



RECEIVER ORDERED REAL ESTATE AUCTION

**1.67± Acre Prime Corner
Development Site**

**1621 N Dixie Highway
Pompano Beach, Florida**

**ONLINE AUCTION
EVENT
DECEMBER 14TH
AT 11 AM ET**

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OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company is pleased to present via an Online Auction a 1.67± Prime Corner Development Site in Pompano Beach, Florida.

PROPERTY HIGHLIGHTS

- Large 1.67± Acre Prime Commercial Development Site
- Excellent Exposure with 320± Feet of Frontage on N Dixie Highway
- High Traffic Count with 27,000 AADT
- Located between Copans Road and Atlantic Boulevard in rapidly redeveloping area of Pompano Beach
- Close Proximity to Recent Commercial, Retail and Residential Development
- Popular Corridor with many Nationally Branded Businesses
- Easy access to Major Thoroughfares, I-95 and Florida Turnpike
- Perfect Investment Opportunity with Upside Potential
- Multiple Development Opportunities



OVERVIEW

REAL ESTATE AUCTION

PROPERTY DETAILS

- **Address:** 1621 N Dixie Highway, Pompano Beach, Florida 33060
- **Location:** Between Copans Road and Atlantic Boulevard on the Northwest Corner of NW 16th Street and Dixie Highway
- **Directions:** From I-95 Exit # 38 -Copans Road East to Dixie Highway. Turn right to address
- **Access:** Approved Access from Dixie Highway and NW 16th Street
- **Legal Description:** Lengthy, see in Recorded Plat
- **Frontage:** 320± Feet along N Dixie Highway. 218± Feet along NW 16th Street
- **Land Area:** 1.67± Acres / 73,105± Square Feet
- **Zoning:** B-3 and I-1. See Zoning Section for Uses and Requirements
- **Taxes:** 2022 Total - \$37,443.94
- **Parcel ID No.:** 484226000340
- **Flood Zone:** Zone X. Panel No. 12011C0188H
- **Utilities:** Water/Sewer/Electric available to site

