

Hammondville Covered Land Opportunity

±1 - ±2.72 Acres Available for Sale/Lease

2851 Hammondville Road
Pompano Beach, FL 33069



*Rendering conceptual in nature only. Tenant or buyer must seek regulatory approvals.

Contact Us

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DEVELOPMENT OPPORTUNITY

CBRE, as exclusive agent for the Owner, is pleased to offer for sale 2851 Hammondville Road, Pompano Beach, a ± 118,498 SF land site located in Pompano Beach, Florida. Built in 1956, the property comprises one 2.72 acre parcel with a 1,628 SF office building. The property is located in Pompano Beach, Florida, one of Broward County's best kept secrets.

The property offers an excellent opportunity with B-4 zoning to accommodate a wide and diverse range of moderate- to high-intensity retail, service, office, recreation/entertainment, and institutional uses, which provide goods and services serving a community, city-wide, and regional customer bases. It is conveniently located just minutes from the I-95 interchange and Florida's Turnpike, providing exceptional access to surrounding areas.

CURRENT ZONING ANALYSIS

A. Purpose

B-4 - HEAVY BUSINESS

The Heavy Business (B-4) district is established and intended to accommodate a wide and diverse range of moderate- to high-intensity retail, service, office, recreation/entertainment, and institutional uses that provide goods and services serving a community, city-wide, and regional customer bases. It also accommodates the city's major employment-generating non-industrial uses, as well as wholesaling, warehousing, and limited light manufacturing uses. Residential uses are generally inappropriate in this district.

B. Use Regulations

No building or land shall be used and no building shall be erected, constructed, reconstructed or structurally altered which is designed, arranged or intended to be occupied or used for any purpose other than one (1) or more of the following:

