



PROPERTY DETAILS

- Fully entitled for 43 story, 388 unit multifamily project - DRC approved- \$15,520,000 (\$40,000 per door)
- Located in booming Flagler Village in downtown Fort Lauderdale
- Close proximity to Las Olas Boulevard and major retail , restaurant and entertainment centers
- Walking distance to Brightline station with access to Miami and Orlando
- 388 units for market rate development - not subject to affordable \$10,300 per door surcharge for full market rate development
- Call for full Offering Memorandum

ABOUT PROPERTY



PRICE

Phase 1-\$15,520,000



YEAR BUILT



AVAILABLE SF



PARKING



LOCATION

Flagler Village

For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 200 NE 3rd Street in Fort Lauderdale, FL. This property, zoned RAC-CC, is fully entitled for a 43-story, 388-unit market-rate multifamily project—phase 1 construction has been DRC approved, with allocated units exempt from affordable housing surcharge. Situated in the thriving Flagler Village, it offers prime access to Las Olas Boulevard and nearby retail, dining, and entertainment. With the added advantage of being within walking distance of the Brightline station, offering convenient access to Miami and Orlando, this property is a lucrative choice for a discerning land or multifamily investor.

PROPERTY HIGHLIGHTS

- Phase 1- fully entitled for 43 story, 388 unit multifamily project - DRC approved-\$15,520,000- \$40,000 per door
- Located in booming Flagler Village in downtown Fort Lauderdale
- Close proximity to Las Olas Boulevard and major retail , restaurant and entertainment centers
- Walking distance to Brightline station with access to Miami and Orlando
- Immediate area undergoing massive redevelopment including Hines new T-3 development

OFFERING SUMMARY

Sale Price:	Phase 1: \$15,520,000 \$40,000 per door
Lot Size:	29,000 SF

For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com





A 425 BRID-EYED VIEW 3



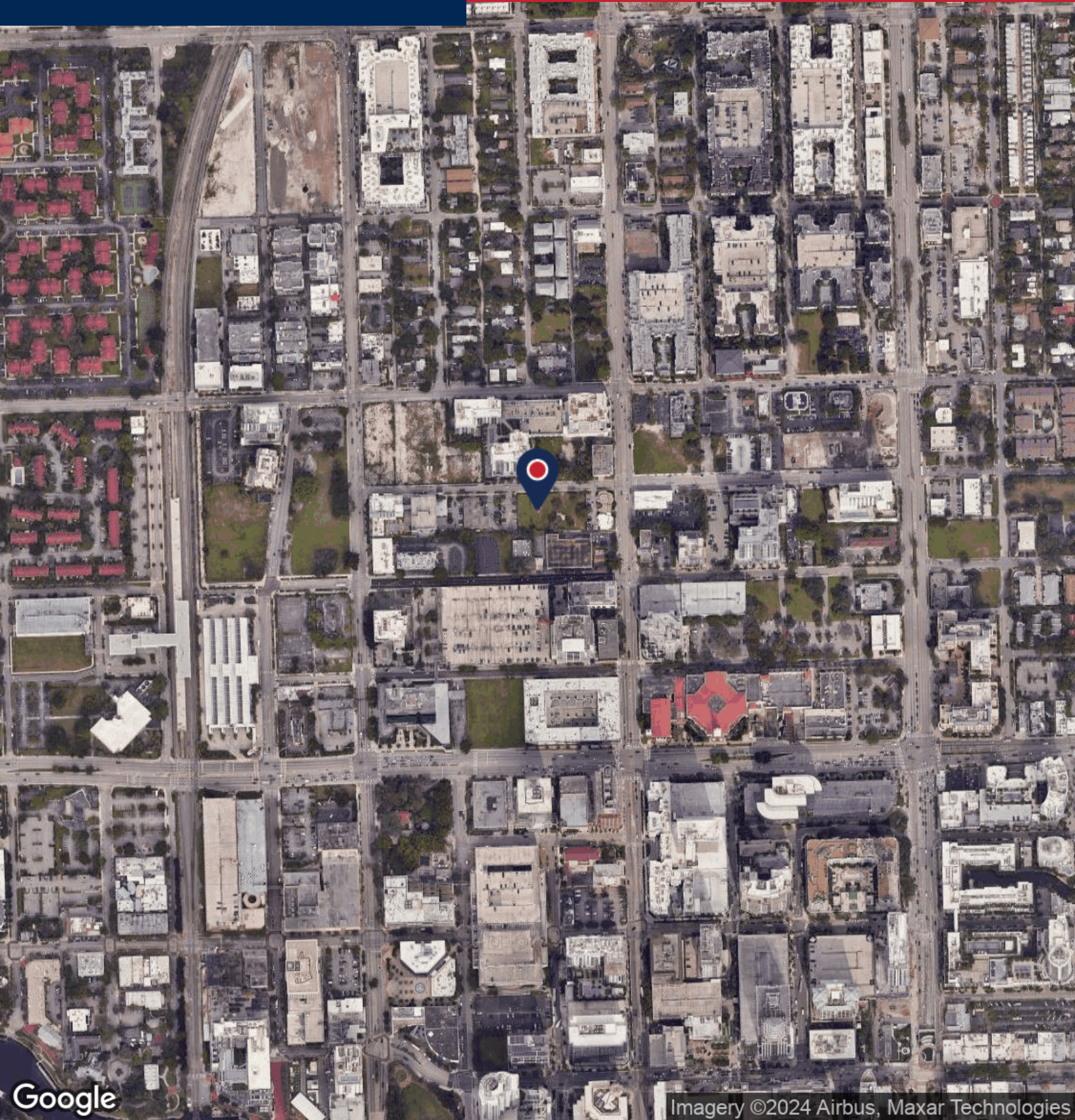
For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com

