

# ±1.93 Acres Approved Multifamily Land

1665 NW 15th Avenue, Pompano Beach, FL 33069

# NAI Southcoast



**AVAILABLE**  
1.93 Acres

NW ANDREWS AVENUE

NW-15TH CT

NW 15TH CT

C. Robert Markham  
Elementary School



**FULLY APPROVED 23 UNIT APARTMENT SITE**

*Presented by:*

Reid Armor  
Sales Associate  
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OFFERED AT:  
**\$2,495,000**  
(\$108,000/unit)

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## Summary:

Address: 1665 NW 15th Ave  
Pompano Beach, FL 33069

Parcel IDs: 484227000501 & 484227000508

Land Area: 1.93 Acres

Jurisdiction: City of Pompano Beach

Future Land Use: RM-12 (Multiple-Family Residential 12)

Zoning: LM (Low-Medium 5-10 DU/AC)

Frontage: ±568' S Andrews Ave and ±160' NW 15th Ct

Price: \$2,495,000

## Property Overview:

Calling all developers! A rare opportunity to purchase a fully approved 23 unit multifamily site in fast-growing and desirable Pompano Beach, Florida. Demand for developable land is strong in the area and fewer and fewer suitable parcels remain along the convenience of I 95, which is the primary transportation corridor for residents and services commuting up and down South Florida.

The subject property's RM-12 (Multiple-Family Residential 12) Future Land Use allows for up to 12 dwelling units per acre giving this site the capacity to accommodate 23 dwelling units.

Located on the Western side of Andrew Ave (AADT 18,800) south of E Copans Rd (AADT 45,000) and North of Hammondville Rd (AADT 21,500). Near HCA Florida Northwest Hospital, Chase Stadium, Home Depot anchored shopping center, and retailers including Dunkin' Donuts, CVS, Walmart, and Wawa gas station, with easy access to I-95 and the nearby beautiful beaches of South Florida.

**To access a due diligence vault containing Survey, Architectural Plans, Elevations, Landscape Plan and more, please contact Listing Agents.**



## Demographic Highlights

|         | Average Household Income | Median Age |
|---------|--------------------------|------------|
| 1 Mile  | \$78,147                 | 34.0       |
| 3 Miles | \$83,412                 | 41.9       |
| 5 Miles | \$95,904                 | 44.1       |