Use Type	Code	Use Type	Code	Use Type	Code	Use Type	Code
Newspaper or magazine publishing	P	Yacht club	P	Crematory	P	Clothesline (as accessory residential uses)	A
Radio or television station	P	Business service center	P	Dry cleaning or laundry drop-off establishment	P	Clubhouse	A
Telecommunications facility, on a new free-standing tower	S	Conference or training center	P	Fortune-telling establishment	P	Dock	A
Community center	P	Day labor service	P	Funeral home or mortuary	P	Drive-through service	A
Library	P	Employment agency	P	Laundromat	P	Drop-in child care	A
Museum	P	Parcel services	P	Lawn care, pool, or pest control service	P	Electric vehicle (EV) level 1 or 2 charging station	A
Senior center	P	Telephone call center	P	Personal and household goods repair establishment	P	Electric vehicle (EV) level 3 charging station	A
Youth center	P	Travel agency	P	Personal services establishment	P	Fence or wall	A
Adult day care center	P	Amusement arcade	P	Tattoo or body piercing establishment	P	Garage or carport	A
Child care facility	P	Arena, stadium, or amphitheater	P	Antique store	P	Greenhouse	A
College or university	P	Auditorium or theater	P	Art gallery	P	Green roof	A
School, elementary	P	Bowling alley or skating rink	P	Auction house	P	Limited fuel/bottled gas distribution	A
School, high	P	Golf driving range	P	Book or media shop	P	Outdoor display of merchandise	A
School, middle	P	Miniature golf course	P	Consignment boutique	P	Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)	A
Specialty arts school	P	Motion picture theater	P	Grocery or convenience store	P	Outdoor storage (as an accessory use)	S
Vocational or trade school	P	Racket sports facility	P	Drug store or pharmacy	P	Rainwater cistern or barrel	A
Courthouse facility	P	Sport shooting and training range	S	Flea market	S	Recycling drop-off stations	A
Fire or EMS station	P	Other indoor commercial or membership recreation/entertainment use	P	Home and building supply center	P	Retail clinic	A
Fire training facility	P	Other outdoor commercial or membership recreation/entertainment use	S	Local liquor or package store	S	Satellite dish	A
Government administrative offices	P	Bar or lounge	P	Regional liquor or package store	P	Small wind energy system	A
Police station	P	Brewpub	P	Beer or wine store	P	Solar energy collection system	A
Post office	P	Hall for Hire	P	Pawn shop	P	Storage shed	A
Medical office	P	Nightclub	P	Thrift shop	P	Swimming pool or spa or hot tub	A
Specialty medical facility	P	Restaurant	P	Retail sales establishment, large	P	Television or radio antenna	A
Urgent care facility 24 hours	P	Specialty eating or drinking establishment	P	Indoor mall or marketplace	P	Dormitory (As accessory to education use)	S
Specialty hospital	P	Automotive painting or body shop	P	Other retail sales establishment	P	Mechanical Equipment and similar features	A
General hospital	P	Automotive parts sales without installation	P	Self-storage or mini-warehouse facility	S	Uncovered porches, decks, patios, terraces, or walkways	A
Medical or dental lab	P	Automotive parts sales with installation	P	Condo hotel	P	Flagpoles	A
Medical marijuana health care establishment	S	Automotive repair and maintenance facility	P	Bed and breakfast inn	P	Lighting fixtures, projecting or freestanding	A
Arboretum or botanical garden	P	Automotive wrecker service	P	Hotel or motel	P	Gazebo	A
Community garden	P	Battery exchange station	P	Educational, scientific, or industrial research and development	S	Screened Enclosures with Screened Roof	A
Park or plaza	P	Car wash or auto detailing	S	Fuel oil or bottled gas distribution	S	Eating and drinking establishments (as an accessory use)	A
Civic center	P	Gasoline filling station	P	Laundry, dry cleaning, carpet cleaning, or dyeing facility	P	Alcoholic beverage sales as an accessory use to a brewery, winery or distillery	A
Lodge or club	P	New Automobile and Light Truck sales	P	Audio and visual recording and production studio	P	Package sales as an accessory use to a bar or lounge	A
Place of worship	P	Used Automobile and Light Truck sales with indoor display only	P	Printing or other similar reproduction facility	P	Moving vendors on private property	A
Transportation passenger station/terminal	P	Used Automobile and Light Truck sales with outdoor display	S	Repair of scientific or professional instruments	P	Farmer's market (as a temporary use)	T
Solar energy collection system (as a principal use)	S	Automobile and Light Truck rental	P	Tool repair shop	P	Interim commercial use	I
Utility use, minor	P	Muffler/transmission sales and installation	P	Cabinet or furniture manufacturing and woodworking	P		
Animal grooming	P	Parking deck or garage (as principal use)	P	Food and/or beverage products manufacturing (without slaughtering)	S		
Animal shelter or kennel	P	Parking lot (as principal use)	P	Manufacturing, assembly, or fabrication, light	P		
Pet hotel	P	Taxi or limousine service facility	P	Warehouse, distribution or storage	P		
Pet shop	P	Tire sales and mounting	P	Plant nursery, wholesale	P		
Veterinary hospital or clinic	P	Heavy Truck/recreational vehicle/trailer rental	P	Showroom, wholesale	P		
Boat or marine parts sales without installation	P	Limited Auto Dealership; Fleet Automobile Sales	S	Other wholesale use	P		
Boat or marine parts sales with installation	P	Contractor's office	P	Amateur ham radio antenna	A		
Boat or marine repair and servicing	P	Professional Office	P	Automated teller machine (ATM)	A		
Boat sales or rental	P	Art, music, dance studio	P	Bike rack	A		
Boat towing service	P	Bank or financial institution	P	Canopy, vehicular use	A		
Docking facility, recreational boat	P	Check cashing or payday loan store	P				
Marina	P						

Code Uses:
P = PERMITTED PRINCIPAL USE
S = USE ALLOWED AS A SPECIAL EXCEPTION
A = PERMITTED ACCESSORY USE
T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT
I = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT
I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT

