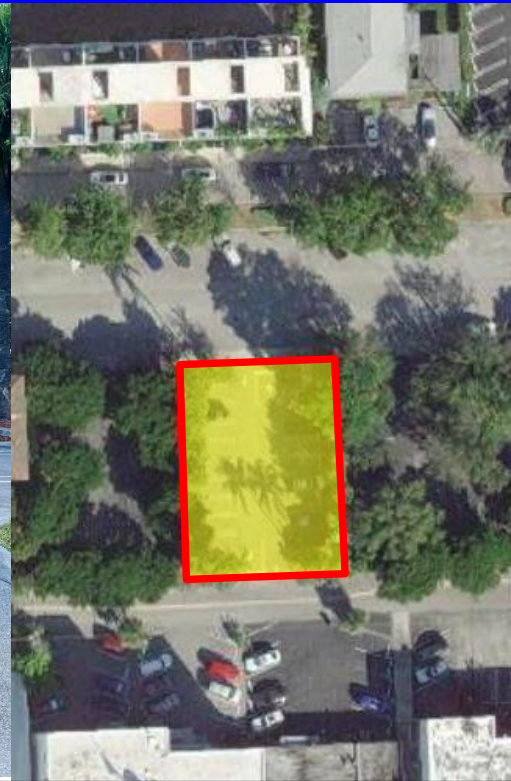


# Mixed Use Development Opportunity for Sale

For Sale \$1,300,000  
2752 NE 1<sup>st</sup> Street  
Pompano Beach, FL 33062



<b>FOR SALE</b>	<b>7,500 Sq. Ft. Lot .0172 Acres</b>			
<b>DESCRIPTION</b>	7,500 Sq. Ft. vacant parking lot located in the heart of the Transit Oriented Development corridor in Pompano Beach. Current Zoning would allow 60 units per acre and 55" height. Additional bonus density available allowing construction of 10-15 luxury apartments or townhomes. Transit Oriented EOD zoning would permit a variety of uses including hotel, multi-family residential, and numerous office & retail.			
<b>PROPERTY VIDEO</b>	<a href="https://www.youtube.com/embed/u5MXEtZ3qbw?rel=0">https://www.youtube.com/embed/u5MXEtZ3qbw?rel=0</a>			
<b>LOCATION</b>	Approximately half way between US-1 And Intracoastal Waterway on NE 1 <sup>st</sup> Street.			
<b>PRICING</b>	For Sale \$1,300,000 or \$173.33/ sq. ft..			
<b>ZONING/ FOLIO</b>	TO-EOD Folio 4843-31-15-0140			
<b>DEMOGRAPHICS 2023 Estimate</b>		<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
	HH Population:	18,219	97,844	231,038
	Average HH Income:	\$90,474	\$89,813	\$88,331

