

Trophy Redevelopment Opportunity | Pompano Beach

518 & 524 N Riverside Dr

Pompano Beach, FL 33062



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SECTION 1 - INVESTMENT SUMMARY

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Investment Summary

Address:	518 & 524 N Riverside Dr Pompano Beach, FL 33062
Parcel IDs:	484331260070,
Governing Municipality:	Pompano Beach
Zoning	RM-45
Property Size:	20,178 SqFt / ± 0.47 Acres
Building:	4,006 SqFt (518) & 1,578 SqFt (524)
Frontage:	152 Feet Along Riverside Drive
Price	\$3,495,000



Nestled in the vibrant heart of Pompano Beach, the development site located at 518-524 N Riverside Drive presents an unparalleled opportunity for visionary developers. Spanning a generous .47 acres, this prime parcel of land is zoned RM-45, offering immense flexibility and potential for a diverse array of development projects.

With the ability to construct over 20 apartments or craft a collection of luxury townhomes, the site caters to those looking to tap into the area's flourishing real estate market surrounded. Its strategic positioning not only promises stunning views but also ensures easy access to a wealth of local amenities, including bustling shopping districts, gourmet dining options, and serene beaches, making it an ideal setting for upscale residential developments that meet the growing demand for high-quality living spaces.

This unique parcel represents a rare blend of scale, location, and zoning potential, making it a highly attractive investment opportunity. Whether the vision is to create a modern apartment complex or exclusive townhomes, 518-524 N Riverside Drive stands as a canvas ready for transformation into a landmark development in Pompano Beach.

Unlock the potential of this extraordinary site and shape the future of living in one of Florida's most sought-after coastal communities.

Investment Highlights

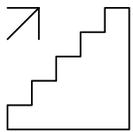
EXCELLENT LOCATION

The property is located in the highly sought after community east of the inter-coastal waterway just north of the Pompano Beach Pier, The area is impacted by the retail, educational, marine, and tourist industries.

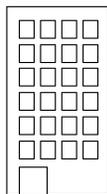
IDEAL ZONING

Flexible and aggressive zoning allows for construction of a variety of projects, from high end market rate multifamily, to luxury condos or townhomes, encompassing up to 45 du/acre, allowing for the development of up to 105 feet, with 60% lot coverage, and at least 20 Units.

