

# ±1.93 Acres Approved Multifamily Land

1665 NW 15th Avenue, Pompano Beach, FL 33069

# NAI Southcoast



**AVAILABLE**  
1.93 Acres

NW ANDREWS AVENUE

NW-15TH CT

NW 15TH CT

C. Robert Markham  
Elementary School



**FULLY APPROVED 23 UNIT APARTMENT SITE**

*Presented by:*

Reid Armor

Sales Associate

+1 772 631 4248

reid@naisouthcoast.com

www.naisouthcoast.com

Adam Karol

Sales Associate

+1 772 291 8856

akarol@naisouthcoast.com

www.naisouthcoast.com

OFFERED AT:

**\$2,254,000**

(\$98,000/unit)



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## Summary:

Address: 1665 NW 15th Ave  
Pompano Beach, FL 33069

Parcel IDs: 484227000501 & 484227000508

Land Area: 1.93 Acres

Jurisdiction: City of Pompano Beach

Future Land Use: RM-12 (Multiple-Family Residential 12)

Zoning: LM (Low-Medium 5-10 DU/AC)

Frontage: ±568' S Andrews Ave and ±160' NW 15th Ct

Price: \$2,254,000

## Property Overview:

Calling all developers! A rare opportunity to purchase a fully approved 23 unit multifamily site in fast-growing and desirable Pompano Beach, Florida. Entitlements secured include: Final Plat recording, Final Site Plan Approval, Final Sewer and Water Approvals, and a Broward County Stormwater Management License. Demand for developable land is strong in the area and fewer and fewer suitable parcels remain along the convenience of I 95, which is the primary transportation corridor for residents and services commuting up and down South Florida.

The subject property's RM-12 (Multiple-Family Residential 12) Future Land Use allows for up to 12 dwelling units per acre giving this site the capacity to accommodate 23 dwelling units.

Located on the Western side of Andrew Ave (AADT 18,800) south of E Copans Rd (AADT 45,000) and North of Hammondville Rd (AADT 21,500). Near HCA Florida Northwest Hospital, Chase Stadium, Home Depot anchored shopping center, and retailers including Dunkin' Donuts, CVS, Walmart, and Wawa gas station, with easy access to I-95 and the nearby beautiful beaches of South Florida.

**To access a due diligence vault containing Survey, Architectural Plans, Elevations, Landscape Plan and more, please contact Listing Agents.**



## Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$78,147	34.0
3 Miles	\$83,412	41.9
5 Miles	\$95,904	44.1



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Looking Southeast

C. Robert Markham  
Elementary School

NW 15TH CT

AVAILABLE  
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NW ANDREWS AVENUE





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Looking East



**AVAILABLE**  
1.93 Acres

NW ANDREWS AVENUE

C. Robert Markham  
Elementary School

NW 15TH CT





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Looking West



NW 15TH ST



C. Robert Markham  
Elementary School

**AVAILABLE**  
1.93 Acres

NW 15TH CT

NW ANDREWS AVENUE





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Parcel Frontage

AVAILABLE  
1.93 Acres

NW 15TH CT

±160'

±568'

NW ANDREWS AVENUE





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## Building A Elevation



1 BUILDING A WEST ELEVATION

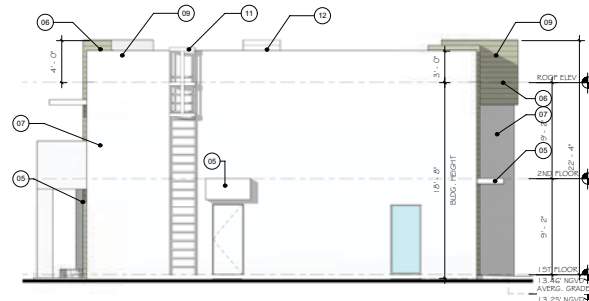
SCALE: 3/16" = 1'-0"



KEY	DESCRIPTION
02	BUILT-UP WALL WITH STUCCO FINISH AND SCORE LINES
03	SMOOTH STUCCO FINISH AND PAINTED
04	ALUM. / GLASS IMPACT RESISTANT WINDOW
05	CONCRETE EYEBROW
06	SW 9647 SOFT SAIGE COLOR PAINT
07	SW 7009 PURE WHITE COLOR PAINT
08	ALUM. ANODIZED DARK BRONZE
09	PARAPET 3' AVERAGE HIGH
10	METAL DECK RAIL
11	METAL ROOF ACCESS LADDER
12	ALUM. A/C SCREEN 6" ABOVE EQUIP.
14	6"x6" COLUMNS
15	42" HIGH ALUM. RAILING W/ HORIZ. BARS TO REJECT 4" OBJ. DARK BRONZE ESP. COLOR
16	TENSILE CANVAS CANOPY
18	PLANTER SEE LANDSCAPE PLANS

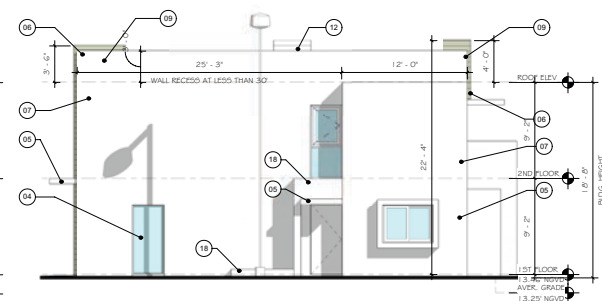
### GRAFFITI MAINTENANCE NOTE:

EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 6 FEET TO PREVENT VANDALISM.



