

# DEAL SHEET — COMMERCIAL LAND OFFERING

Two Contiguous B-2 Commercial Lots · NW 27th Avenue · Pompano Beach, FL 33069

**ASKING PRICE****\$450,000 (both lots) · \$225,000 each****PRICE / SF**

±\$48.53 / SF (combined)

**PROPERTY TYPE**

Vacant Commercial Land

**FOLIO NUMBERS**4842-33-04-6700 &  
4842-33-04-6690**ADDRESS**NW 27th Avenue, Pompano Beach,  
FL 33069**TOTAL LAND AREA**

±9,272 SF (±0.21 AC)

**ZONING**

B-2 Community Business\*

**LAND USE (BCPA)**

10 — Vacant Commercial

**MAX DENSITY / HEIGHT**

30 DU/AC · 105 FT\*

**FLOOD ZONE**

X — outside 1% &amp; 0.2% floodplains

**REDEVELOPMENT AREA**

Pompano Beach CRA (NW District)

**OWNERSHIP**

Sizeable Investments LLC

## INVESTMENT HIGHLIGHTS

- Two contiguous, development-ready commercial lots (±4,579 SF and ±4,693 SF — ±9,272 SF combined) on NW 27th Avenue in Pompano Beach's Collier City corridor, minutes from Atlantic Blvd, MLK Jr. Blvd (Hammondville Rd), and I-95. Lots may be purchased together or individually.
- B-2 Community Business zoning supports retail, restaurant, office, service, institutional, and moderate- to high-density multifamily uses (up to 30 DU/AC; 105 ft height limit) — mixed-use flexibility rarely found at this price point.
- Located within the Pompano Beach Community Redevelopment Agency footprint, where \$74.2M has been invested in infrastructure and streetscapes and a \$2B, 4M SF “New Downtown” is underway with master developer RocaPoint Partners.
- FEMA Flood Zone X (panel 12011C0356J, eff. 7/31/2024) — outside the 1% and 0.2% annual-chance floodplains, reducing insurance and site-development cost.
- Clean profile: no structures to demolish and no city inspection, licensing, permit, or code-violation records on file.
- Strong rooftops: ±17,900 residents within 1 mile growing 8.8% by 2030 — nearly double-digit household growth in the immediate trade area.
- Assemblage upside: the adjacent improved restaurant parcel at 361 NW 27th Ave (Folio 484233046670, B-2) is separately available through Luxe Capital Advisors — combine for a three-parcel corner-scale site.

## TRANSACTION SNAPSHOT

**LAST SALE (MULTI-PARCEL)**

05/10/2024 · \$233,500 · Warranty Deed

**DELIVERY**

Free and clear at closing · As-is, where-is

**OFFER PROCESS**

Offers reviewed as received; proof of funds required

**DUE DILIGENCE**

Survey, Phase I, and zoning verification letters available upon request / buyer's cost

**EXCLUSIVE BROKER** Denis S. Alvarez · Luxe Capital Advisors · 305.487.8487 · [dsa@denisalvarez.com](mailto:dsa@denisalvarez.com)

\*Zoning, dimensional standards, density, permitted uses, and CRA program eligibility to be independently verified by buyer with the City of Pompano Beach. Information obtained from sources deemed reliable (Broward County Property Appraiser, FEMA NFHL, City of Pompano Beach) but is not guaranteed; subject to errors, omissions, price change, or withdrawal without notice.