



# Land for Sale

3800 INVERRARY BLVD, FT LAUDERDALE, FL 33319



Land to Build

# Offering Memorandum

ONE | Sotheby's  
INTERNATIONAL REALTY

  
BRIGITTE LINA



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

# PROPERTY DETAILS

Address	<b>Inverrary Blvd, Lauderhill, FL 33319</b>
County	<b>Broward</b>
Lot size	<b>33,362 SF</b>
Zoning	<b>CO (Commercial Office)</b>
Price Offered	<b>\$850,000</b>

## **Seller is open to a Seller's Financing or a Joint Venture**

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The subject property is located along the north side of Inverrary Blvd, approximately 550 feet west of Inverrary Drive in the City of Lauderhill. And is about nine miles north-west of Downtown Fort Lauderdale, bordered by Tamarac to the north, Sunrise to the west and Plantation to the south.

The asset is easily accessible from both the Sawgrass Expressway and the Florida Turnpike. The major east/west roadways through the neighborhood are Commercial Blvd, Oakland Park Blvd and Atlantic Blvd boasting traffic counts of over 65,000 VPD (Vehicles per day).

**The property is located within the CO (Commercial Office Zoning).**





**CAR WASH**



**RESTAURANT**



**OFFICE BUILDING**



**INDOOR PADEL CLUB**



**GUN RANGE**



**AUTOMOTIVE REPAIR CENTER**



**MEDICAL OFFICE BUILDING**



**FAST-FOOD RESTAURANT**



**RELIGIOUS INSTITUTION**



ONE Sotheby's INTERNATIONAL REALTY



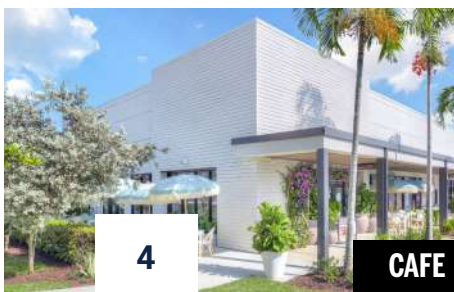
**CONVENIENCE STORE**



**FITNESS CENTER**



**INDOOR PICKLEBALL COURTS**



**CAFE**



**FOOD TRUCK FESTIVAL**

Land Development Regulation  
**CO (Commercial Office Zoning)**

ADULT | CHILD DAYCARE

CAR RENTAL

FOOD TRUCK GATHERING

RELIGIOUS INSTITUTION

AUTOMOTIVE REPAIRS

RESTAURANTS, FAST-FOOD, CAFE

GUN RANGE | DEFENSE TRAINING

ANIMAL HOSPITAL

CONVENIENCE STORE

AUTO DEALERSHIP

OFFICE BUILDING

SHORT-TERM VACATION RENTALS

SHOP

ENTERTAINMENT VENUE

FITNESS CENTER

SPECIAL RESIDENTIAL FACILITIES

AMPHITHEATER

CLUBS: ATHLETIC, COUNTRY, PRIVATE, SOCIAL

CAR WASH

PADEL | PICKLEBALL (INDOOR)



