



4901

SW 51ST STREET

Keyes.


The Alex Blanco Group
SERVICE BUILT ON A FOUNDATION OF EXCELLENCE

Alex Blanco // (305) 308-2718 // Alexblanco@keyes.com

CONFIDENTIAL OFFERING MEMORANDUM



Table of Contents

4	Disclaimer	14	Property Information
6	Investment Overview	15	Demographics
8	Market Overview	16	Property Pictures
10	Aerial Map	20	Floor Plan
12	Zoning Map		



Alex Blanco
The Alex Blanco Group
The Keyes Company
(305) 308-2718
Alexblanco@keyes.com

DISCLAIMER

The Keyes Company ("Broker") and The Alex Blanco Group ("Agent") have prepared this Confidential Offering Memorandum ("Memorandum") solely for the use of prospective purchasers in evaluating the property located at 4901 SW 51st Street, Davie, FL 33314 (the "Property"). This Memorandum contains select information pertaining to the Property and is provided for informational purposes only. It is not intended to be all-inclusive or to contain all information that a prospective purchaser may desire.

All financial projections, assumptions, and statements contained herein are based on information provided by sources deemed reliable; however, The Keyes Company and the Owner make no warranty or representation as to the accuracy or completeness of such information. All information is subject to change, errors, omissions, and withdrawal without notice.

Prospective purchasers are strongly advised to conduct their own independent investigations and due diligence, including, but not limited to, reviewing zoning, physical condition, environmental matters, and financial performance. Purchasers should rely solely on their own analysis and not on the contents of this Memorandum or any other information provided by the Broker or Owner.

Neither The Keyes Company, The Alex Blanco Group, nor the Owner, nor any of their respective affiliates, officers, or employees, shall be liable for any damages or losses arising from the use of this Memorandum or any information contained herein.

By accepting this Memorandum, the recipient agrees that:

- (a) This Memorandum and its contents are strictly confidential and shall not be reproduced or distributed without prior written consent of The Keyes Company;
- (b) The recipient will not contact any tenants, employees, or property management staff regarding the Property without prior authorization; and
- (c) All communications regarding the Property or any related matters shall be directed to The Keyes Company and The Alex Blanco Group.

This Offering Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property. The Owner reserves the right, at its sole discretion, to reject any or all offers and to withdraw the Property from the market at any time, without notice.



INVESTMENT OVERVIEW

Introducing 4901 SW 51st Street, a highly functional, multi-building industrial property located in Davie, Florida, strategically positioned within one of Broward County's most active industrial corridors. The Property benefits from its proximity to major thoroughfares, including Florida's Turnpike, I-595, and State Road 7, providing convenient access to the broader South Florida region and surrounding commercial hubs.

The Property's configuration and zoning potential make it ideal for an owner-user seeking to operate a business with on-site office, operational, and vehicle storage capabilities. Currently zoned A-1 (Agricultural), the Town of Davie has indicated that rezoning to M-2 (Industrial) should not be a challenge, given the property's long-standing commercial use and the surrounding industrial landscape.

Investment Highlights:

Prime Owner/User Opportunity: This property is perfectly suited for a business owner seeking a combination of office space, employee facilities, and ample outdoor parking/storage. The existing improvements allow for immediate occupancy and operational functionality, making it a rare turnkey opportunity within the Davie industrial submarket.

Two Freestanding Buildings with Versatile Layouts: The site features two separate structures: one offering four private offices, a full kitchen, and a bathroom, ideal for administrative use; and another with three bedrooms, two bathrooms, and a kitchen, providing flexible employee quarters or extended workspace options. This configuration supports businesses requiring on-site staffing or operational flexibility.

Strategic Industrial Location with Rezoning Potential: Situated among established industrial users, the property enjoys an advantageous location near major highways and distribution routes. The potential rezoning to M-2 further enhances its long-term usability, supporting a wide range of industrial and commercial operations such as contracting, logistics, or fleet-based businesses.

Ample Parking and Storage Capacity: The property offers generous parking space suitable for work vehicles, trailers, and equipment. This feature is particularly attractive for contractors, service-based businesses, and owner-users needing both administrative and operational capacity on one site.

Established Business Presence: The property has supported a functioning business since 2009, reinforcing its compatibility with industrial or commercial use and providing confidence in its operational viability.value proposition.

The information contained herein has been obtained from sources believed to be reliable; however, The Keyes Company and The Alex Blanco Group make no representations or warranties as to its accuracy. All information is subject to errors, omissions, or changes without notice. Prospective buyers should conduct their own due diligence and verify all details independently.



