

THE CITY OF

PEMBROKE PINES

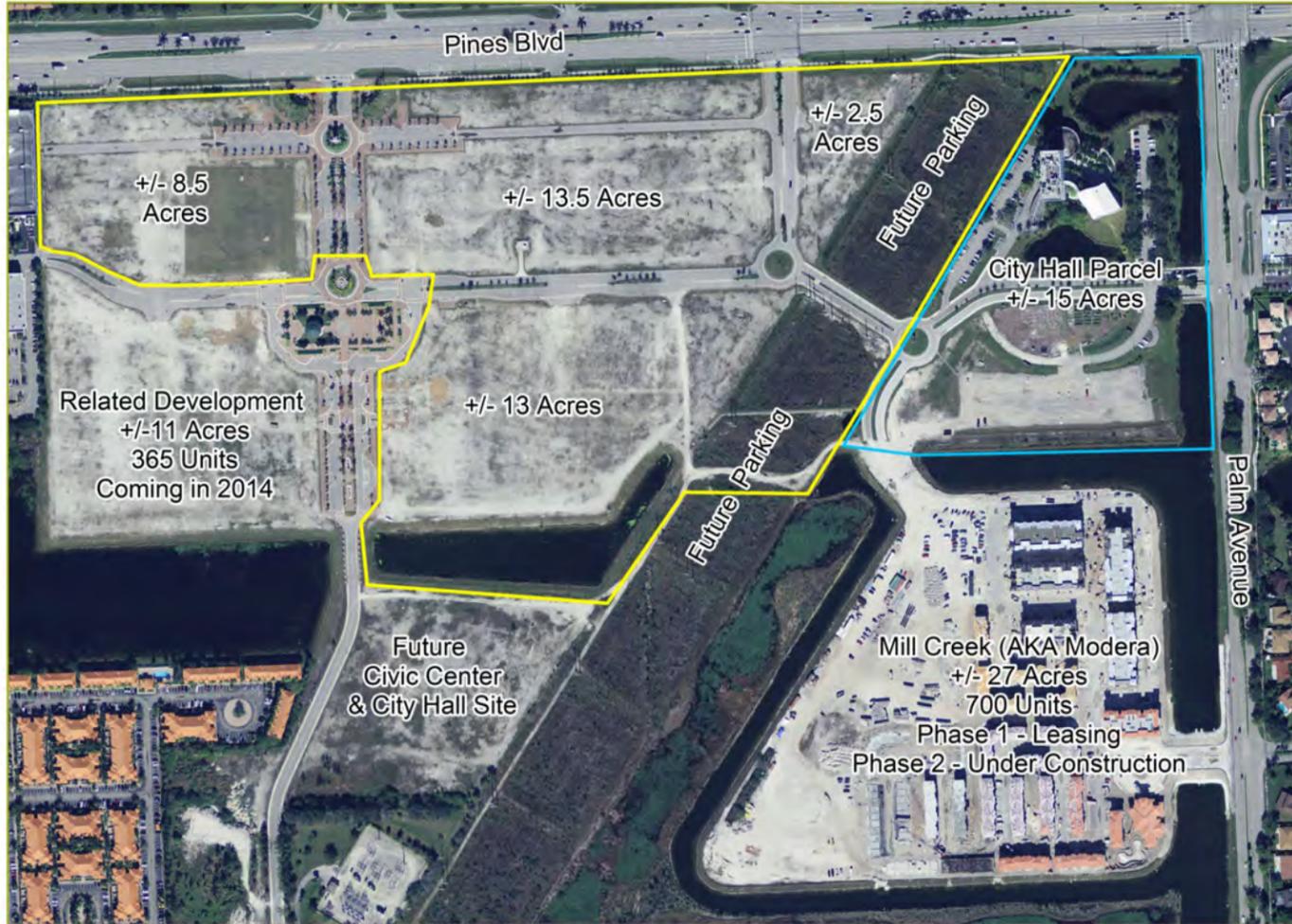


AT THE CENTER OF THE SOUTH FLORIDA MARKET



**MUNICIPAL
REAL ESTATE
OPPORTUNITIES**

CITY CENTER



PINES 5 ACRE PARCEL

Folio 513913120010
 Parcel Size +/- 4 Acres
 Land Use Commercial
 Zoning General Business (B-3)
 Daily Trips 27,000 (Pines)
 15,000 (184)



Notes: This property is adjacent to other vacant parcels on the corner of Pines Blvd and 184th Ave. The site is platted and within 1,000 feet of a Wal-Mart.

CITY HALL PARCEL

Folio 514118110010
 Parcel Size +/- 15 Acres
 Existing Building +/- 78,000 SQ FT
 Land Use Employment Center
 Zoning A-1 Limited Agricultural
 Daily Trips 52,000 (Pines) • 29,500 (Palm)
 Site Adjacent to City Center Parcel



CITY CENTER



38 Acres Available 'Shovel Ready'



Modera Pembroke Pines – Now Leasing



Pines Boulevard Development Opportunity

Folio 514118280010
 Daily Trips 52,000 (Pines Blvd)
 29,500 (Palm Avenue)
 Land Use LAC (Local Activity Center)
 Zoning MXD (Mixed Use Development)

Onsite Residential Projects
 Mill Creek (Modera) 700 Apartment Units
 Related Development 365 Apartment Units

Available Land
 Commercial 265,000 SQ FT
 Office 120,000 SQ FT
 Hotel 350 Rooms

Available Residential Units
 Multi Family Units 50 Remaining
 Workforce Housing Units 250 Remaining

CITY CENTER DEMOGRAPHIC PROFILE

Data Source: CoStar	1 Mile	2 Mile	5 Mile
Population	22,568	78,236	379,681
Median Age	37.7	36.2	36.6
Median Household Income	\$52,508	\$54,313	\$51,158
Households	8,894	29,765	130,203
Median Home Value (Owner Occupied Units)	\$236,296	\$253,172	\$256,222

ABOUT PEMBROKE PINES

Pembroke Pines

Incorporated in 1960, Pembroke Pines is located in southwestern Broward County, Florida. The City is spread over 34 square miles and reaches from the Florida Turnpike on the east to the Everglades on the west. Pembroke Pines is home to over 160,000 residents and is ranked as the second largest city in Broward County and the eleventh largest city in the State. The City continues to grow and multiple new housing projects are currently underway. Commercial activity is focused along the Pines Boulevard corridor, the premier location for retail and restaurant establishments. Pembroke Pines is ideally located with easy access to major highways including the Florida's Turnpike, Interstate-75 and US 27.



 **38.92**

MEDIAN RESIDENT AGE

ADDITIONAL RESIDENTIAL UNITS IN PROCESS

 **61,703**

NUMBER OF RESIDENTIAL UNITS

 **\$61,873**

AVERAGE HOUSEHOLD INCOME

 **160,306**

CITY POPULATION (2012)

HOME OWNERSHIP RATE 75.8%

 **\$249,500**

MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS

About City Center

The City assembled over 80 acres in a mature market with high visibility to the City's main commercial corridor, Pines Boulevard. The intention was to provide an attractive opportunity for developers to create a mixed-use development that will be attractive to residents and visitors alike. Another great incentive for development is the fact that the Land use and Zoning is already approved and is in place for a variety of existing mixed-uses that includes commercial, office, hotel, park and recreation and residential uses. Over 1,000 residential units are currently being developed on site through land sales to Mill Creek Residential Trust and Related Development. Remaining portions of the site are available for commercial development. In addition, the City is proposing to build a multi function Civic Center just south of the City Center property.