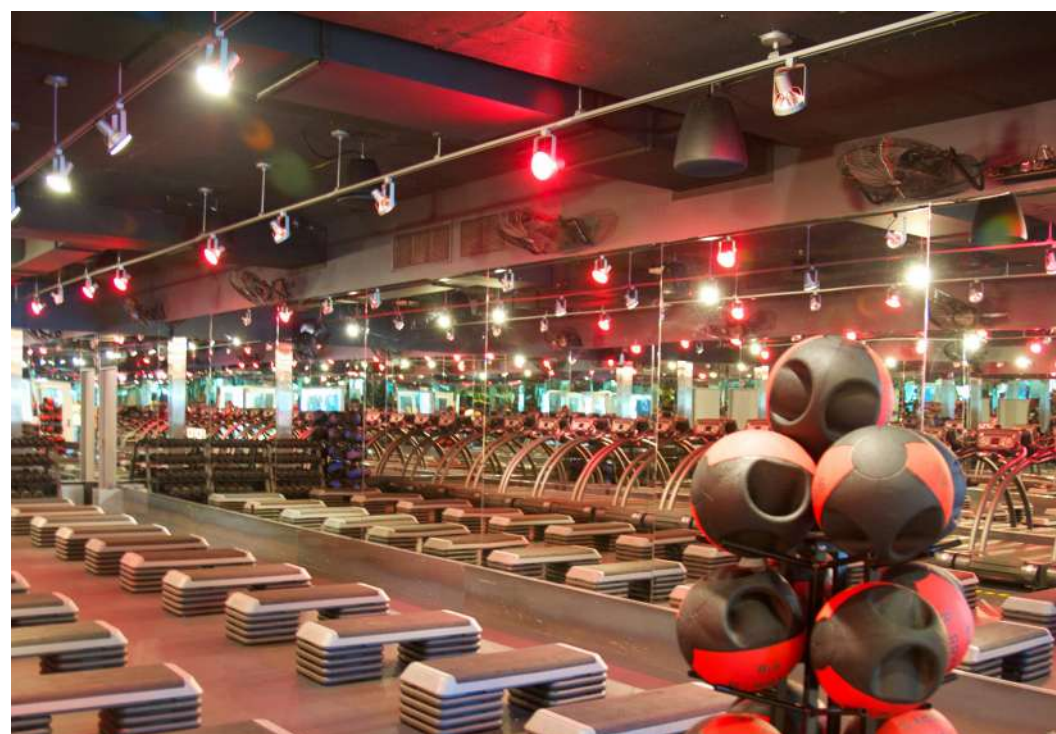
**ANIMAL HOSPITAL | PET RESORT**



**CAR WASH**



**FOOD TRUCK FESTIVAL VENUE**



**FITNESS CLUB**



**OFFICE BUILDING**



**PADEL | PICKLEBALL | INDOOR SPORTS CLUB**



**RESTAURANT | CAFE**



**MEDICAL OFFICES**

Florida Turnpike

Ft. Lauderdale International Airport

The Guitar Hotel

Downtown Ft. Lauderdale

Inverrary Blvd

Oakland Park Blvd

LOT SIZE  
33,362 SF





# LOCAL INFORMATION

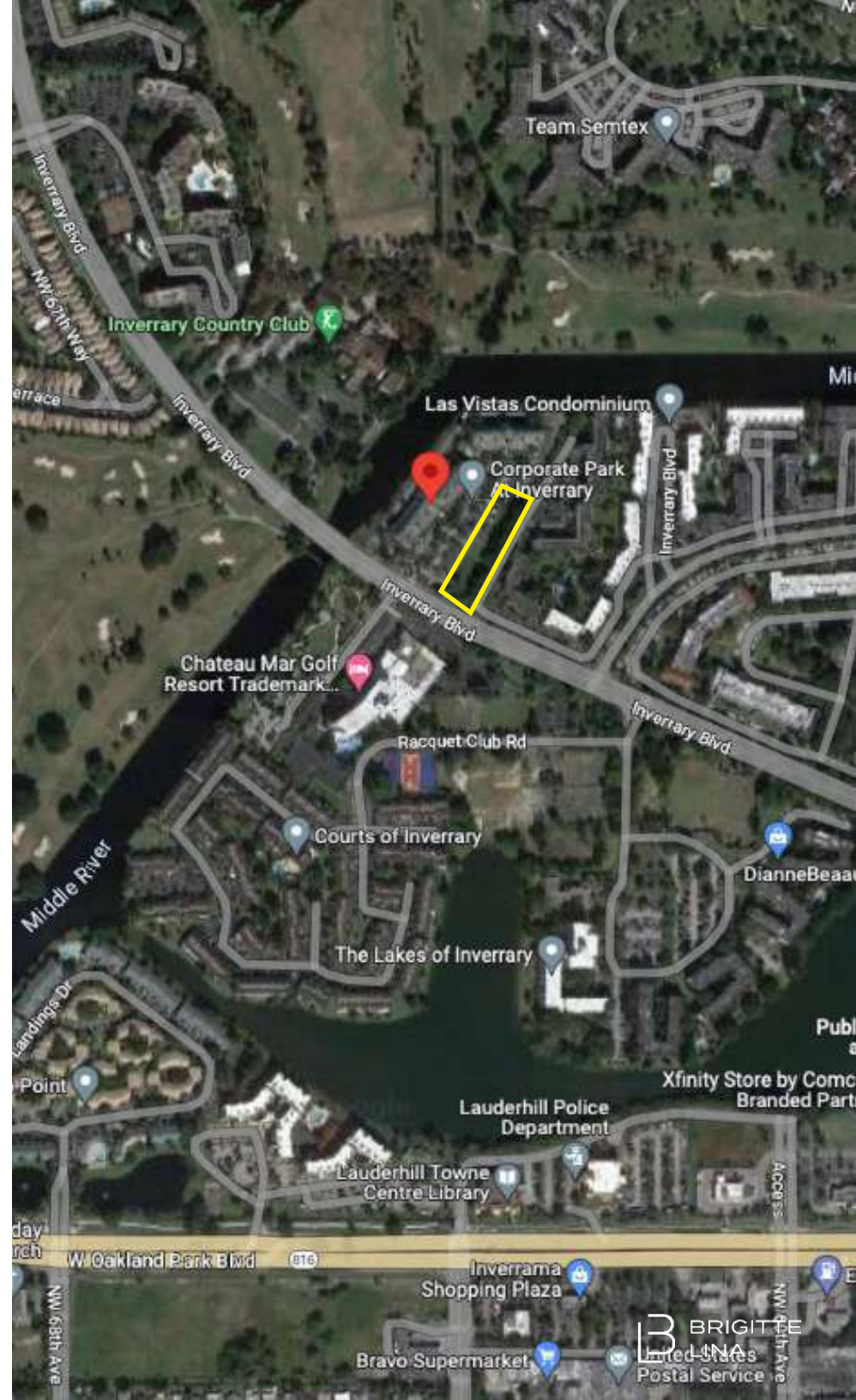
Nearest Highway **Florida Turnpike**

Nearest Hospital **HCA Florida Woodmont Hospital**

Nearest Airport (20 min) **Ft.Lauderdale Intl Airport**

Schools in the area **Welleby Elementary School -**  
**Broadview Elementary -**  
**Piper High School -**

