

B-3 GENERAL BUSINESS · LIVE LOCAL · UP TO ~98 UNITS · OPPORTUNITY ZONE · NW CRA

NW 31st Avenue Assemblage

±1.43-Acre Multifamily Development Site · Two Parcels · a proven Pompano residential corridor

ASKING PRICE

\$2,200,000

\$35.21
/ SF LAND

\$33,846
/ UNIT · BY-RIGHT

\$22,449
/ UNIT · LIVE LOCAL

THE OPPORTUNITY

The NW 31st Avenue Assemblage is ±1.43 acres of vacant, cleared land just off **Atlantic Boulevard** — **52,000+ vehicles per day** — with direct connectivity to both I-95 and Florida's Turnpike. It sits on the same corridor where Related Group has proposed Cross Creek, a 467-unit, 10-story community two blocks north. **Location and access are the headline.** B-3 General Business permits multifamily by-right at 46 units/acre (~65 units), and the site is **Live Local Act eligible** — **up to ~98 units by administrative approval**, no rezoning or special exception. Retail, office, medical, and hospitality programs remain available across ±820 LF of frontage on three streets. The site sits inside a Qualified Opportunity Zone and the Northwest CRA, stacking federal capital-gains treatment and local redevelopment positioning onto a corridor already absorbing new rental product. Vacant, cleared, ready to entitle.

OFFERING SUMMARY

ADDRESS	NW 31st Ave, Pompano Beach
CITY / ZIP	Pompano Beach, FL 33069
FOLIOS	484233045000 · 484233045010
LAND AREA	62,479 SF · 1.43 AC
FRONTAGE	±820 LF · three streets
BASE ZONING	B-3 General Business
FUTURE LAND USE	Commercial
DISTRICTS	QOZ Tract 306 · NW CRA
SITE CONDITION	Vacant, cleared

~65 UNITS BY-RIGHT	~98 UNITS LIVE LOCAL	±1.43 ACRES	2 PARCELS
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By-right multifamily yield ≈ 65 units at the B-3 base density of 46 units/acre. Up to ~98 units under the Live Local Act (Fla. Stat. §166.04151) via the mixed-income density bonus — administrative approval, no rezoning. Both subject to site-plan feasibility and City confirmation.

THE ENTITLEMENT STACK

BASE	B-3 General Business — multifamily, retail, office & medical by-right
STATE	Live Local Act — §166.04151 · up to ~98 units, administrative approval
FEDERAL	Opportunity Zone — Tract 306 · capital-gains deferral + 10-yr step-up
LOCAL	Northwest CRA — redevelopment area · 10-ac max residential lot

WHY THE CORRIDOR

52,000+ vehicles/day on Atlantic Blvd	467 units proposed by Related Group at 1201 NW 31st (Cross Creek)	+22.7% 1-mile population growth, 2020–2025
7.8% submarket multifamily vacancy · Q2 2026	\$2,094 avg submarket asking rent / unit	~820 LF frontage across three streets

Andres Perez-Cervera
305.450.9133 · andres.perez@compass.com

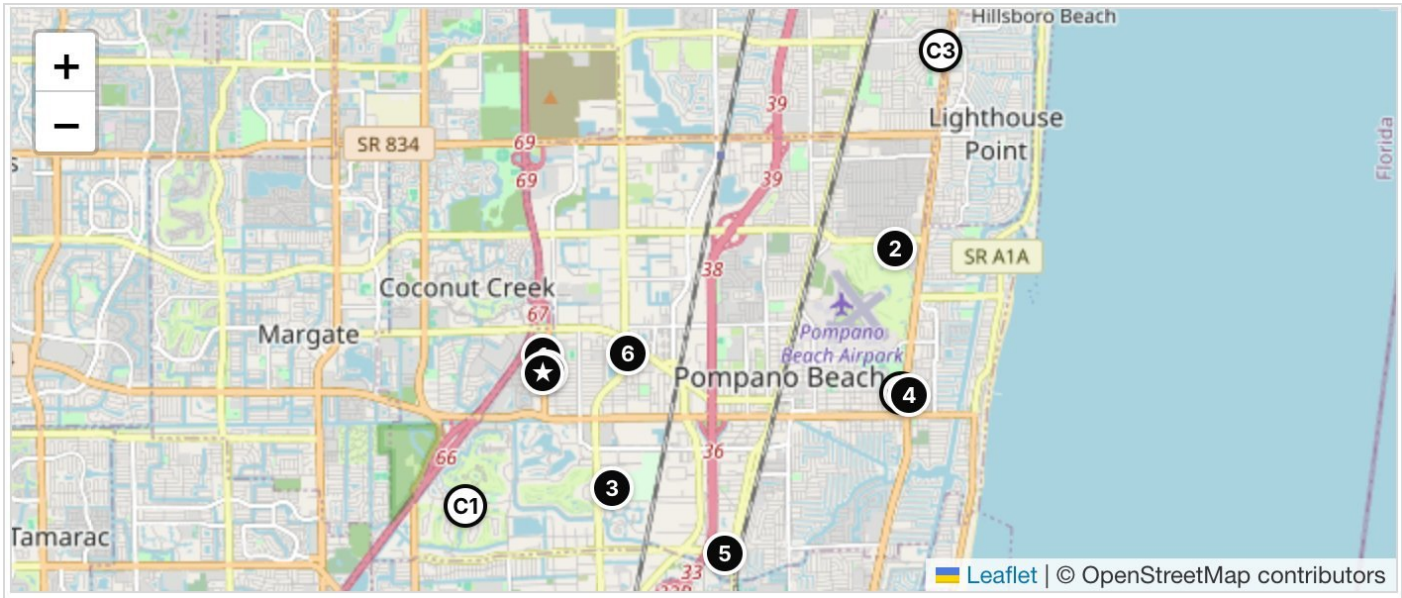
Joshua Kaufman
305.989.6686 · joshua@compass.com