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION:**

**John D. McQuestion**

**john@johnmcquestion.com • 561-706-7721 (cell)**

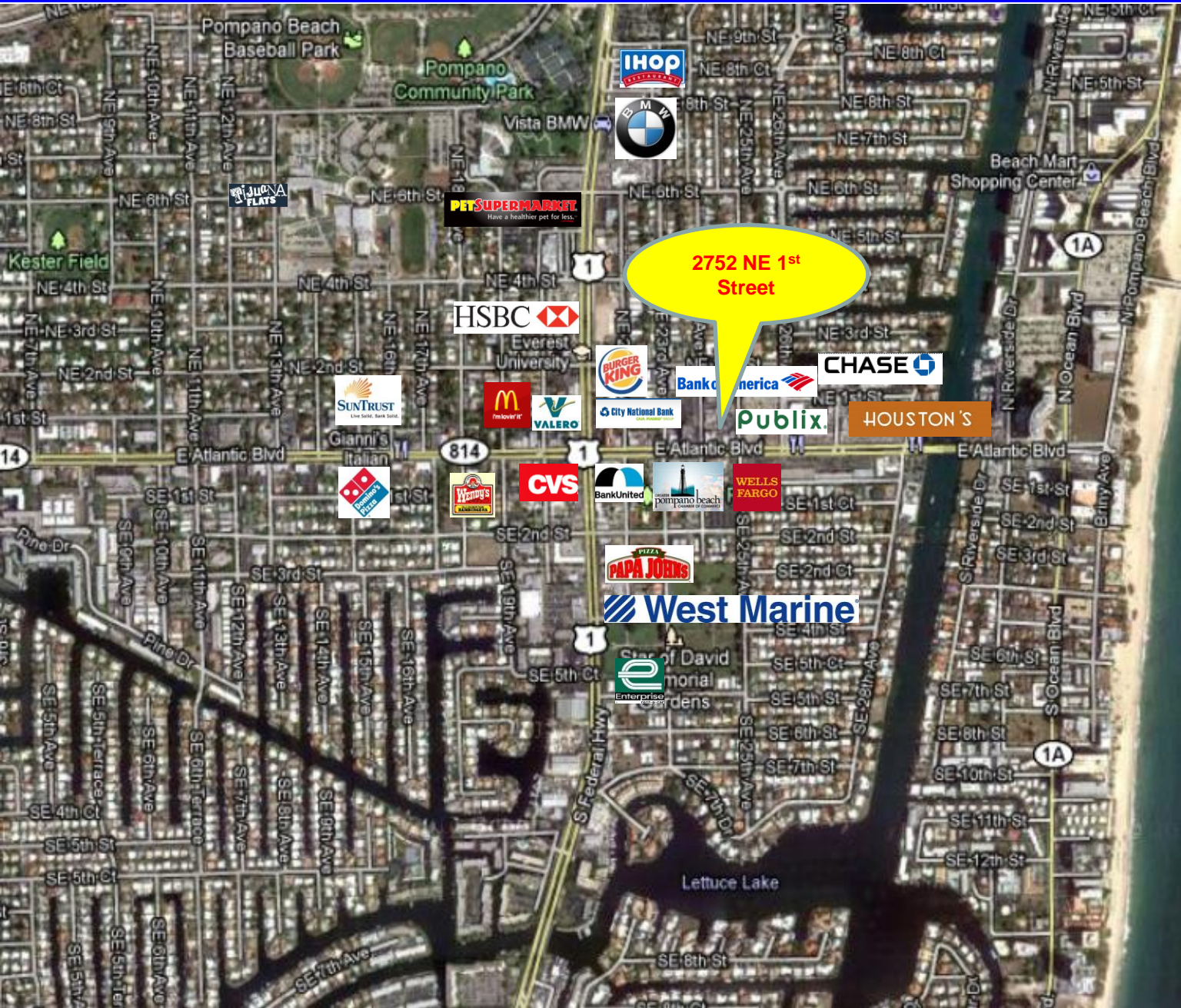
[www.johnmcquestion.com](http://www.johnmcquestion.com)

1233 E. Hillsboro Blvd  
Deerfield Beach, FL 33441

954.427.8686 T.  
954.427.0117 F.

# Location Map

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# Additional Photos

For Sale \$1,300,000  
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Aerial



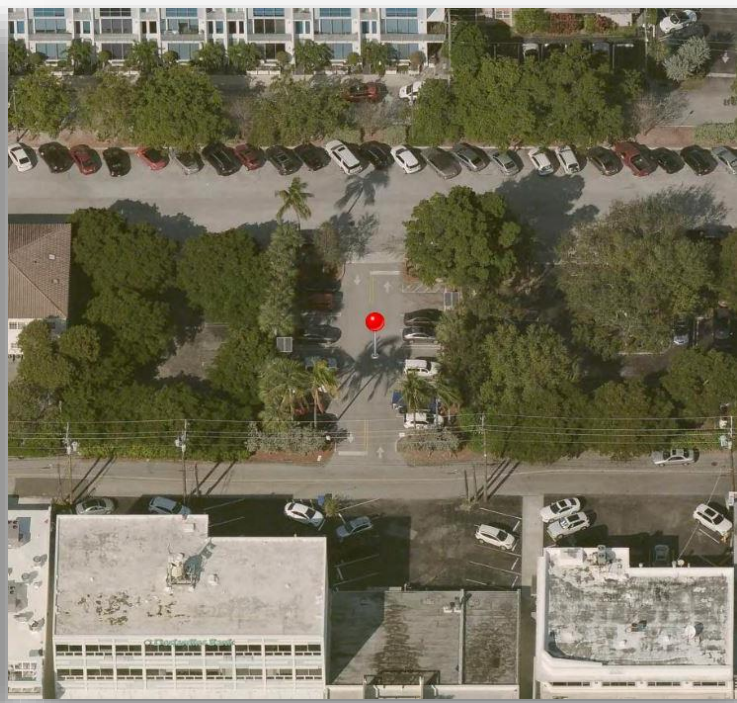
Street View



Zoning Aerial



South Aerial



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