**Please consult with city planning department to confirm zoning and development standards*



105 Feet



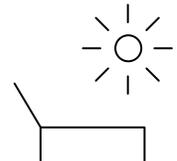
45 Units per Acre



± 0.47 acre
development site



Multifamily,
Condominiums,
Townhomes,
Hospitality



Steps from inter-
coastal, Beach,
various amenities

SECTION 2 - PROPERTY OVERVIEW

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Property Overview

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Property Overview



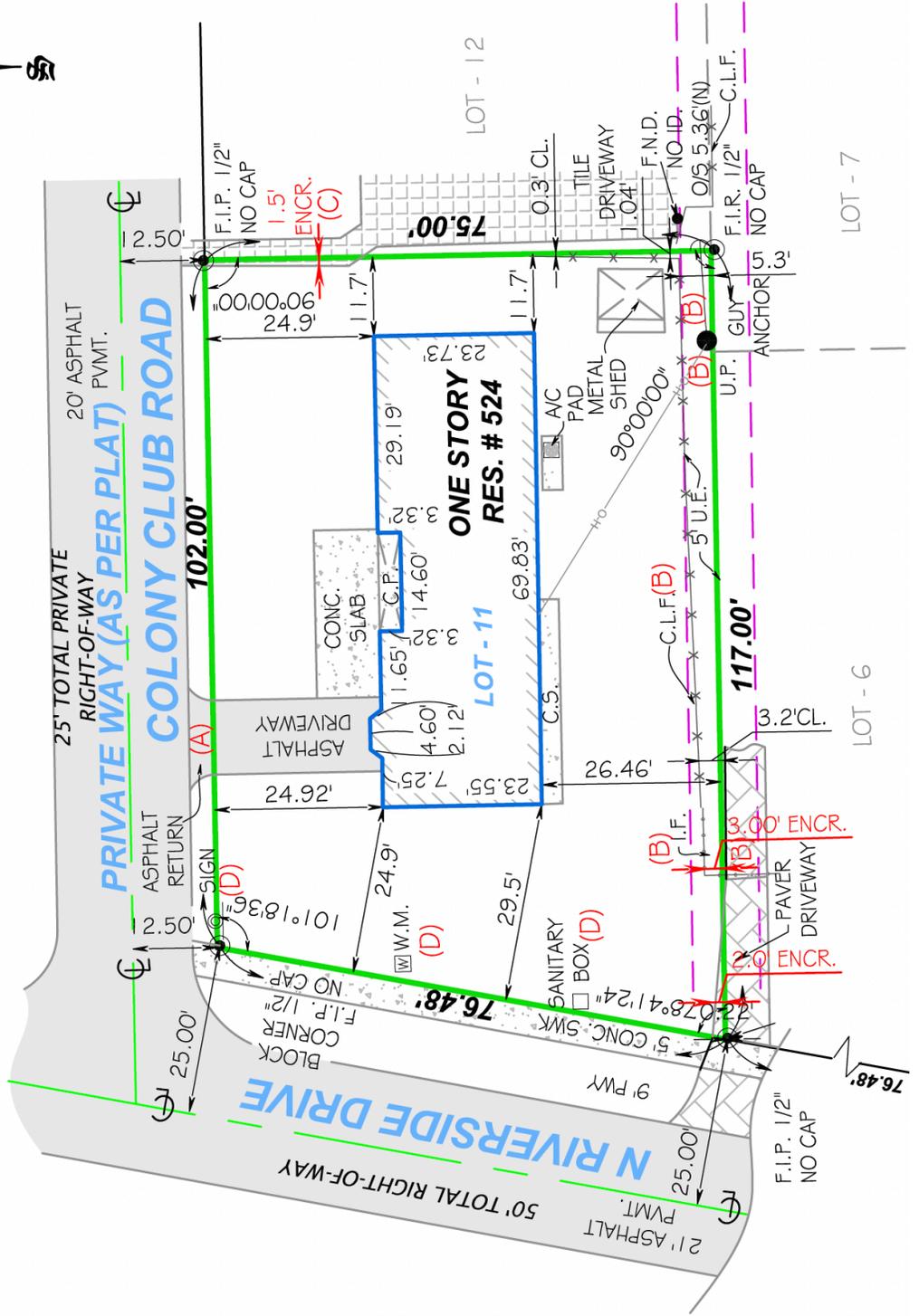
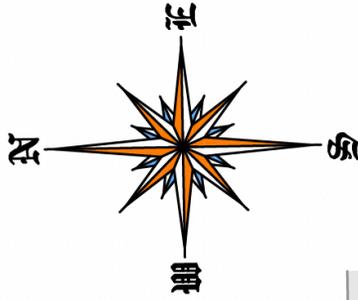
Property Overview - Survey

MAP OF BOUNDARY SURVEY

524 N RIVERSIDE DRIVE, POMPANO BEACH, FLORIDA 33062
(REV.1 3/3/2022)

ENCROACHMENT NOTES:

