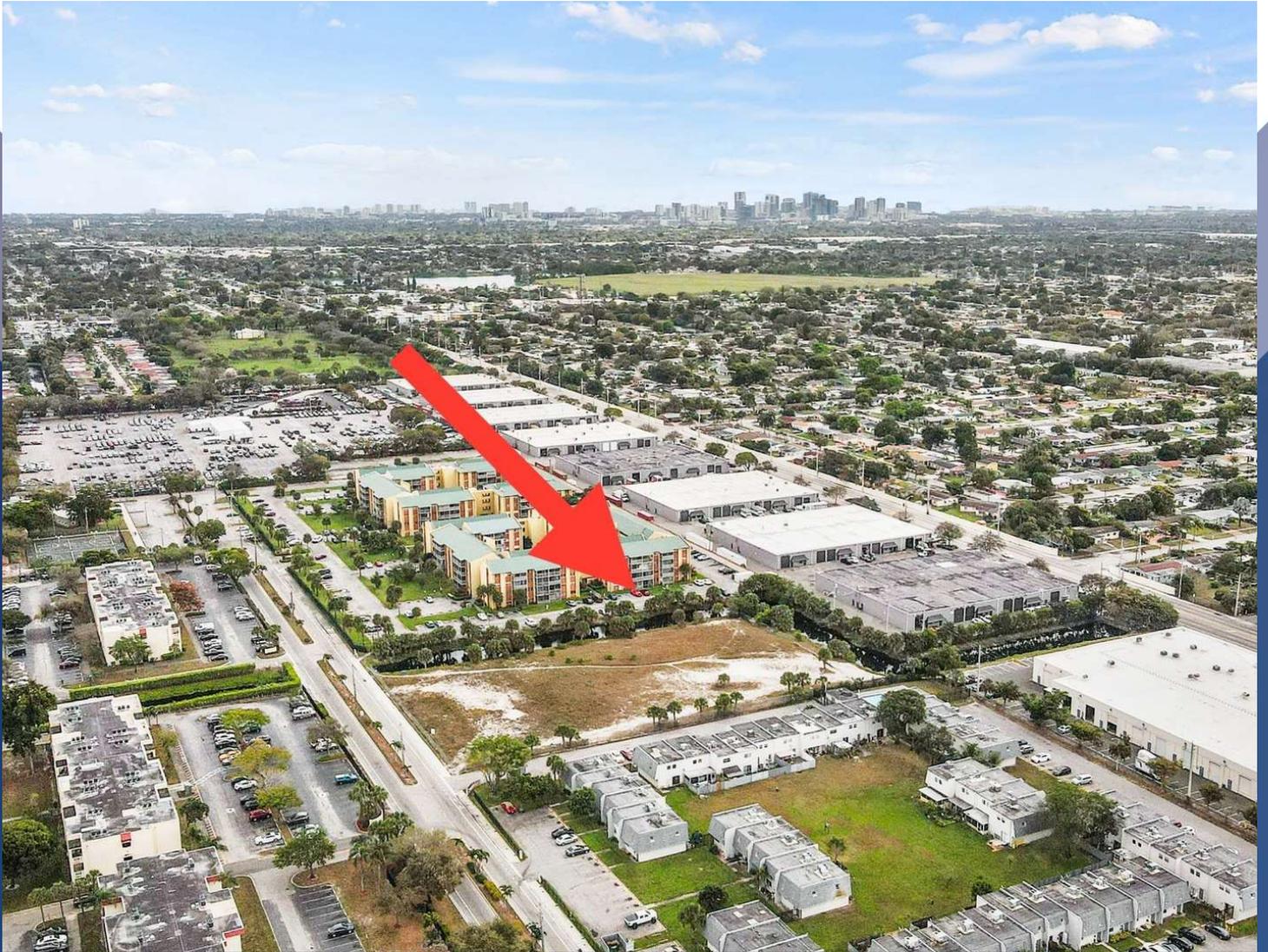


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# SALE

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Northwest 37th Terrace Lauderdale Lakes, FL 33309