Amenities in the Area **Inverrary Country Club -**  
**Sawgrass Mills Mall -**



**INVERRARY  
COUNTRY CLUB**

**Middle River**

**3800  
INVERRARY**

**3810  
INVERRARY**

**LAS VISTAS  
CONDOMINIUM**

**Inverrary Blvd**

**CHATEAU MAR  
RESORT**

# DEVELOPMENT



11,000 SF  
Total  
5,500 SF  
5,500 SF  
Parking

# DEVELOPMENT PLAN

## THE SURFACE WE CAN BUILD

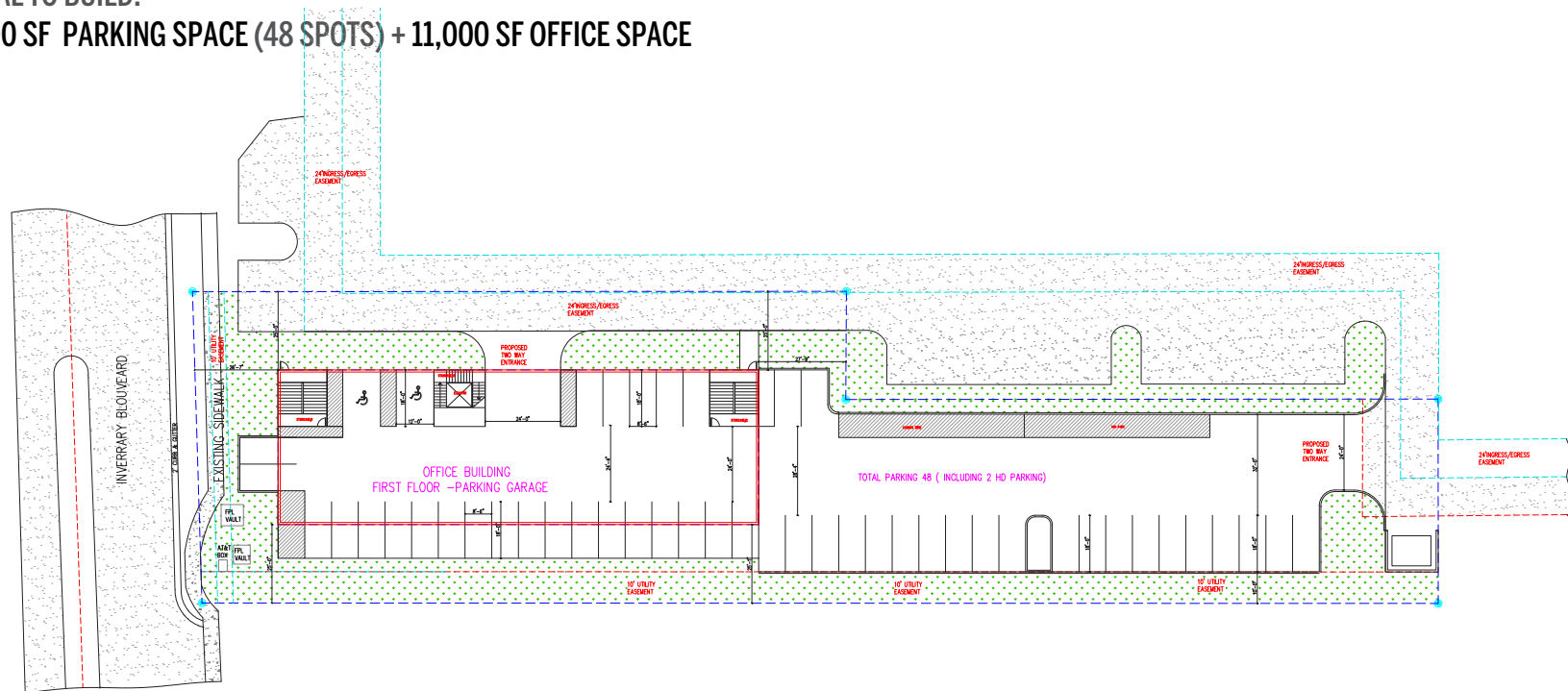
- 11,000 SF TOTAL FOOTPRINT

- 3 STORY BUILDING:

- FIRST FLOOR: **PARKING SPACES** (11,000 SF)
- SECOND FLOOR: **OFFICE SPACE** (5,500 SF)
- THIRD FLOOR: **OFFICE SPACE** (5,500 SF)

- TOTAL TO BUILD:

**11,000 SF PARKING SPACE (48 SPOTS) + 11,000 SF OFFICE SPACE**



# Broward County, FL



## Strong Population Growth

Broward's population grew at a pace above the US rate average during the past five years



## Desirable Corporate Location

Companies are attracted to Broward for its tax structure and proximity to Latin American markets



## Housing Affordability

Home prices are more affordable in Broward County than in other coastal counties

Known for its sunshine and beaches, Broward County is located in South Florida and contains a population of 1.9 million people. The county is bordered to the north by Palm Beach County and to the south to Miami-Dade County. On the east is the Atlantic Ocean and The Everglades cover most of its western portion, restricting development. As limited land is available for construction, any significant growth is upward rather than outward. Roughly 23 miles of shoreline and 300 miles of inland waterways provide a wide range of recreation and transport uses. Fort Lauderdale is the largest city in the county with 180,000 residents, followed by Pembroke Pines with 167,000 people.

# Broward County, FL

## Economic Highlights

- Key economic drivers include tourism, healthcare, biotechnology and commerce