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## Looking Southeast



C. Robert Markham  
Elementary School

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Looking East

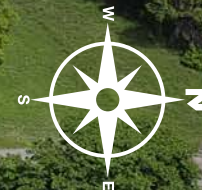


**AVAILABLE**  
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NW 15TH CT



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Looking West



NW 15TH ST



C. Robert Markham  
Elementary School

**AVAILABLE**  
1.93 Acres

NW 15TH CT

NW ANDREWS AVENUE



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Parcel Frontage

AVAILABLE  
1.93 Acres

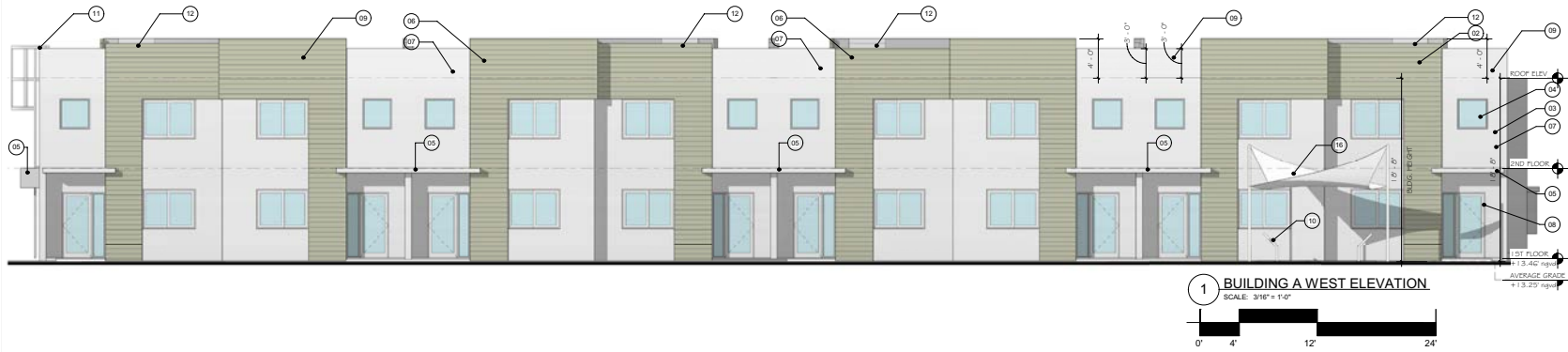


NW ANDREWS AVENUE

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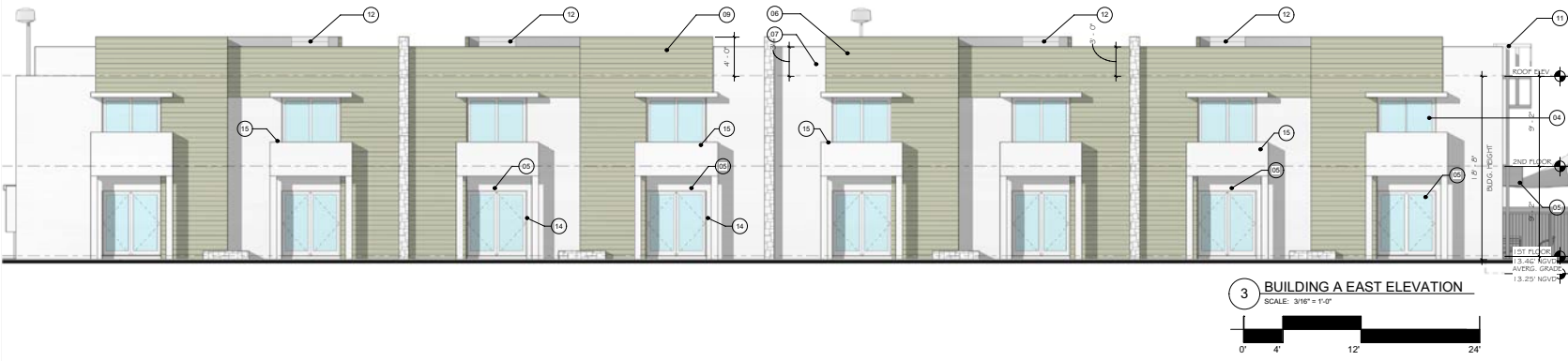
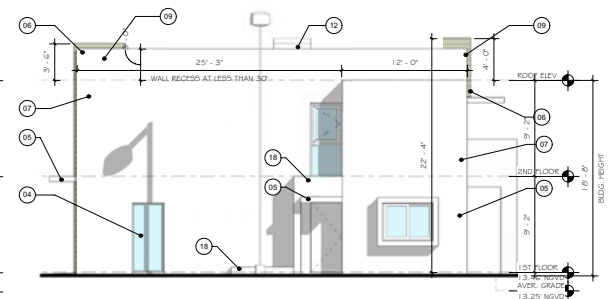
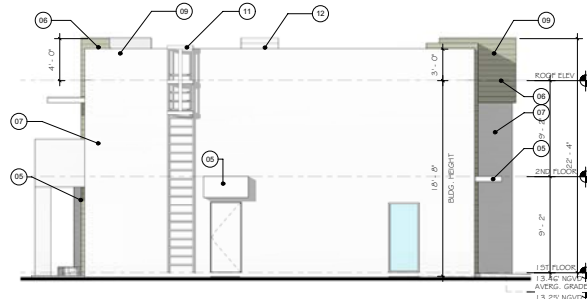
1665 NW 15th Avenue, Pompano Beach, FL 33069

## Building A Elevation



| KEYNOTE LEGEND |  |
|----------------|--|
| KEY            | DESCRIPTION                                      |
| 02             | BUILT-UP WALL WITH STUCCO FINISH AND SCORE LINES |
| 03             | SMOOTH STUCCO FINISH AND PAINTED                 |
| 04             | ALUM. / GLASS IMPACT RESISTANT WINDOW            |
| 05             | CONCRETE EYEBROW                                 |
| 06             | SW 3647 SOFT SAND COLOR PAINT                    |
| 07             | SW 7009 PURE WHITE COLOR PAINT                   |
| 08             | ALUM. ANODIZED DARK BRONZE                       |
| 09             | PARAPET 3' AVERAGE HIGH                          |
| 10             | METAL DECK RAKE                                  |
| 11             | METAL ROOF ACCESS LADDER                         |
| 12             | ALUM. A/C SCREEN 6\"/>                           |

**GRAFFITI MAINTENANCE NOTE:**  
EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 6 FEET TO PREVENT VANDALISM.

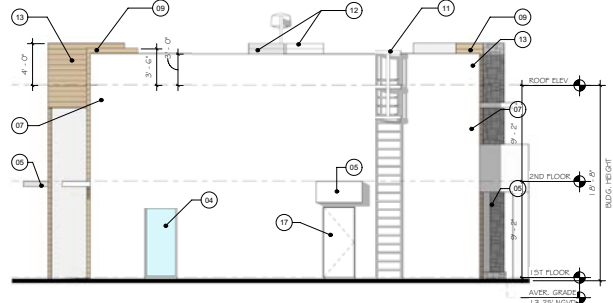




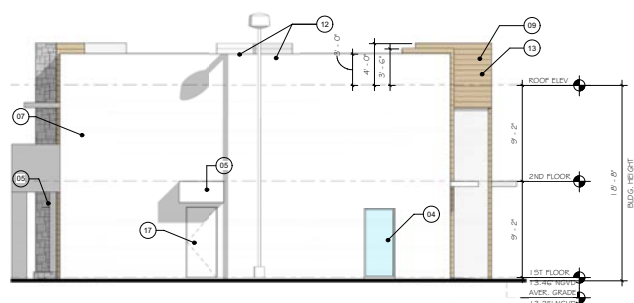
**1 BUILDING C WEST ELEVATION**  
SCALE: 3/16" = 1'-0"  
0' 4' 12' 24'

| KEYNOTE LEGEND |   |
|----------------|---|
| KEY            | DESCRIPTION   |
| 02             | BUILT-UP WALL WITH STUCCO FINISH AND SCORE LINES                                |
| 03             | SMOOTH STUCCO FINISH AND PAINTED  |
| 04             | ALUM. / GLASS IMPACT RESISTANT WINDOW   |
| 05             | CONCRETE EYEBROW  |
| 07             | SW 7005 PURE WHITE COLOR PAINT  |
| 08             | ALUM. FINISH/DARK BRONZE  |
| 09             | PARAPET 3' AVERAGE HIGH   |
| 10             | METAL DISE RAKE   |
| 11             | METAL ROOF ACCESS HANDBAR   |
| 12             | ALUM. A/C SCREEN 6" ABOVE EQUIP.  |
| 13             | SW 9005 BELLINI PUZZ COLOR PAINT  |
| 14             | 2"x2" COLUMN  |
| 15             | 40" HIGH ALUM. RAILING W/ HORIZ. BARS TO REFLECT 4" DIA. DARK BRONZE ESP. COLOR |
| 16             | TENSILE CANVAS CANOPY   |
| 17             | METAL DOOR WHITE PAINTED  |

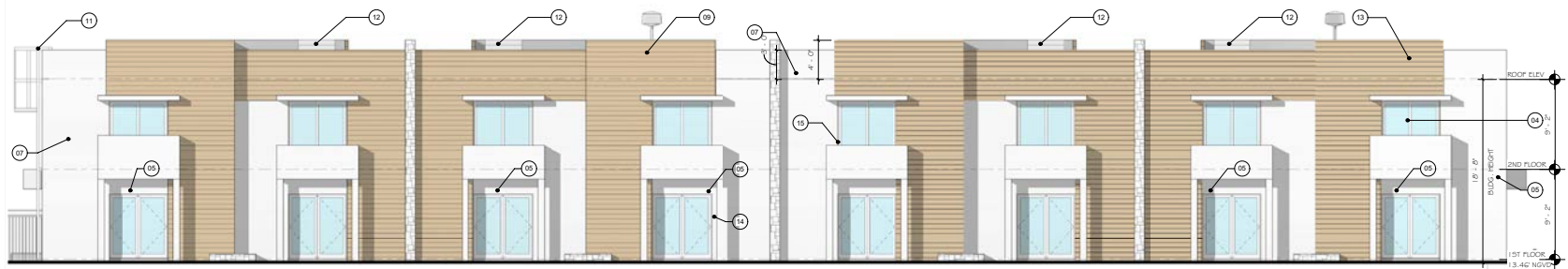
**GRAFFITI MAINTENANCE NOTE:**  
EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 6 FEET TO PREVENT VANDALISM.