### INVESTMENT OVERVIEW

### LAUDERDALE LAKES LAND

Price	\$6,320,000
Price per SF	\$57

### OPERATING DATA

### LAUDERDALE LAKES LAND

### FINANCING DATA

### LAUDERDALE LAKES LAND

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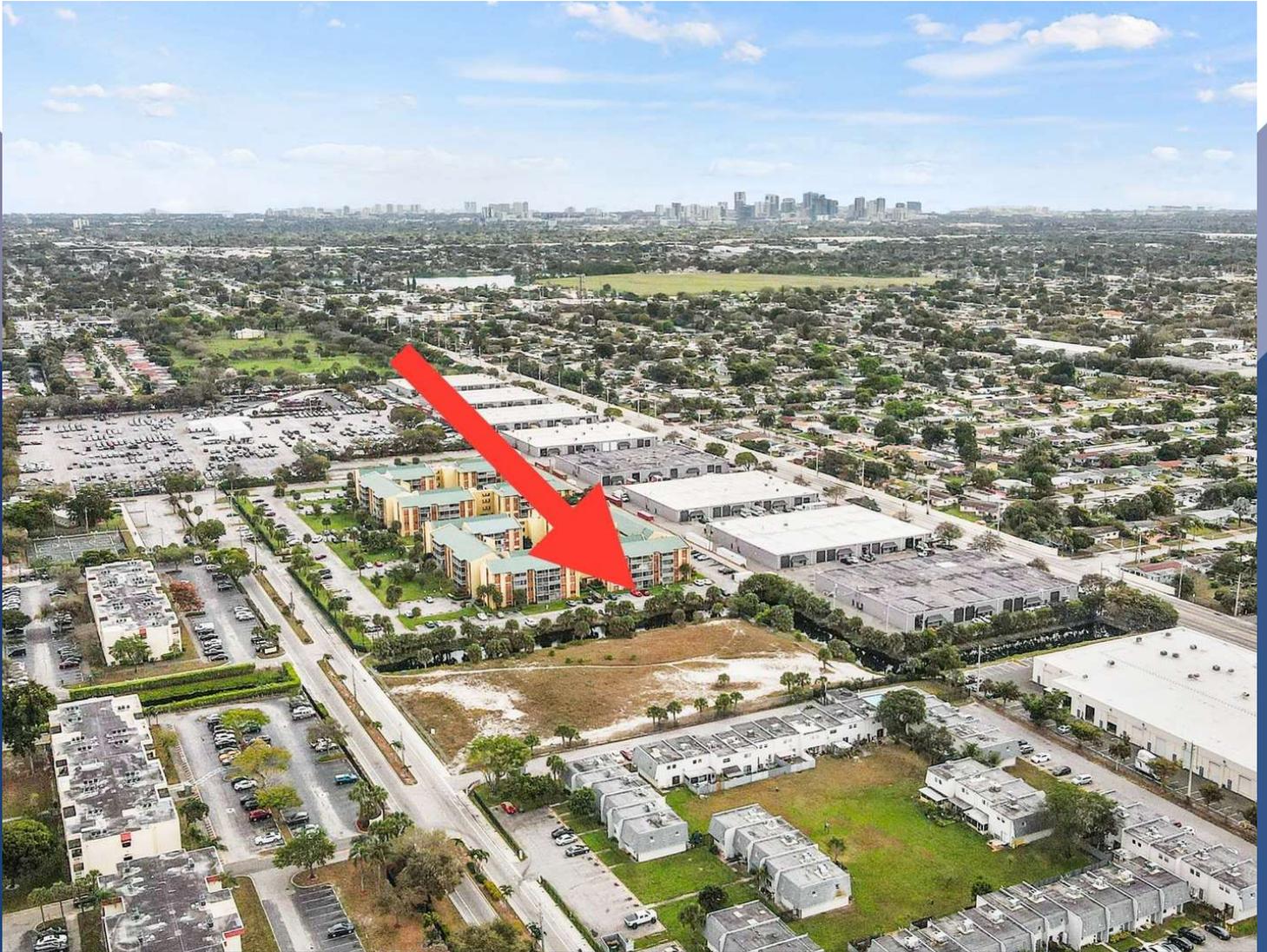


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## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



### LAUDERDALE LAKES LAND

Northwest 37th Terrace, Lauderdale Lakes, FL 33309

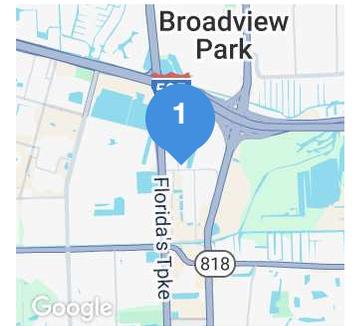
Price: \$6,320,000 Lot Size: 111,837 SF  
Cap Rate: N/A



### 3570 SW 49TH WAY

Davie, FL 33314

Price: \$9,750,000 Lot Size: 200,376 SF  
Cap Rate: N/A



### POMPAÑO BEACH DEVELOPMENT PACKAGE

2031 NW 15th Ave, Pompano Beach, FL 33069

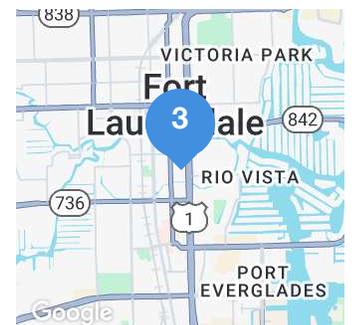
Price: \$4,500,000 Lot Size: 100,624 SF  
Cap Rate: N/A



### LAUDERDALE LAKES LAND

409 SE 8th St, Fort Lauderdale, FL 33316

Price: \$3,700,000 Lot Size: 58,370 SF  
Cap Rate: N/A



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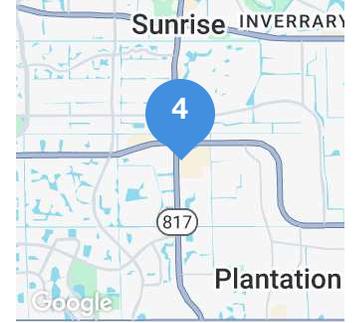
## LAUDERDALE LAKES LAND

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### 1710 N UNIVERSITY DR Plantation, FL 33322