- As a major point of access to both international trade and cruise tourism, Port Everglades typically generates more than \$32 billion of economic activity and supports more than 13,000 direct local jobs.
- The significant population of senior citizens results in healthcare playing a major role in the county's economy
- A diverse array of companies are headquartered in the area including AutoNation, Citrix, JetBlue, Kaplan Inc, Magic Leap and Microsoft



# Lauderhill Area Demographics

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2026 Projection</b>			
Total Population	27,001	222,296	467,155
<b>2021 Estimate</b>			
Total Population	26,854	219,761	462,372
<b>2010 Census</b>			
Total Population	24,816	202,241	425,493
<b>2000 Census</b>			
Total Population	19,907	197,212	419,102
<b>Daytime Population</b>			
2021 Estimate	20,722	174,978	437,485
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2026 Projection</b>			
Total Households	11,540	88,936	185,555
<b>2021 Estimate</b>			
Total Households	11,431	87,935	183,351
Average (Mean) Household Size	2.3	2.5	2.5
<b>2010 Census</b>			
Total Households	10,326	79,316	165,635
<b>2000 Census</b>			
Total Households	9,258	80,722	166,411
<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2021 Estimate</b>			
\$200,000 or More	1.4%	1.6%	3.0%
\$150,000-\$199,999	2.1%	2.4%	3.6%
\$100,000-\$149,999	8.5%	9.4%	11.8%
\$75,000-\$99,999	10.0%	11.2%	12.7%
\$50,000-\$74,999	21.3%	19.3%	19.6%
\$35,000-\$49,999	16.6%	16.0%	14.5%
\$25,000-\$34,999	11.3%	12.1%	10.8%
\$15,000-\$24,999	14.0%	13.4%	11.5%
Under \$15,000	14.7%	14.8%	12.4%
Average Household Income	\$56,120	\$57,790	\$68,298
Median Household Income	\$43,534	\$43,316	\$50,851
Per Capita Income	\$24,116	\$23,225	\$27,167