**4 BUILDING C SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"  
0' 4' 12' 24'



**3 BUILDING C NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"  
0' 4' 12' 24'



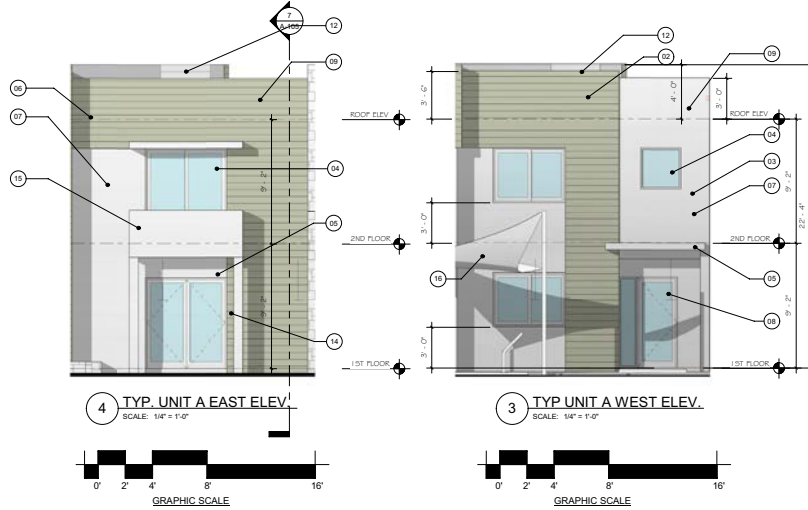
**2 BUILDING C EAST ELEVATION**  
SCALE: 3/16" = 1'-0"  
0' 4' 12' 24'



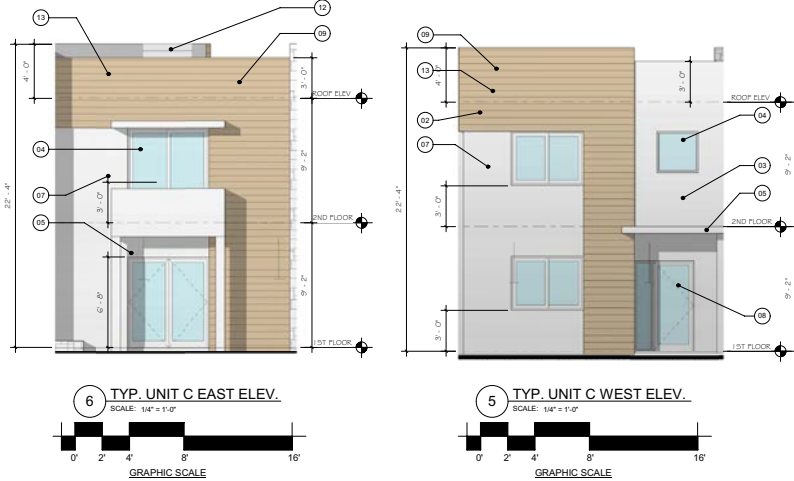
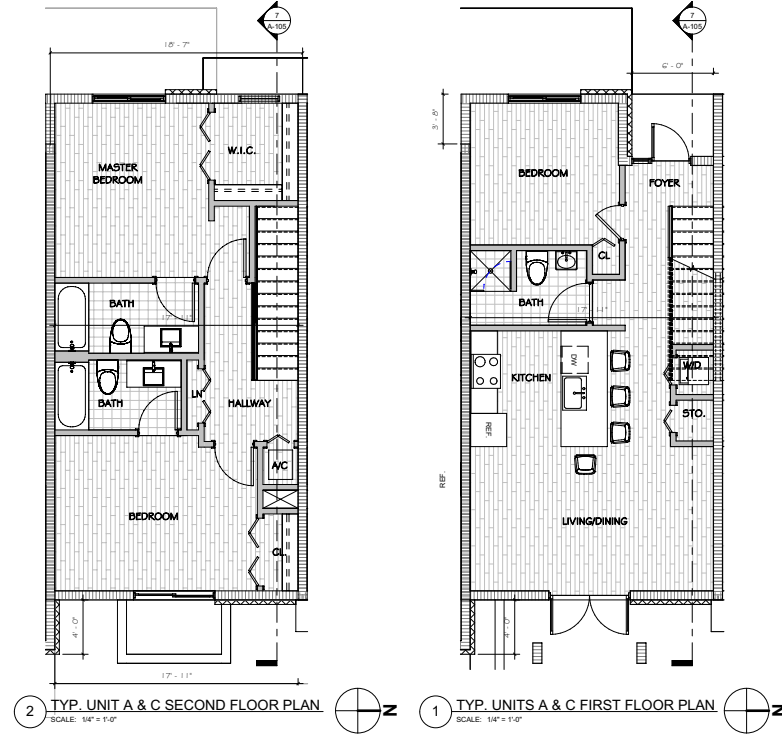
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## Buildings A&C Typical Unit



| KEYNOTE LEGEND |  |
|----------------|--|
| KEY            | DESCRIPTION  |
| 02             | BUILT-UP WALL WITH STUCCO FINISH AND SCORE LINES                                 |
| 03             | SMOOTH STUCCO FINISH AND PAINTED   |
| 04             | ALUM. GLAZED IMPACT RESISTANT WINDOW   |
| 05             | CONCRETE EYEBROW   |
| 06             | SW SCAF7 SOFT SAGE COLOR PAINT   |
| 07             | SW TUCK PURE WHITE COLOR PAINT   |
| 08             | ALUM. ANODIZED DARK BRONZE   |
| 09             | PARAPET 3" AVERAGE RISE  |
| 12             | ALUM. HD. TOWER OR BROWE SQ.®  |
| 13             | SW SODAS BELLINI FIZZ COLOR PAINT  |
| 14             | 6"x6" COLUMNS  |
| 15             | 4"x4" HDSP ALUM. RAILING W/ HORZ. BARS TO REFLECT 4" O.D.; DARK BRONZE ROP COLOR |
| 16             | TENSILE CANOPY CANOPY  |



