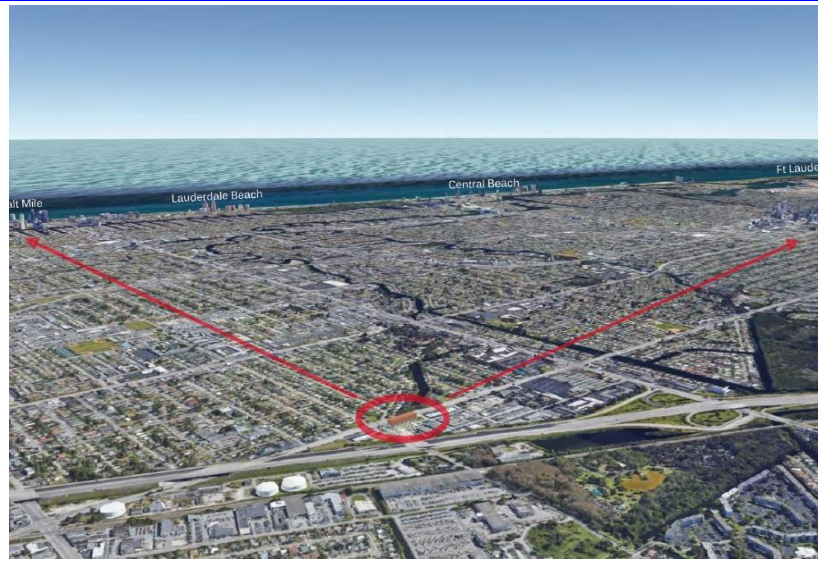


Mixed Use/ Hotel Development Site with I-95 Frontage on 2.38 Acres

For Sale \$2,990,000
3701 N. Powerline Rd.
Oakland Park, FL 33309



For Sale	4 Parcels Totaling 2.38 Acres or 103,568SF		
DESCRIPTION	High visibility 2.38 acre mixed use/ hotel site with I-95 frontage and a daily traffic count of 300,000 cars per day. PRZD zoning would introduce a mix of uses to include residential, retail, entertainment, and office. This site is approved for 128 hotel units and multifamily residential (20 units/ acre). Permitted uses would include banks, gym, brew pub, building supplies, day care/schools, food catering, funeral home, plant nursery, movie theatre, churches, medical office, restaurants, and minor auto repair. Ideal for a buyer seeking a site with a high traffic count and income demographic.		
PROPERTY VIDEO TOUR	https://www.youtube.com/embed/ZAQ1qLNGgpc?rel=0		
PRICING	\$2,990,000 (\$1,256,303 per acre, \$22.83 price per SF)		
LOCATION	Located at the intersection of North Powerline Rd. & NW 38 St & I-95		
ZONING	PRZD: Powerline Road Zoning District		
TRAFFIC COUNT	I-95 312,000 Cars per Day North Powerline Rd. 55,300 Cars per Day		
FOLIOS	4942-21-20-0130, 4942-21-20-0121, 4942-21-38-0040 & 4942-21-38-0050		
DEMOGRAPHICS 2021 Estimate		1 mile	3 mile
	HH Population:	16,795	140,403
	Average HH Income:	\$76,968	\$74,109
			5 mile
			438,243
			\$78,931

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)

