

OFFERING MEMORANDUM

Contiguous 5 Lot Development Site

BULLARD WAY

APN TAX ID - 504205-00-0030/ 504205-10-0160/ 504205-10-0140/ 504205-10-0150/ 504205-10-0170



Keyes[®]

Exclusive Listed By

FOR MORE INFORMATION PLEASE CONTACT



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✉️ DeeEmmanuel@keyes.com

Keyes |  **EMMANUEL GROUP**

Real Estate Simplified

Property Overview

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OFFERING SUMMARY

Addresses:	Bullard Way Unincorporated, FL
APN's	504205-00-0030 504205-10-0140
	504205-10-0150 504205-10-0160 504205-10-0170
Total Site Area:	0.82 AC * 35,600 SF
Zoning	RM-10
Asking Price:	\$750,000
Price per Square Foot:	\$21



EXECUTIVE SUMMARY

This rare assemblage opportunity presents a total of five adjacent parcels located within the incorporated City of Fort Lauderdale, in the rapidly transforming Progresso Village neighborhood. Offered as a contiguous package for \$750,000, this 0.82-acre site ($\pm 35,686$ SF) features separate folios, allowing for flexible exit strategies and phased development.

Zoned RM-10, the site supports a wide range of residential configurations, including the ability to build up to 6 single-family homes or 8 cluster townhomes. One of the parcels fronts the river, while a paved access road at the rear of the property offers dual ingress/egress — enhancing functionality and long-term value. Additionally, one of the lots may be subdivided to create a sixth buildable parcel, further increasing development potential.

Strategically situated on a quiet cul-de-sac, this site is less than 10 minutes from Downtown Fort Lauderdale, Flagler Village, and the Brightline station. As the area experiences a wave of redevelopment, the demand for new construction homes is surging — with ARVs averaging \$520,000 for single-family homes and \$450,000 for townhomes.

This is a unique opportunity for builders or investors to control a sizable urban footprint with strong fundamentals, full city services, and significant upside in a high-growth corridor.

Aerial Photos

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Sec. 39-278 - Density

District	1-Family Detached (Units/Acre)	All Others (Units/Acre)
RS-2	2.0	
RS-3	3.0	
RS-4	4.0	
RS-5	5.0	
RS-6	6.0	
RD-4	4.0	4.0
RD-5	5.0	5.0
RD-6	6.0	6.0
RD-7	7.0	7.0
RD-8	8.0	8.0
RD-9	9.0	9.0
RD-10	9.0	10.0
RM-5	5.0	5.0
RM-6	6.0	6.0
RM-7	7.0	7.0
RM-8	8.0	8.0
RM-9	9.0	9.0
RM-10	9.0	10.0

RM 5 through RM-25 - Multifamily Dwelling districts

Broward County Map

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The map displays a satellite view of a residential area in Broward County, Florida. The property is highlighted with a black circle and a black arrow pointing to a detailed information box. The property is located at the intersection of NW 8th Ct and NW 25th Ave, near NW 8th St and NW 27th Ave. The property is zoned RM-10 and is described as 36-Low-Medium (10) Residential. The property ID is 504205000030. The map also shows the North Fork New River and several roads including NW 6th Pl, NW 24th, and NW 27th Ave. A text overlay at the bottom left reads "Contiguous Redevelopment Opportunity".

Property ID: 504205000030

Zoom to

FOLIO	504205000030
NAME_LINE_1	ALVA S DAVIS REV TR
SITUSADD	BULLARD WAY, UNINCORPORATED, FL 33311
MILLAGE CODE	0012
AREA NAME	Central County - Franklin Park
ACRES	0.22
ZONING	RM-10
LAND USE	36-Low-Medium (10) Residential
BCPA PROPERTY INFO	View
BROWARD CODE OF ORDINANCES	View
BMSD ZONING WEBSITE	View

