



# A Prime One Acre Mixed Use Development Site

Approved for 240 Unit  
Hotel Condo

Pompano Beach, Florida

Offered at  
\$13,800,000

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FOR SALE

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# OVERVIEW

REAL ESTATE  
FOR SALE

Fisher Auction Company, as sole and exclusive agents for the seller, is pleased to present A Prime One Acre Mixed Use Development Site in Pompano Beach, Florida.

## THE OFFERING

- Large 44,000± SF Prime Mixed Use Development Site steps to the Ocean in Pompano Beach
- Major Site Plan and Building Design Development Orders Approved for a 21 Story, 240 Unit Hotel Condominium with 4,000± SF of Commercial Space
- Located between SE 1 Street and SE 2 Street just East of Hibiscus Avenue in rapidly redeveloping Beach Area of Pompano Beach East CRA
- Close Proximity to Recent Commercial, Retail and Residential Development
- Walking Distance to new Oceanfront Restaurants, Retail and Fisher Family Pier
- Easy access to Major Thoroughfares, I-95 and Fort Lauderdale International Airport
- Perfect Investment Opportunity with escalating local Rental Rates and Sales
- Offering 2% Broker Participation



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# OVERVIEW

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## PROPERTY DETAILS

- **Address:** 3300 SE 1st Street, Pompano Beach, Florida 33062
- **Location:** Between SE 1st Street and SE 2nd Street East of Hibiscus Avenue
- **Directions:** From I-95 Exit # 36 –Atlantic Blvd. East to Hibiscus Avenue. Turn right to SE 1st Street. Turn left to address
- **Access:** Property has excellent access potential from SE 1st Street, SE 2nd Street and Hibiscus Avenue
- **Abbreviated Legal:** BLOUNT BROS POMPANO BEACH SUB 2-43 B LOT 5 TO 9 LESS S 5 OF SAID LOT & LESS W 5 LOT 9, LOT 10 TO 13 LESS N 5 OF SAID LOT & LESS W 5 LOT 10 BLK 8
- **Frontage:** 195± Feet along SE 1st Street. 200± Feet along Hibiscus Avenue. 245± Feet along SE 2nd Street
- **Land Area:** 1.012± Acres / 44,100± Square Feet
- **Zoning:** B-3 / AOD—Atlantic Boulevard Overlay District. See Zoning Section for Uses and Requirements
- **Uses:** Retail, Office, Residential, Lodging
- **Taxes:** 2021 Total - \$72,717.21
- **Parcel ID No.:** 494306060740
- **Flood Zone:** Zones X and AE- Panel No. 12011C0377H
- **Utilities:** Water/Sewer/Electric available to site



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# PROPERTY PHOTOGRAPHS

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# AREA OVERVIEW

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# AREA OVERVIEW

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PROJECT	DISTANCE FROM SUBJECT PROPERTY	DESCRIPTION
Riverside Promenade	0.1 Miles	The Riverside Promenade development is currently under construction and consists of two side-by-side restaurants along the Intracoastal Waterway, plus a retail building at 3200 E. Atlantic Boulevard, between South Riverside Drive and Hibiscus Avenue. The Italian restaurant will have two stories with 200 indoor seats and 82 outdoor seats. The steakhouse will have two stories, both used for dining. The downstairs will have 88 inside seats and 24 outside seats; the upstairs will have 50 inside seats and 24 outside seats.
Atlantic 3350	>0.1 Miles	Atlantic 3350 is an approved Large-scale Residential, Hotel and Commercial project. The project is approved for one 21-story building with 77 condominium units, one 19-story building with 110 extended stay suites (180 total beds), a landscaped deck with a pool, a parking garage, and 23,066 square feet of ground-level commercial facilities (which includes the existing Walgreens) on 2 acres of land, part of which is currently occupied by the Rayvan building.
Plaza at Oceanside	0.3 Miles	Plaza at Oceanside presents one of the most unique living experiences, a 17-story luxury tower built in 2009 offers 186 residential units ranging in size from 1,438 to 4,967 square feet of living space. Residents can indulge in the approximately 40,000 square feet of indoor and outdoor designer amenities defining the concept of a resort destination location. Recent unit sales range from \$680,000 to \$1,310,000.
Pompano Beach Fishing Village	0.5 Miles	Located at the New Pompano Beach Fisher Family Pier directly on the Atlantic Ocean with a Pier Street promenade link to the Intracoastal Waterway, it's a new, walkable beachfront development with something for everyone. The Pompano Beach Fishing Village boast a beautiful 655 car parking garage; Pompano Beach House with its delicious cuisine and amazing views of the beach, the historic Hillsboro Lighthouse and new Pier; the landmark Oceanic Restaurant with spectacular views of the beach and a private room for social functions; Lucky Fish Beach Bar and Grill, an open air restaurant with a large Keys style Tiki Bar and live music; A dual branded, 150 room, Hilton Tru/Hilton Home2Suites Hotel with a rooftop bar; an Alvin's Island beach apparel, BurgerFi, Kilwin's and Cannoli Kitchen.
1333 South Ocean	0.8 Miles	1333 South Ocean, is an apartment community that provides a new standard of living between Boca Raton and Fort Lauderdale Beach. Built with the resident's lifestyle at heart, their one, two and three bedroom apartments and townhome residences beckon with bright and airy living spaces for their resident's total comfort and relaxation. The amenities include a signature pool and spa, a state-of-the-art fitness center, a private pet park, a luxury 8th-floor sky lounge overlooking the sparkling water and more. Current leasing prices range from \$3,032 to \$6,779 per Month.