PKC Commercial Group
A TEAM AT COMPASS FLORIDA LLC

Information deemed reliable but not guaranteed. All figures, zoning, density, and entitlement statements are approximate and subject to independent verification via Zoning Verification Letter. By-right yield is modeled and subject to site-plan feasibility, parking, and City confirmation. Opportunity Zone and CRA benefits are subject to investor-specific qualification. Nothing herein is legal, tax, or investment advice.

Frontage, Traffic & Connectivity

The subject sits just off **Atlantic Boulevard** — **52,000+ vehicles per day** — on NW 31st Avenue, alongside the corridor's active multifamily pipeline including Related Group's proposed 467-unit Cross Creek two blocks north. Direct access to I-95 and Florida's Turnpike puts the regional network minutes away.



5 min TO I-95	3 min TO FLORIDA'S TURNPIKE	20 min TO FLL AIRPORT
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DEVELOPMENT PIPELINE	• NUMBERED	LAND-BASIS COMPS	◦ LETTERED
1 Cross Creek	467 u · Proposed	C1 The Prestige at Palm Aire	\$664,102/u · Apr 2026
2 Caroline Pompano Beach	356 u · U/C	C2 Griffis Pompano Beach	\$284,722/u · Jan 2026
3 Lumio Pompano Beach	423 u · Delivered	C3 Advenir at Lighthouse Point	\$244,578/u · Nov 2025
4 The Atlantic by Soleste	253 u · Delivered	★ Subject — NW 31st Assemblage	±1.43 AC
5 Aviara East Pompano	228 u · Delivered		
6 Gateway Luxury Apts	128 u · Delivered		
7 Pompano Pointe	41 u · Delivered 2024		

DRIVE TIMES FROM SUBJECT — approx., pending confirmation

1 ~1 min Cross Creek	6 ~3 min Gateway	3 ~5 min Lumio	5 ~9 min Aviara East	4 ~13 min The Atlantic	2 ~13 min Caroline
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Submarket Fundamentals

SUBMARKET FUNDAMENTALS — Q2 2026

METRIC	SUBMARKET
Multifamily vacancy	7.8%
Avg asking rent / unit	\$2,094
Avg asking rent / SF	\$2.26
12-mo rent growth	0.7%
12-mo absorption	410 units
Under construction	356 units
Market cap rate	5.6%

Pompano Beach/Deerfield Beach multifamily submarket. Source: CoStar, Q2 2026.

DEMOGRAPHICS — 1 / 3 / 5-MILE

METRIC	1-MI	3-MI	5-MI
Population '25	19,281	125,693	435,795
Growth '25–'30	+8.9%	+7.2%	+6.4%
Med. HH income	\$56.8K	\$61.3K	\$69.8K
Renter-occ.	44.3%	42.6%	40.2%

Source: CoStar/Esri, 2025–26. 1-mile population grew 22.7% from 2020–2025.

LAND BASIS IN CONTEXT

Recent Pompano/Deerfield multifamily trades by price-per-unit (comps C1–C3 on the map). The subject is offered as raw land at \$35.21/SF — and under Live Local, a land basis of roughly \$22,449 per buildable unit, well below improved per-unit pricing on the corridor.