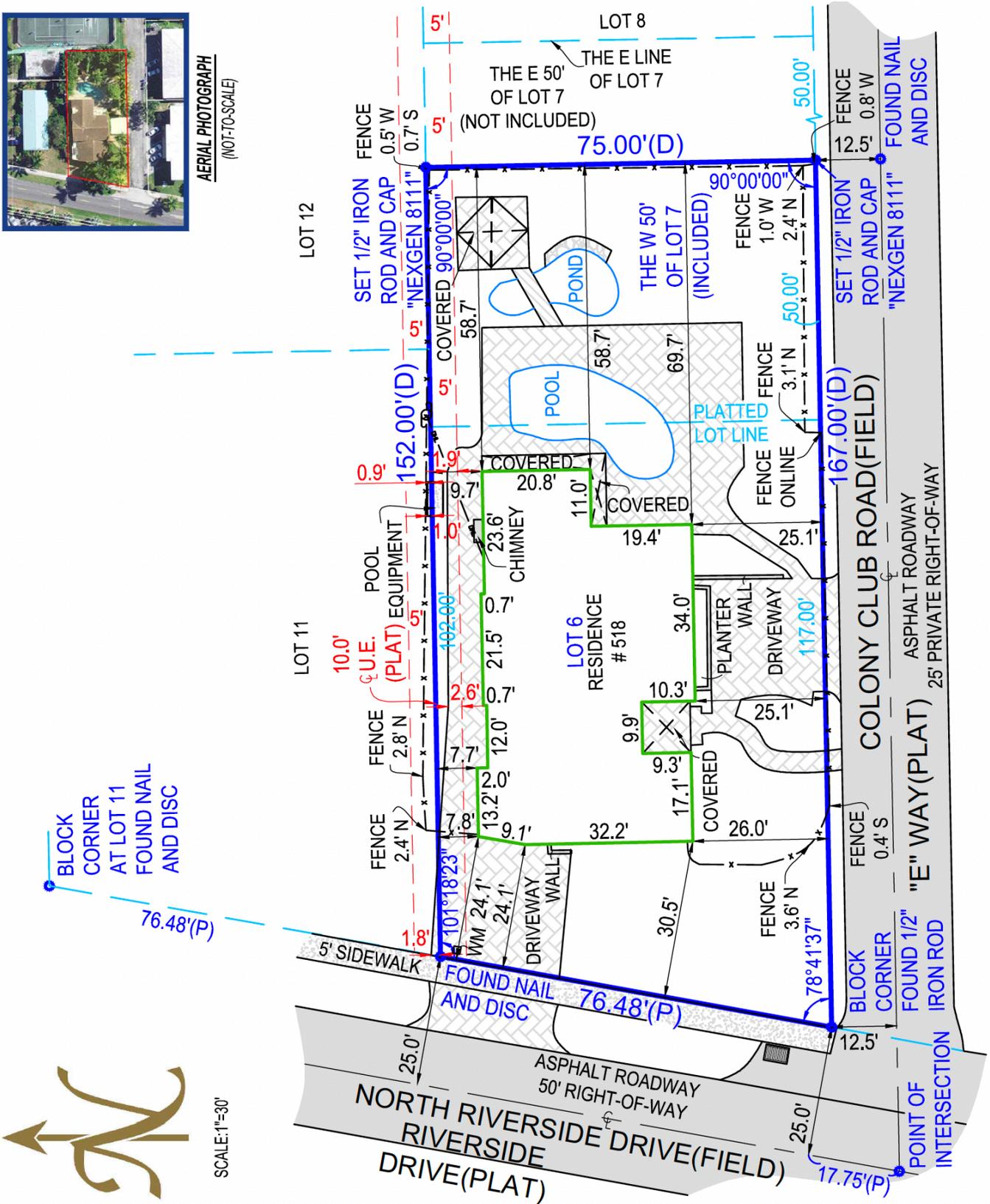
- A. NORTH SIDE OF THE SUBJECT PROPERTY, ASPHALT RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF COLONY CLUB ROAD.
- B. SOUTH SIDE OF THE SUBJECT PROPERTY, NEIGHBOR'S IRON FENCE AND NEIGHBOR'S PAVER DRIVEWAY ARE ENCROACHING INTO THE SUBJECT PROPERTY, CHAIN LINK FENCE IS ENCROACHING INTO THE 5 FOOT UTILITY EASEMENT AND UTILITY POLE AND GUY ANCHOR LIE INTO THE SUBJECT PROPERTY.
- C. EAST SIDE OF THE SUBJECT PROPERTY, NEIGHBOR'S TILE WALK IS ENCROACHING INTO THE SUBJECT PROPERTY.
- D. WEST SIDE OF THE SUBJECT PROPERTY, WATER METER, SANITARY BOX AND SIGN ARE ENCROACHING INTO THE SUBJECT PROPERTY.



Property Overview - Survey (cont.)



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



SCALE: 1"=30'

Property Overview - Aerial



SECTION 3 - AREA OVERVIEW

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Area Overview - Pompano Beach

Pompano Beach, Florida: A Rising Gem on the Gold Coast

Pompano Beach, a flourishing city nestled along Florida's renowned Gold Coast, is rapidly emerging as a beacon for both residents and tourists seeking the quintessential coastal lifestyle. With its pristine beaches, crystal-clear waters, and more than 3,000 hours of sunshine annually, Pompano Beach offers an idyllic setting for both leisure and adventure.