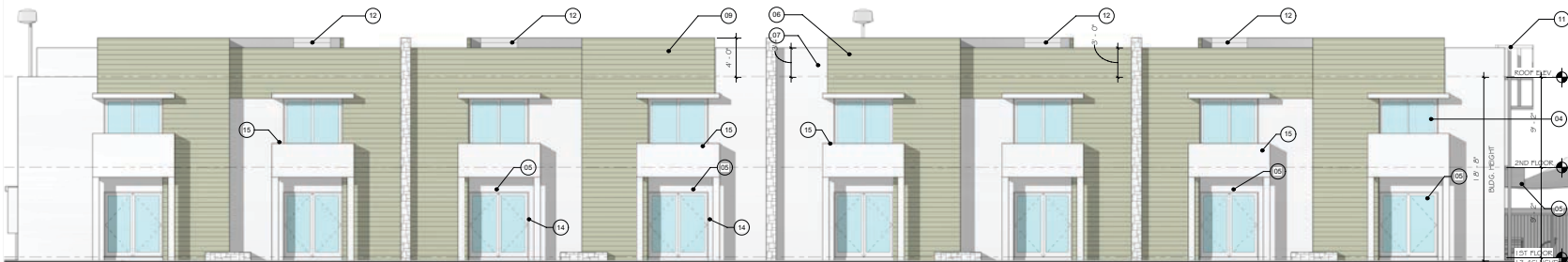
4 BUILDING A NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 BUILDING A SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



3 BUILDING A EAST ELEVATION

SCALE: 3/16" = 1'-0"