Price: \$7,330,000 Cap Rate: N/A



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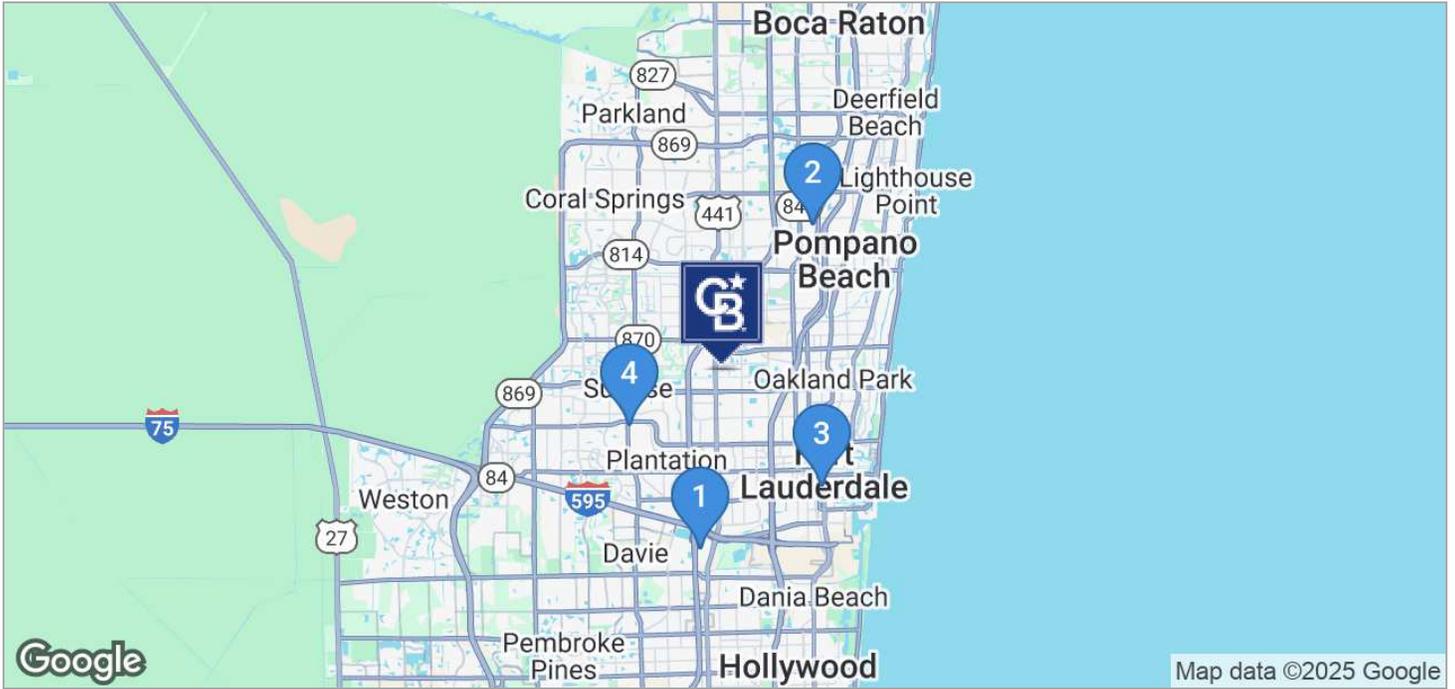


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# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



	NAME/ADDRESS	PRICE	LOT SIZE
★	<b>Lauderdale Lakes Land</b> Northwest 37th Terrace Lauderdale Lakes, FL	\$6,320,000	111,837 SF
1	<b>3570 SW 49th Way</b> Davie, FL	\$9,750,000	200,376 SF
2	<b>Pompano Beach Development Package</b> 2031 NW 15th Ave Pompano Beach, FL	\$4,500,000	100,624 SF
3	<b>Lauderdale Lakes Land</b> 409 SE 8th St Fort Lauderdale, FL	\$3,700,000	58,370 SF
4	<b>1710 N University Dr</b> Plantation, FL	\$7,330,000	-
<b>AVERAGES</b>		<b>\$6,320,000</b>	<b>119,790 SF</b>

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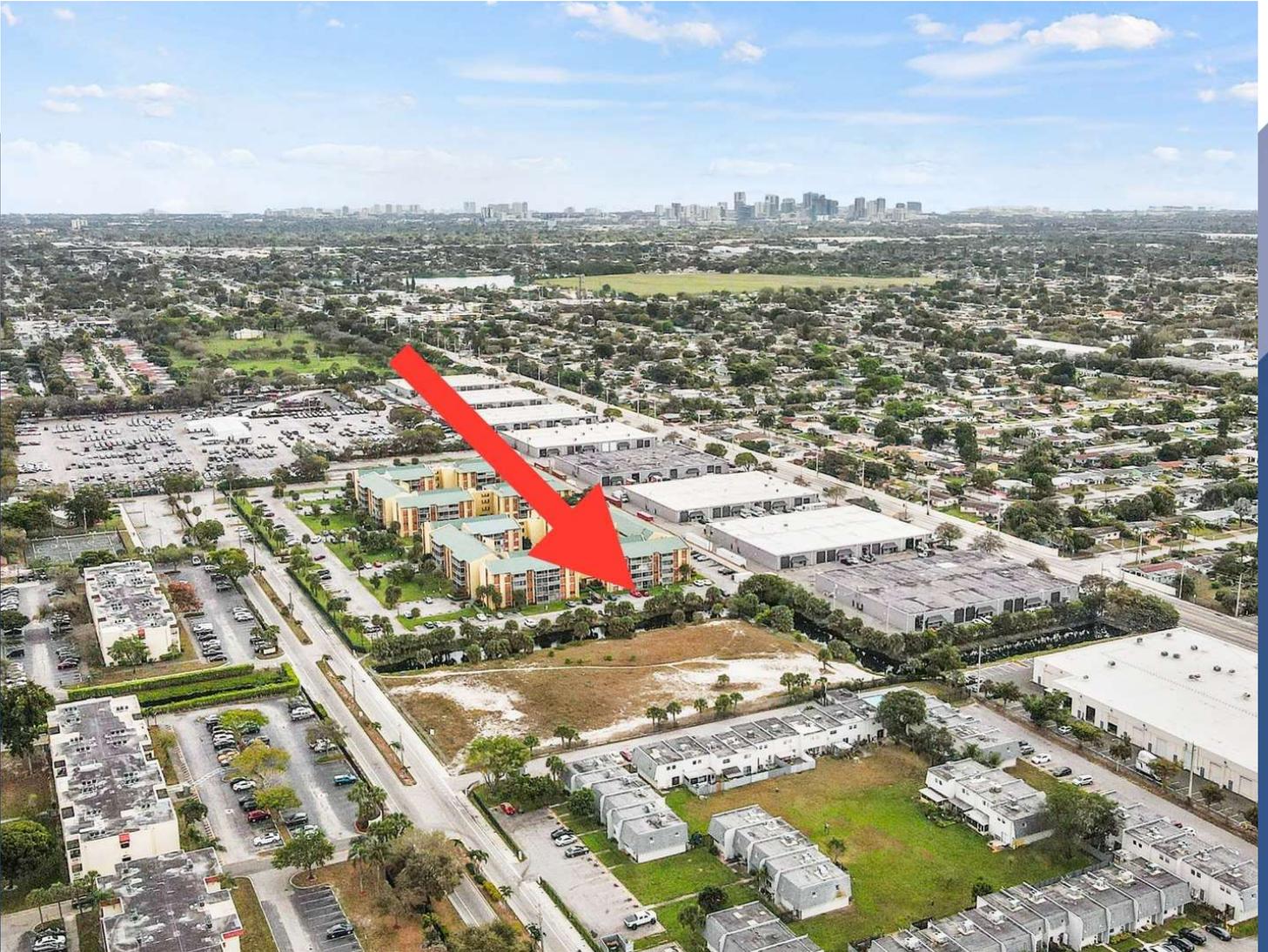


