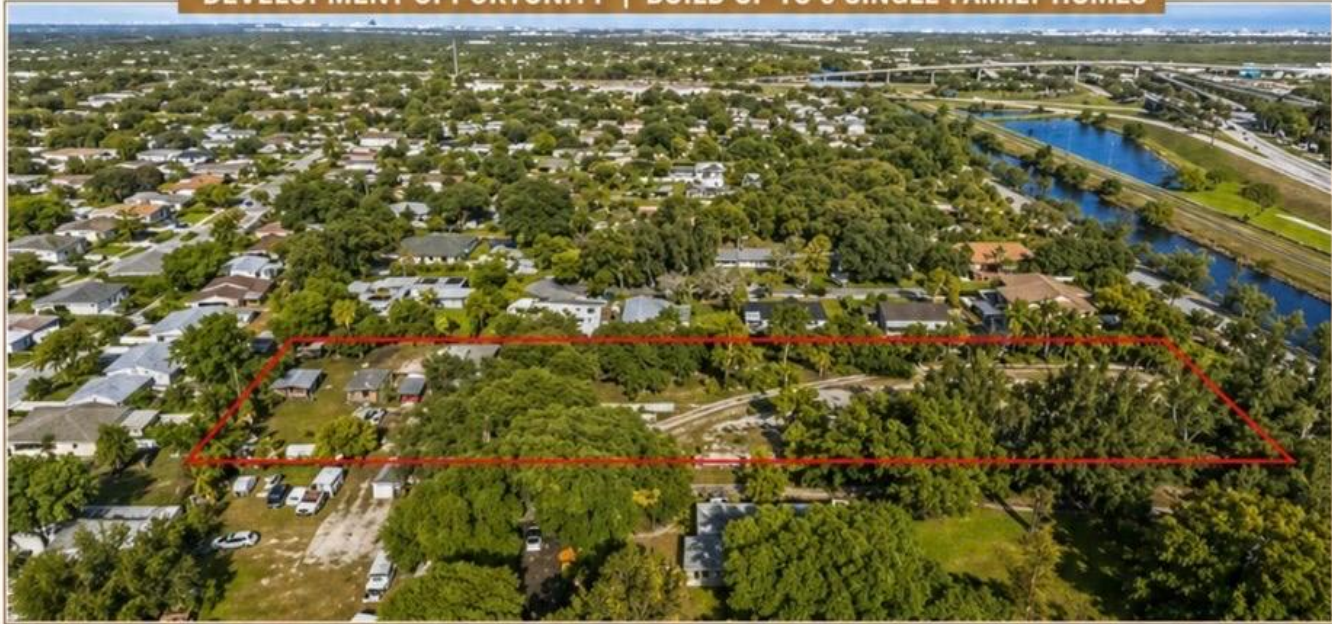



PREMIER SOUTH FLORIDA ESTATE

DEVELOPMENT OPPORTUNITY | BUILD UP TO 9 SINGLE-FAMILY HOMES




 **PROPERTY ADDRESS:**
4351 Southwest 25th St
Fort Lauderdale, FL 33317


 **ASKING PRICE:**
\$1,400,000

 **LAND AREA:**
1.82 Acres / 79,279 SQFT

 **DEVELOPMENT POTENTIAL:**
Develop up to 9 Single-Family Homes
(Unincorporated Broward)

 **KEY FEATURES:**
Prime Location near 441, I-595, & Turnpike
City Water & Sewer | Zoning A-1

 **MAIN RESIDENCE:**
4 Bedroom / 5 Bath (3,000 SF)

 **GUEST HOUSE:**
(900 SF)


**DEVELOP UP TO
9 HOMES**
FINANCING AVAILABLE
TO EXECUTE
IMMEDIATELY.

FINANCE THIS OPPORTUNITY

We provide flexible financing for investors and developers.

-  **FAST CLOSINGS**
7-14 Days
-  **HIGH LEVERAGE**
Up to 85% LTC
-  **ASSET-BASED LENDING**
Low Doc Options Available
-  **INVESTOR FOCUSED**
Built for Speed. Designed for Results.

LOAN PROGRAMS AVAILABLE:



**FIX & FLIP
LOANS**



**BRIDGE
LOANS**



**CONSTRUCTION
LOANS**



**DEVELOPMENT &
PREDEVELOPMENT
LOANS**



**LAND
LOANS**



**HARD MONEY
LOANS**

YOUR REAL ESTATE PARTNER



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Miami Lakes, FL 33014



YOUR LENDING SPECIALIST

Emmanuel Erazo
VP, Business Development
☎ (954) 708-4145
✉ Emmanuel@nationwidelendingdirect.com
🌐 www.nationwidelendingdirect.com



CALL TO STRUCTURE THIS DEAL
OR SUBMIT YOUR NEXT PROJECT FOR A QUICK QUOTE.