Contiguous Redevelopment Opportunity

Municode - Code of Ordinances

Use	RS-2 to 6	RD-4 to 10	RM-5 to 16	RM-17 to 25
1-family detached dwelling	P	P	P	P
2-family dwelling	NP	P	P	P
Assisted living facility	NP	NP	NP	P
Townhouse or villa	NP	P	P	P
Multi-family dwelling (3 or more dwelling units)	NP	NP	P	P
Community residential home w/ adult day care	NP	P	P	P
Community residential one-family dwelling	P	P	P	P
Hotel, motel, or timeshare apt.	NP	NP	NP	P
Nonprofit social & recreational facilities	P	P	P	P
Golf course	P	P	P	P
Places of worship	P	P	P	P
Family day care home	P	P	P	P
Home-based business (Sec. 39-237)	P	P	P	P
Child care facility	NP	NP	P	P
Temporary sales offices	P	P	P	P
Yard sales	C	C	C	C
Accessory uses and structures	P	P	P	P
Essential services	P	P	P	P
Bed and breakfast	NP	NP	P*	P
Off-site parking lots (Sec. 39-240)	C	C	C	C
Outdoor event (Sec. 39-238)	C	C	C	C
Wireless comm. facilities (Sec. 39-102)	P	P	P	P

Investment Highlights

- **Zoned RM-10 – Versatile Residential Use**

Build up to 6 single-family homes or 8 cluster townhomes by right. One parcel may be further subdivided to maximize development yield.

- **Cul-de-Sac Location with Riverfront Parcel**

Quiet, low-traffic setting perfect for residential product. One lot fronts the river and offers unique aesthetic and marketing value.

- **Dual Access via Rear Paved Road**

Existing paved road behind the lots provides additional ingress/egress—a rare feature that enhances design flexibility and site logistics.

- **Located Within the City of Fort Lauderdale**

Fully incorporated area with municipal utilities, zoning clarity, and public infrastructure. Eligible for potential city redevelopment incentives.

- **High Demand for New Construction**

Area is experiencing rapid transformation with strong resale values:

- ARV- \$520k per unit
- Prime Urban Infill Site

Offered at just \$750,000 for the full assemblage—a compelling value for nearly an acre of buildable land in a high-growth neighborhood.

Contiguous Redevelopment Opportunity

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Sale Comparable

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805 NW 22nd Road Fort Lauderdale FL, 33311

- ◆ Sold Price - \$520,000 on 5/14/2025
- ◆ 2024 BUILT- 3 bedroom 2 bathroom, 1,650 SF
- ◆ Lot size 4,815
- ◆ Zoning RS-6

0.2 Miles from subject



2909 NW 8th Place Fort Lauderdale, Fl 33311

- ◆ Sold Price - \$520,000 on 3/25/2025
- ◆ 2023 BUILT- 3 bedroom 2 bathroom 2,016 SF
- ◆ Lot size 6,250
- ◆ Zoning RS-6
- ◆ 0.7 Miles from subject
- ◆ 20 days on market