MARKET OVERVIEW

South Florida Market Overview

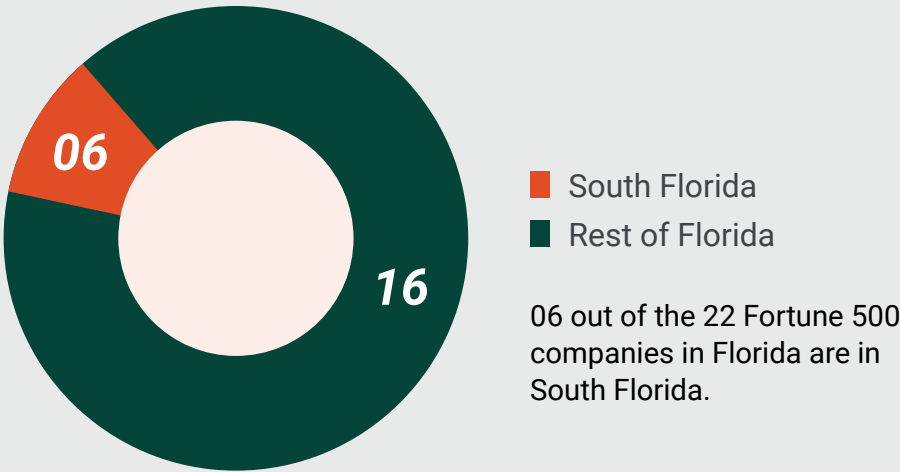
South Florida's economy is among the strongest and most diverse in the Southeast United States, driven by logistics, trade, real estate, healthcare, and professional services. Its strategic location between Latin America and the eastern United States positions the region as a gateway for international commerce, with direct access to Port Everglades, PortMiami, and Fort Lauderdale-Hollywood International Airport. The region's steady population growth, strong employment base, and favorable tax environment continue to attract businesses and investors alike. Companies seeking operational efficiency benefit from South Florida's robust transportation infrastructure, including major interstates (I-95, I-595, Florida's Turnpike) and freight corridors that support industrial and distribution users. Despite broader economic fluctuations, South Florida has demonstrated remarkable resilience. Vacancy rates across the industrial sector remain among the lowest in the nation, supported by consistent demand from e-commerce, construction, and logistics industries. With limited land availability and increasing rental rates, well-located owner-user properties like 4901 SW 51st Street are becoming increasingly rare and valuable.

Industrial Market Overview as of Q1 2024

The Town of Davie, centrally located within Broward County, has evolved into a highly desirable destination for contractors, service companies, and trade-oriented businesses seeking flexible industrial and office space. The area's connectivity to major highways—including I-595, I-75, and the Florida Turnpike—provides unmatched access to regional distribution routes, airports, and seaports. Industrial inventory in Davie consists largely of low-density, owner-occupied buildings with limited new construction, creating steady demand for functional, ready-to-use properties. Owner-users continue to dominate this submarket, favoring facilities that offer ample outdoor parking, warehouse storage, and integrated office space. With ongoing infrastructure investments, population expansion, and the area's proximity to Fort Lauderdale's economic core, Davie remains one of the most stable and sought-after industrial submarkets in South Florida. Properties like 4901 SW 51st Street—offering immediate usability and future zoning flexibility (A-1 to M-2 potential)—present an ideal opportunity for owner-operators to establish or expand their business presence in a proven, high-demand location.



FORTUNE 500 PRESENCE



SOUTH FLORIDA MARKET POPULATION



6.45M

Miami Metro (Miami-Dade + Broward + Palm Beach).

TRANSPORTATION & ACCESSIBILITY



Excellent highway connectivity for business operations



UNEMPLOYMENT RATE 3.8%

Unemployment rate of 3.8% as of July 2025 significantly decreased from 3.9% as of July 2024.



CNBC'S TOP STATES FOR BUSINESS FOR 2025



NO. 3

Florida overall rank (2025): No. 3 in the U.S. (top-ranked Economy category).

3 OUT OF TOP 5 LARGEST COUNTIES ARE IN SOUTH FLORIDA







ZONING OVERVIEW

A-1 (AGRICULTURAL DISTRICT)

PERMITTED USES:

1. **Agriculture:** Cultivation of crops, groves, nurseries, horse boarding, and livestock raising.
2. **Beekeeping:** Allowed on lots 5 acres or larger, with 100-foot setbacks for hives from property lines.
3. **Barns & Shelters:** Permitted with setback standards—minimum 40 feet, with additional distance required for each stall when the site is not a designated farm.
4. **Community Residence Facilities:** Certain small-scale care or group living facilities (Category 1 and 2) are permitted if they meet applicable standards.
5. **Residential Uses:** Single-family dwellings and accessory agricultural buildings.

