



FOR SALE

801-823 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

**REZONED 450 UNIT FLAGLER VILLAGE
DEVELOPMENT SITE**

STL
COMMERCIAL

OVERVIEW

RECENTLY REZONED. STL Commercial and LoKation Real Estate Commercial Services have been exclusively retained to arrange the sale of 801-823 N Andrews. This prime development site has just been rezoned to allow for construction of an estimated 450 units and 120 feet in height. The site has an incredibly efficient layout for development, and is located directly adjacent to Flagler Village, Fort Lauderdale's hottest neighborhood. There are new developments planned leading all the way up to the subject site. The efficiency of this site as well as the pricing create an unparalleled opportunity for a developer to make their mark in the Fort Lauderdale Downtown Core. The site has income in place and multiple buildings on site to help a developer cover costs before breaking ground.

SITE SUMMARY

LOT SIZE: 101,998 SF (2.34 AC)

COMBINED BLDG SIZE: 23,149 SF (+/-)

ZONING: NWRAC-MUne

ALLOWED HEIGHT: 120 FT

ALLOWED USES: Multi-Family,
Hotel, Retail, Office,
Restaurant, Etc.

SITE DIMENSIONS: 400 x 255 FT

ESTIMATED DENSITY: 450 UNITS* (+/-)

ASKING PRICE: \$15,340,000
(\$34K/UNIT)

OPPORTUNITY ZONE

**Massing Study available*



801-823 N. ANDREWS AVENUE - FORT LAUDERDALE, FL 33311

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BILL HINSON | COMMERCIAL BROKERAGE | 954.609.9642

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

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BIRDSEYE VIEW



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SOUTHEAST AERIAL VIEW



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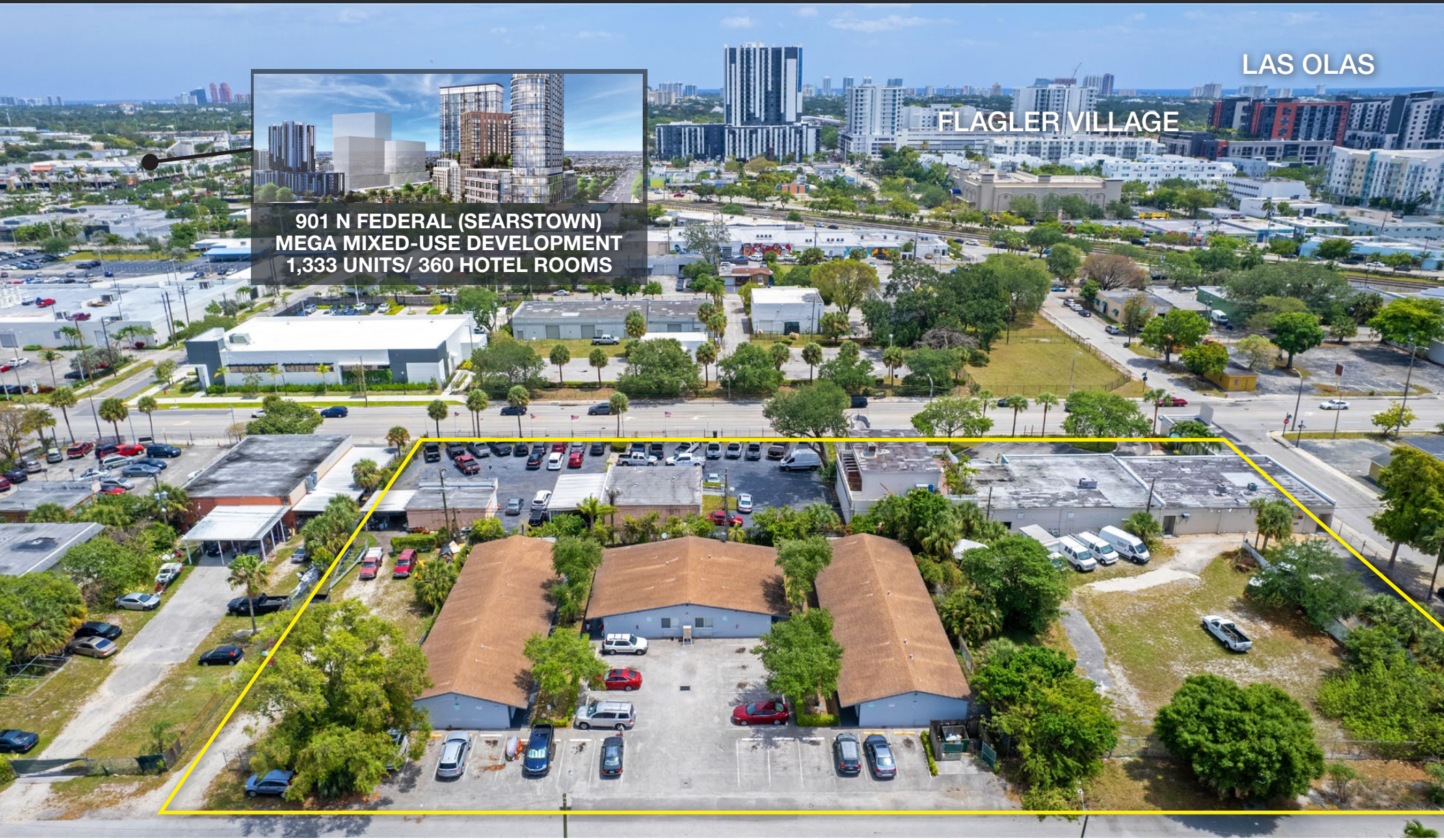
EAST AERIAL VIEW

LAS OLAS

FLAGLER VILLAGE



**901 N FEDERAL (SEARSTOWN)
MEGA MIXED-USE DEVELOPMENT
1,333 UNITS/ 360 HOTEL ROOMS**



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SOUTH AERIAL VIEW



LAS OLAS

DOWNTOWN

FLAGLER VILLAGE

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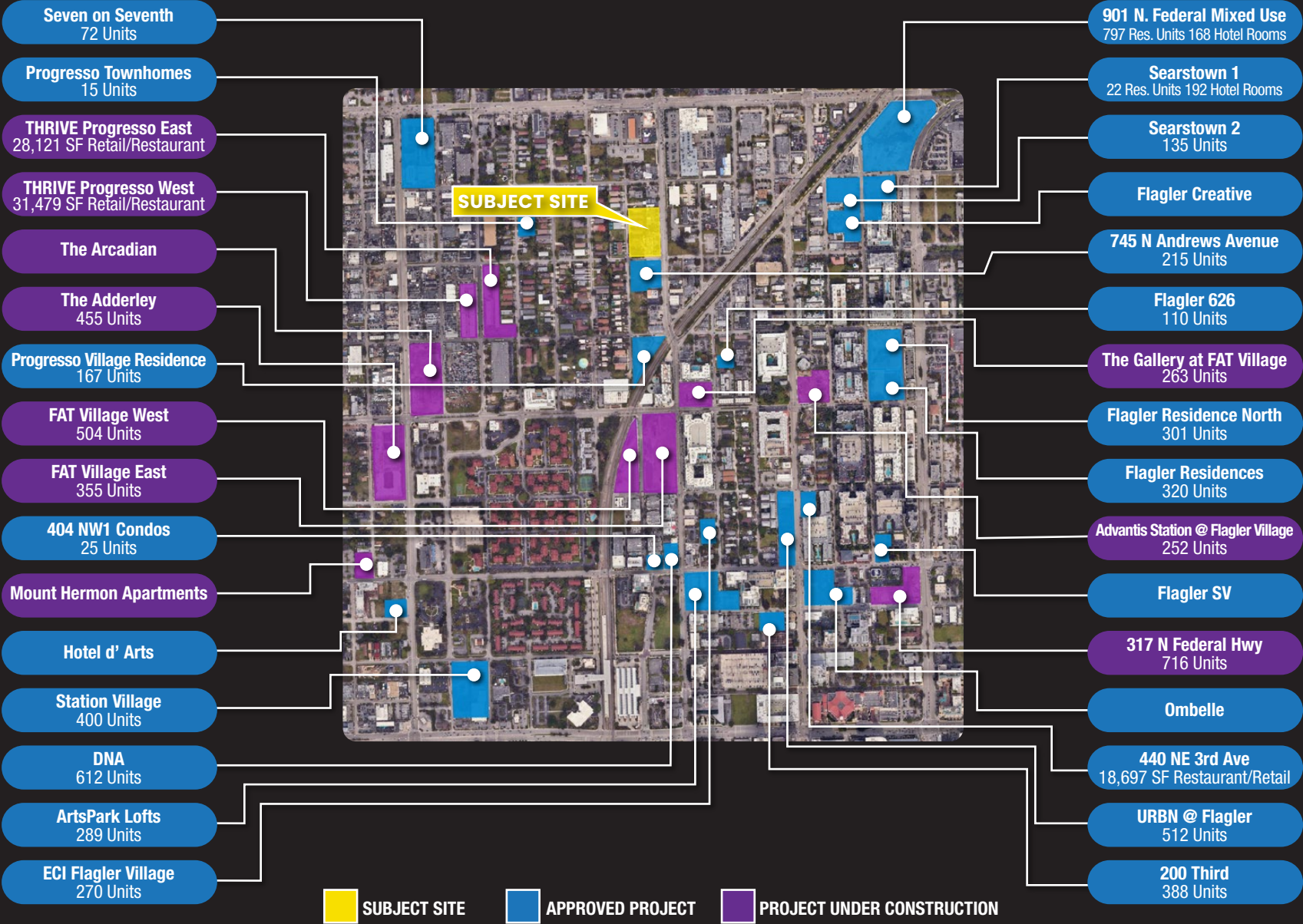
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N ANDREWS DEVELOPMENT MAP