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# AREA OVERVIEW

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PROJECT	DISTANCE FROM SUBJECT PROPERTY	DESCRIPTION
1350 South Ocean	0.8 Miles	1350 South Ocean is an approved 27-story, 92-unit luxury condominium tower along the beachfront in Pompano Beach, FL. The ground breaking and pre-sales have not yet began.
Sabbia Beach	1 Mile	The Sabbia Beach Condos in Pompano Beach, FL are a boutique collection of only 68 two, three and four-bedroom residences, each featuring a spacious floor plan with floor-to-ceiling windows and generous balconies with spectacular views of the Ocean, city and Intracoastal Waterway. Also in this intimate collection are two stunning penthouse residences with soaring, double-height ceilings, and four unique terrace residences boasting up to 3,900 square feet of fully finished terrace space for gracious outdoor living. Recent unit sales range from \$1,199,000 to \$3,175,000.
Solemar	1.3 Miles	Solemar Beach Condos, located at 1116 North Ocean Blvd, Pompano Beach, FL are now being sold in the pre-construction phase. Related Group has partnered with renowned architecture firm Arquitectonica and Meyer Davis design firm to develop the newest and most luxurious condo development in Pompano Beach. The building will rise 21 floors tall directly on the sand. Condo units will range from 2-3 bedrooms. There will be 6 units per floor. The smallest floor plan will start at 1,400 sq/ft and the largest will be over 2,300 sq/ft. The third floor will have unique lanai units with extended terraces. The 21st floor will house 3 penthouses boasting close to 4,000 sq/ft each. Pre-Construction Unit sales prices range from \$1,433,900 to \$5,000,000+.
Ocean Park Beach Residences	1.7 Miles	The Current plans are to construct a 19-story mixed-use building that includes two towers of luxury condominiums on top of a 3-story base. The base includes approximately 3,500 square feet of ground-floor commercial space (intended primarily for the benefit of residents of the building) and three levels of parking with access fronting NE 16th Street. The building's fourth floor consists of a landscaped deck with a pool and other amenities. The residential component begins on level five. The two residential towers consist of 28 dwelling units, with each floor of each tower containing a single unit, except for the top floor, which contains a two-story penthouse. A total of 75 parking spaces are proposed for the project's residential and commercial components. The Project is currently going through the City's review process for site plan approval.