M-2 (MEDIUM INDUSTRIAL DISTRICT)

PERMITTED USES (SUMMARY):

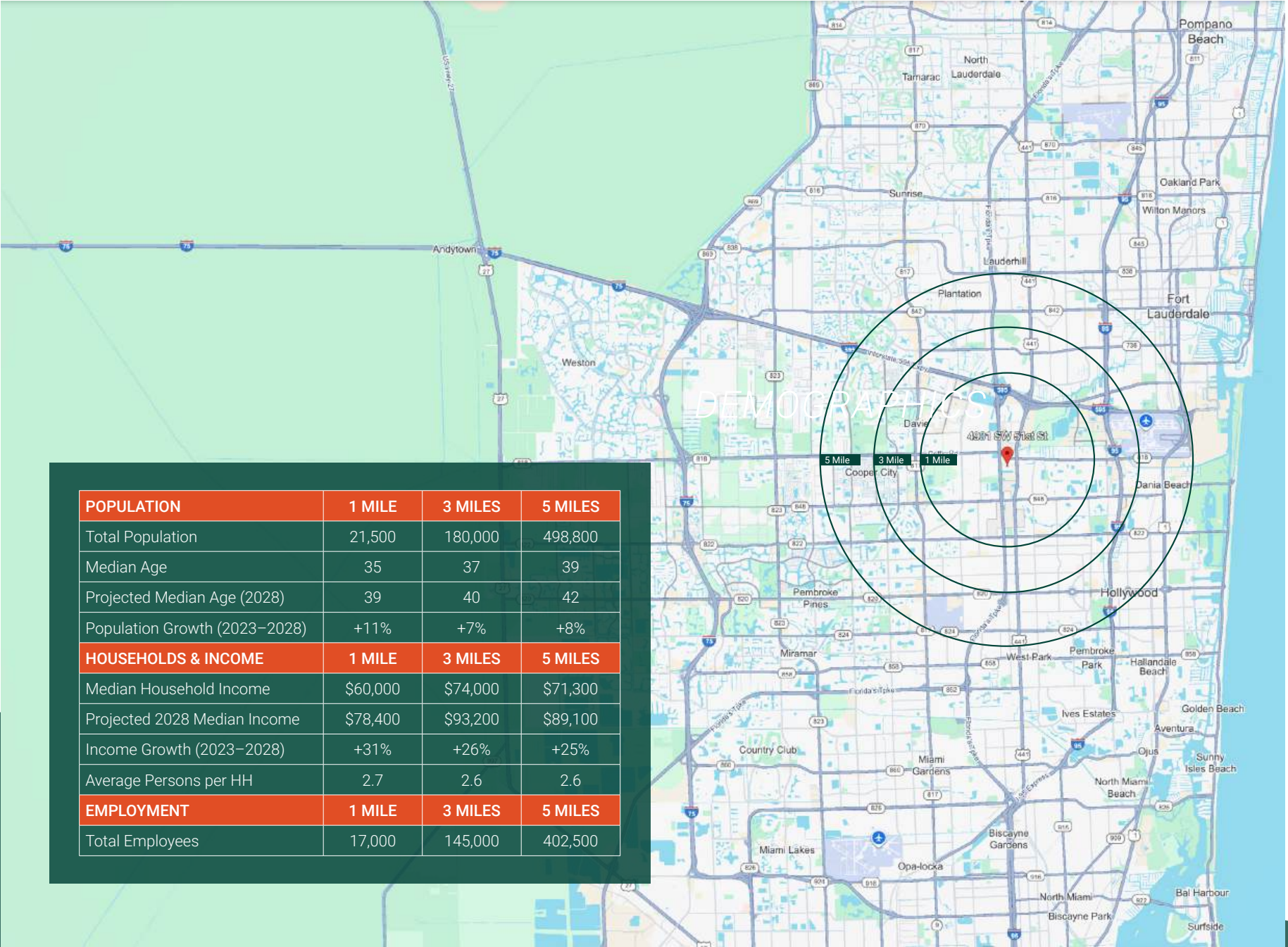
1. **Industrial & Warehouse Operations:** Manufacturing, processing, assembly, storage, and distribution.
2. **Commercial Sales & Rentals:** Automobile, truck, trailer, boat, RV, and mobile home sales/rentals.
3. **Outdoor Storage:** Allowed when enclosed by a compliant wall or fence (some exceptions for marina-related uses).
4. **Service-Oriented Businesses:** Contractors, logistics firms, equipment yards, and similar users.
5. **Ancillary Office Space:** Permitted as accessory to industrial or warehouse use.



