

# Centrally Located Multi-Family Development Project

**For Sale \$999,999**  
16-24 NE 19 Ave.  
Pompano Beach, FL 33060



|                                       |   |               |               |
|---------------------------------------|---|---------------|---------------|
| <b>FOR SALE</b>                       | <b>.63 Acres or 27,445 Sq. Ft. Property</b>   |               |               |
| <b>DESCRIPTION</b>                    | <p>WOW!! ONLY \$27,027 PER UNIT!! Catch the redevelopment wave with this approved 37 living unit residential development site on .63 acres in the heart of Pompano Beach. This property is prominently located in the new Transit Oriented EOC District. Potential for high residential density of up to 90 units/ acre. Other possible uses would include multi-family, mixed use, day care, school, medical office, lodge/ club, church, veterinary hospital, bar/ restaurant, dry cleaners, funeral home, grocery/ liquor store, and hotel. This site would be well suited for a buyer seeking strong demographics and traffic counts.</p> |               |               |
| <b>LOCATION</b>                       | On NE 19 Ave at NW Corner of Federal Hwy and Atlantic Blvd.   |               |               |
| <b>PROPERTY VIDEO</b>                 | <a href="https://www.youtube.com/embed/OX1dkacGXQw?rel=0">https://www.youtube.com/embed/OX1dkacGXQw?rel=0</a>   |               |               |
| <b>PRICING</b>                        | \$999,999.00 or \$27,027/ Living Unit. \$36.43/ Sq. Ft. Property.   |               |               |
| <b>ZONING/ FOLIO</b>                  | Zoning TO-EOD Folio 4842 36 01 1570   |               |               |
| <b>TRAFFIC COUNT</b>                  | 43,439 cars daily on East Atlantic Blvd.  |               |               |
| <b>DEMOGRAPHICS<br/>2020 Estimate</b> | <b>1 mile</b>   | <b>3 mile</b> | <b>5 mile</b> |
|                                       | HH Population:  | 18,412        | 99,030        |
|                                       | Average HH Income:  | \$71,663      | \$79,698      |
|                                       |   |               | 235,603       |
|                                       |   |               | \$76,552      |

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION:**

**John D. McQueston**

**john@johnmcqueston.com • 561-706-7721 (cell)**

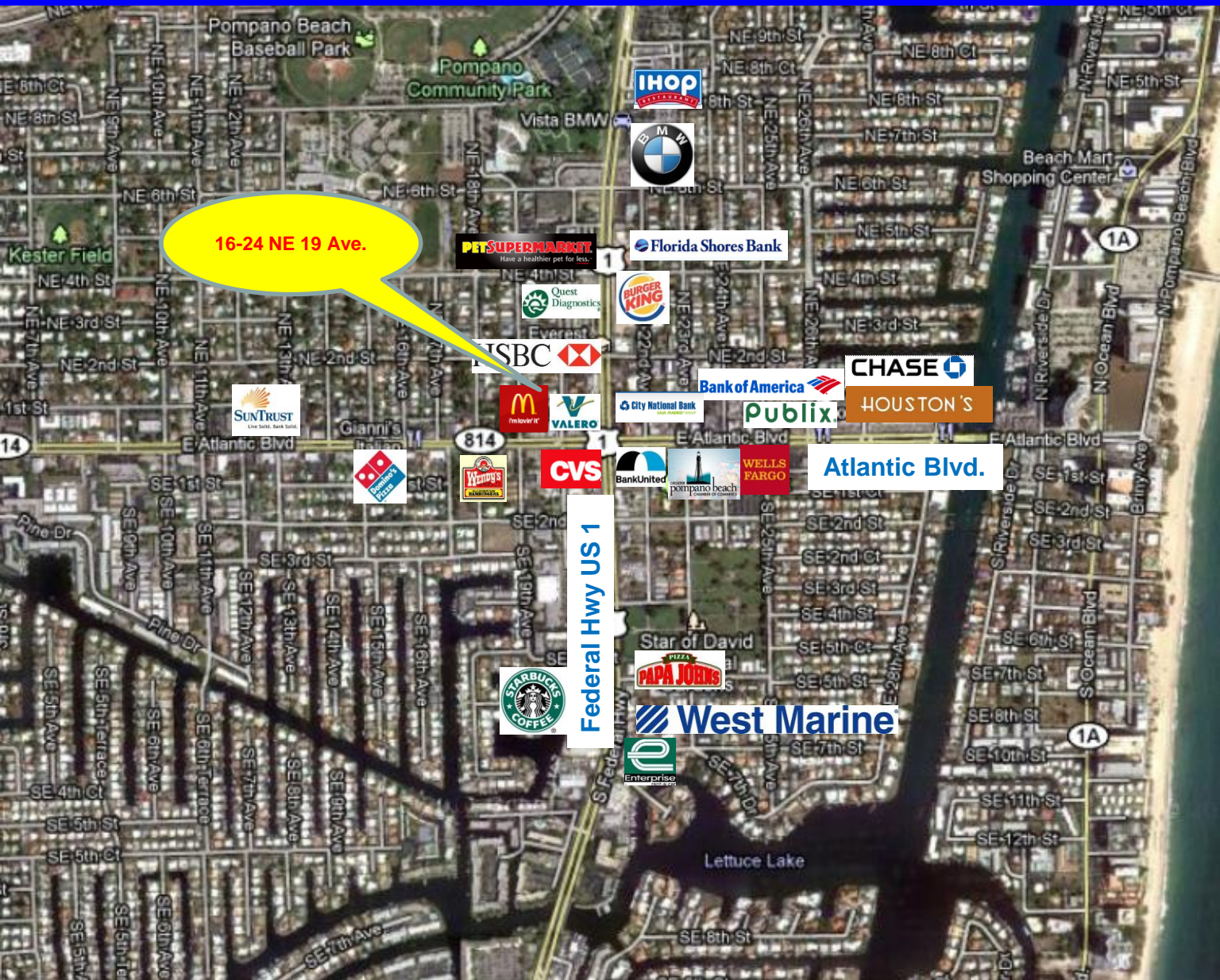
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Deerfield Beach, FL 33441

