

PRIME ± 8.85 ACRE MULTIPLE USE, OFFICE AND RESIDENTIAL DEVELOPMENT SITE

Stirling Road Land

STIRLING ROAD AND SW 103RD AVENUE:: COOPER CITY, FL 33328

:: MULTIPLE USE DEVELOPMENT SITE

THE OFFERING

CBRE has been retained as the exclusive advisor for the sale of a prime ±8.85 acre multiple use, office and residential development site located at the northwest corner of Stirling Road and SW 103rd Ave., Cooper City, Florida. This site has over 500 feet frontage on Stirling Road and is located approximately 1000 feet west of the intersection of Stirling Road and Palm Avenue. The Subject has no approvals in place and is comprised of two (2) parcels. Parcel A (North) is +5.69 Acres of which +1.25 Acres is a body of water. Parcel A is zoned PRD (Planned Residential District). Parcel B (South) is 3.16 Acres zoned OP (Office Park District). Broward County Land Use for both parcels is Low (5) Residential.

The site is bounded on the south by Stirling Road, on the east by SW 103rd Ave, the west by a + 3 acre vacant parcel zoned PRD, and the north by a + 10 Acre vacant parcel zoned A-1. Nearby properties include the Cooper City Sports Complex offering football, baseball, softball and soccer fields along with other recreational amenities. Cooper City High School is ½ mile east of the property and is highly rated.

The Stirling Road corridor is characterized by neighborhood retail and single family residential development. Less than two miles east is Monterra. This +500 acre mixed use project is approaching build out with several thousand single family, townhouse and multi-family fully occupied. Cooper City and the southwest Broward County submarket are primarily residential with supporting retail and professional office. Most residents commute to employment centers in Fort Lauderdale, Miami, Plantation and Sunrise. The Subject property's southwest Broward County location makes it suitable for residential, retail or office development. This is a well located property in a high barrier to entry market.

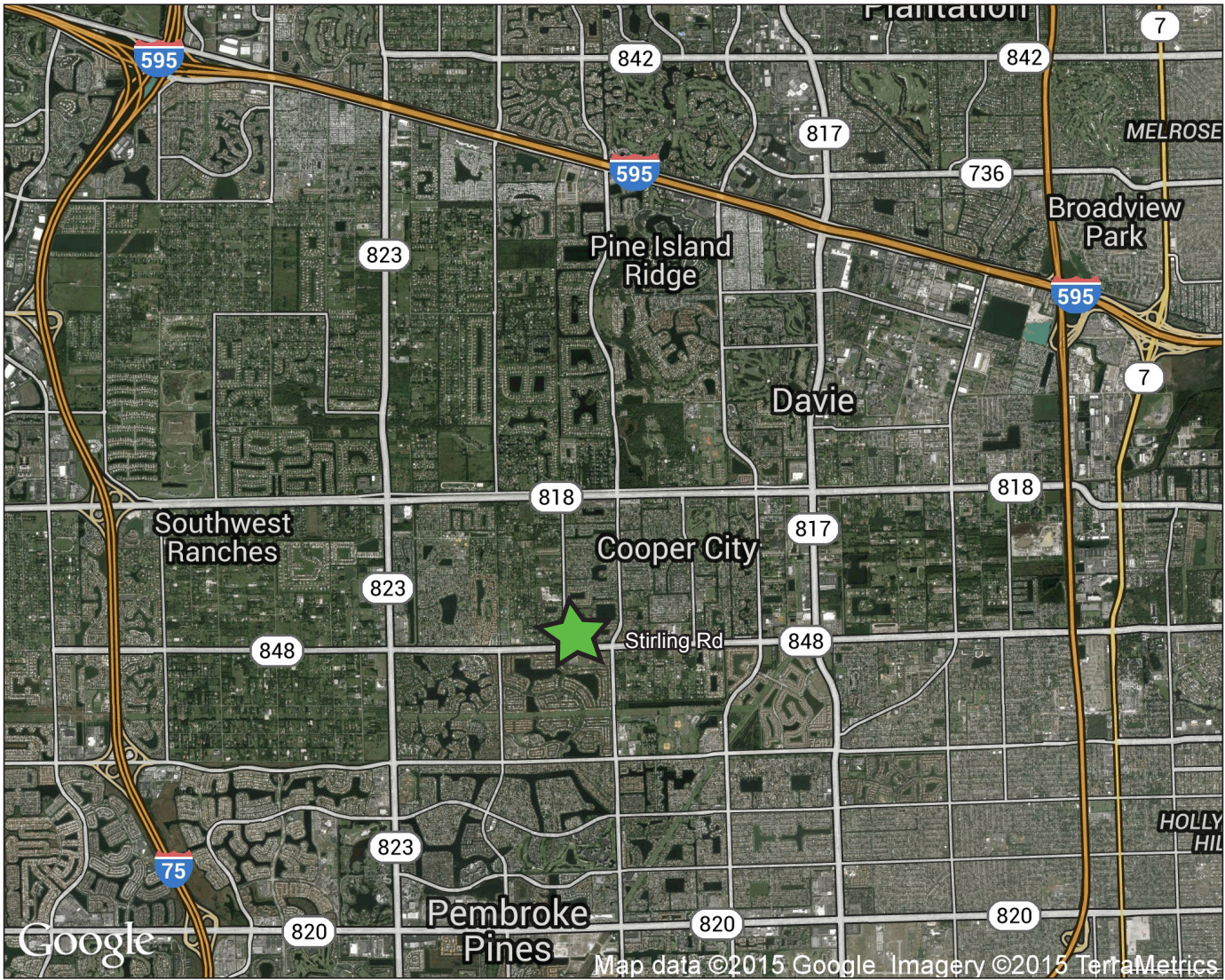
APPROVED USES

Approved Uses	Parcel A	Parcel B
Single Family	P	
Duplex	P	
Townhouse	P	
Multi-Family	P	P
Special Residential, 1 & 2	P	
Daycare	P	
Churches	P	
Government Services	P	
College or University		P
Hospital		P
Medical Office or Clinic		P
Medical or Dental Lab		P
Research and Development		P
Office		P