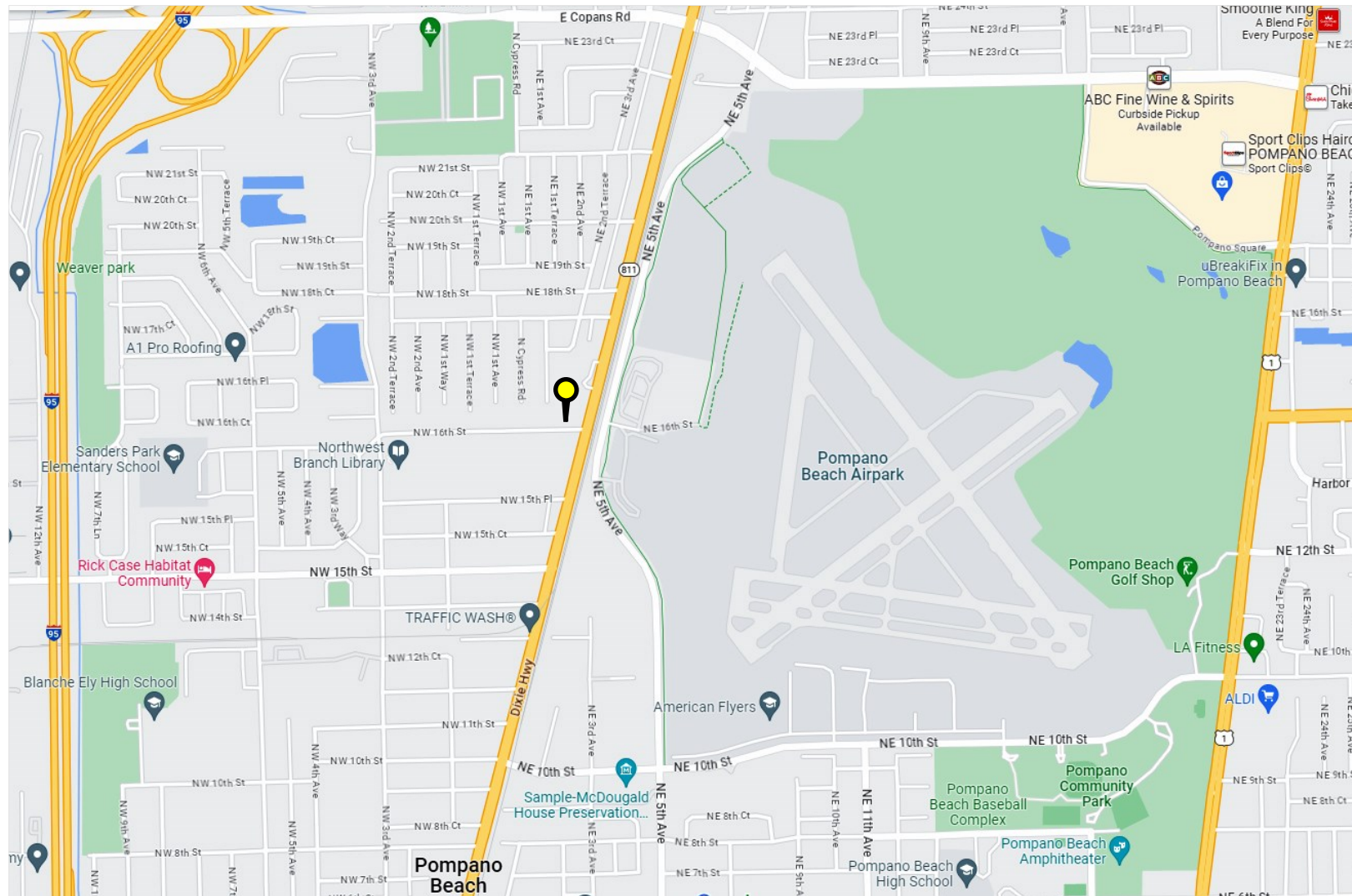


PROPERTY PHOTOGRAPHS



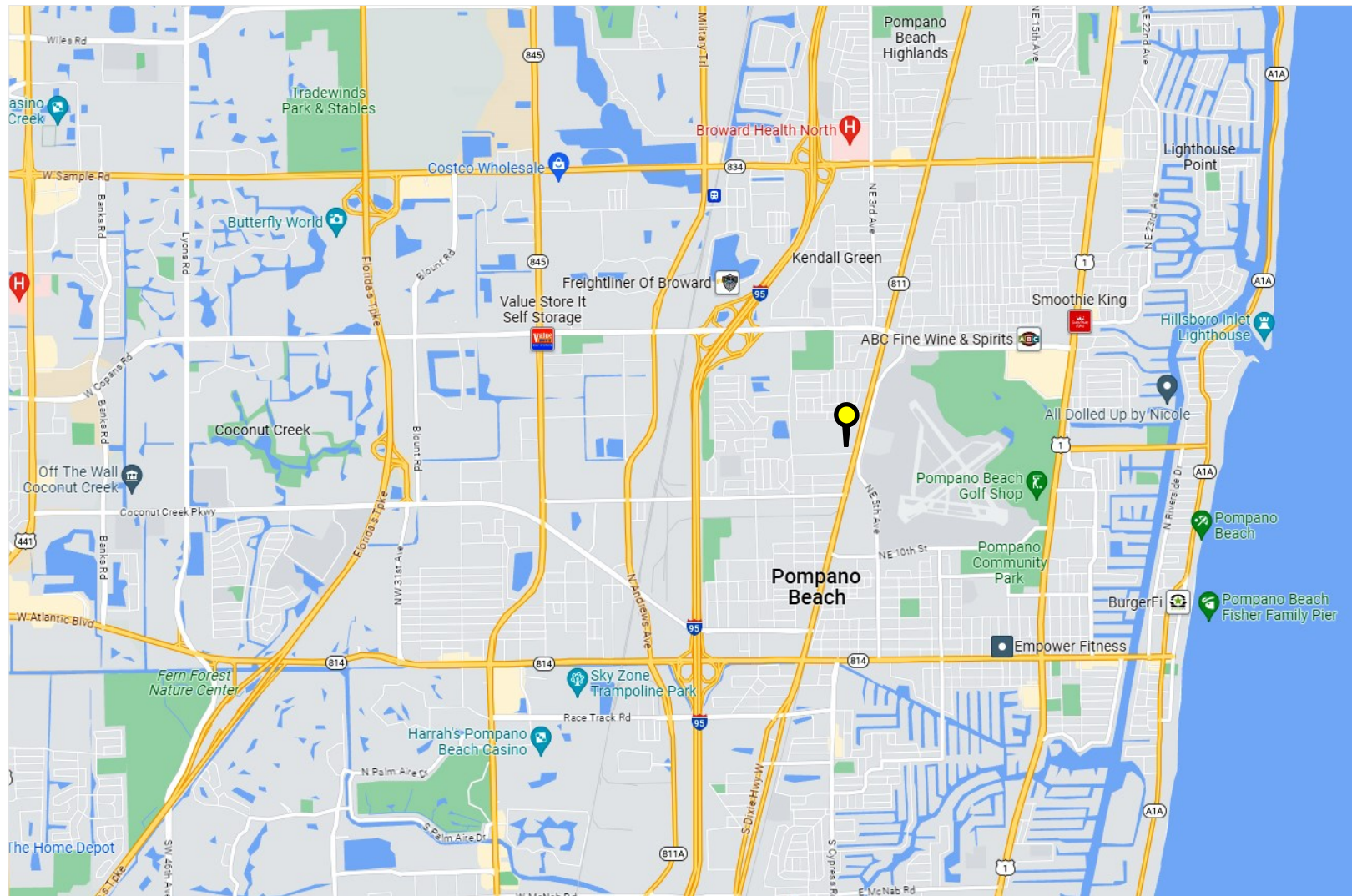
LOCATION MAP

REAL ESTATE
AUCTION



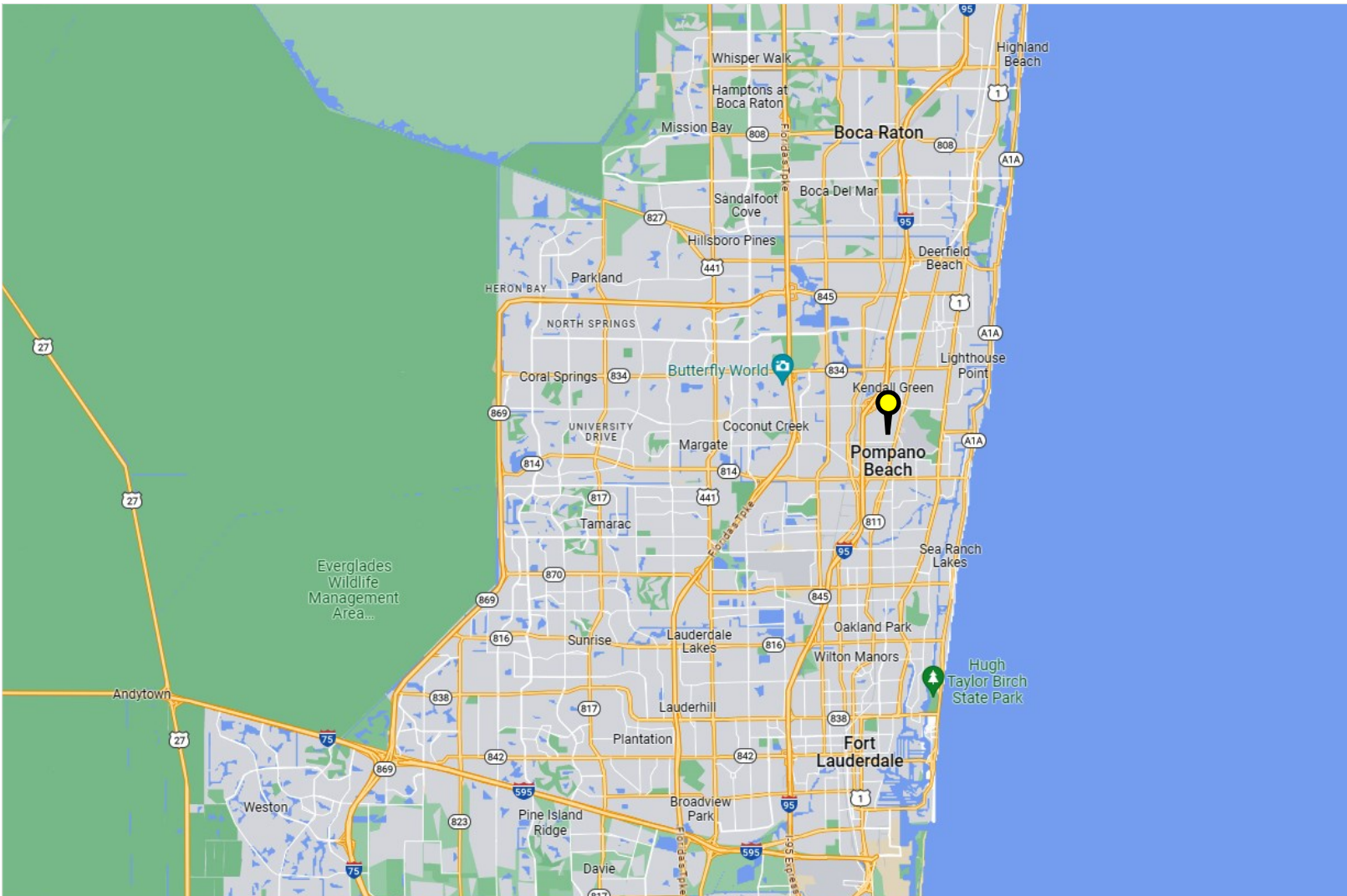
LOCATION MAP

REAL ESTATE AUCTION



LOCATION MAP

REAL ESTATE AUCTION



AUCTION SUMMARY

REAL ESTATE AUCTION

Auction Date / Time: Begins - Thursday, December 14, 2023 @ 11:00 AM ET
Ends - Thursday, December 14, 2023 @ 1:00 PM ET

Online Only Auction: Online Auction will be held on Fisher Auction's Exclusive Bidding Platform - [Bid.Fisherauction.com](https://www.Bid.Fisherauction.com)

United States District Court, Southern District of Florida

Case: Case No. 23-61179-CIV-SINGHAL

AUCTION METHOD

- The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property will be offered free and clear of all liens and claims to the highest bidder and best bidder with the highest bid being subject to the Receivership's final approval and acceptance of price, plus the seven percent (7%) Buyer's Premium and is subject to the terms and conditions of the Governing Documents.

QUALIFYING BIDDER REQUIREMENTS

- Wire into Tripp Scott, P.A.'s Real Estate Trust Account (the "Escrow / Settlement Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$200,000 Initial Deposit to be received by the Escrow / Settlement Agent no later than 12:00 PM ET on Wednesday, December 13, 2023 (the "Initial Deposit"). Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917, Ext. 4124.
- The highest and best bidder will execute the non-contingent vacant land contract with any and all addenda, immediately following the Auction. An additional escrow deposit totaling (10%) of the total purchase price in U.S. Funds will also be due via a Federal wire transfer to Tripp Scott, P.A.'s Real Estate Trust Account within twenty-four (24) hours following the conclusion of the Auction.

BROKER PARTICIPATION

- 3% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.



800.331.6620
www.FisherAuction.com

AREA OVERVIEW

REAL ESTATE AUCTION

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.