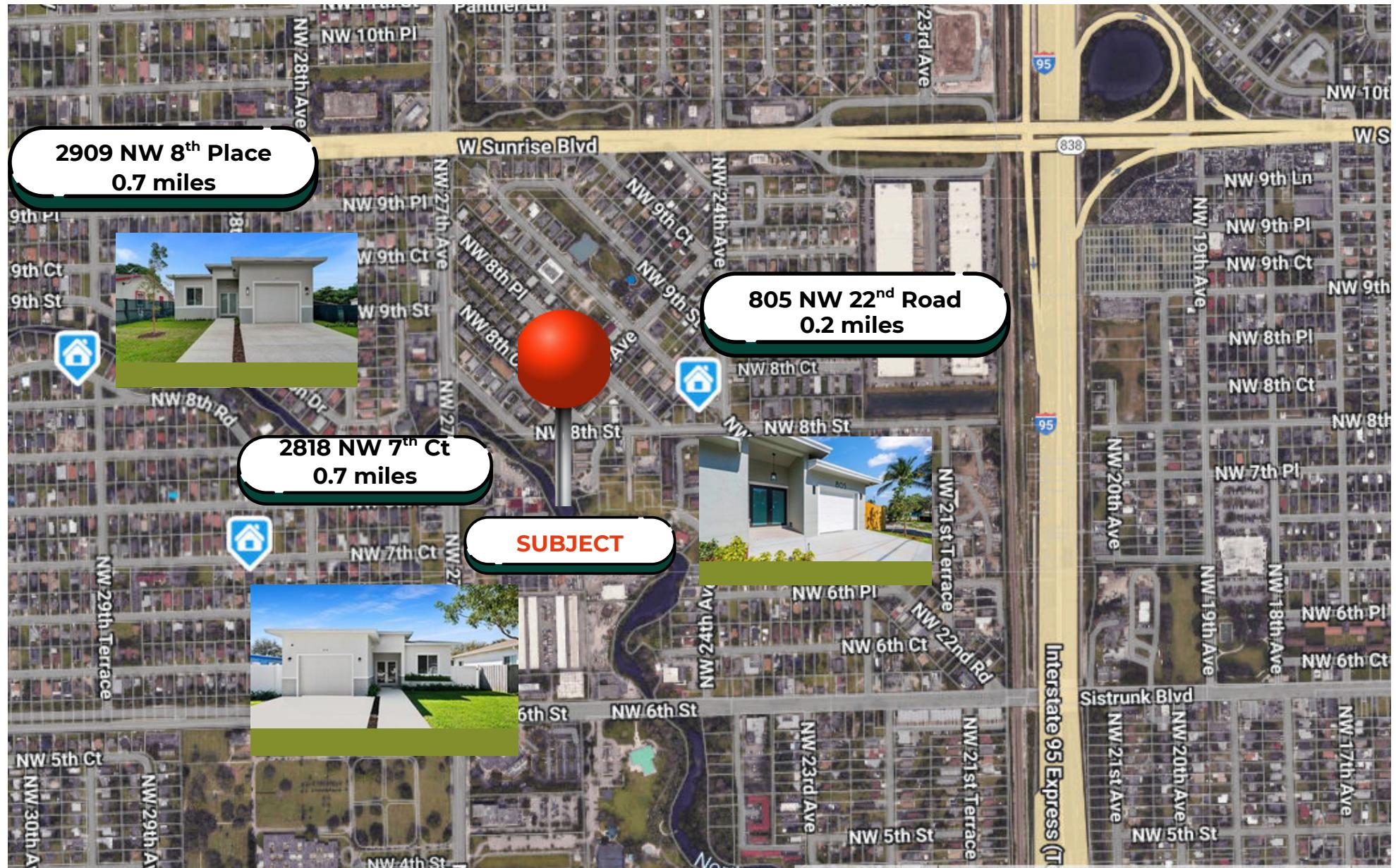
2818 NW 7th Ct Fort Lauderdale FL 33311

- ◆ Sold Price - \$512,000 on 5/27/2025
- ◆ 2022 BUILT- 3 bedroom 2 bathroom. 1,457 SF
- ◆ Lot size 5,501
- ◆ Zoning RS-6
- ◆ 0.5 Miles from subject