<b>POPULATION PROFILE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population By Age</b>			
2021 Estimate Total Population	26,854	219,761	462,372
Under 20	24.2%	24.2%	23.6%
20 to 34 Years	20.6%	20.1%	19.8%
35 to 49 Years	20.6%	19.1%	19.3%
50 to 59 Years	11.5%	12.4%	13.0%
60 to 64 Years	5.3%	6.1%	6.2%
65 to 69 Years	4.5%	5.4%	5.3%
70 to 74 Years	3.9%	4.5%	4.5%
Age 75+	9.3%	8.2%	8.3%
Median Age	38.1	39.0	39.7
<b>Population by Gender</b>			
2021 Estimate Total Population	26,854	219,761	462,372
Male Population	45.2%	46.0%	46.9%
Female Population	54.8%	54.0%	53.1%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	32.0	31.0	31.0

# Lauderhill Area Demographics



## POPULATION

In 2021, the population in your selected geography is 462,372. The population has changed by 10.3 percent since 2000. It is estimated that the population in your area will be 467,155 five years from now, which represents a change of 1.0 percent from the current year. The current population is 46.9 percent male and 53.1 percent female. The median age of the population in your area is 39.7, compared with the U.S. average, which is 38.4. The population density in your area is 5,896 people per square mile.



## EMPLOYMENT

In 2021, 255,616 people in your selected area were employed. The 2000 Census revealed that 65.9 percent of employees are in white-collar occupations in this geography, and 34.1 percent are in blue-collar occupations. In 2021, unemployment in this area was 7.0 percent. In 2000, the average time traveled to work was 24.9 minutes.



## HOUSEHOLDS

There are currently 183,351 households in your selected geography. The number of households has changed by 10.2 percent since 2000. It is estimated that the number of households in your area will be 185,555 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.5 people.



## HOUSING

The median housing value in your area was \$183,202 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 116,317 owner-occupied housing units and 50,094 renter-occupied housing units in your area. The median rent at the time was \$694.



## INCOME

In 2021, the median household income for your selected geography is \$50,851, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 34.0 percent since 2000. It is estimated that the median household income in your area will be \$53,088 five years from now, which represents a change of 4.4 percent from the current year.

The current year per capita income in your area is \$27,167, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$68,298, compared with the U.S. average, which is \$94,822.



## EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 8.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 16.6 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was higher than the nation's at 9.8 percent vs. 8.3 percent, respectively.

The area had more high-school graduates, 31.3 percent vs. 27.2 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 20.0 percent in the selected area compared with the 20.5 percent in the U.S.



# Lauderhill Area Latest News



## **Leparc Apartment Complex**

A 320-unit Apartment Complex with a full array of luxury amenities is coming to 38th Avenue. This structure is designed to compliment the district and create an area in the City where its residents can truly live, play and work.

## **Lauderhill Market Place**

Plans are underway for a lifestyle center, hotel, parking garage and beer garden complex next to the Lauderhill Performing Arts Center



## **38th Avenue Extension**

Revitalization and extension of the corridor began in 2020 and is expected to connect the future downtown, arts and entertainment district

# Lauderhill Area Latest News



**Propect plans Lauderhill project with up to 275 apartments**  
Commision granted a special exception use allowing the developer to build apartments on a commercially zoned site

**Todd Nepola pays 24M for Lauderdale Lakes:**  
His firm Current Capital paid \$142 psf for the two adjacent sites



**Axonic scoops up Lauderdale Lakes multifamily in 64M deal:**  
New York-based buyer paid \$202k per unit in the Bella Vista complex

**Alabama REIT pays 171M for Broward hospital and medical office buildings:**  
Deal includes the 459-bed Florida Medical Center, office buildings and shopping center





## BRIGITTE LINA

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