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## Building C Elevation

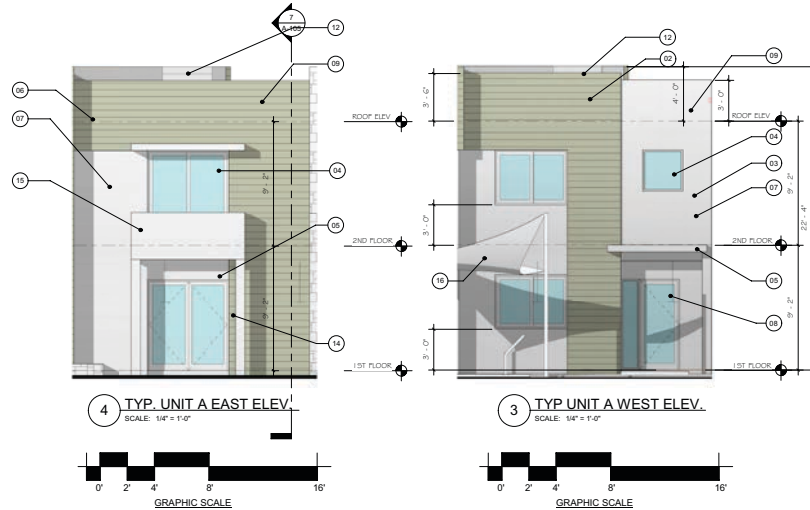




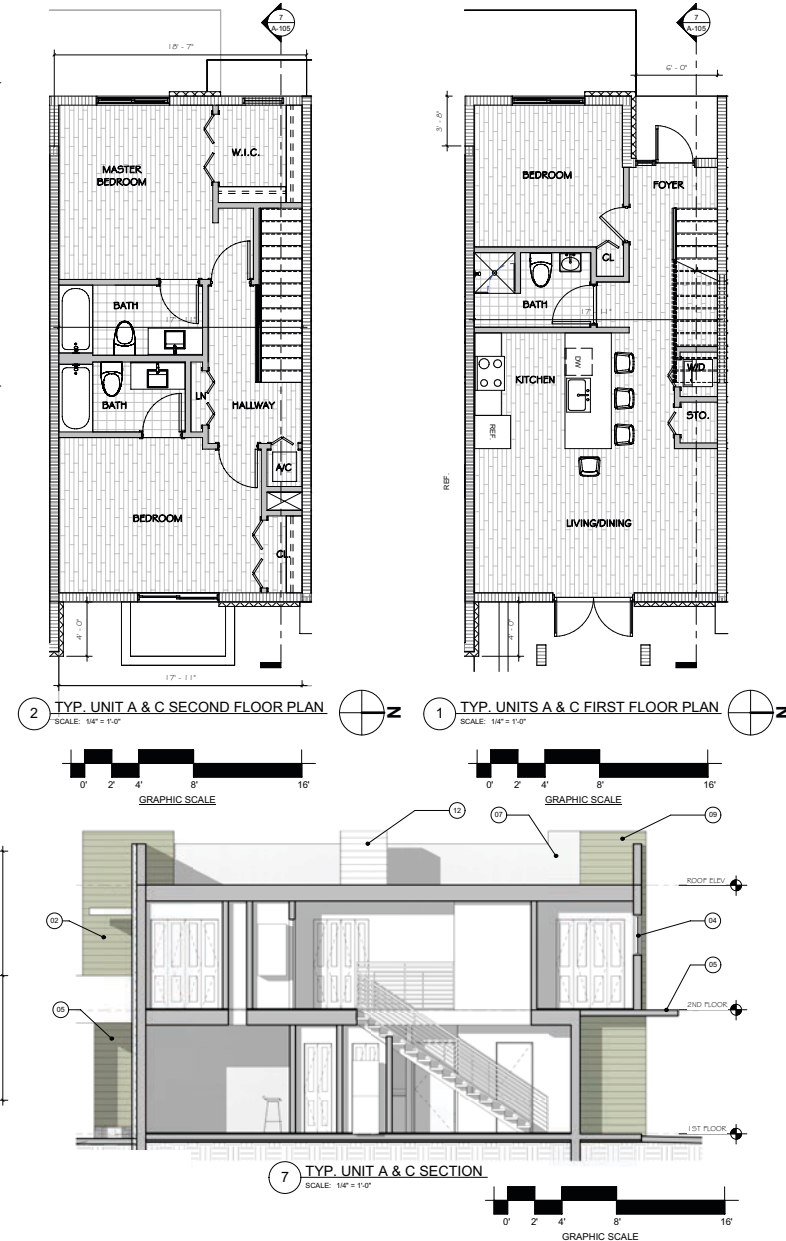
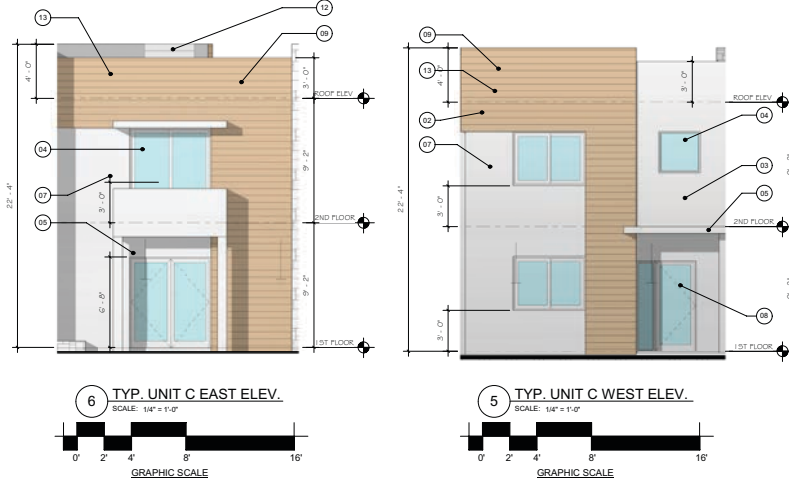
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## Buildings A&C Typical Unit



KEYNOTE LEGEND	
KEY	DESCRIPTION
02	BUILT-UP WALL WITH STUCCO FINISH AND SCORE LINES
03	SMOOTH STUCCO FINISH AND PAINTED
04	ALUM. / GLASS IMPACT RESISTANT WINDOW
05	CONCRETE OVERBROW
06	SW 9647 SOFT SAGE COLOR PAINT
07	SW 7008 PURE WHITE COLOR PAINT
08	ALUM. ANODIZED DARK BRONZE
09	PARAPET 3" AVERAGE RISE
12	ALUM. MC POKER 10" ABOVE EQUIP
13	SW 9005 BELLINI PIZZ COLOR PAINT
14	STYP COLUMNS
15	42" HIGH ALUM. RAILING W/ FORTZ. DADS TO RESIST 4" O.D. DARK BRONZE ESP COLOR
16	TENSILE CAVAS CANOPY





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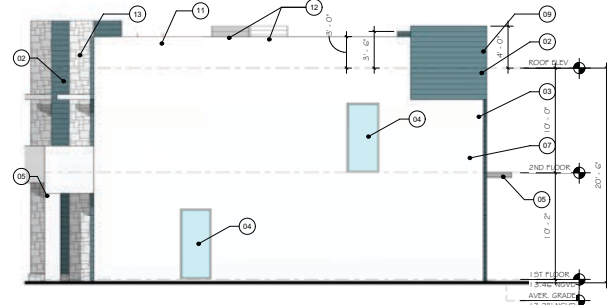
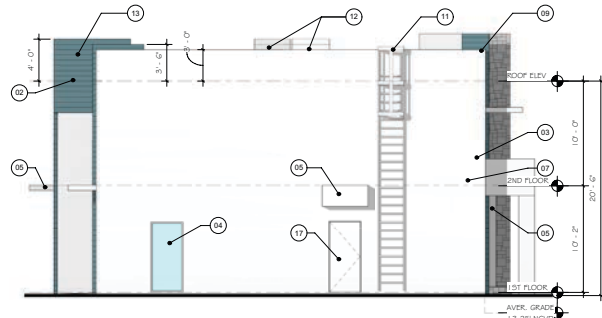
1665 NW 15th Avenue, Pompano Beach, FL 33069