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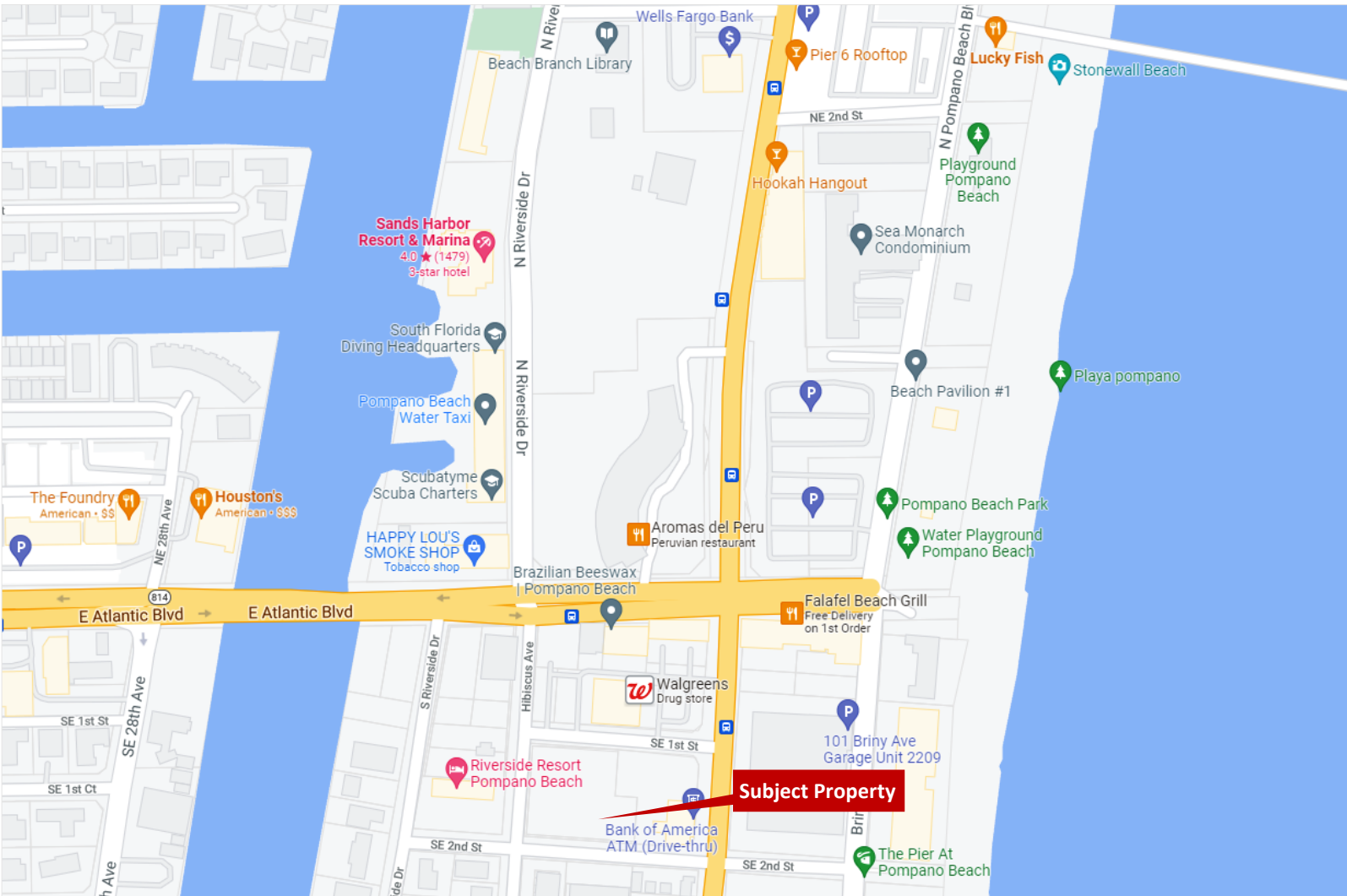