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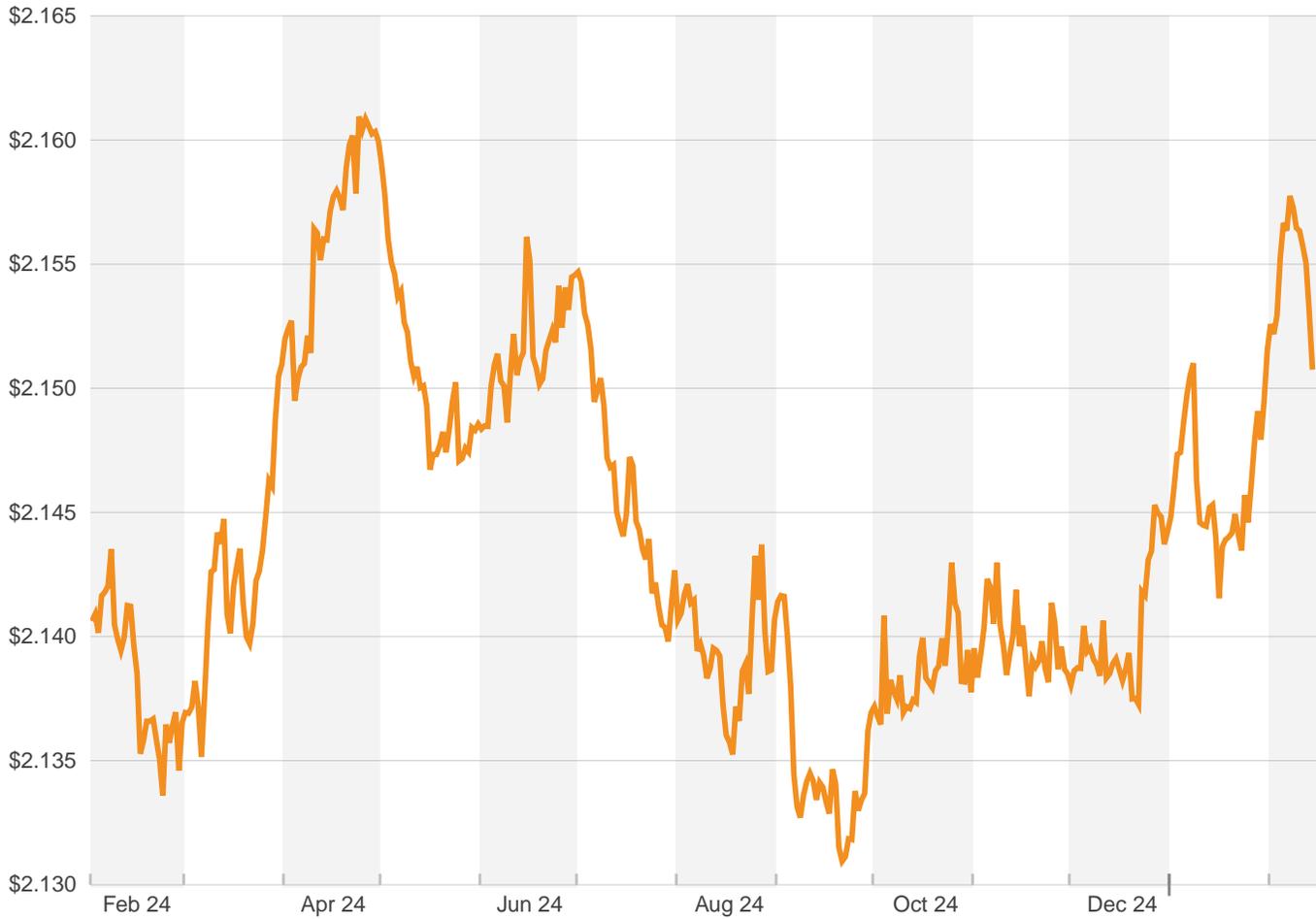
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# SALE

## LAUDERDALE LAKES LAND

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### Daily Asking Rent Per SF