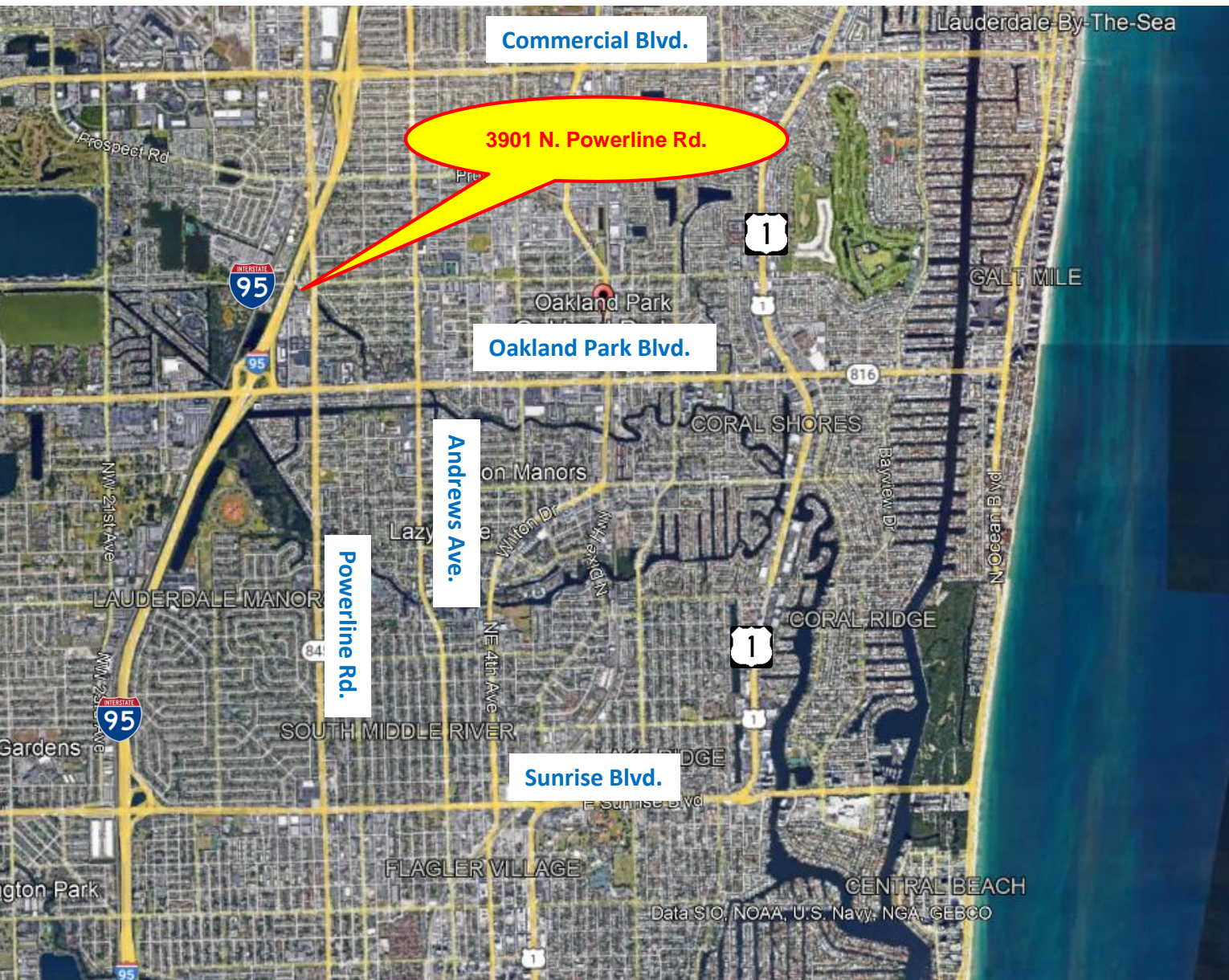
www.johnmcqueston.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

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3701 N. Powerline Rd.
Oakland Park, FL 33309



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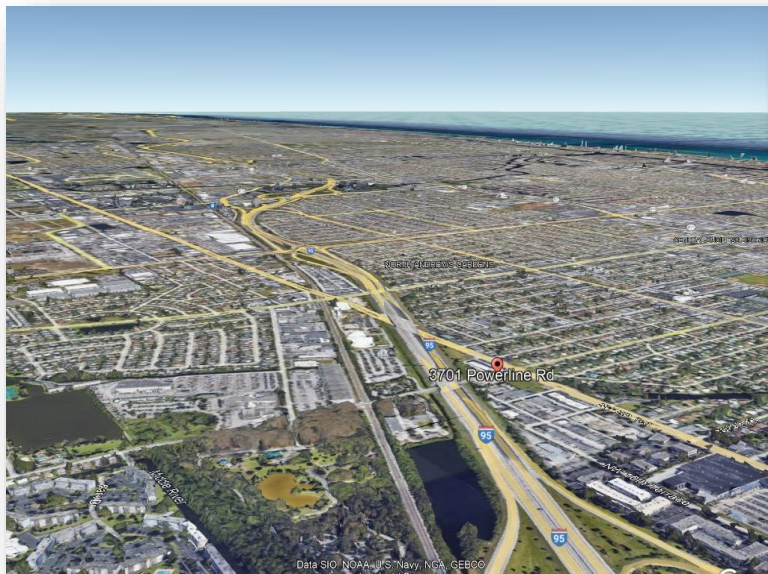
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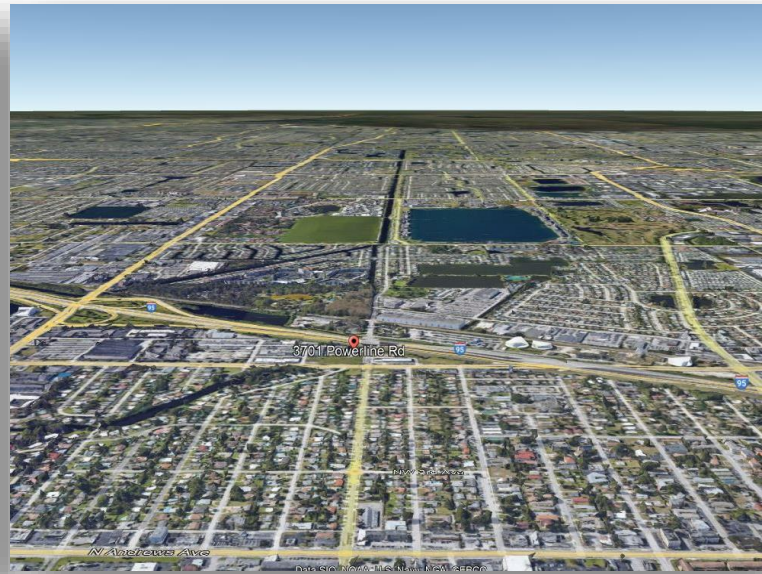
Additional Photos

For Sale \$2,990,000
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Oakland Park, FL 33309

NE Aerial View



West Aerial View



Zoning Aerial



Street View



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