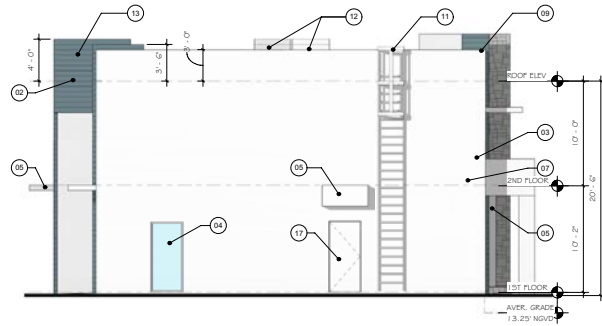


1 BUILDING B WEST ELEVATION  
 SCALE: 3/16" = 1'-0"

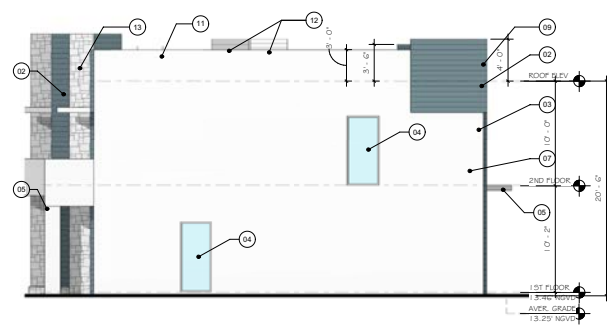


| KEYNOTE LEGEND |  |
|----------------|--|
| KEY            | DESCRIPTION                                      |
| 02             | BUILT UP WALL WITH STUCCO FINISH AND SCORE LINES |
| 03             | SMOOTH STUCCO FINISH AND PAINTED                 |
| 04             | ALUM. / GLASS IMPACT RESISTANT WINDOW            |
| 05             | CONCRETE EYEBROW                                 |
| 07             | SW 7005 PURE WHITE COLOR PAINT                   |
| 08             | ALUM. ANODIZED DARK BRONZE                       |
| 09             | PARAPET 3' AVERAGE HIGH                          |
| 11             | METAL ROOF ACCESS LADDER                         |
| 12             | ALUM. AND STAINLESS ABOVE EQUIP                  |
| 13             | SW SW35 STARGAZER COLOR PAINT                    |
| 14             | 4\"/>  |

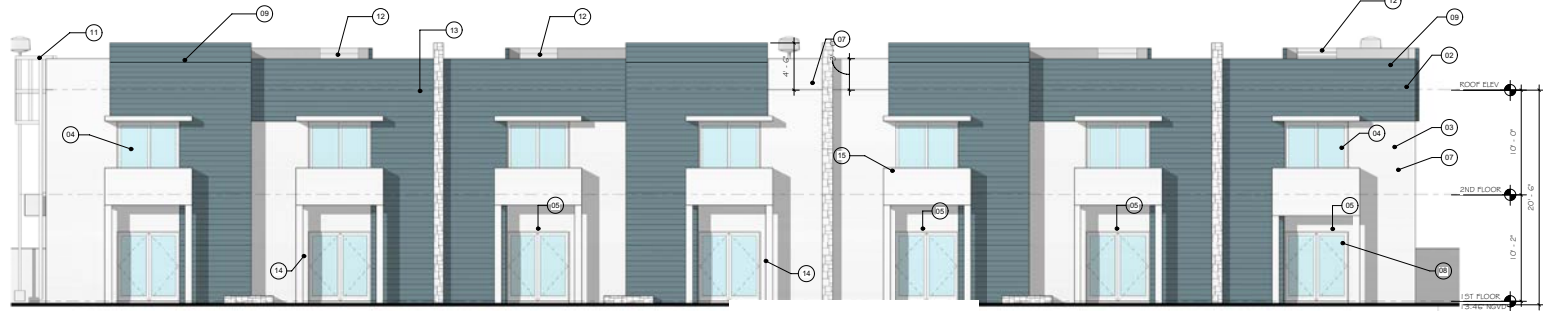
**GRAFFITI MAINTENANCE NOTE:**  
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4 BUILDING B SOUTH ELEVATION  
 SCALE: 3/16" = 1'-0"



3 BUILDING B NORTH ELEVATION  
 SCALE: 3/16" = 1'-0"



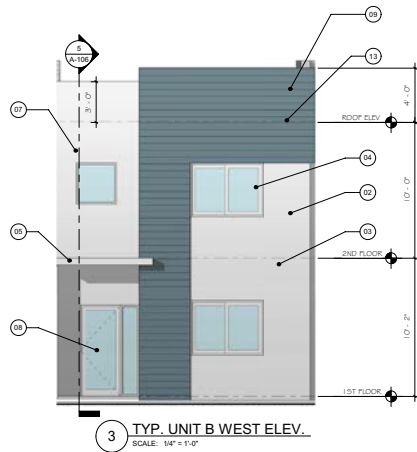
2 BUILDING B EAST ELEVATION  
 SCALE: 3/16" = 1'-0"



