

CONFIDENTIALITY, NON-COLLUSION & OFFERING DISCLAIMER

131 E Commercial Blvd, Oakland Park, FL 33334 • Mandatory Review Terms

1. CONFIDENTIALITY AND DOCUMENT USE RESTRICTIONS

This Offering Memorandum and all accompanying files, data, and maps (collectively, the "Brochure Documents") are strictly confidential. They have been prepared solely for the purpose of allowing qualified prospective buyers to evaluate the acquisition of the subject property footprint. By downloading, viewing, or utilizing these materials, the recipient agrees that they will hold all information in the strictest confidence and will not disclose, share, distribute, or copy any part of these materials to outside third parties without the prior written consent of the Ownership Team (the "Seller").

2. MANDATORY REPRESENTATION OF NON-COLLUSION

As a strict condition of receiving these property documents and participating in any offering process for 131 E Commercial Blvd, the recipient hereby warrants, represents, and legally covenants under the penalty of fraud and civil liability that:

- **Independent Valuation:** Any offer, price, Letter of Intent (LOI), or transaction terms subsequently generated and submitted by the recipient will be arrived at entirely independently.
- **Anti-Competitive Restrictions:** The recipient has not, and will not, enter into any consultation, communication, alliance, pricing pact, pool, joint venture, or agreement—explicit or implied—with any other prospective buyer, competitor, or outside broker to artificially restrict competition, suppress market valuation, manipulate bid timelines, or collectively lower the acquisition price of the subject property.
- **Confidential Intent:** The recipient will not disclose their intent to bid, their offer amount, or their underwriting logic to any other active marketplace participant during the lifecycle of this asset offering.

3. RELIANCE & INDEPENDENT BUYER DUE DILIGENCE

The information contained in these materials has been compiled from sources deemed reliable, including local municipal maps, historical traffic volume streams ($\pm 44,500$ AADT), and regional census data counts (\$72,708–\$81,488 median household incomes). However, the Seller makes absolutely **no explicit or implied warranties, representations, or guarantees** regarding the accuracy, completeness, or future stability of these metrics. References to flexible mixed-use zoning infrastructure, pedestrian community overlays, or neighboring business profiles (e.g., surrounding daycare operators, lawyer offices, retail footprints, and insurance practices) are provided for high-level descriptive and illustrative context purposes only. The recipient maintains **100% sole legal and financial responsibility** to perform independent physical site inspections, complete structural engineering and environmental feasibility reviews, and verify all permitted density uses, setback rules, and building codes directly with the City of Oakland Park Planning and Zoning authorities prior to submitting an offer.

4. INDEMNIFICATION AND REMEDY RIGHTS

Any violation of the non-collusion or confidentiality provisions contained herein constitutes an intentional disruption of the Seller's business transaction and a material breach of contract. The Seller explicitly reserves the right to immediately disqualify any offending party from the bidding process, reject any collusive submissions, and seek full equitable relief, including punitive financial damages and legal fee recovery, under the governing laws of the State of Florida.

131 E COMMERCIAL BLVD

Premium Commercial Infill Site For Sale • Oakland Park, FL 33334

Representing a premier infill development opportunity positioned within a high-density, rapidly growing commercial node of Oakland Park, FL (Broward County). Located less than one mile west of the I-95 corridor (Exit 32), this highly accessible site offers unmatched visibility, strong trade area demographics, and a stable consumer base tailored perfectly for mixed-use, retail, or owner-user commercial applications.

PROPERTY SPECIFICATIONS	
Property Location	131 E Commercial Blvd, Oakland Park, FL 33334
Traffic Volume	±44,500 AADT • Heavy vehicular corridor with premium deceleration exposure
Primary Visibility	Immediate proximity to the E Commercial Blvd & Andrews Ave signalized traffic light
Trade Area Population	±143,500 Residents (3-Mile Radius) / ±422,000 Residents (5-Mile Radius)
Median Income	\$72,708 (Oakland Park City Boundary) / \$81,488 (Broward County Average)

SURROUNDING SYNERGY & LOCAL COMMERCIAL ANCHORS

- **High-Volume Traffic Drivers:** Positioned near highly active local daycare operations, guaranteeing recurring, predictable morning and afternoon commuter loops directly past the subject property lines.
- **Professional Office Infrastructure:** Anchored by an established local network of corporate service providers, including active independent lawyer offices, legal groups, and regional insurance agencies.
- **Neighborhood Foot Traffic:** Complemented by steady local pedestrian anchors, including adjacent retail store footprints and neighborhood coffee shops driving daily baseline consumer visits.

Interested parties are invited to review documents and submit terms directly at: <https://131ecomm.online>