

EXCLUSIVE LAND OFFERING

Marcus & Millichap

**LAND - RETAIL**  
**7151 West McNab Road**  
**Tamarac , FL 33321**



**INVESTMENT HIGHLIGHTS**

- ◆ High Traffic Counts of Over 46,000 Vehicles per Day
- ◆ Zoned B-6
- ◆ Population of 425,000 With an Average Household Income of About \$60,000 Within a 5-Mile Radius
- ◆ Strong Retail & Residential Presence Along West McNab Road
- ◆ Close Proximity to the Florida Turnpike and Sawgrass Expressway (SR-869)

**OFFERING SUMMARY**

Price	\$399,000
Down Payment	(100%) \$399,000
Lot Size (SF)	24,829
Price Per SF	\$16.07
Lot Size (Acres)	0.57
Price Per Acre	\$700,000
Buildable SF	24,829
Price per Buildable SF	\$16.07



Listed by:

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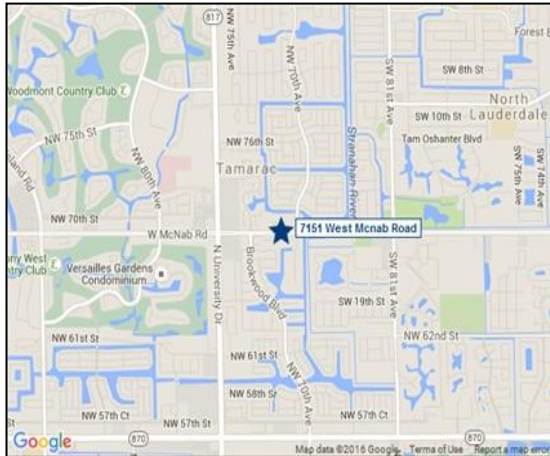
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7151 WEST McNAB ROAD • TAMARAC , FL 33321

## PROPERTY SUMMARY

<b>Assessor's Parcel Number</b>	4941-03-02-0050
<b>Zoning</b>	B-6
<b>Lot Size Dimensions</b>	250 x 100 SF
<b>Frontage</b>	West McNab Road



## INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 7151 West McNab Road, a 0.57 acre parcel of land located in Tamarac, Florida. The property is located on busy West McNab Road, which has traffic counts of over 46,000 vehicles per day. The land is located in between the Florida Turnpike and the Sawgrass Expressway (SR-869).

The property is zoned B-6, which allows for the development of businesses such as office, retail, and light industrial. Residential is allowed only if it is part of a mixed use development. The zoning allows for a maximum height of 40 feet unless the person obtains a special exception, which allows for no more than 50 feet in height. The lot is located in an area with a population of over 435,000 with an average household income of about \$60,000 within a five mile radius. The attractive zoning and strong demographics provide an investor with the opportunity to purchase an asset with great economic potential.



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