## Building B Elevation



KEYNOTE LEGEND	
KEY	DESCRIPTION
02	BUILT-UP WALL WITH STUCCO FINISH AND SCORE LINES
03	SMOOTH STUCCO FINISH AND PAINTED
04	ALUM. / GLASS IMPACT RESISTANT WINDOW
05	CONCRETE EYEBROW
07	SW 7005 PURE WHITE COLOR PAINT
08	ALUM. ANODIZED DARK BRONZE
09	PARAPET 3\"/>

**GRAFFITI MAINTENANCE NOTE:**  
 EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 5 FEET TO PREVENT VANDALISM.

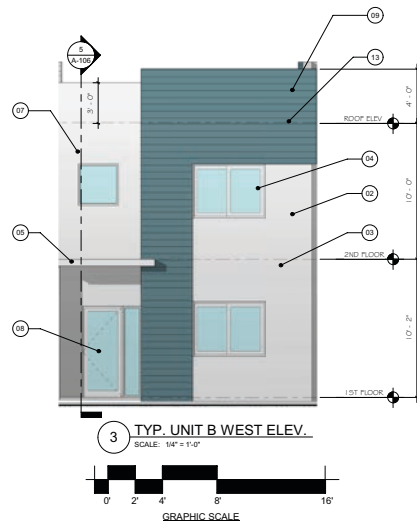




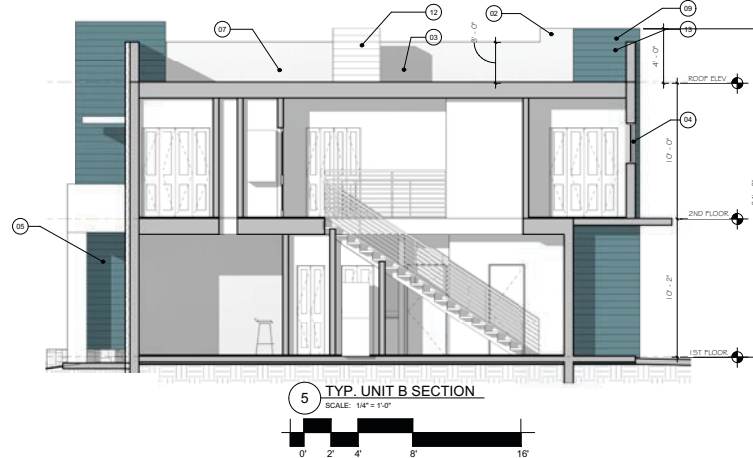
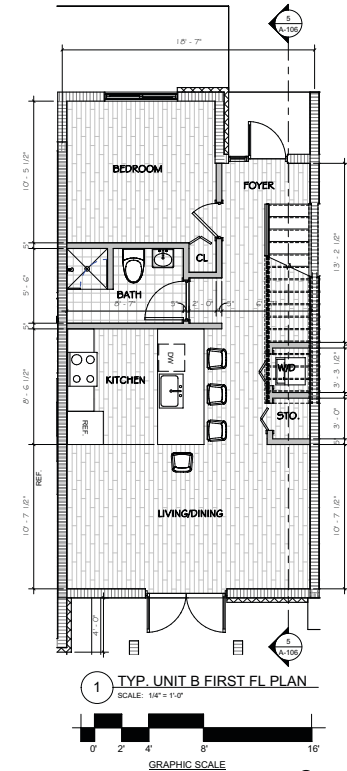
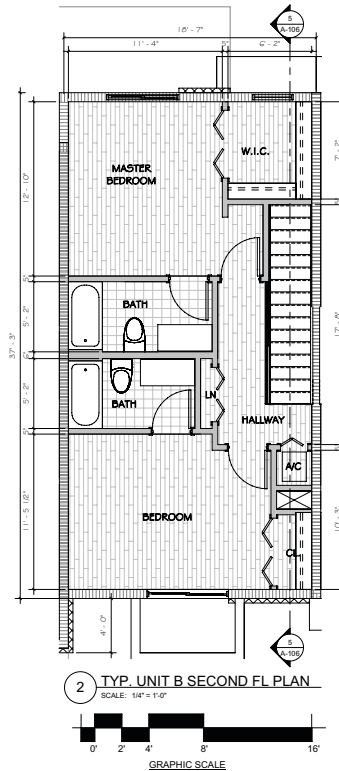
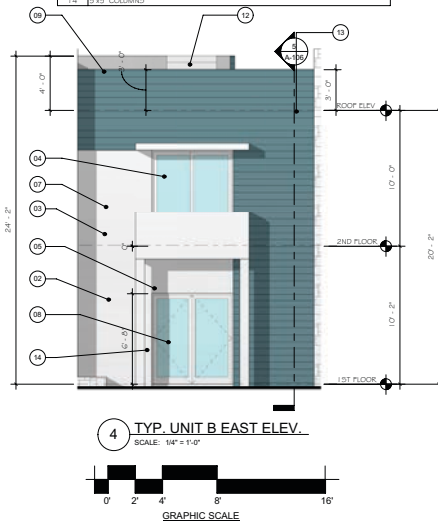
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## Building B Typical Unit