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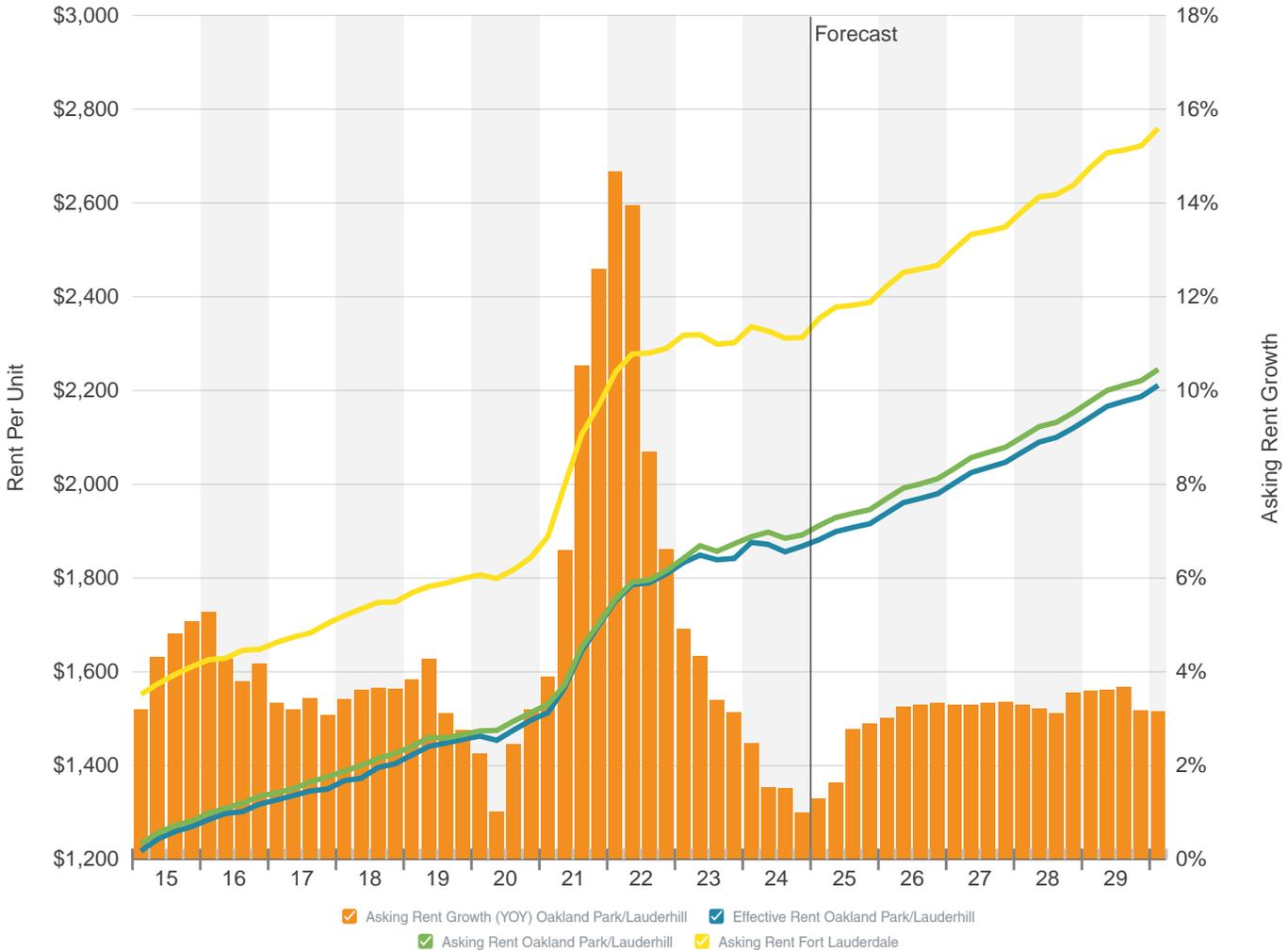
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# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309

### Market Rent Per Unit & Rent Growth



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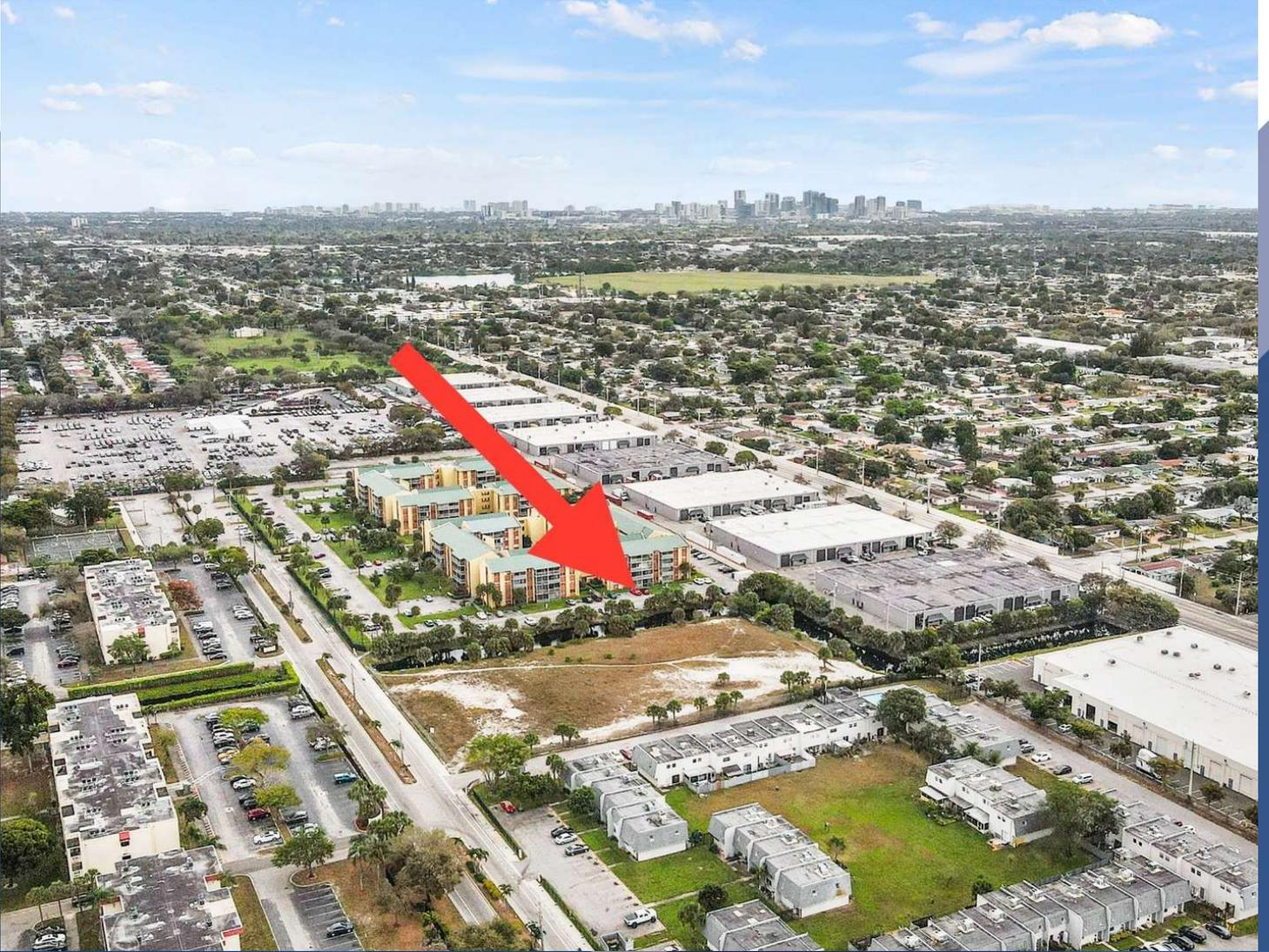


COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# SALE

## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



**SALE PRICE**

**\$6,320,000**

**Elvis A Amor, PA MSIRE**  
(754) 248-8979

**Ricardo Carrera, PA**  
(954) 829-5702

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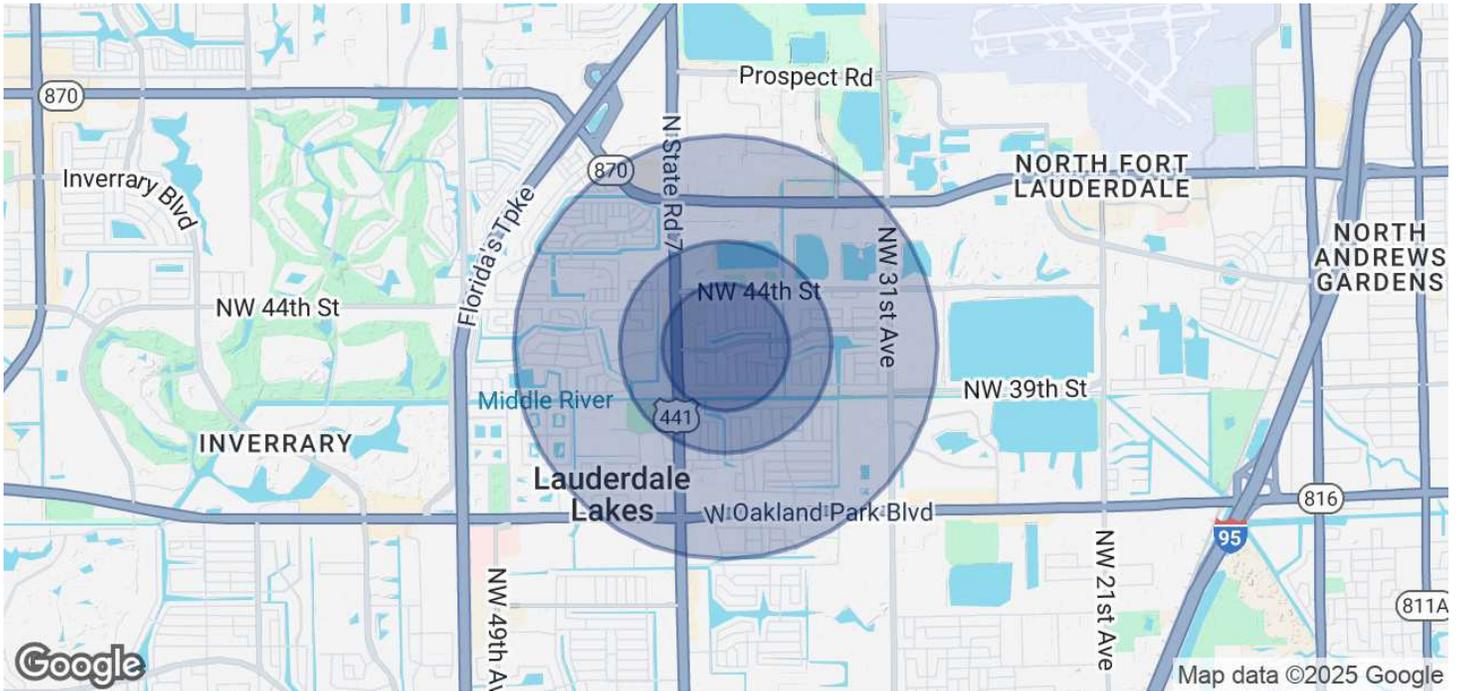


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## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	1,535	5,730	22,954
Average Age	40	42	41
Average Age (Male)	38	40	40
Average Age (Female)	41	43	42

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	446	1,856	7,999
# of Persons per HH	3.4	3.1	2.9
Average HH Income	\$87,176	\$74,617	\$67,912
Average House Value	\$364,830	\$319,753	\$286,990