954.427.8686 T.  
954.427.0117 F.

# Location Map

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# Additional Photos

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Rendering Street View



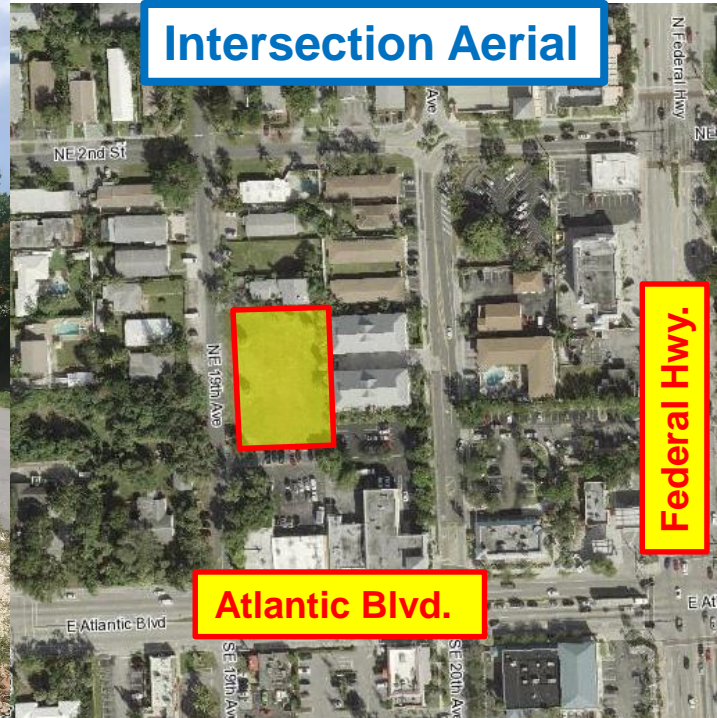
Zoning Aerial



Street View



Intersection Aerial



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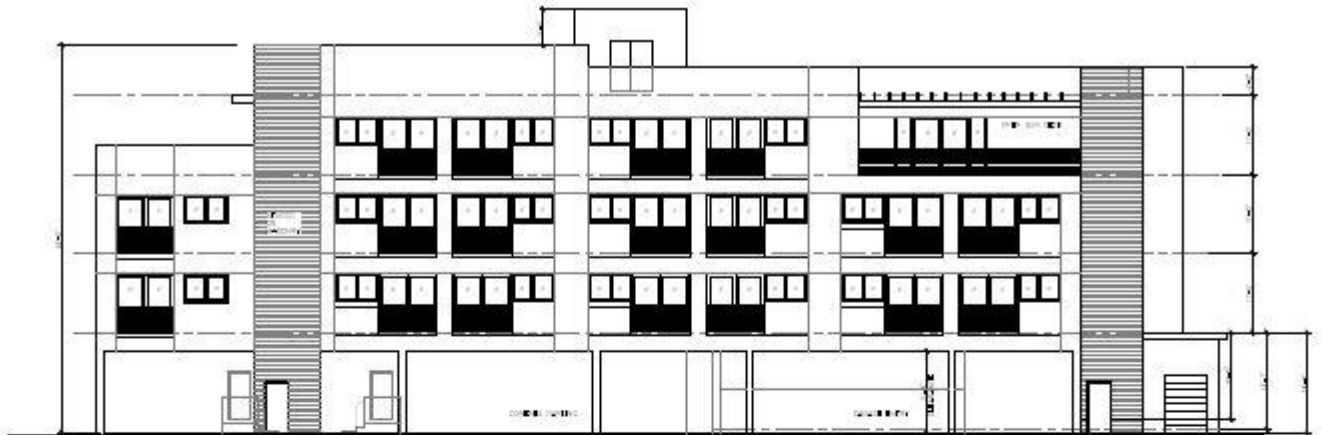
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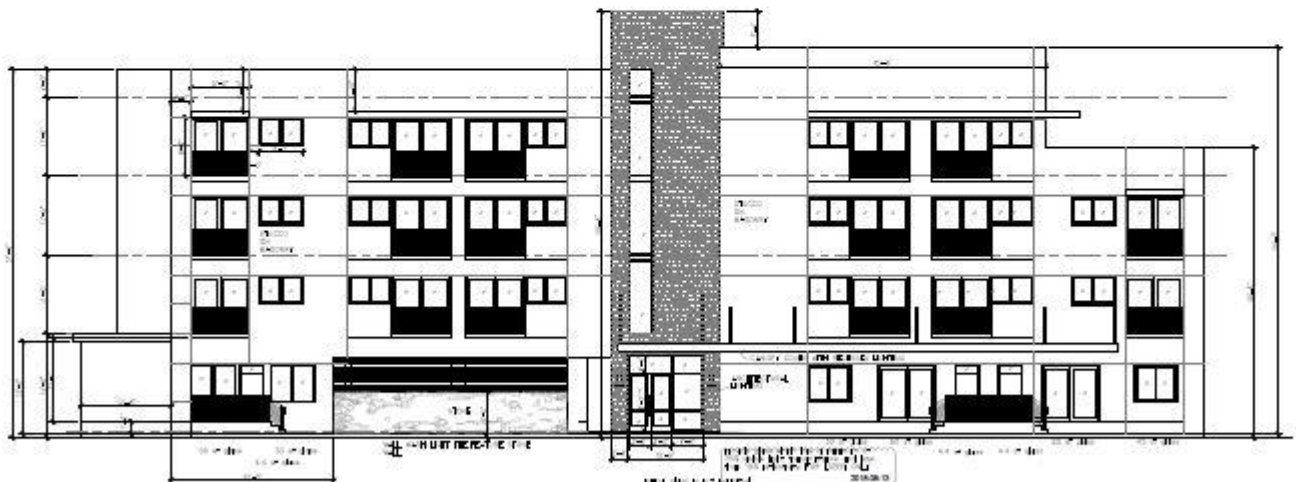
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# Elevations