KEY	DESCRIPTION
02	QUALITY WALL WITH STUCCO FINISH AND SCORE LINES
03	SMOOTH STUCCO FINISH AND PAINTED
04	ALUM. / GLASS IMPACT RESISTANT WINDOW
05	CONCRETE CTEROW
07	SW 7000 PURE WHITE COLOR PAINT
08	ALUM. ANODIZED DARK BRONZE
09	PARAPET 3" AVERAGE HIGH
12	ALUM. A/C ROOFER 12" ABOVE EQUIP
13	SW 9635 STARGAZER COLOR PAINT
14	DVST COLUMNS

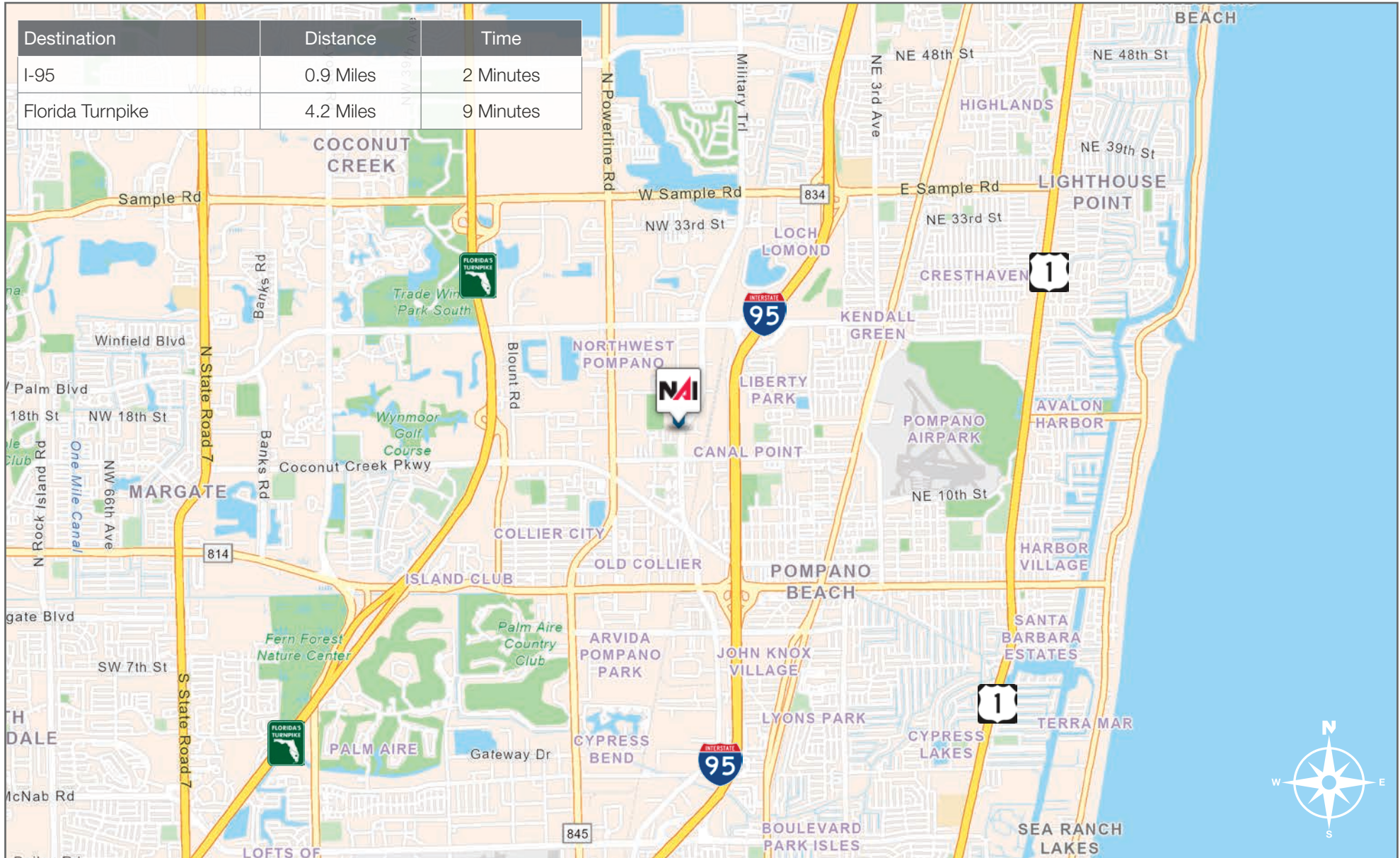




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Drive Time

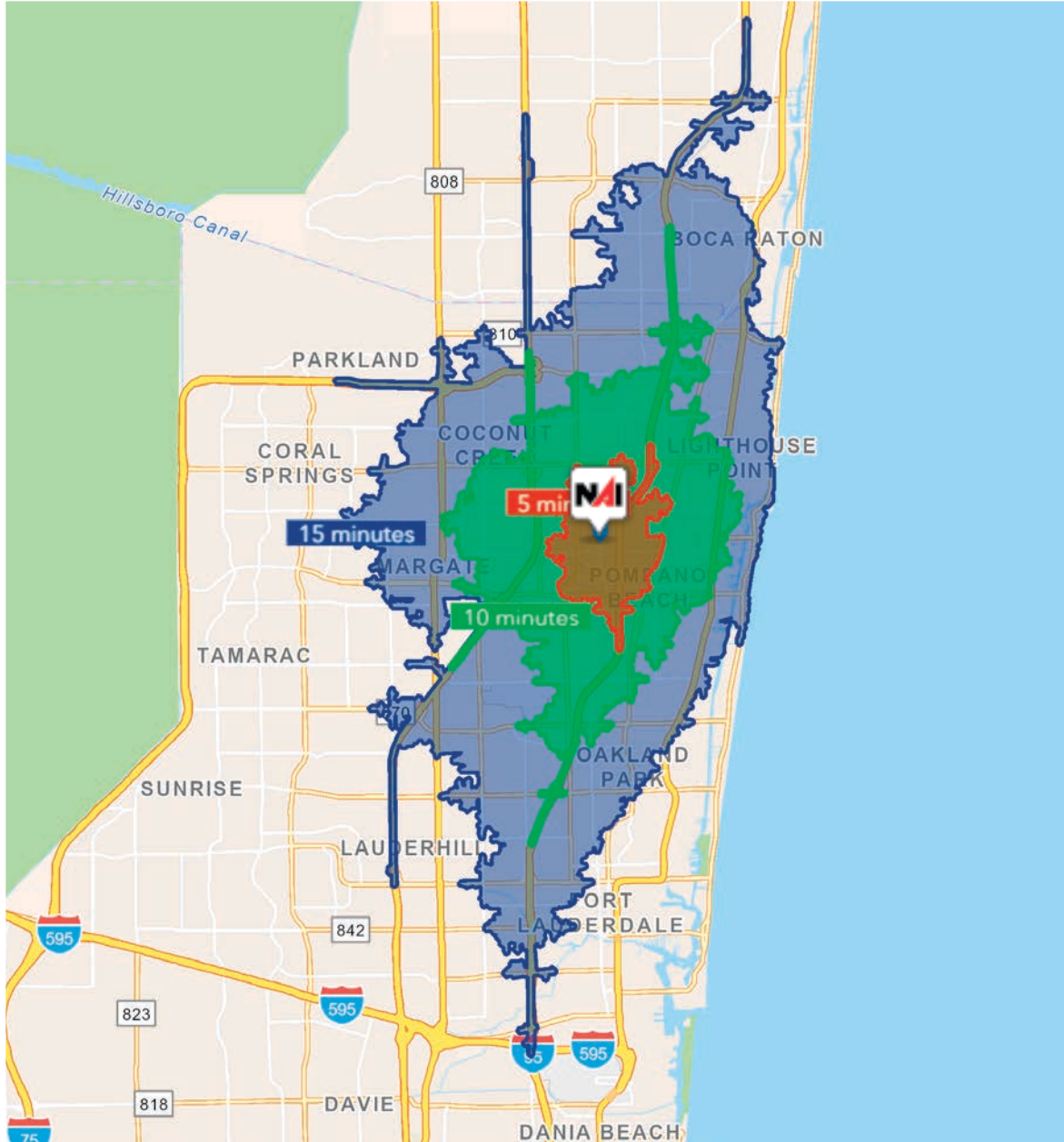




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## Drive Time



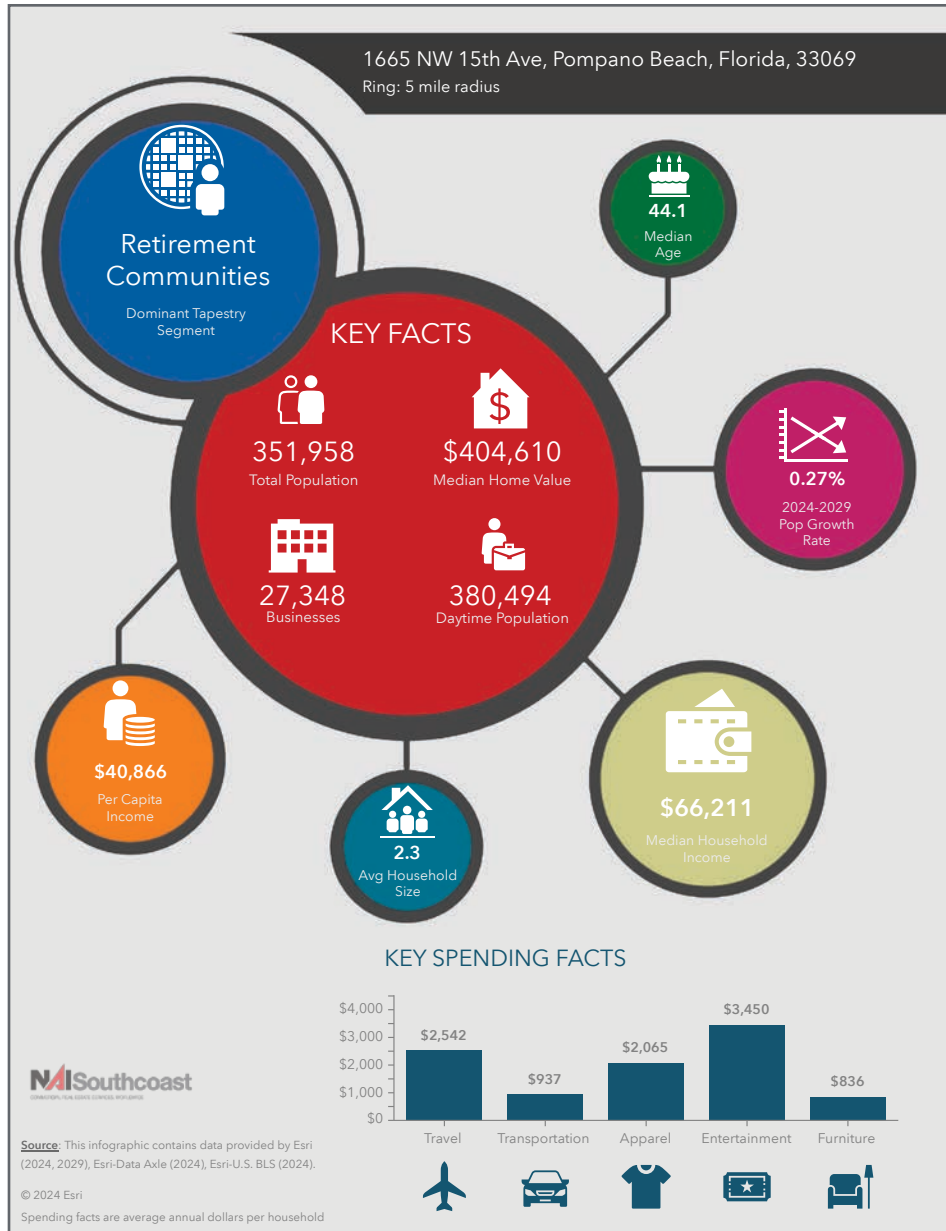
5 Minutes	10 Minutes	15 Minutes
20,550 2010 Population	126,438 2010 Population	426,736 2010 Population
22,739 2024 Population	145,219 2024 Population	479,102 2024 Population
10.65% 2010-2024 Population Growth	14.85% 2010-2024 Population Growth	12.27% 2010-2024 Population Growth
0.38% 2024-2029 (Annual) Est. Population Growth	0.57% 2024-2029 (Annual) Est. Population Growth	0.39% 2024-2029 (Annual) Est. Population Growth
34.7 2024 Median Age	41.1 2024 Median Age	43.3 2024 Median Age