PROPERTY INFORMATION

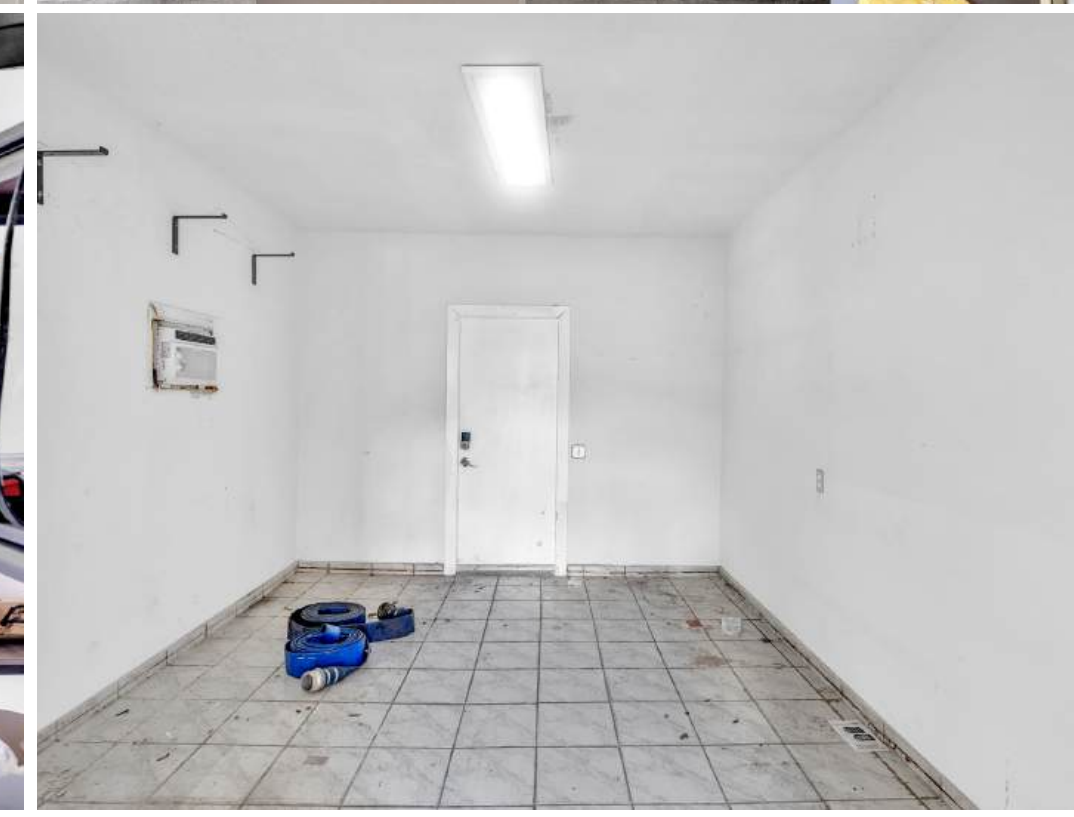
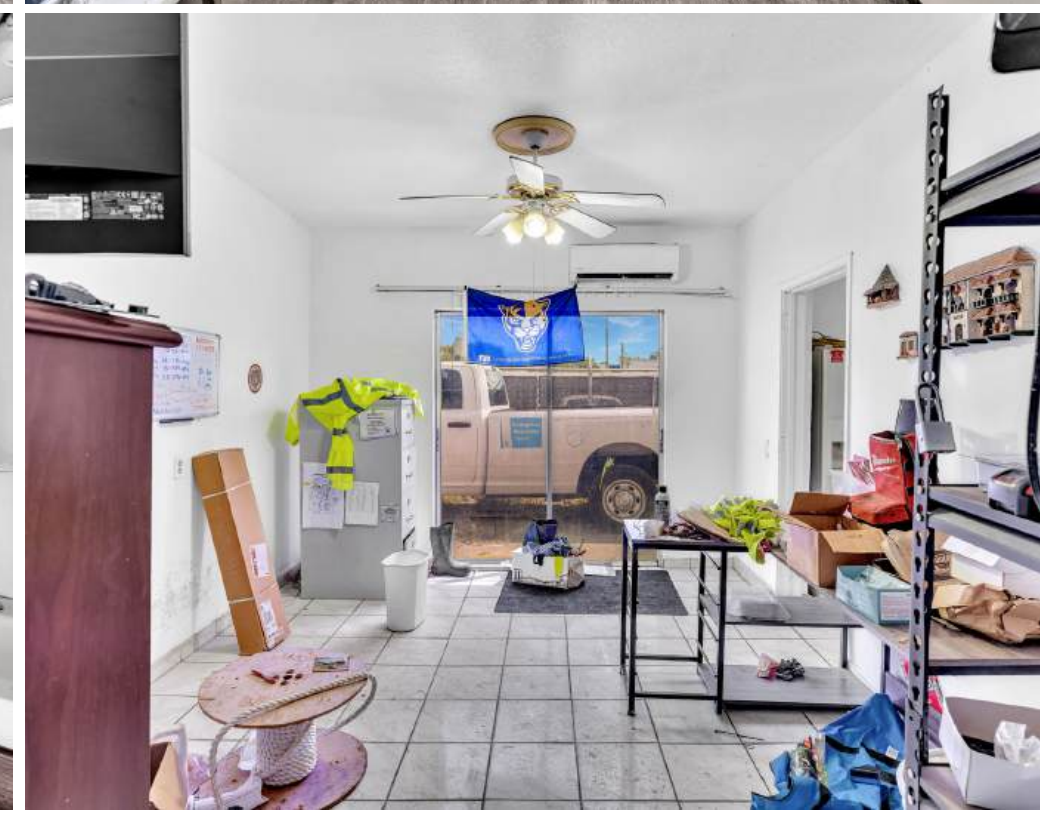
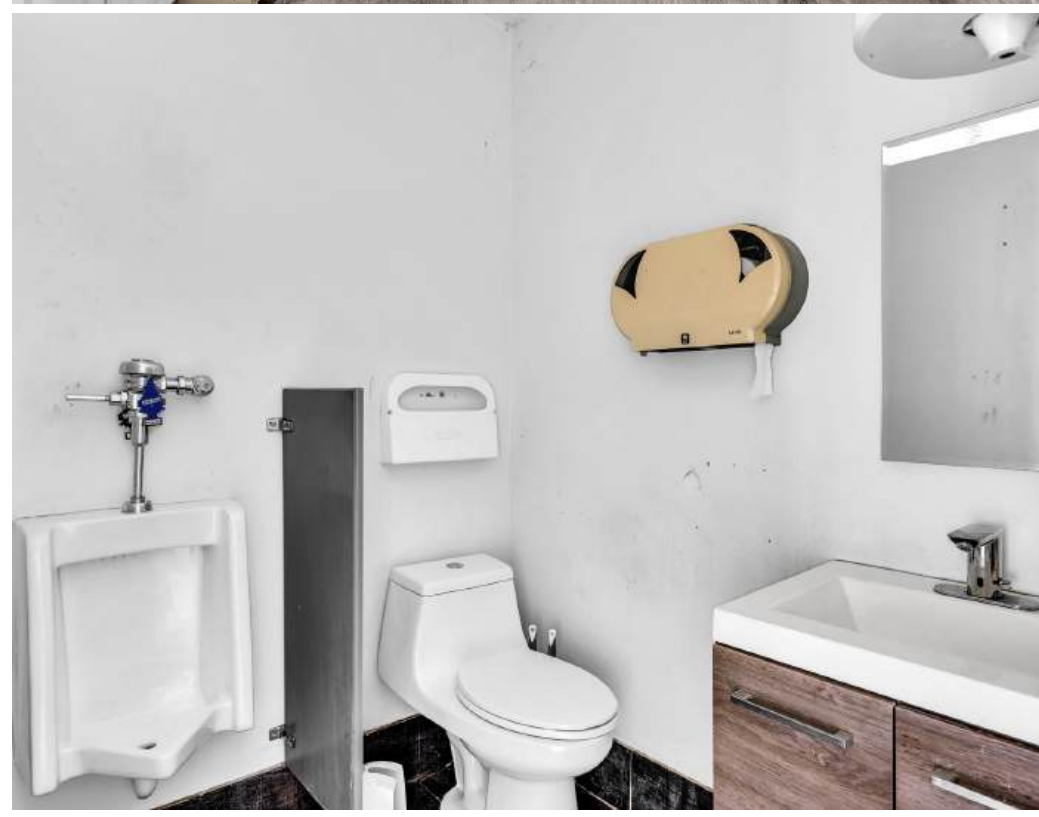
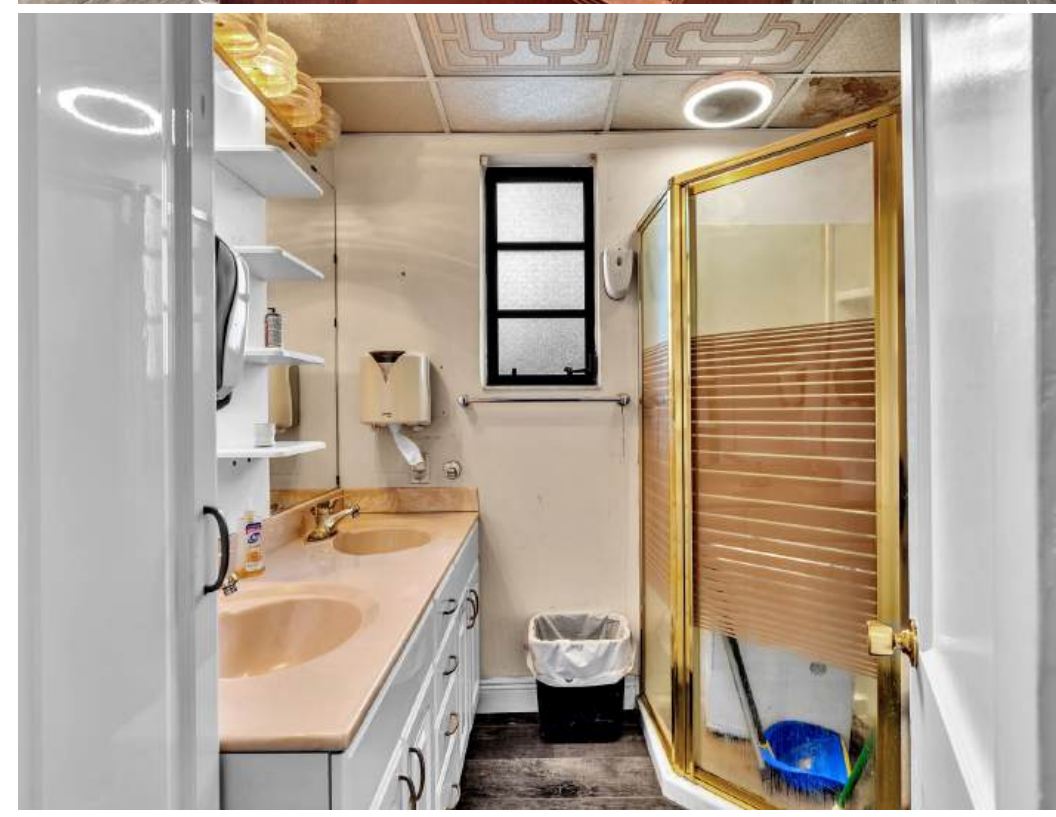
Year Built:	1956
Buildings:	Two (2) freestanding structures
Gross Site Area:	1 Acre
Zoning:	A-1 (Agricultural) — potential for M-2 (Industrial) rezoning
Primary Use:	Office / Light Industrial / Owner-User
Building One:	Four (4) private offices, full kitchen, one (1) bathroom
Building Two:	Three (3) bedrooms, two (2) bathrooms, full kitchen
Parking:	Ample on-site parking for work vehicles, trailers, and equipment
Utilities:	Separately metered electric and water
Access:	Convenient access to Florida's Turnpike, I-595, and State Road 7
Occupancy:	Tenant-occupied — please do not disturb
Property Condition:	Well-maintained with existing business operations since 2009
Vacancy:	Will deliver vacant