C. Intensity and Dimensional Standards

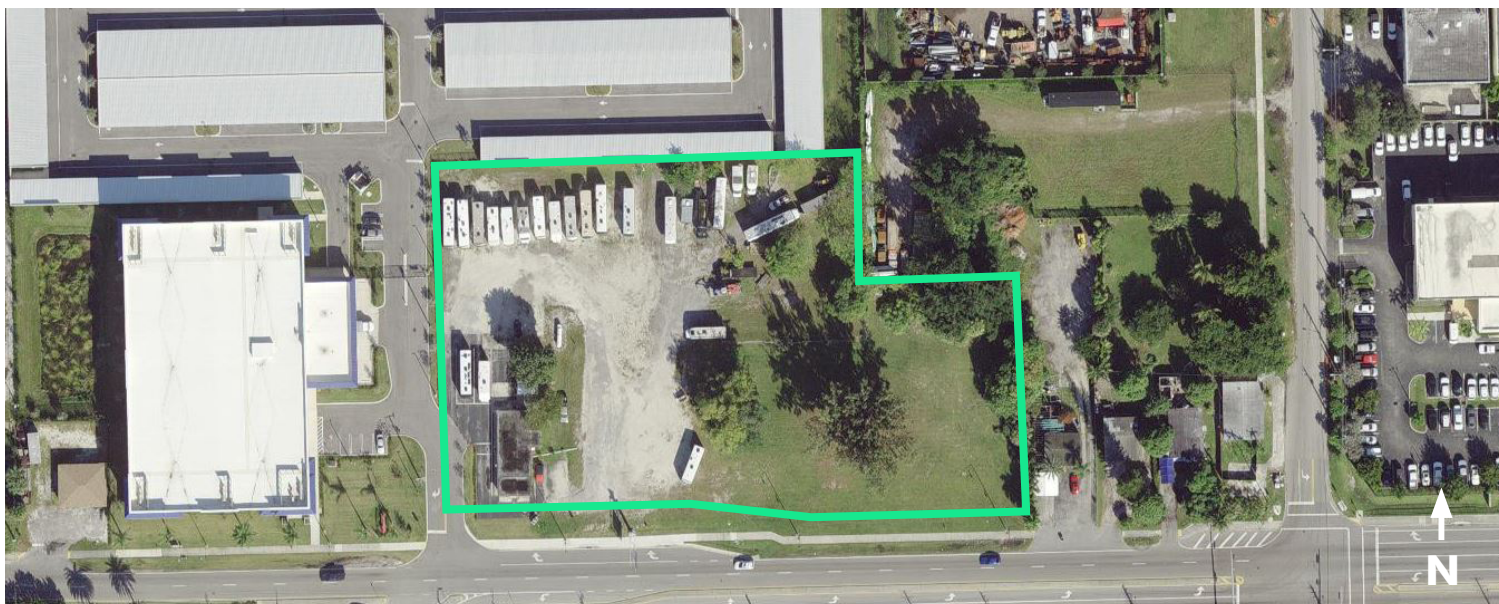
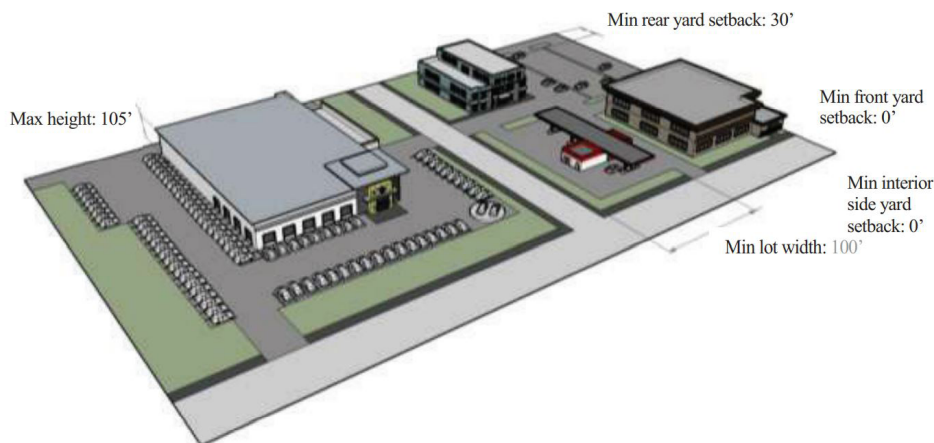
Lot area, minimum (sq ft)	10,000
Lot width, minimum (ft)	100
Front yard setback, minimum (ft)	0
Density, maximum (du/ac)	n/a
Lot coverage, maximum (% of lot area)	60
Pervious area, minimum (% of lot area)	20
Height, maximum (ft)	105 ²
Front yard setback, minimum (ft)	0
Street side yard setback, minimum (ft)	0 ³
Setback from a waterway or canal, minimum (ft)	15
Setback from a dune vegetation line, minimum (ft)	25
Interior side yard setback, minimum (ft)	0 ³
Rear yard setback, minimum (ft)	30