\$68,087 Average Household Income	\$80,517 Average Household Income	\$95,431 Average Household Income
21.3% Percentage with Associates Degree or Better	36.5% Percentage with Associates Degree or Better	44.6% Percentage with Associates Degree or Better
40.3% Percentage in White Collar Profession	51.5% Percentage in White Collar Profession	58.9% Percentage in White Collar Profession



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## 2024 Demographics



### Population

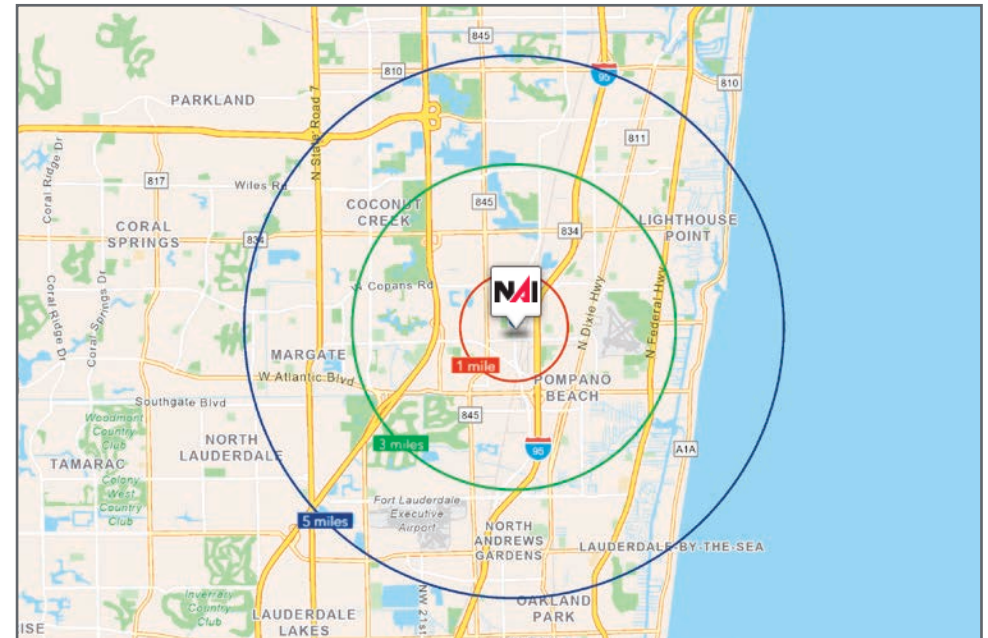
- 1 Mile: 9,248
- 3 Mile: 125,474
- 5 Mile: 351,958