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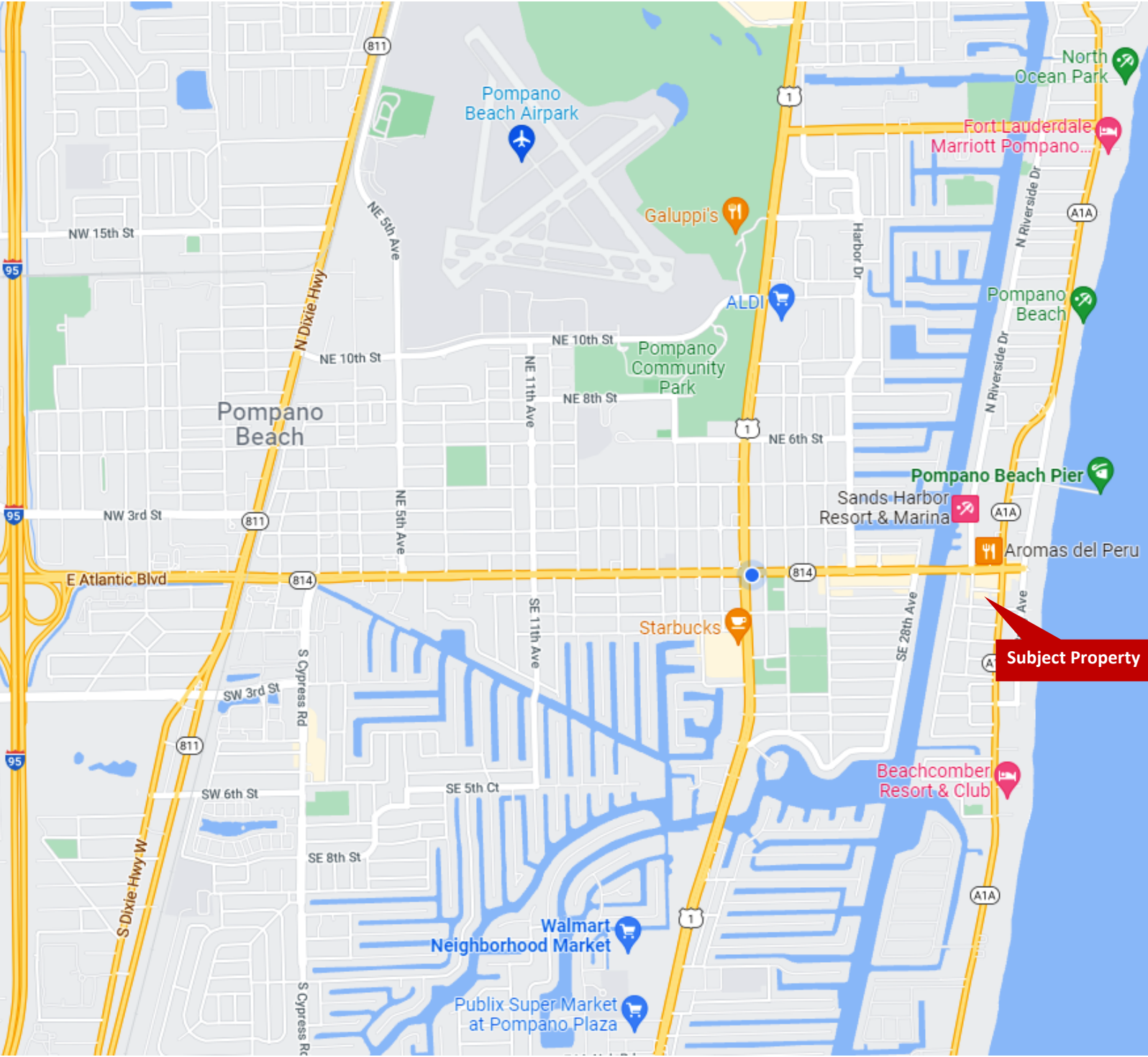
# LOCATION MAP