PROPERTY FEATURES

- ±8.85 Acres located in highly desirable residential area
- Zoned PRD and OP; Land Use Low (5) Residential
- Traffic Count: 32,000 AADT
- Irregular shape due to pond on west side. Overall site dimensions: 570' x 640'
- Topography is basically level and mostly wooded with native vegetation
- Price: \$3,900,000

SITE MAP



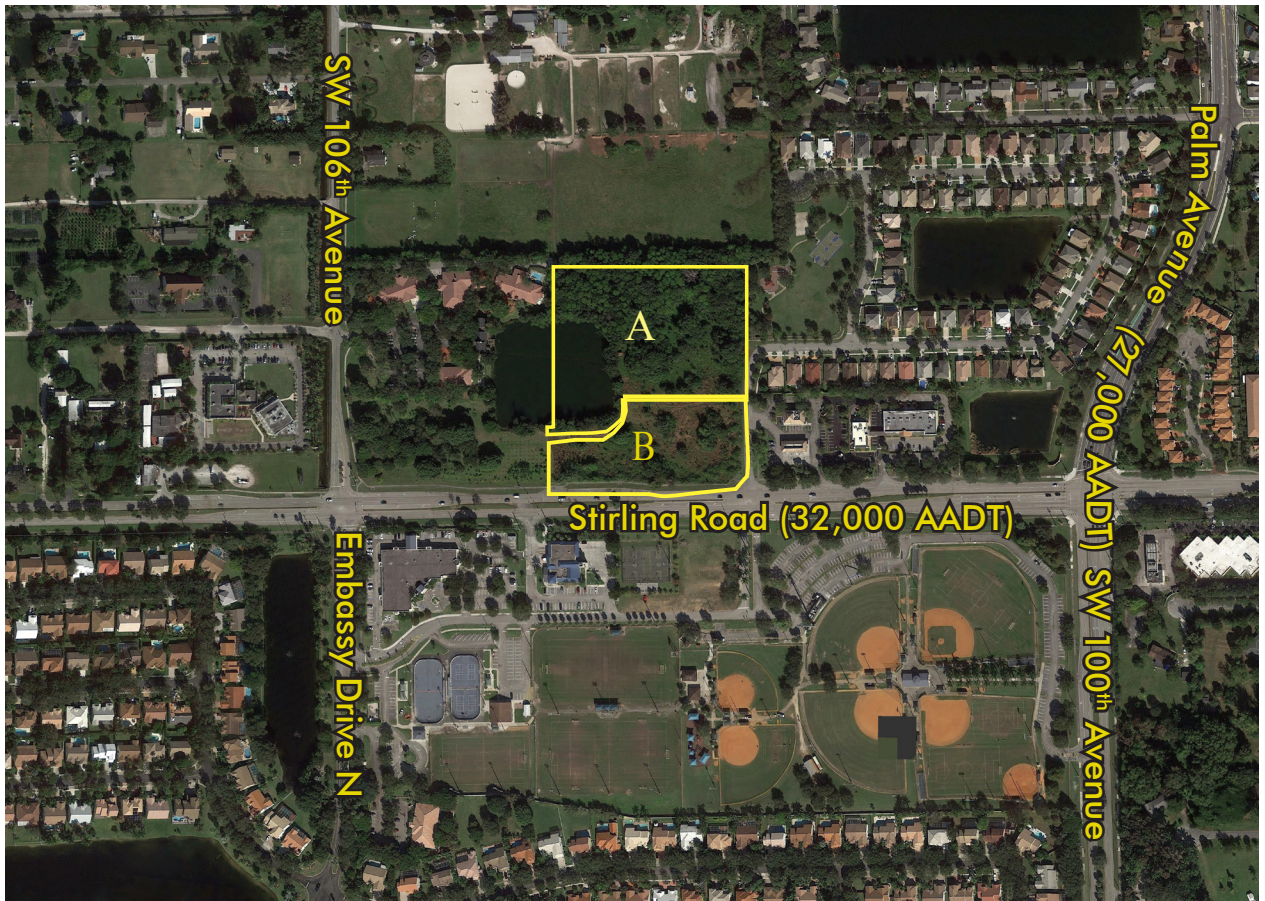
AREA FACTS

- The Broward County market is currently experience healthy demographic and income trends.
- Local population and income growth has spurred strong demand for single and multi-family housing.
- New residential and commercial construction are major economic drivers within Broward County.
- Availability of leasable office and retail space is limited due to low vacancy rates.
- High barrier to entry market for new development due to lack of available development sites.

2015 AREA DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,514	107,858	322,675
Average Household Income	\$103,816	\$84,575	\$75,038
Average Age	39.41	39.33	39.25
Average Housing Value	\$364,550	\$286,482	\$271,206



AERIAL



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