PROPERTY	DATE	UNITS	\$/UNIT	YR BUILT
C1 · The Prestige at Palm Aire	Apr 2026	39	\$664,102	2023
C2 · Griffis Pompano Beach	Jan 2026	144	\$284,722	2019
C3 · Advenir at Lighthouse Point	Nov 2025	249	\$244,578	2015
Submarket avg (TTM, 30 sales)	TTM	—	\$243,481	—
Subject — NW 31st · Live Local basis	Offered	~98	\$22,449/u	—

Note: Comparables are improved multifamily sales (price/unit), not raw land sales; shown to frame the subject's land basis against finished per-unit pricing. Subject per-unit basis assumes ~98 Live Local units; ~\$33,846/unit at the ~65-unit by-right yield (46 units/acre). Source: CoStar confirmed sales, 2025–26.

\$172M TTM SUBMARKET MULTIFAMILY SALES VOLUME	5.6% SUBMARKET MARKET CAP RATE	467 UNITS PROPOSED BY RELATED ON NW 31ST AVE
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DEVELOPMENT PIPELINE

PROJECT	SCALE	STATUS
1 · Cross Creek (1201 NW 31st)	467 u	Proposed
2 · Caroline Pompano Beach	356 u	U/C
3 · Lumio Pompano Beach	423 u	Delivered
4 · The Atlantic by Soleste	253 u	Delivered
5 · Aviara East Pompano	228 u	Delivered
6 · Gateway Luxury Apts	128 u	Delivered
7 · Pompano Pointe (700 NW 31st)	41 u	Delivered 2024

Source: CoStar construction pipeline, Q2 2026. Numbers match map page.

DEMAND DRIVERS

Related Group on NW 31st. Cross Creek — 467 units, 10 stories, proposed two blocks north at 1201 NW 31st Ave — anchors institutional confidence in this exact corridor.

Structural renter demand. Elevated mortgage rates and home prices keep ownership out of reach; the submarket's relative affordability sustains a deep renter pool across all classes.

Supply discipline ahead. After 453 units delivered TTM, the forward pipeline tapers — supporting absorption of well-located new product.

What the Site Allows

Multifamily anchors the highest-and-best use, but the B-3 General Business base is broad. The use slate below is drawn from the City's Land Development Regulations (Appendix A, Consolidated Use Table), sorted by approval path. **Residential, retail, office, medical, and hospitality lanes are all by-right.**

PERMITTED BY-RIGHT	P	BY-RIGHT (CONT.)	P	SPECIAL EXCEPTION	SE
Dwelling, multifamily	P	Child care facility	P	Assisted living facility	SE
Dwelling, mixed-use	P	Grocery / convenience store	P	General hospital	SE
Hotel or motel	P	Drug store or pharmacy	P	Specialty medical facility	SE
Medical office (≤5,000 SF)	P	Art, music, or dance studio	P	Urgent care facility	SE
Professional office	P	Veterinary hospital / clinic	P	Continuing care retirement	SE
Restaurant	P	Business / parcel services	P	Self-storage / mini-warehouse	SE
Retail sales establishment	P	Bar or lounge	P	Local liquor / package store	SE
Personal services	P	Gasoline filling station	P	Automotive repair facility	SE
Bank or financial institution	P			Car wash or auto detailing	SE
				Place of worship	SE
				Arena, stadium, amphitheater	SE

The development thesis. Multifamily is the highest-and-best use under B-3, and the Live Local Act lifts the ceiling to ~98 units by administrative approval — no rezoning, no special exception. Retail, office, medical, and hospitality remain available as by-right alternatives. P Permitted by-right · SE Special exception, public hearing.

Three Ways to Underwrite the Site ENTITLEMENT SCENARIOS

01

Live Local Multifamily

ADMINISTRATIVE · §166.04151

The headline pathway. Live Local Act eligibility unlocks the mixed-income density bonus to roughly 98 units — by administrative approval, no rezoning or special exception. Height and parking follow the Act's statutory preemptions. A 40% affordable set-aside applies.

~98

UNITS,
UP TO

02

Market-Rate Multifamily

BY-RIGHT · B-3 · 46 DU/AC

Conventional multifamily under B-3 base zoning at 46 units/acre — roughly 65 units by-right, no affordability restriction, no income limits, full rate flexibility.