FLAGLER VILLAGE DEVELOPMENT SITE-FULLY APPROVED

AERIAL MAP



For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com

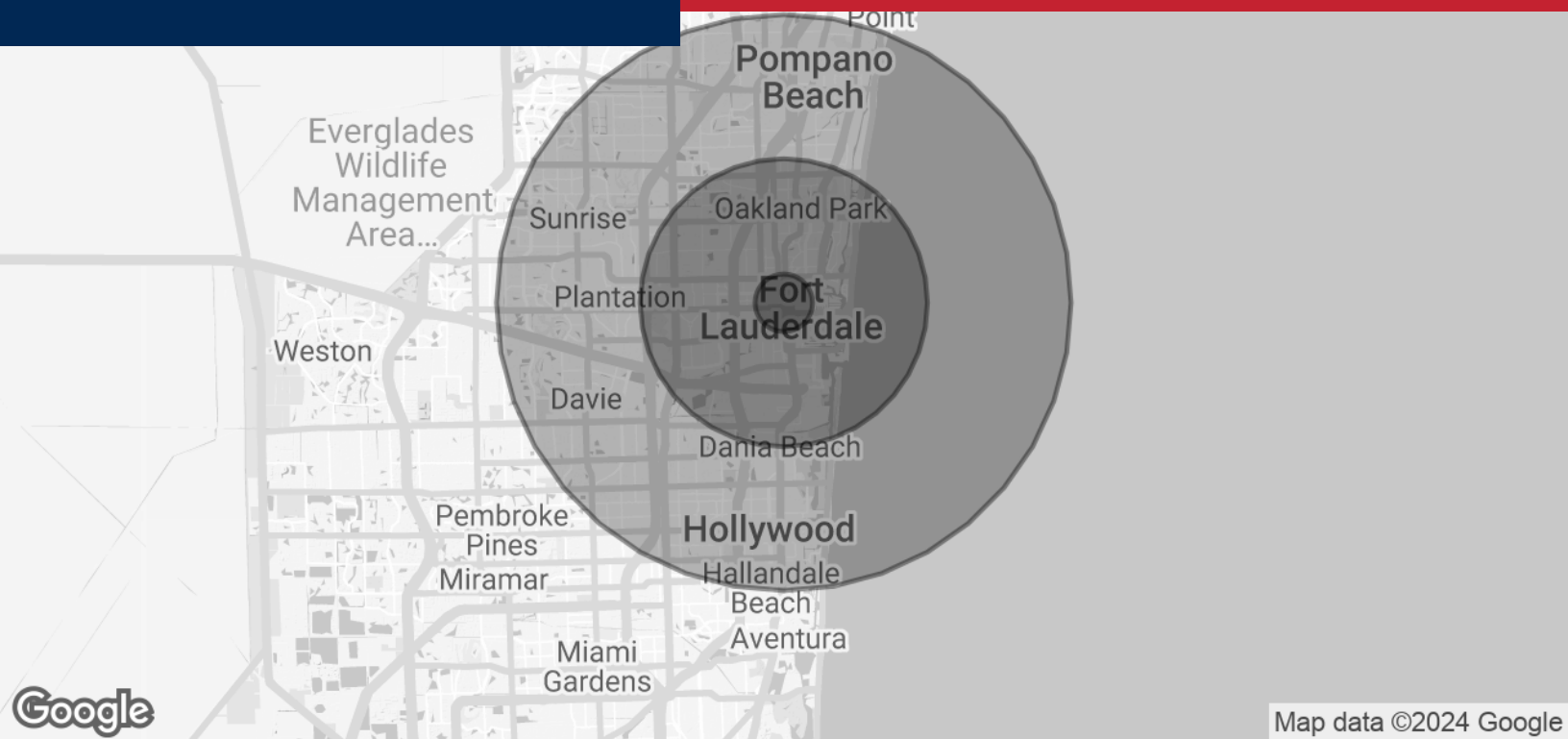


Flagler Village in downtown Fort Lauderdale is experiencing a significant development boom, transforming it from a once crime-ridden and neglected area into a vibrant urban neighborhood. Here are a few examples of the development:

- **Around 3,500 new apartments have been built, with estimates of reaching 8,000 more units in the coming years. Some major projects include Pearl Flagler Village (331 units), The Whitney (386 units), Ora Flagler Village Apartments (292 units), and The Dalmar Fort Lauderdale hotel (323 rooms).**
- **One of the largest projects nearby is Hines Fat Village (Food, Art, Technology) project, a 5.6-acre, 835,000 SF office, retail, and mixed-use urban development currently under construction.**
- **Former warehouses like the Hive and Flagler Uptown have been converted into retail and restaurant spaces, featuring murals and artistic elements.**
- **Rents for the new apartments range from around \$2,000 for a one-bedroom to \$3,000 for a two-bedroom unit.**

This development boom is transforming Flagler Village into a walkable urban neighborhood with amenities catering to young professionals seeking an alternative to the "old Fort Lauderdale" vibe.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	23,767	301,926	1,073,799
Average Age	40.0	40.2	41.1
Average Age (Male)	40.9	40.2	40.0
Average Age (Female)	39.0	40.3	42.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	13,973	142,258	496,510
# of Persons per HH	1.7	2.1	2.2
Average HH Income	\$91,899	\$72,889	\$66,874
Average House Value	\$347,505	\$342,402	\$274,232

2020 American Community Survey (ACS)

For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com

bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT