

We Believe Every Business Deserves the Best Representation!

South Florida Commercial Real Estate Experts

Land Use Trends in South Florida



South Florida's land market continues to transform as population growth, new legislation, and redevelopment shape the region's future. Florida remains one of the fastest-growing states in the nation, and in Broward County, strong job growth and a favorable tax environment are drawing companies and high-net-worth residents. This growth is fueling land demand in key suburban markets including Plantation, Weston, Pembroke Pines, Sunrise, and Cooper City.

Plantation is experiencing strong momentum around Midtown and the I-595 corridor, driven by demand for medical office, multifamily, and retail. Weston continues to thrive as a premier residential community, where scarce commercial land is creating opportunities for office and lifestyle-focused retail projects. In Pembroke Pines, development along Pines Boulevard and City Center is being fueled by redevelopment opportunities, while Sunrise and Cooper City are expanding with new residential and commercial activity as families and businesses look beyond Miami's urban core.

At the same time, land sales remain strong statewide. In South Florida, smaller parcels trade at significantly higher per-acre prices compared to other parts of the state. Developers are increasingly pursuing mixed-use projects that blend residential, retail, and office space to meet shifting lifestyle demands, particularly with the rise of remote and hybrid work.

Policy and zoning shifts are also shaping the market. The Live Local Act of 2023 continues to encourage higher-density, mixed-use projects focused on affordable housing. However, many local governments face challenges balancing approvals with infrastructure and long-term growth concerns. As growth accelerates, protecting South Florida's natural resources is becoming more urgent. The South Florida Water Management District (SFWMD) plays a vital role in balancing development with conservation to ensure the sustainability of our environment.

South Florida's land market is moving quickly. For property owners, developers, and investors in Plantation, Weston, Pembroke Pines, Sunrise, and Cooper City, staying ahead of land use trends is essential to making informed decisions.

Thinking about buying, leasing, or investing in a mixed-use property?

The Martinez Team is here to help you navigate the market with local insights and proven expertise.

FEATURED COMMERCIAL LISTINGS

FOR SALE



RETAIL SHOPPING PLAZA – FOR SALE
\$4,000,000.00



CORNER ACRE LOT –FOR SALE
\$775,000.00



PREMIERE OFFICE SPACES – FOR SALE
\$1,575,375.00

FOR LEASE



OFFICE SUITE – FOR SUB-LEASE
\$1,100/MONTH + SALES TAX



MEDICAL OFFICE CONDO – FOR LEASE
BASE RENT \$25.00



OFFICE BUILDING – FOR LEASE
\$36.00 PSF GROSS



MEDICAL OFFICE SPACE – FOR LEASE
BASE RENT \$23.97

LOCAL BUSINESS SPOTLIGHT

The Law Office of Lawrence Levy specializes in Estate Planning, Probate, Guardianship, Elder Law, and Mediation. Our team offers legal expertise and personal attention to each client. Lawrence Levy, Esq., a Board-Certified Elder Law attorney, brings 30 years of experience to the firm. In 2024, the firm welcomed Joseph Levy, Esq., who specializes in business and commercial law. Together, Lawrence and Joseph personally handle every case and cultivate individual relationships with each client; they combine professionalism with compassion to serve their clients' needs.

We offer a free one-hour consultation to answer your questions about creating a Will, a Trust, Durable Power of Attorney, Health Care Surrogate, and other Estate Planning documents to meet your family's needs.



**Call and mention this Newsletter
for a **FREE** one-hour consultation**



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