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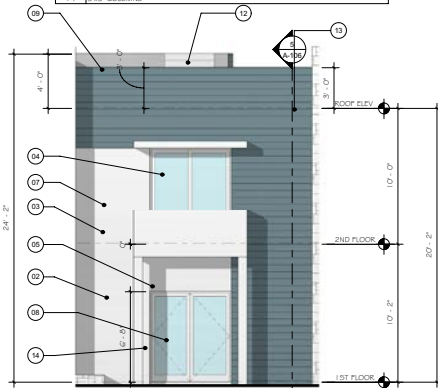
## Building B Typical Unit



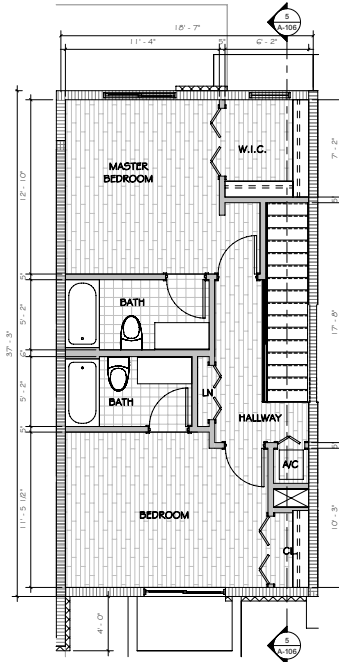
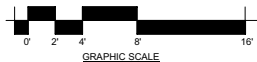
3 TYP. UNIT B WEST ELEV.  
SCALE: 1/4" = 1'-0"



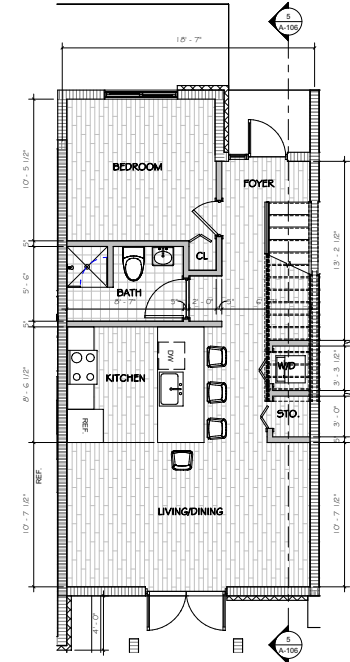
| KEYNOTE LEGEND |   |
|----------------|---|
| KEY            | DESCRIPTION                                     |
| 02             | MULTI-P WALL WITH STUCCO FINISH AND SCORE LINES |
| 03             | SMOOTH STUCCO FINISH AND PAINTED                |
| 04             | ALUM. / GLASS IMPACT RESISTANT WINDOW           |
| 05             | CONCRETE COUNTERTOP                             |
| 07             | DW. TYP. PURE WHITE COLOR PAINT                 |
| 08             | ALUM. ANODIZED DARK BRONZE                      |
| 09             | PARGAPET 3' AVERAGE FIBER                       |
| 12             | ALUM. AC. POWER OP. ABOVE EQUIP.                |
| 13             | DW. IN-35 STARGAZER COLOR PAINT                 |
| 14             | DWSP COLLARDS                                   |



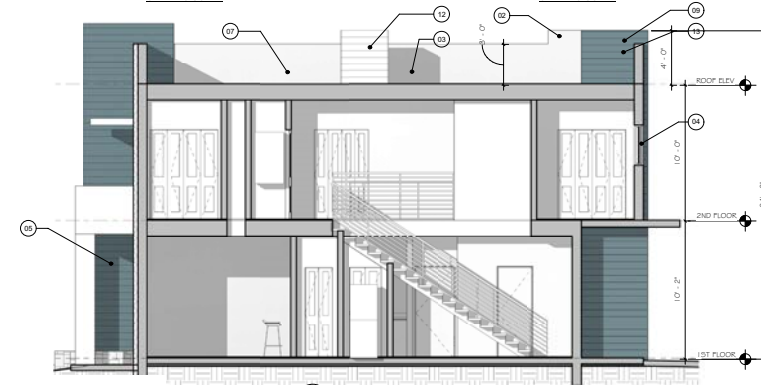
4 TYP. UNIT B EAST ELEV.  
SCALE: 1/4" = 1'-0"