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,500	180,000	498,800
Median Age	35	37	39
Projected Median Age (2028)	39	40	42
Population Growth (2023–2028)	+11%	+7%	+8%
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Median Household Income	\$60,000	\$74,000	\$71,300
Projected 2028 Median Income	\$78,400	\$93,200	\$89,100
Income Growth (2023–2028)	+31%	+26%	+25%
Average Persons per HH	2.7	2.6	2.6
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Total Employees	17,000	145,000	402,500





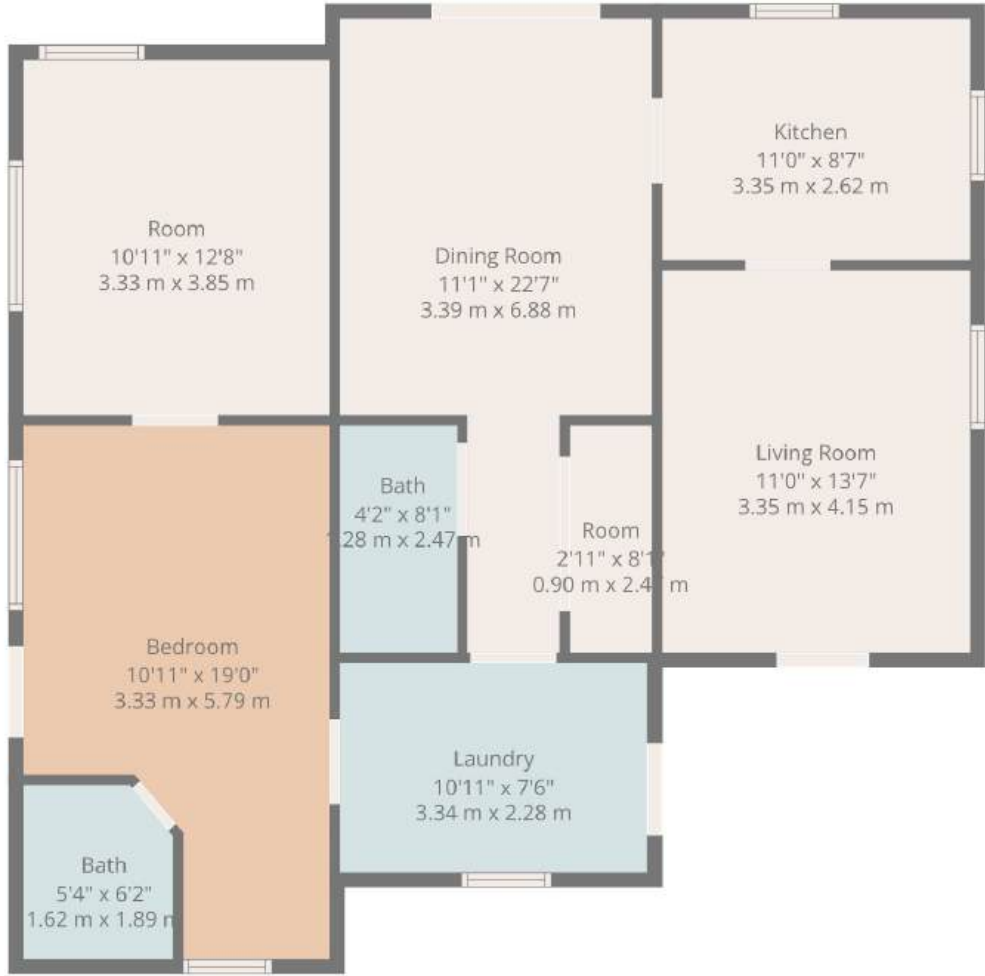
FLOOR PLAN



TOTAL: 818 sq. ft, 76 m2
FLOOR 1: 818 sq. ft, 76 m2
EXCLUDED AREAS: KITCHEN: 151 sq. ft, 14 m2, ROOM: 232 sq. ft, 22 m2, WALLS: 81 sq. ft, 7 m2
SIZE AND DIMENSIONS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



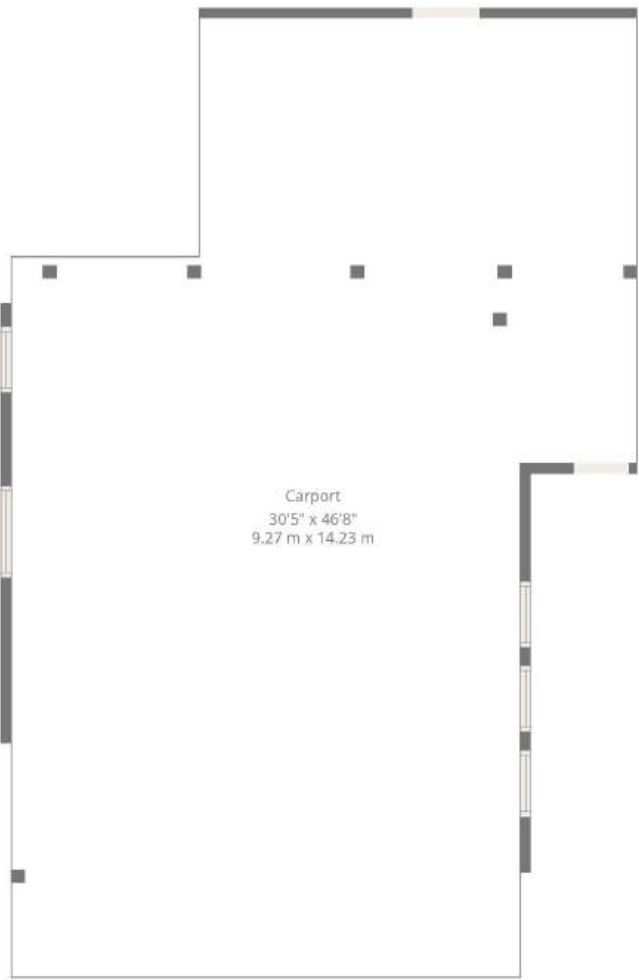
FLOOR PLAN



TOTAL: 813 sq. ft, 76 m2
FLOOR 1: 813 sq. ft, 76 m2
EXCLUDED AREAS: ROOM: 138 sq. ft, 13 m2, WALLS: 68 sq. ft, 6 m2
SIZE AND DIMENSIONS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