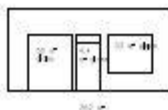
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EAST ELEVATION



WEST ELEVATION



1 ELEVATIONS

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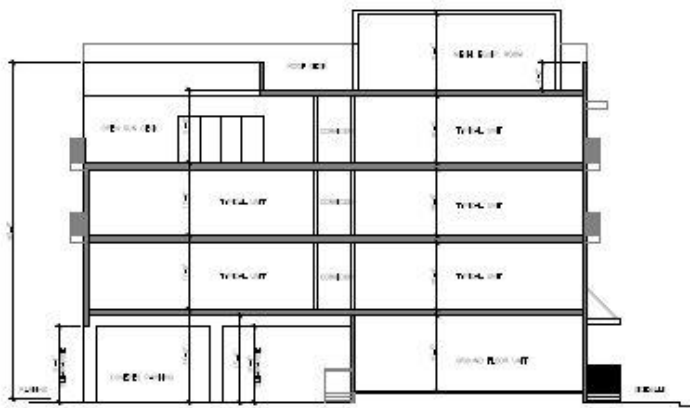
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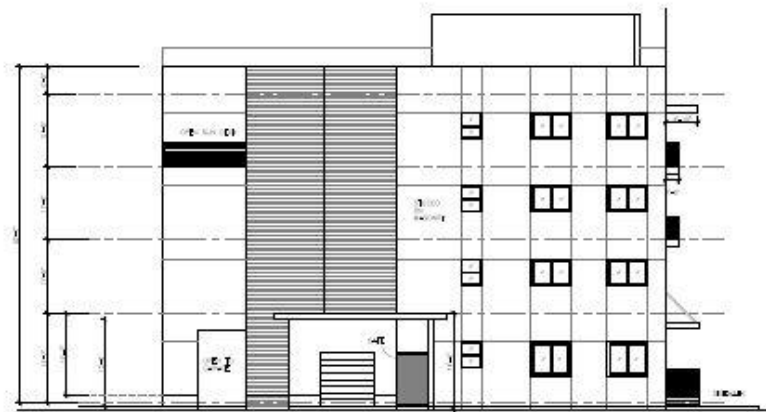
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SOUTH ELEVATION



BUILDING SECTION LOOKING SOUTH



NORTH ELEVATION

1 ELEVATIONS  
1/8" = 1'-0"

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