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# LOCATION MAP

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FOR SALE



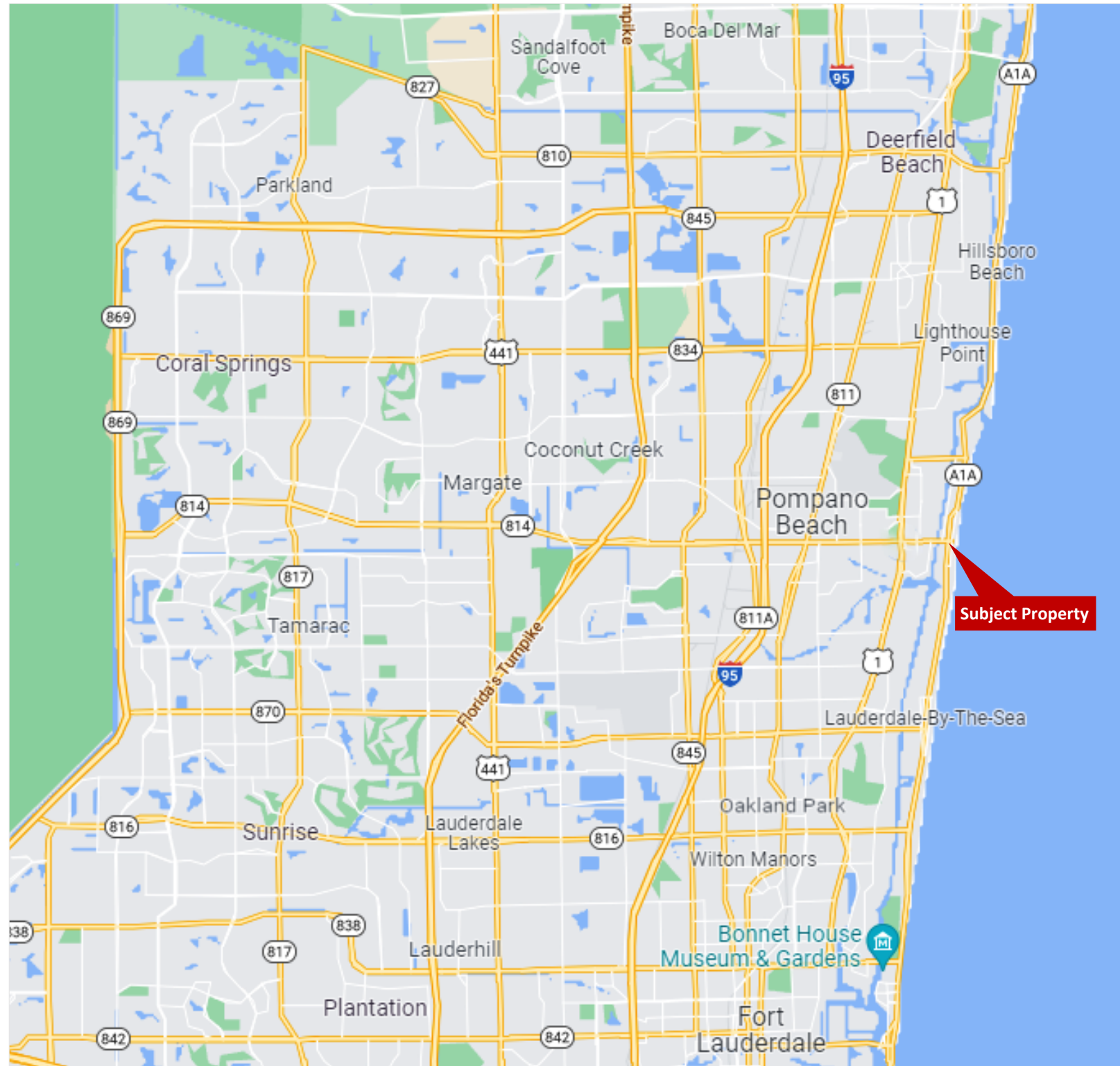
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# LOCATION MAP

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# COMMUNITY OVERVIEW

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Pompano Beach is located on the southeast coast of Florida, midway between Miami and Palm Beach, (approximately 33 miles to both cities). Minutes from Ft. Lauderdale, Pompano Beach is the third largest of Broward County's 31 municipalities. Conveniently located close to major shopping and attractions, Pompano Beach is only 12 miles from the Ft. Lauderdale / Hollywood International Airport and Port Everglades. Pompano Beach provides the lifestyle of a quiet seaside community with the benefits of a major metropolitan area.