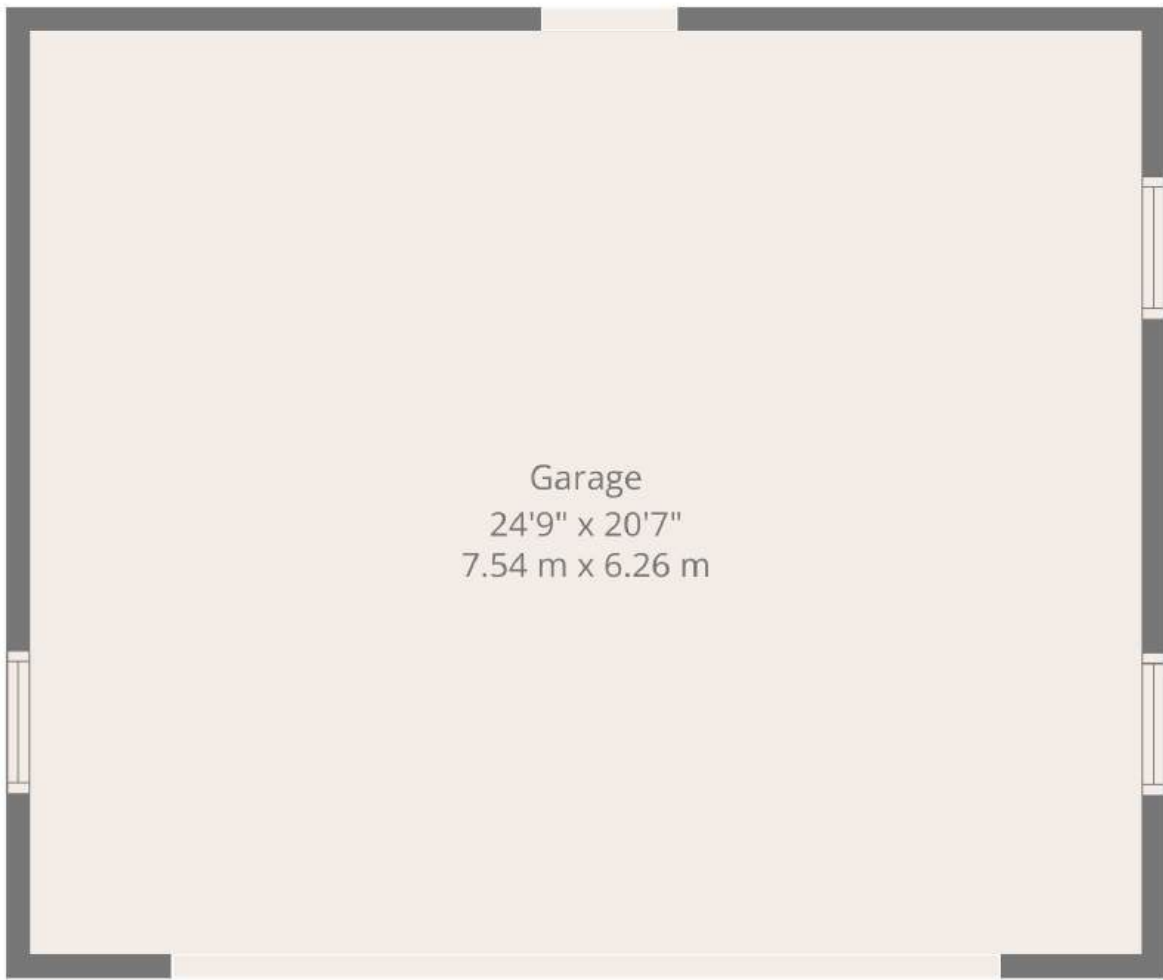
FLOOR PLAN



EXCLUDED AREAS: CARPORT: 1174 sq. ft, 109 m2, WALLS: 34 sq. ft, 3 m2
SIZE AND DIMENSIONS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN



EXCLUDED AREAS: GARAGE: 508 sq. ft, 47 m2, WALLS: 47 sq. ft, 5 m2
SIZE AND DIMENSIONS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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