Notes: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Article 9:Part 4 .

2. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.

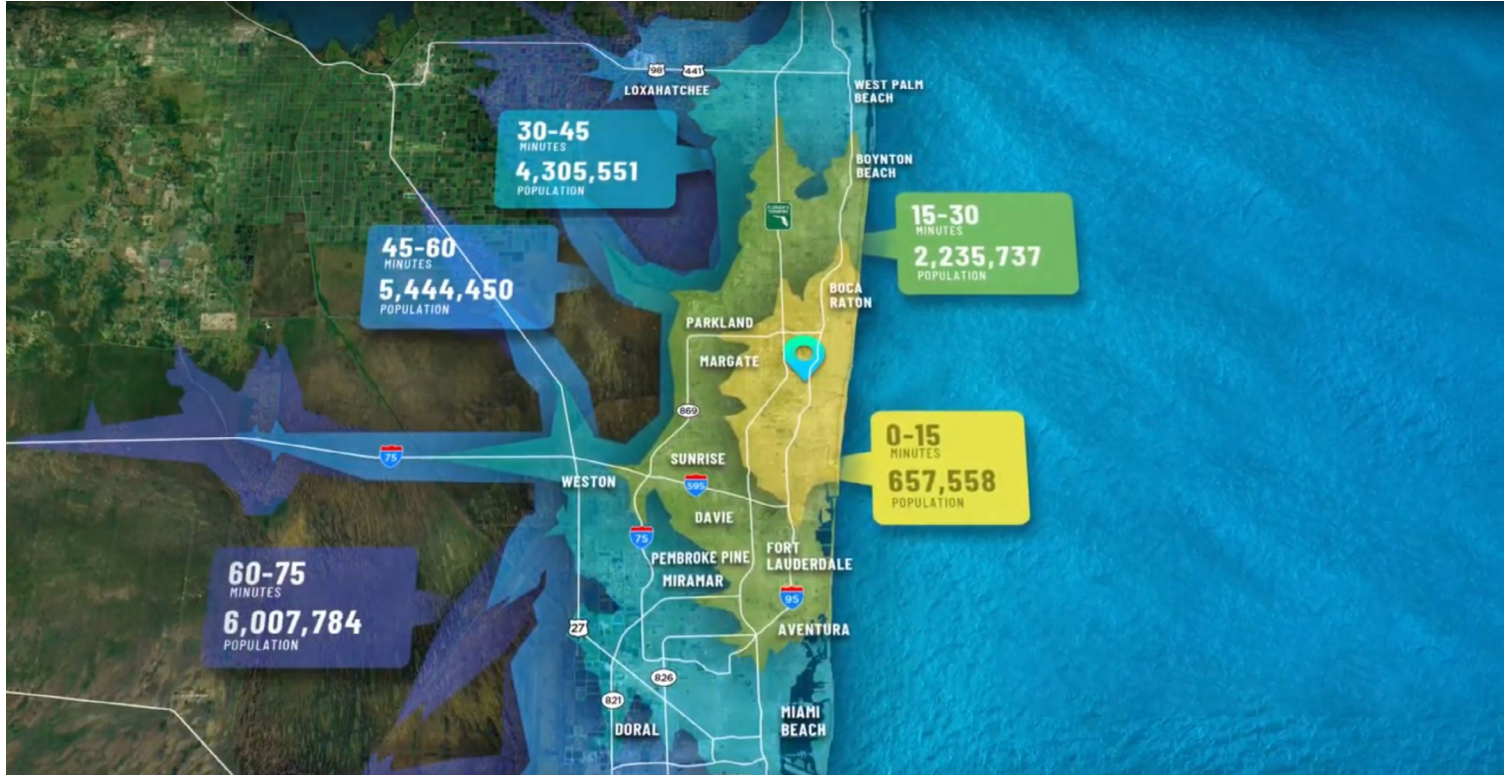
3. Increased 1 ft for each 4 ft (or major fraction thereof) the structure's height exceeds 50 ft.