Demographics data derived from AlphaMap

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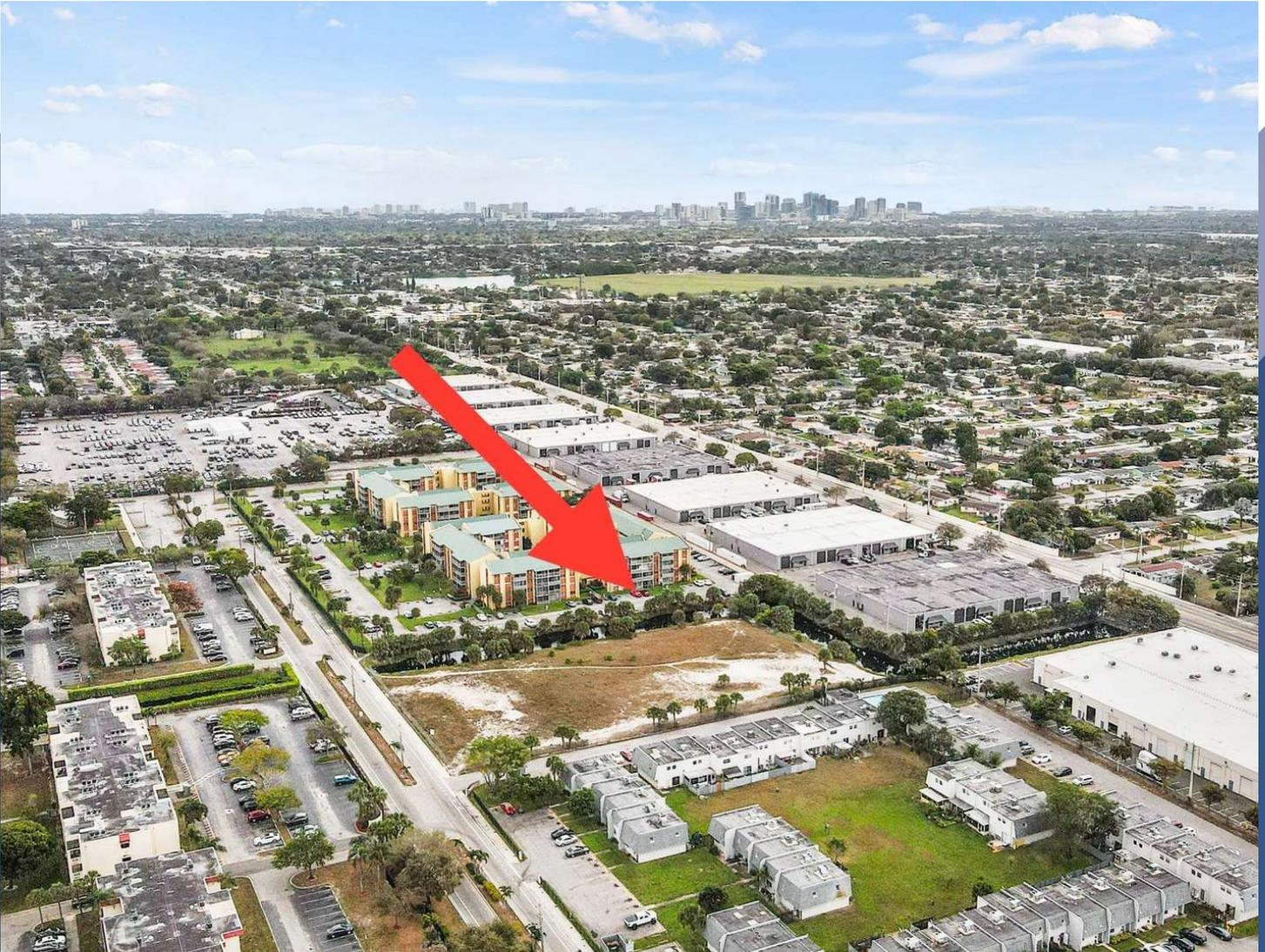


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## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



### ELVIS A AMOR, PA MSIRE

Senior Investment Sales & Leasing Advisor

elvis.amor@cbcnrt.com

Direct: (754) 248-8979 | Cell: (754) 248-8979

FL #SL3468786

### PROFESSIONAL BACKGROUND

Elvis A. Amor is a distinguished Senior Commercial Investment Sales & Leasing Advisor associated with Coldwell Banker Commercial Realty. Elvis A Amor has successfully closed sales and leases amounting to a remarkable total volume of approximately \$26 million. It's a testament to his expertise and effectiveness in the commercial real estate market. With a track record of guiding numerous commercial real estate investors through disposition and acquisition strategies, Elvis is committed to securing optimal returns for their investment portfolios. His dedication lies in comprehensively understanding and evaluating the specific investment objectives of each investor.

Elvis has a wealth of experience collaborating with commercial sellers, buyers, landlords, and tenants, ensuring a holistic understanding of diverse perspectives within the commercial real estate landscape. His educational background includes a Master of International Real Estate from Florida International University, where he honed his expertise in the field.

### EDUCATION

Throughout his academic journey, Elvis actively engaged with esteemed industry organizations such as the International Council of Shopping Centers (ICSC) and CoreNet Global, enriching his knowledge in leasing, acquisition, valuation, and disposition strategies for commercial real estate transactions. Under the mentorship of John Harmon from the Publix Real Estate Department, Elvis gained valuable insights and education essential to navigating the complexities of the industry.

Elvis is well-versed in various industry tools and platforms, including Argus Enterprise, Costars, Gridic, and Site to do Business, leveraging these resources to enhance his capabilities in the field. As an engaged professional, he maintains active memberships with prestigious real estate associations like the Miami Association of Realtors and the National Association of Realtors, further demonstrating his commitment to staying at the forefront of industry trends and best practices.

Elvis A. Amor's dedication, coupled with his extensive knowledge and hands-on experience, positions him as a trusted advisor within the realm of commercial real estate investment.

