

4546-4560
El Mar Drive
*Lauderdale
by the Sea*



MARI JULIETTE

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Pompano Beach, FL 33062

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1.43 Acres
*250 ft of
ocean frontage*



Lot sqft : 62,250



Asking: \$20,000,000



RESIDENTIAL
DEVELOPMENT SITE
Maximum height 33'



RM 25 Zoning

01 Fantastic location one block from Lauderdale by the Sea's beachside restaurants, bars and shops.

02 Zoned RM-25, the property offers outstanding development potential for a 34 room, boutique hotel or 34 condos.

03 One of the largest remaining beachfront sites in the area, this property provides a rare chance to create a premier oceanfront project in a highly desirable coastal community.



Offering: Development or Investment Opportunity

This offering presents a rare opportunity to acquire a 1.43-acre oceanfront development site in the highly desirable coastal community of Lauderdale-by-the-Sea.

The property features approximately 250 feet of direct Atlantic Ocean frontage, offering unobstructed views and immediate beach access.

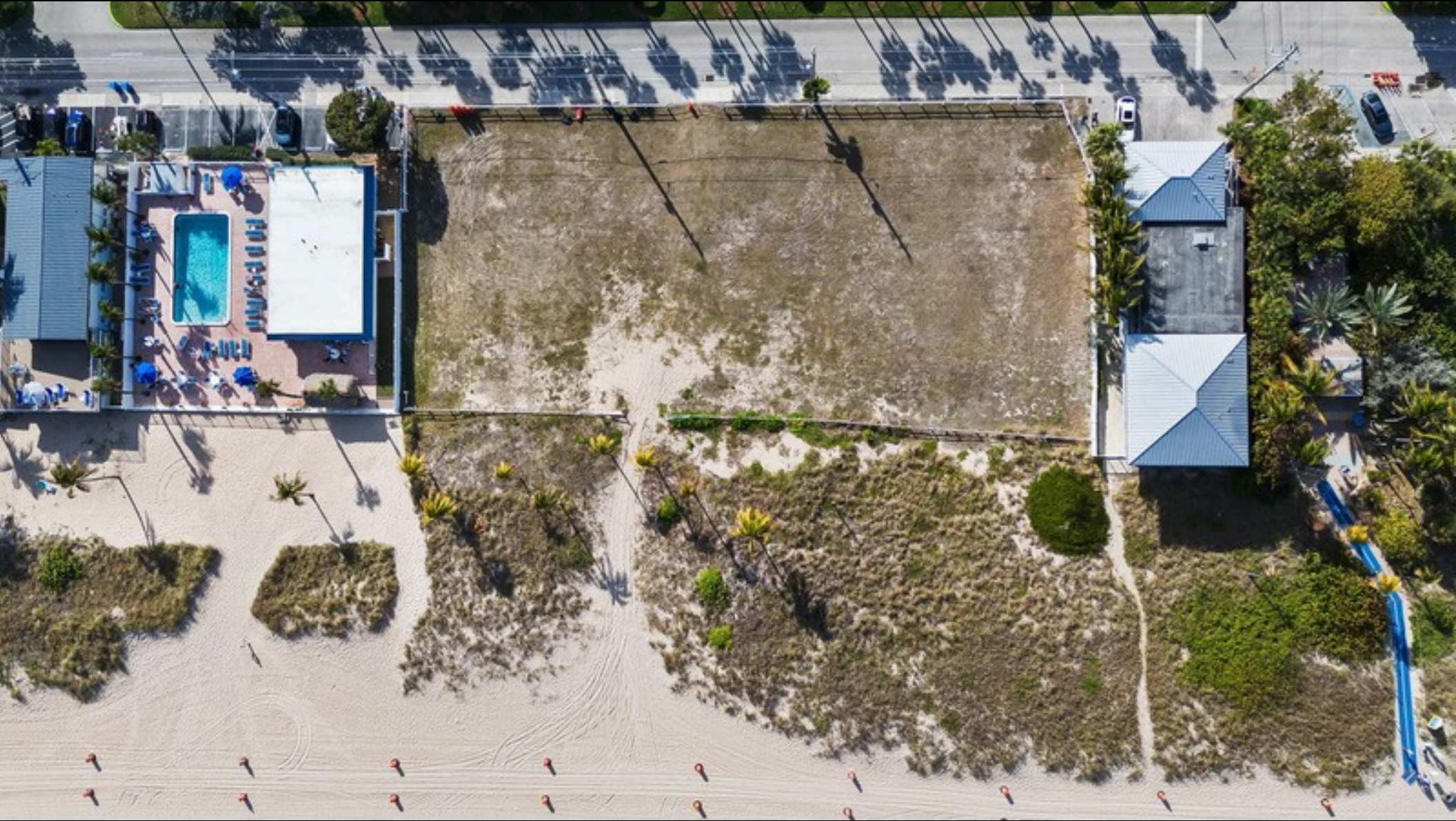
Situated along El Mar Drive, the site is located just one block from the town's vibrant commercial district, featuring walkable access to boutique retail, restaurants, nightlife, and beachfront attractions.

Additionally, the property is located one block from the iconic Anglin's Fishing Pier, one of the area's most visited landmarks and a major draw for tourism.

The combination of size, location, frontage, and walkability makes this property one of the most compelling redevelopment opportunities in South Florida's coastal market.



- 1.43 Acre Oceanfront Site
 - 250 Feet of Direct Ocean Frontage
- Rare Large Development Parcel in Lauderdale-by-the-Sea
 - Walkable Location – 1 block from town center
 - Steps from Restaurants, Shops & Nightlife
 - 1 Block from Anglin's Fishing Pier
 - High Barrier-to-Entry Coastal Market
 - Potential for Luxury Residential, Condo, Hotel, or Mixed-Use Development



Lauderdale-by-the-Sea

Lauderdale-by-the-Sea is a premier beachfront town in Broward County, known for its walkable downtown, boutique hotels, oceanfront restaurants, and relaxed coastal lifestyle.

Unlike many South Florida beach markets dominated by high-rise density, Lauderdale-by-the-Sea maintains a small-town atmosphere with strong tourism demand and high residential values.

The town's commercial core surrounds Anglin's Fishing Pier, creating a vibrant pedestrian district that attracts both residents and visitors year-round.

The site's size allows for multiple development strategies, including:

- Luxury condominium development
- Boutique oceanfront hotel
- Resort residential product
- Luxury Oceanfront Townhomes



Within walking distance:

- Anglin's Fishing Pier
- Beachfront dining and entertainment
 - Aruba's by the sea
 - 101 Ocean
 - taco craft
 - Blue Moon Fish Company
 - Even keel fish shack
 - Billy Jack's shack
- Boutique retail shops
 - Bars and nightlife
- Oceanfront parks and beach access

Nearby destinations include:

- Fort Lauderdale – 15 minutes
 - Fort Lauderdale-Hollywood International Airport – 25 minutes
- Miami – 45 minutes

Density

Maximum Density:

25 dwelling units per acre

Site Area:

1.43 acres

Estimated Maximum Residential

Units:

≈ 35 units



This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or solicit an offer to purchase the property.

All information is believed to be accurate but is not guaranteed and should be independently verified.