2 TYP. UNIT B SECOND FL PLAN  
SCALE: 1/4" = 1'-0"



1 TYP. UNIT B FIRST FL PLAN  
SCALE: 1/4" = 1'-0"



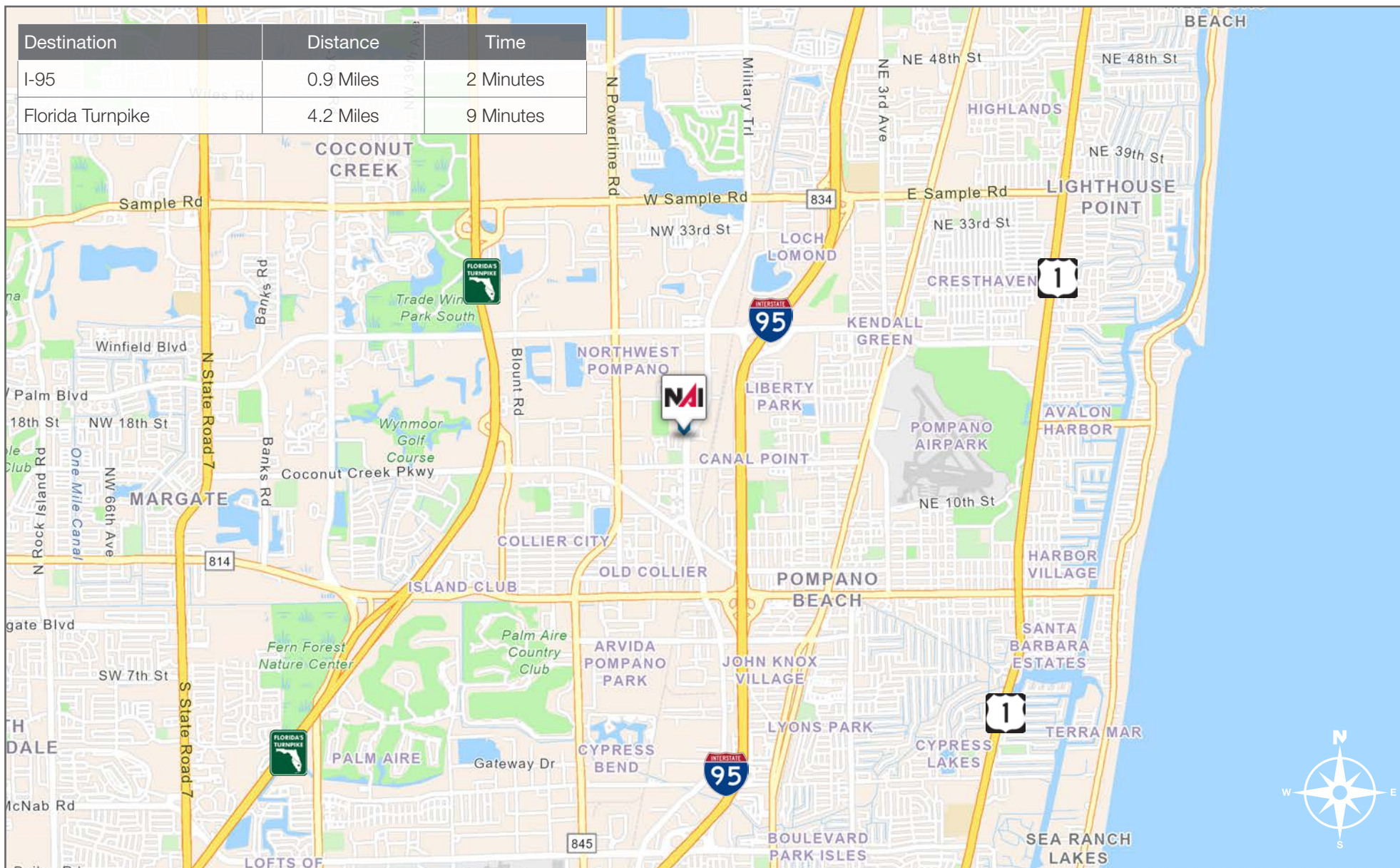
5 TYP. UNIT B SECTION  
SCALE: 1/4" = 1'-0"



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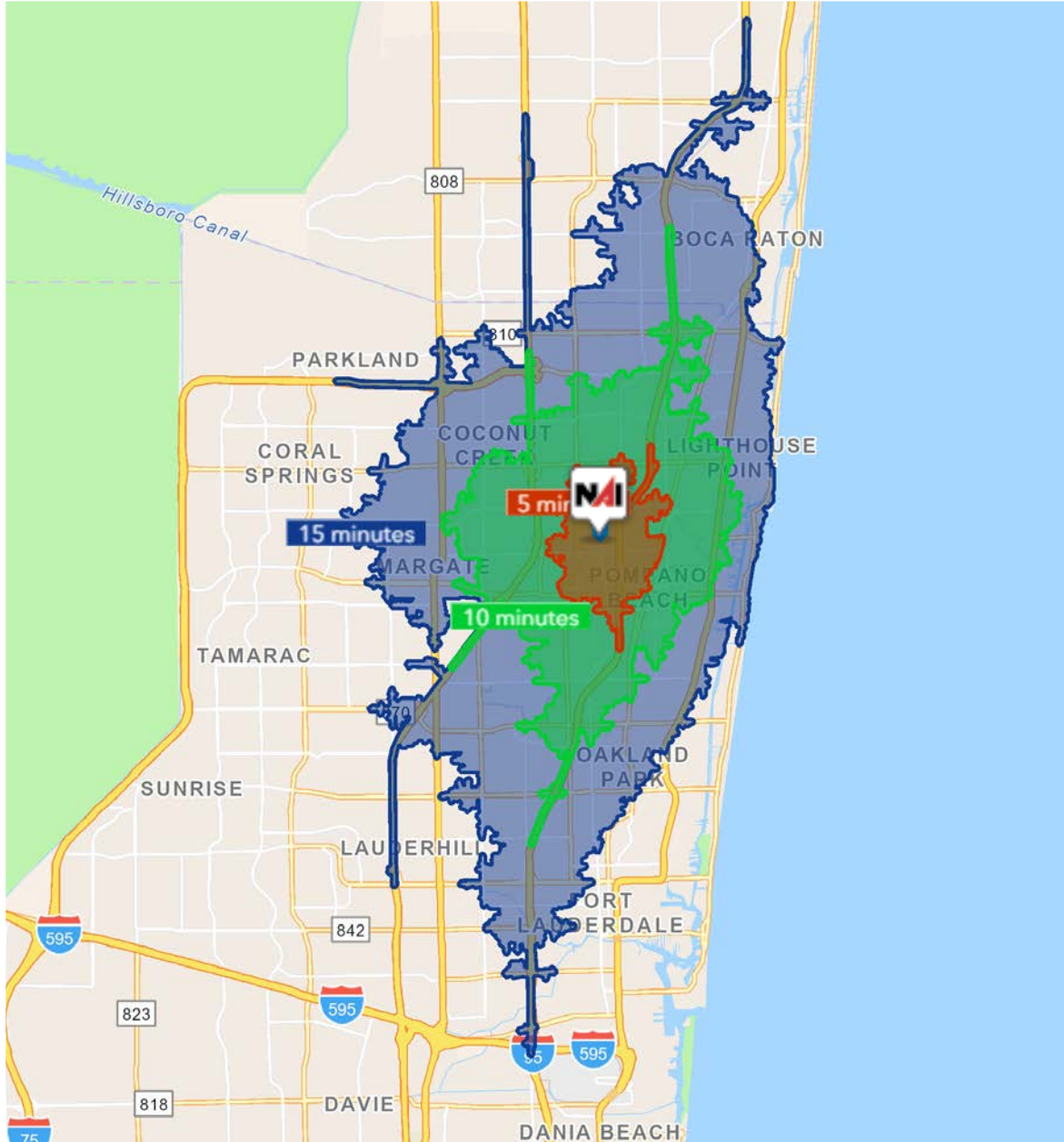
## Drive Time