### Average Household Income

- 1 Mile: \$92,815
- 3 Mile: \$100,327
- 5 Mile: \$114,620

### Median Age

- 1 Mile: 34.0
- 3 Mile: 41.9
- 5 Mile: 44.1





# City Overview

City of Pompano Beach, Florida

Pompano Beach, located in Broward County, Florida, is a vibrant coastal city known for its beautiful beaches, diverse community, and strong local economy. Covering approximately 25 square miles along the Atlantic Ocean, it offers over three miles of picturesque beachfront.

With a population of around 112,000, Pompano Beach celebrates cultural diversity through events, festivals, and a wide variety of dining options, creating a lively and welcoming atmosphere.

The city's economy thrives on tourism, marine activities, and retail. The Pompano Beach Airpark, home to the Goodyear Blimp, and the Pompano Beach Fishing Pier are notable economic contributors and tourist attractions.

Education is a priority, with several well-regarded schools and proximity to institutions like Broward College and Florida Atlantic University, offering ample opportunities for higher education and workforce development.

Real estate in Pompano Beach is varied, featuring luxury oceanfront condos and suburban single-family homes. Recent redevelopment has spurred new commercial and residential projects, enhancing the city's appeal.

Residents enjoy a high quality of life with access to beautiful beaches, parks, and recreational facilities. Outdoor activities include boating, fishing, and golfing, with highlights like the renovated Pompano Beach Fishing Pier and Pompano Community Park. Cultural venues such as the Pompano Beach Amphitheater and Bailey Contemporary Arts Center host various performances and exhibitions.

Governance is managed by a mayor and city commission dedicated to maintaining infrastructure, safety, and resident well-being. The local government focuses on sustainable development and quality of life improvements.

Pompano Beach is a dynamic city with a strong community, thriving economy, and numerous recreational and cultural opportunities, making it an ideal place to live, work, and visit.





# County Overview

## Broward County, Florida

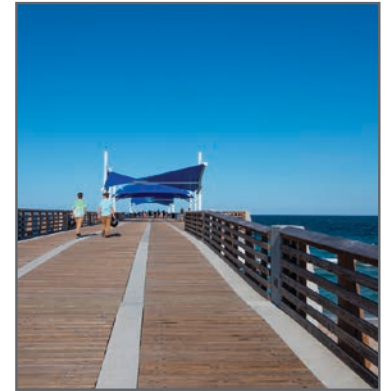
Broward County is in southeastern Florida, between Palm Beach County to the north and Miami-Dade County to the south. It spans approximately 1,322 square miles, with 1,210 square miles of land and the rest water. The county boasts over 23 miles of Atlantic Ocean coastline.

With a population of about 1.95 million, Broward County is Florida's second most populous county. It is renowned for its cultural diversity, which is reflected in its numerous cultural events, festivals, and diverse cuisine. Broward County has a strong and varied economy. Key industries include tourism, hospitality, healthcare, and marine services. Port Everglades and Fort Lauderdale-Hollywood International Airport significantly boost the local economy. The county is also experiencing growth in technology and professional services.

The Broward County Public Schools district is the nation's sixth-largest, serving over 270,000 students. Higher education institutions include Broward College, Nova Southeastern University, and Florida Atlantic University's Davie campus, all contributing to a well-educated workforce. The real estate market in Broward County is dynamic, with residential, commercial, and industrial properties. Recent significant developments, especially in Fort Lauderdale, include luxury condos, hotels, and mixed-use projects. Suburban areas offer various housing options to meet diverse needs.

Broward County residents enjoy a high quality of life with access to beaches, parks, and recreational facilities. Cultural attractions include museums, theaters, and art galleries. The warm climate supports year-round outdoor activities like boating, fishing, and golfing. A comprehensive public transportation system enhances accessibility. A Board of County Commissioners, with nine district-elected members, governs Broward County. The county provides extensive services, including public safety, healthcare, transportation, and environmental protection, and is committed to sustainable development and resident well-being.

Broward County is a vibrant and diverse area with a strong economy, excellent educational institutions, and a high quality of life. Its strategic location, active real estate market, and rich cultural scene make it an attractive place to live, work, and visit. Whether a resident, business owner, or tourist, Broward County has much to offer.





## *Presented By*



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