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LAND SALE COMPARABLES

Property Address	Property Type	Sale Date	Land SF	Price Per SF (LAND)	Building SF	Sale Price	Units Planned	Price Per Unit	Zoning
4 NW 7th St	Development Site	10/12/2022	56,800	\$166	6,000	\$9,420,000	173	\$54,451	NWRAC-Mue
200 W Broward Boulevard	Development Site	12/14/2023	47,131	\$663	0	\$31,242,000	381	\$82,000	RAC-CC
650 N Andrews Avenue	Development Site	02/24/2023	54,888	\$230	11,125	\$12,625,000	257	\$49,125	RAC-UV
11 N Andrews Avenue	Development Site	11/21/2023	26,014	\$308	9,010	\$8,000,000	316	\$25,316	RAC-CC
200 NE 3rd Avenue	Development Site	06/30/2023	18,349	\$272	8,609	\$5,000,000	388	\$12,887	RAC-CC
203-205 NE 3rd St	Development Site	02/13/2023	21,750	\$425	0	\$9,250,000	388	\$23,840	RAC-CC
738 NE 4th Avenue	Development Site	06/08/2023	21,601	\$176	0	\$3,800,000	77	\$49,351	RAC-UV
520 W Broward Boulevard	Development Site	12/01/2022	34,532	\$528	0	\$18,250,000	365	\$50,000	RAC-CC
TOTALS:			281,065		34,744	\$97,587,000	2,345		
WEIGHTED AVERAGE:				\$347				\$41,615	
SUBJECT PROPERTY									
801-815 N ANDREWS AVE	Development Site		30,749		12,202				NWRAC-MUone
NW 1 AVE 494234063110	Development Site		5,063		0				NWRAC-MUone
NW 1 AVE 494234063120	Development Site		5,063		0				NWRAC-MUone
NW 1 AVE 494234063130	Development Site		6,750		0				NWRAC-MUone
816 NW 1 AVE	Development Site		7,275		3,007				NWRAC-MUone
820 NW 1 AVE	Development Site		9,006		2,684				NWRAC-MUone
824 NW 1 AVE	Development Site		7,343		3,007				NWRAC-MUone
817 N ANDREWS AVE	Development Site		12,000		1,567				NWRAC-MUone
823 N Andrews Ave	Development Site		18,749		682				NWRAC-MUone
Totals:			101,998		23,149		447		
ESTIMATION OF SUBJECT SITE VALUE									
Criteria	Avg Price/SF	Estimated Site Value							
Based on average price per unit	\$41,615	\$18,601,872							

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