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## Drive Time

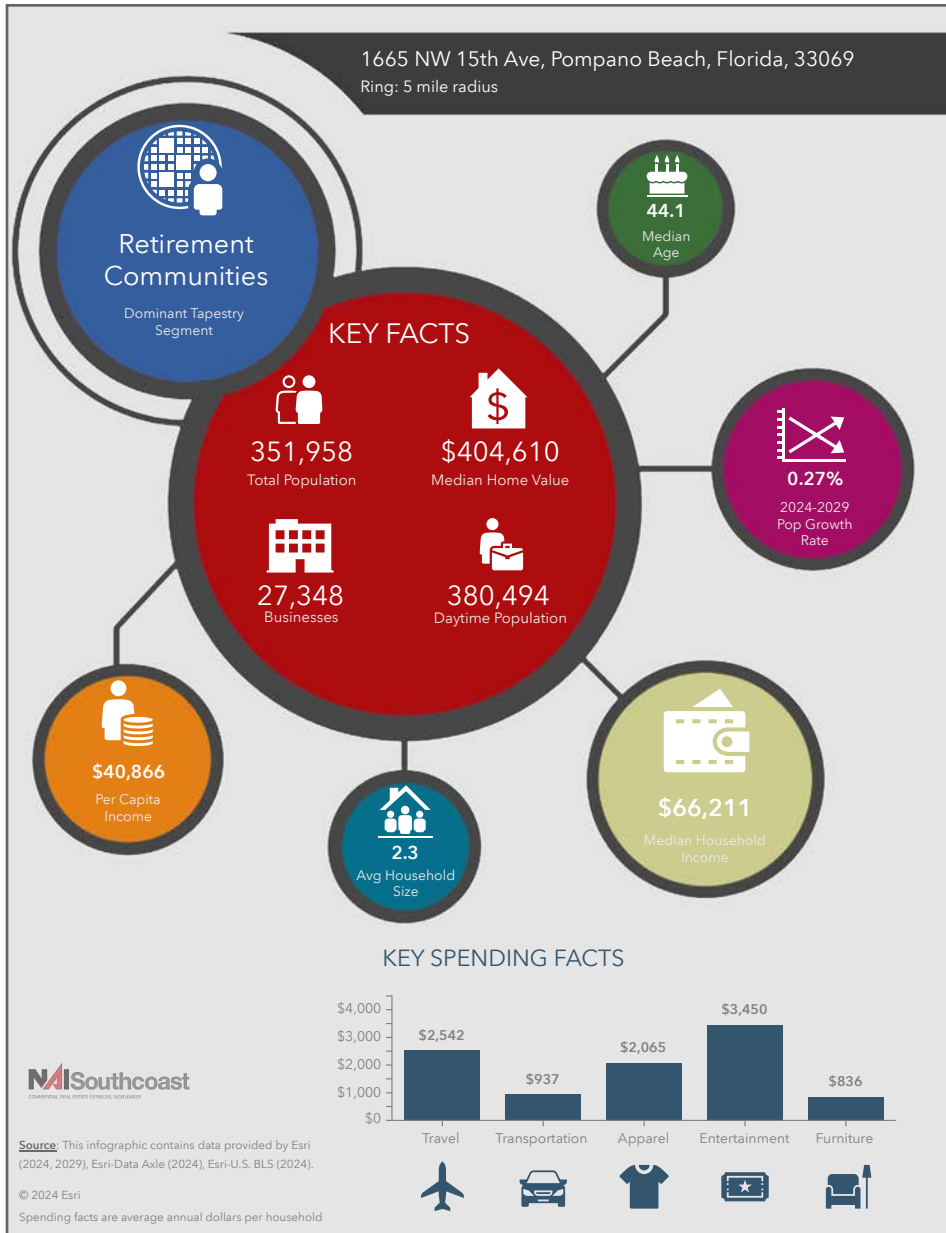


| 5 Minutes   | 10 Minutes  | 15 Minutes  |
|---|---|---|
| <b>20,550</b><br>2010 Population                                  | <b>126,438</b><br>2010 Population                                 | <b>426,736</b><br>2010 Population                                 |
| <b>22,739</b><br>2024 Population                                  | <b>145,219</b><br>2024 Population                                 | <b>479,102</b><br>2024 Population                                 |
| <b>10.65%</b><br>2010-2024<br>Population Growth                   | <b>14.85%</b><br>2010-2024<br>Population Growth                   | <b>12.27%</b><br>2010-2024<br>Population Growth                   |
| <b>0.38%</b><br>2024-2029 (Annual)<br>Est. Population Growth      | <b>0.57%</b><br>2024-2029 (Annual)<br>Est. Population Growth      | <b>0.39%</b><br>2024-2029 (Annual)<br>Est. Population Growth      |
| <b>34.7</b><br>2024 Median Age                                    | <b>41.1</b><br>2024 Median Age                                    | <b>43.3</b><br>2024 Median Age                                    |
| <b>\$68,087</b><br>Average Household<br>Income                    | <b>\$80,517</b><br>Average Household<br>Income                    | <b>\$95,431</b><br>Average Household<br>Income                    |
| <b>21.3%</b><br>Percentage with<br>Associates Degree<br>or Better | <b>36.5%</b><br>Percentage with<br>Associates Degree<br>or Better | <b>44.6%</b><br>Percentage with<br>Associates Degree<br>or Better |
| <b>40.3%</b><br>Percentage in White<br>Collar Profession          | <b>51.5%</b><br>Percentage in White<br>Collar Profession          | <b>58.9%</b><br>Percentage in White<br>Collar Profession          |