### MEMBERSHIPS

#### Coldwell Banker Commercial Realty

3319 Sheridan St  
Hollywood, FL 33021  
555.555.5555

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(754) 248-8979

Ricardo Carrera, PA  
(954) 829-5702



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## LAUDERDALE LAKES LAND

Northwest 37th Terrace Lauderdale Lakes, FL 33309



### RICARDO CARRERA, PA

Sales and Leasing Advisor

ricardo.carrera@cbrealty.com

Direct: (954) 829-5702

FL #3315205

### PROFESSIONAL BACKGROUND

Ricardo Carrera is an accomplished real estate professional with over two decades of experience in real estate financing, investment sales, and commercial loans. After starting his career at Bank of America as Vice President Commercial and Business Banking, Ricardo co-founded a mortgage lending company that focused on both residential and commercial real estate financing. Over the years, the company grew to achieve an average of \$200 million in volume sales annually.

Although the mortgage company closed in 2009 due to the real estate crash, Ricardo's passion for real estate never waned. For the past decade, he has been helping sellers and investors achieve their goals through a strategic selling technique and marketing plan. For the past four years, Ricardo has been focusing exclusively on commercial real estate in the industrial and investment sectors with Coldwell Banker Commercial Realty. He is proud to be part of CBC, one of the Top Largest Commercial Brokerage in the Nation.

Throughout his career, Ricardo has been involved in facilitating financing for several developments both in the United States and internationally. His most recent project is in the Caribbean, where he and his team assisted in the funding of an \$100 million joint venture with a hedge fund company. This oceanfront development will consist of top-branded hotels, single-family homes, villas, and other amenities to name a few.

With his extensive knowledge and experience in real estate financing and investment sales. Ricardo is a sought-after expert in the industry.

He is dedicated to providing his clients with exceptional service and expertise, helping them achieve their real estate goals with confidence.

"No transaction is small or large is the team and the people who you surround with that can make the sale close." -Ricardo Carrera

#### Coldwell Banker Commercial Realty

14469 Miramar Pkwy  
Miramar, FL 33027  
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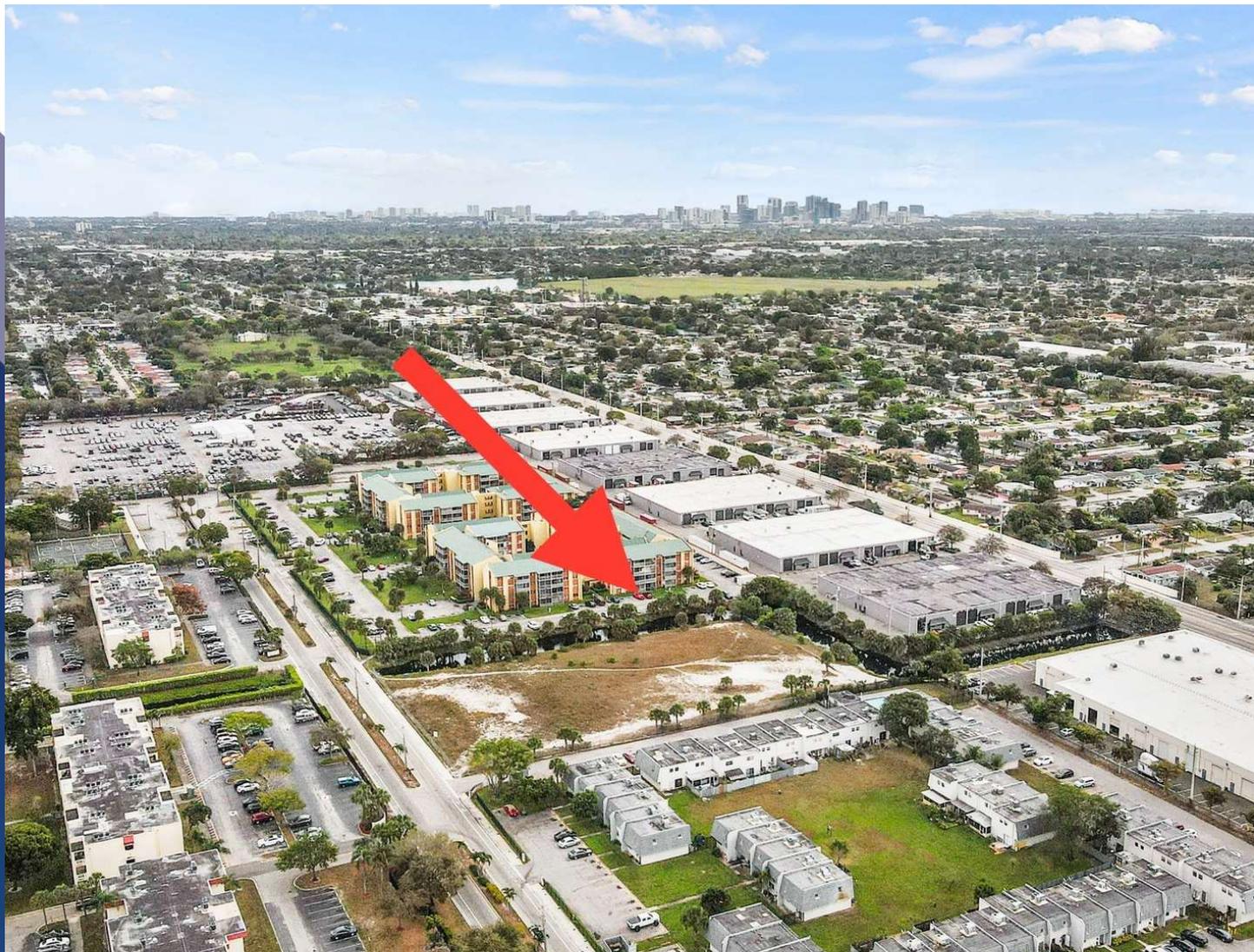


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