Area Overview - Pompano Beach

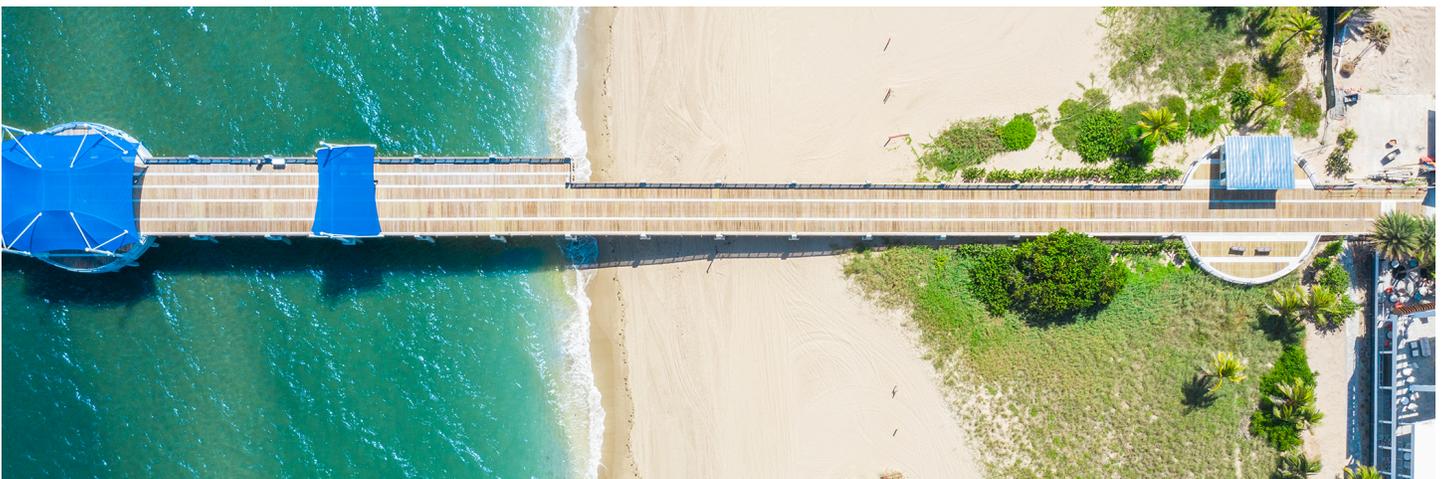
Pompano Beach, Florida: A Rising Gem on the Gold Coast

Tourism: A tourism hotspot, the city has witnessed a remarkable uptick in visitors, with recent statistics showcasing a 15% increase in tourism year-over-year. Attractions such as the Pompano Beach Pier, countless water sports, and cultural events contribute to the city's allure, drawing visitors from across the globe.

Real Estate: On the real estate front, Pompano Beach is experiencing a renaissance. The median home value in the area has surged by over 20% in the past year alone, signaling strong demand and confidence in the local market. The influx of luxury condominiums, upscale restaurants, and boutique shops is reshaping the cityscape, making it a coveted destination for affluent buyers and investors.

Economic Growth: The city's strategic location, halfway between Miami and Palm Beach, positions it as a key player in South Florida's economic expansion. The local government's commitment to infrastructure improvements and business-friendly policies has attracted a diverse array of new businesses, further bolstering the city's economy.

Quality of Life: Pompano Beach stands out for its high quality of life, with numerous parks, golf courses, and cultural venues. The city's investment in community spaces and public art projects has enriched the local culture, making it not just a place to visit, but a place to call home. In summary, Pompano Beach is not only a paradise for those seeking the sun and sea but also a dynamic city on the rise, boasting robust tourism, a thriving real estate market, economic growth, and an unmatched quality of life. It's a city where investment opportunities abound, and the potential for



Area Overview - New Downtown

Pompano Beach is on the verge of a significant transformation with the development of a new downtown area, a project that spans over 75 acres between I-95 and Dixie Highway. The city has been presented a vision from top developers for a vibrant mixed-use area that will include residential units, hotels, retail spaces, and offices, aiming to revitalize the city's core and enhance its appeal to residents, businesses, and visitors alike.



Area Overview - Your Neighbors

Discover the Culinary Delights and Scenic Beauty of Pompano Beach! Nestled along Florida's picturesque coastline, Pompano Beach offers a tantalizing culinary scene that caters to diverse palates, ranging from fresh seafood to international cuisines, ensuring a memorable dining experience for every visitor. After savoring the flavors of our acclaimed restaurants, take a leisurely stroll down the iconic Pompano Beach Pier. Extending majestically into the Atlantic, the pier provides stunning ocean vistas, a serene spot for fishing, or simply a peaceful place to watch the sunrise or sunset. Pompano Beach is not just a destination; it's an experience that combines gastronomic pleasures with the natural beauty of Florida's Gold Coast.



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The confidential report contains brief information about the property offered for sale. It is subject to changes that can appear at any time, and will replace all previously reported information. This report contains estimates, projections and information about the property, and the members, directors, executives, managers and employees related to the property or Compass Commercial do not assume any responsibility for the information contained in this report, for the accuracy and its effects, to notify any changes on the information or this report, or for any decisions based on the information contained herein.

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The information contained in this report is confidential. The recipient agrees that they will not disclose any of the contents contained in this report without prior authorization from Rachelle Ginsburg at Compass Commercial.

Any information provided was obtained from sources deemed reliable but must be verified at buyer's discretion.

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Contact us to learn
more information
on this property.

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