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## 2024 Demographics



### Population

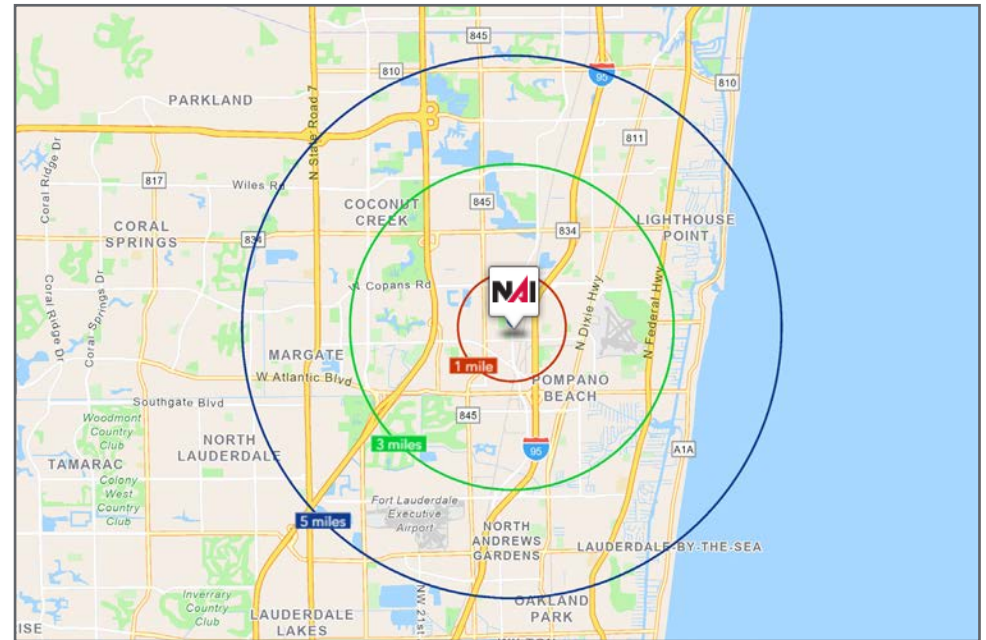
- 1 Mile: 9,248
- 3 Mile: 125,474
- 5 Mile: 351,958

### Average Household Income

- 1 Mile: \$92,815
- 3 Mile: \$100,327
- 5 Mile: \$114,620

### Median Age

- 1 Mile: 34.0
- 3 Mile: 41.9
- 5 Mile: 44.1



# City Overview

City of Pompano Beach, Florida

Pompano Beach, located in Broward County, Florida, is a vibrant coastal city known for its beautiful beaches, diverse community, and strong local economy. Covering approximately 25 square miles along the Atlantic Ocean, it offers over three miles of picturesque beachfront.

With a population of around 112,000, Pompano Beach celebrates cultural diversity through events, festivals, and a wide variety of dining options, creating a lively and welcoming atmosphere.

The city's economy thrives on tourism, marine activities, and retail. The Pompano Beach Airpark, home to the Goodyear Blimp, and the Pompano Beach Fishing Pier are notable economic contributors and tourist attractions.

Education is a priority, with several well-regarded schools and proximity to institutions like Broward College and Florida Atlantic University, offering ample opportunities for higher education and workforce development.

Real estate in Pompano Beach is varied, featuring luxury oceanfront condos and suburban single-family homes. Recent redevelopment has spurred new commercial and residential projects, enhancing the city's appeal.

Residents enjoy a high quality of life with access to beautiful beaches, parks, and recreational facilities. Outdoor activities include boating, fishing, and golfing, with highlights like the renovated Pompano Beach Fishing Pier and Pompano Community Park. Cultural venues such as the Pompano Beach Amphitheater and Bailey Contemporary Arts Center host various performances and exhibitions.

Governance is managed by a mayor and city commission dedicated to maintaining infrastructure, safety, and resident well-being. The local government focuses on sustainable development and quality of life improvements.

Pompano Beach is a dynamic city with a strong community, thriving economy, and numerous recreational and cultural opportunities, making it an ideal place to live, work, and visit.



# County Overview

## Broward County, Florida

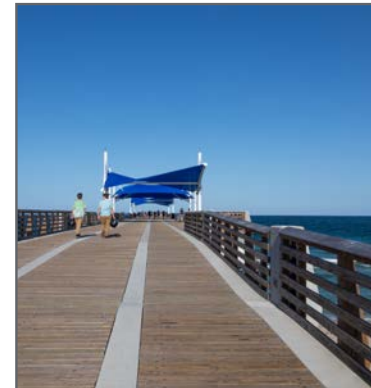
Broward County is in southeastern Florida, between Palm Beach County to the north and Miami-Dade County to the south. It spans approximately 1,322 square miles, with 1,210 square miles of land and the rest water. The county boasts over 23 miles of Atlantic Ocean coastline.

With a population of about 1.95 million, Broward County is Florida's second most populous county. It is renowned for its cultural diversity, which is reflected in its numerous cultural events, festivals, and diverse cuisine. Broward County has a strong and varied economy. Key industries include tourism, hospitality, healthcare, and marine services. Port Everglades and Fort Lauderdale-Hollywood International Airport significantly boost the local economy. The county is also experiencing growth in technology and professional services.

The Broward County Public Schools district is the nation's sixth-largest, serving over 270,000 students. Higher education institutions include Broward College, Nova Southeastern University, and Florida Atlantic University's Davie campus, all contributing to a well-educated workforce. The real estate market in Broward County is dynamic, with residential, commercial, and industrial properties. Recent significant developments, especially in Fort Lauderdale, include luxury condos, hotels, and mixed-use projects. Suburban areas offer various housing options to meet diverse needs.

Broward County residents enjoy a high quality of life with access to beaches, parks, and recreational facilities. Cultural attractions include museums, theaters, and art galleries. The warm climate supports year-round outdoor activities like boating, fishing, and golfing. A comprehensive public transportation system enhances accessibility. A Board of County Commissioners, with nine district-elected members, governs Broward County. The county provides extensive services, including public safety, healthcare, transportation, and environmental protection, and is committed to sustainable development and resident well-being.

Broward County is a vibrant and diverse area with a strong economy, excellent educational institutions, and a high quality of life. Its strategic location, active real estate market, and rich cultural scene make it an attractive place to live, work, and visit. Whether a resident, business owner, or tourist, Broward County has much to offer.





*Presented By*



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**Adam Karol**

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