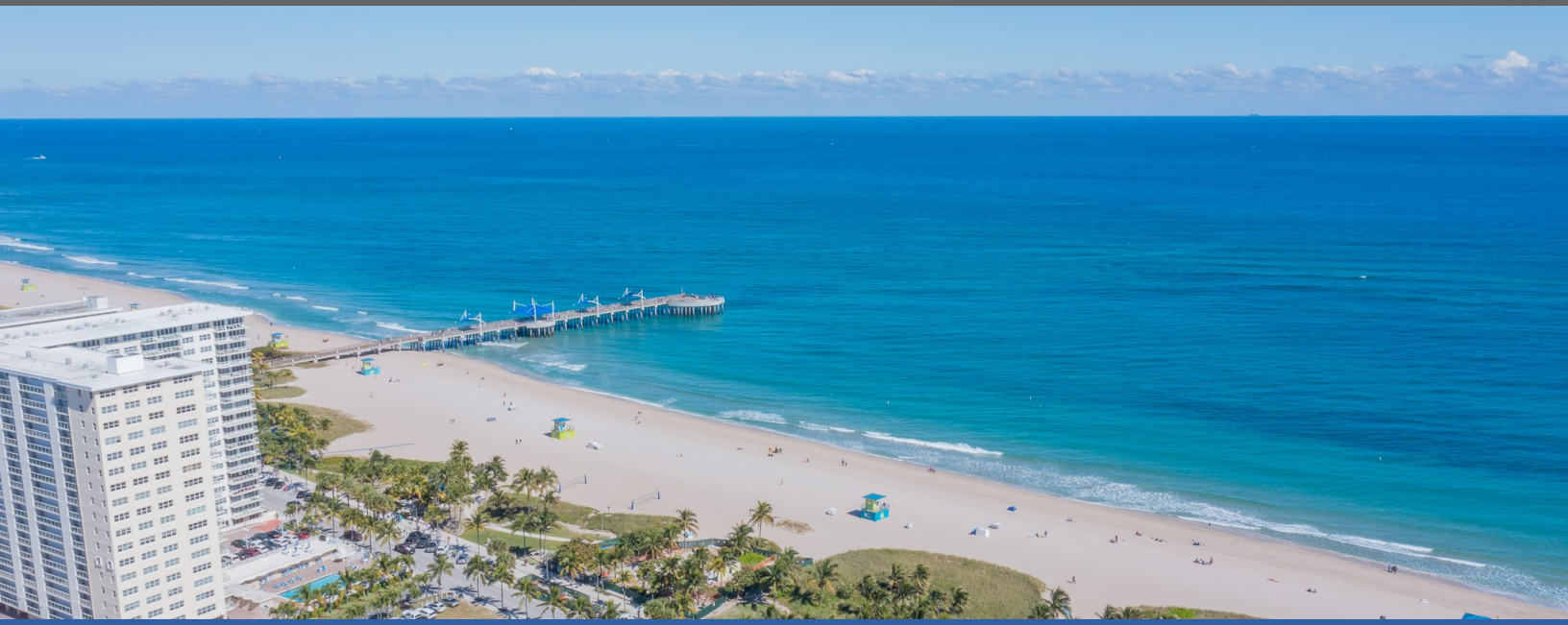
Pompano Beach's economy is based on tourism, light manufacturing, retail, and high technology with 3,000 acres set aside for industrial and commercial development. Located near two international airports, several international seaports, railways and highways, Pompano Beach provides access to the global marketplace. Being part of Broward County gives the city the added advantage of being close to over 2 million people and 50,000 businesses.

\*INFORMATION OBTAINED FROM POMPANOBEACH CHAMBER.COM

## DEMOGRAPHIC

	POMPANO BEACH, FL	FORT LAUDERDALE, FL	BROWARD COUNTY, FL
POPULATION	110,062	180,124	1.95M
MEDIAN HH INCOME	\$49,518	\$59,450	\$61,502
MEDIAN AGE	42.8	42.1	40.9
MEDIAN PROPERTY VALUE	\$213,700	\$334,000	\$300,600
AADT (Annual Average Daily Traffic)	13,600 Vehicles on S Ocean Boulevard		

\*INFORMATION OBTAINED FROM DATAUSA.IO & FDOT.GOV



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# TEAM SUMMARY

REAL ESTATE  
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## Fisher Auction Company

Complete service with honesty and integrity provide the foundation for creating the “Standard of Excellence” – the corporate benchmark embraced by Fisher Auction Company for over 50 years of continuous business. Fisher was established in 1967 as a family owned and operated business and has grown to be a dominant national firm in the auction industry.



### LAMAR FISHER PRESIDENT / CEO of FISHER AUCTION

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Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher’s proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of \$4 Billion.



Patricia McGrath  
In-House Counsel



Francis Santos  
Executive V.P. & COO



Benny Fisher  
Founder & Chairman



Andre LaBauve  
CFO



Paul Fisher  
Executive V.P. of  
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Doug Dennison  
Sr. Project/Sales  
Manager



Ben Whidden  
V.P. of Business  
Development



Neil Saffer  
Business Development



Martha Rock  
Associate Auctioneer &  
Fisher’s Dubai Ambassador

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