Property Features

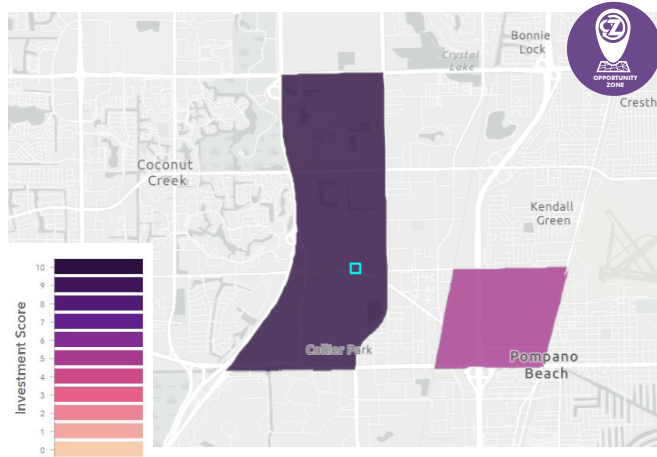
- + ±2.72 acres available (118,498 LSF) for sale
- + ±1.62 acres available (70,252 LSF) paved with a small dispatch office (1,628 SF) immediately ready for lease
- + Zoned B-4, Heavy Business, City of Pompano Beach allows for multiple uses
- + Located in an Opportunity Zone with an investment score of 10
- + Convenient access to a wide range of highly-valued amenities
- + Opportunity to generate income now before redevelopment
- + Folio: 4842-28-00-0353
- + Less than 1 minute from Florida's Turnpike
- + Less than 2 miles to I-95
- + Available immediately
- + Prime commercial development land in the heart of Pompano Beach with high visibility
- + Owner is willing to clear, grade and pave the east side of the land
- + Sale Asking Price: \$5,750,000
- + Asking Lease Rate: \$4.00 PSF NNN

DRIVETIME POPULATION MAP



OPPORTUNITY ZONE

Tract: 12011030600



Total Households 2010 [*] :	1,791
Total Households 2018 ^{**} :	2,172
2010-2018 Household Growth ^{**} :	2.4%
Average Home Value 2018 ^{**} :	\$141,051
Median Household Income 2010 [*] :	\$26,648
Median Household Income 2018 ^{**} :	\$29,882
% Households under poverty level:	18.2%

(ACS Multiyear Data 2012 - 16)

^{*} U.S. Census | ^{**} ESRI Demographics

Investment Score - 10 (1=low; 10=high)

The Urban Institute developed a score of investment flows to census tracts factoring commercial lending, multifamily lending, single-family lending and small business lending. Data on existing equity flows is limited so debt flows are used as a proxy for understanding access to local capital.

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