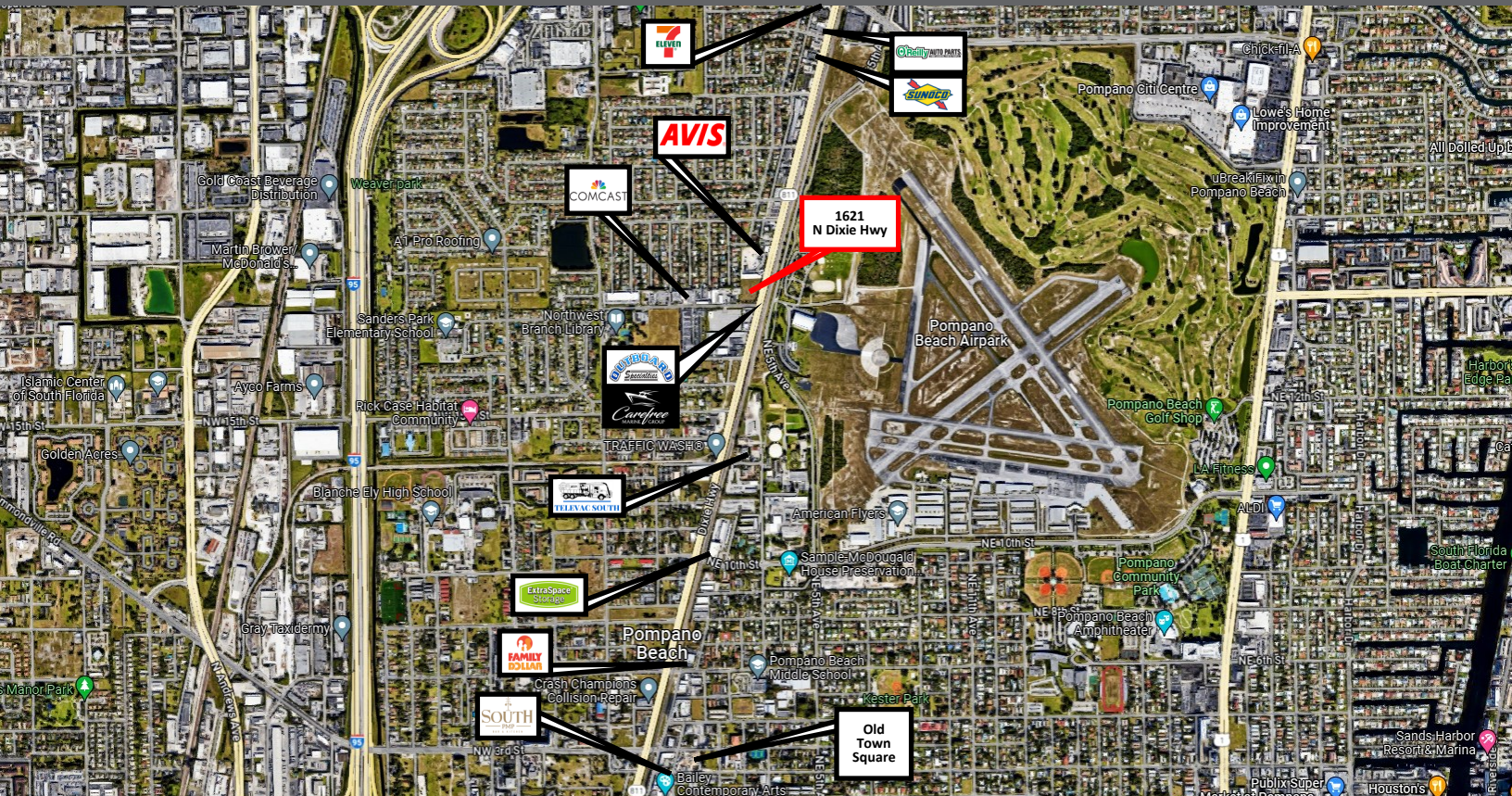
The Pompano Beach economy is based on tourism, light manufacturing, retail, and high technology with 3,000 acres set aside for industrial and commercial development. Located near two international airports, several international seaports, railways and highways, Pompano Beach provides access to the global marketplace. Being an integral 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	111,423	182,247	1.93M
MEDIAN HH INCOME	\$56,109	\$66,994	\$64,522
MEDIAN AGE	41.7	42.9	40.7
MEDIAN PROPERTY VALUE	\$245,100	\$364,100	\$299,700

*INFORMATION OBTAINED FROM DATAUSA.IO



TEAM SUMMARY

REAL ESTATE AUCTION

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 56 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
CHIEF EXECUTIVE OFFICER
of FISHER AUCTION

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954.942.0917

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its Chief Executive Officer. For over 43 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 \$6 Billion.



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In-House Counsel



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President



Paul Fisher
Executive Vice President



Andre LaBauve
Chief Financial Officer



Doug Dennison
Sr. Project/Sales
Manager



Ben Whidden
V.P. of Business Development
Central Florida



Neil Saffer
Business Development



Martha Rock
Associate Auctioneer &
Fisher's Dubai Ambassador



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AUCTION COMPANY