~65

UNITS,
BY-RIGHT

03

Commercial / Mixed-Use

BY-RIGHT · B-3 GENERAL BUSINESS

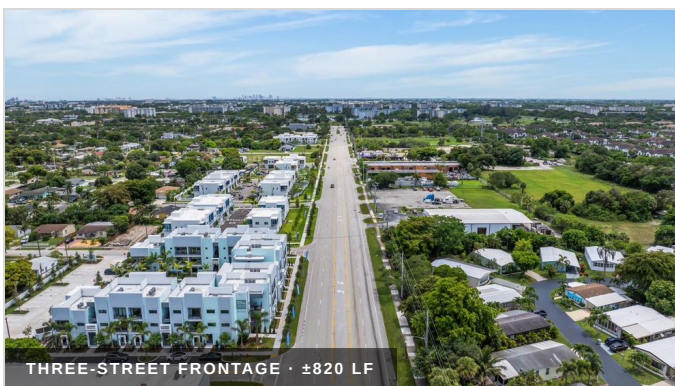
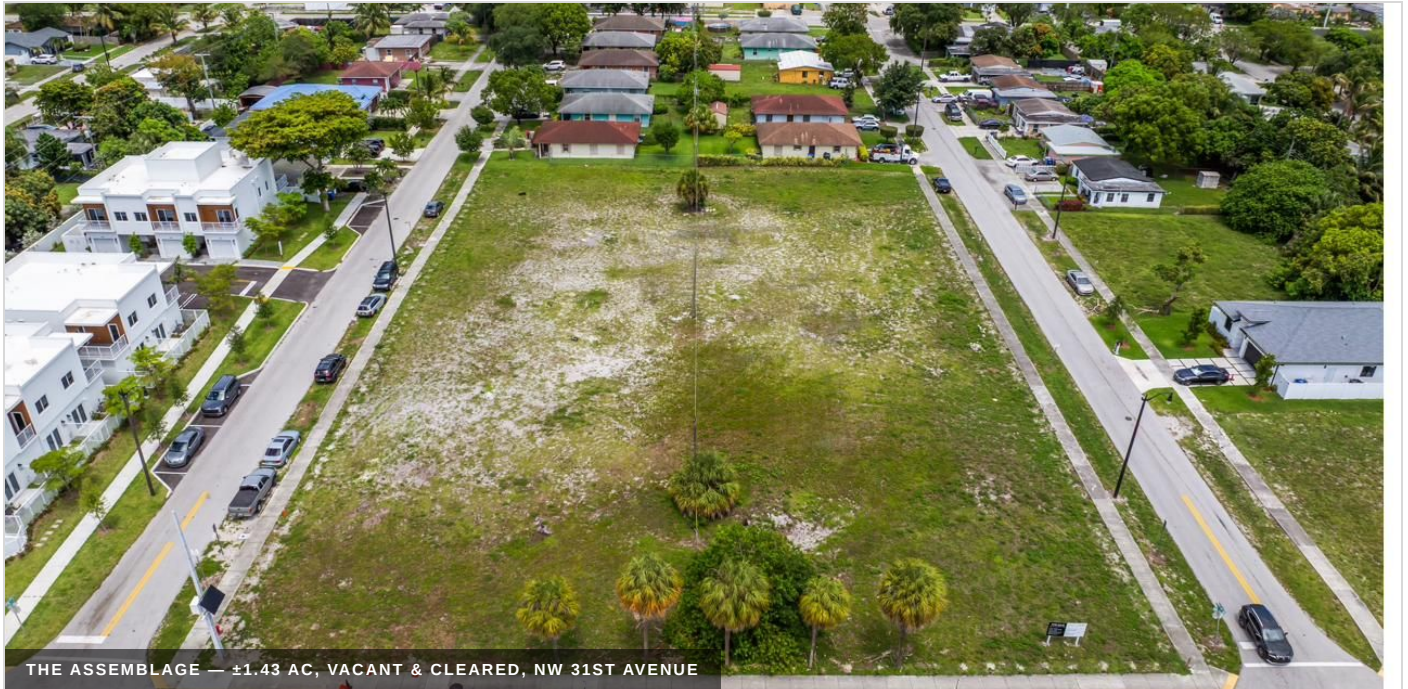
Retail, office, medical (≤5,000 SF), restaurant, or hospitality on a high-frontage corridor parcel — ±820 LF across three streets. A by-right program for a buyer underwriting income rather than residential density.

820'

FRONTAGE,
3 SIDES

Scenarios only. Unit counts and uses are illustrative of the entitlement framework, not approved site plans. Live Local yield of up to ~98 units reflects the mixed-income density bonus and is subject to a 40% affordable set-aside (≤120% AMI, 30 years) and the Act's eligibility provisions. All figures are subject to City site-plan review and independent verification via Zoning Verification Letter.

The Site, From Every Angle



Andres Perez-Cervera
305.450.9133 · andres.perez@compass.com

Joshua Kaufman
305.989.6686 · joshua@compass.com

PCK Commercial Group
A TEAM AT COMPASS FLORIDA LLC

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