Aerial Map

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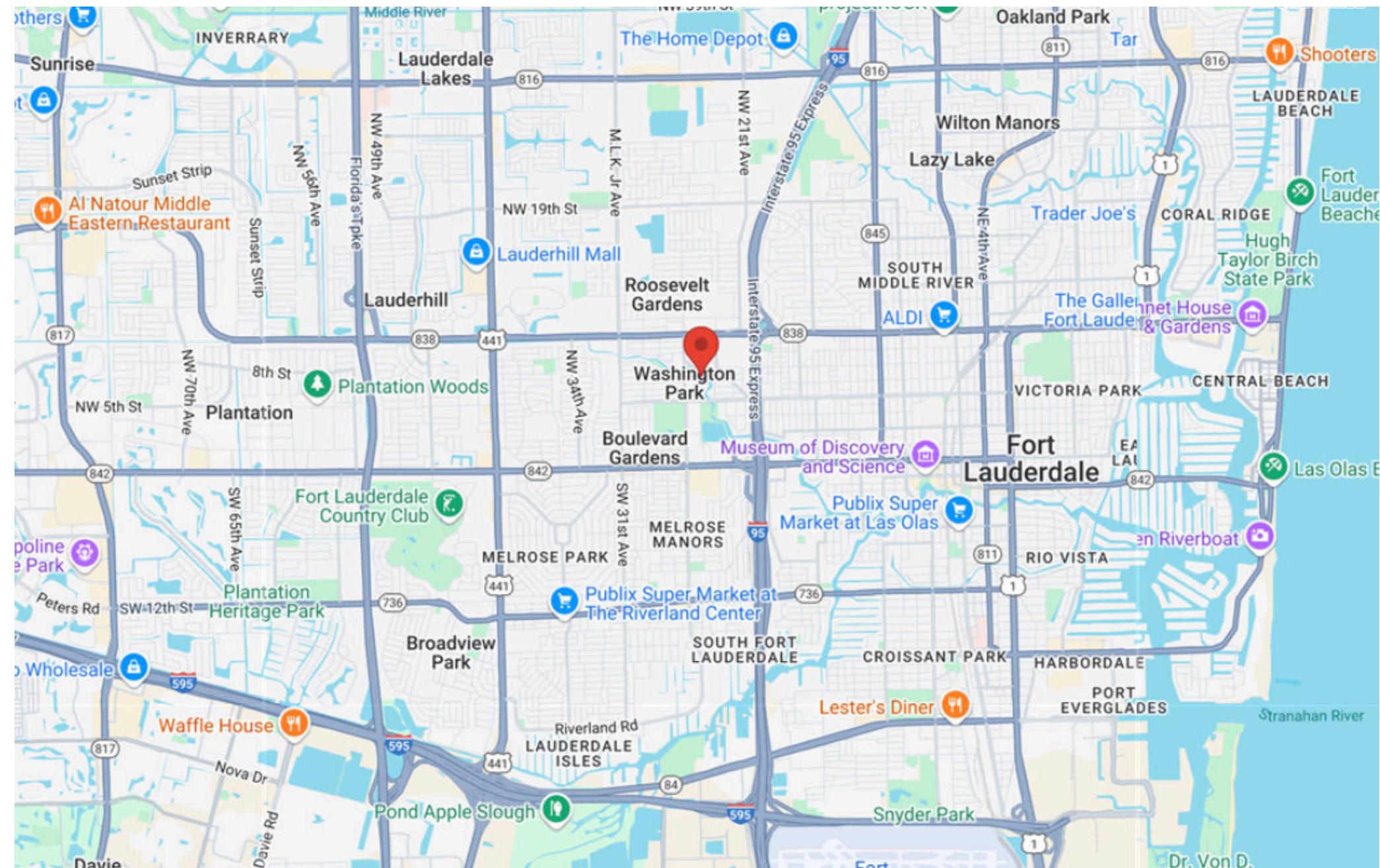
MARKET CONTEXT & DEMOGRAPHICS

Located in Washington Park, a rapidly evolving neighborhood in central Fort Lauderdale.

- Just west of I-95, with quick access to Downtown Fort Lauderdale, Las Olas, and beaches.
- Within the incorporated City of Fort Lauderdale, offering full municipal services and zoning stability.
- Surrounded by major roadways including Sunrise Blvd, Broward Blvd, and I-95 — ideal for commuter access.
- The area is experiencing a wave of infill development driven by buyer demand and builder interest.
- New construction single-family homes and townhomes - ARV 520k.
- Strong demand from working families and young professionals seeking attainable new housing.
- Ongoing city infrastructure upgrades and redevelopment activity support long-term neighborhood growth
- A prime opportunity to capitalize on early-stage appreciation in a fast-growing submarket.

Aerial Map

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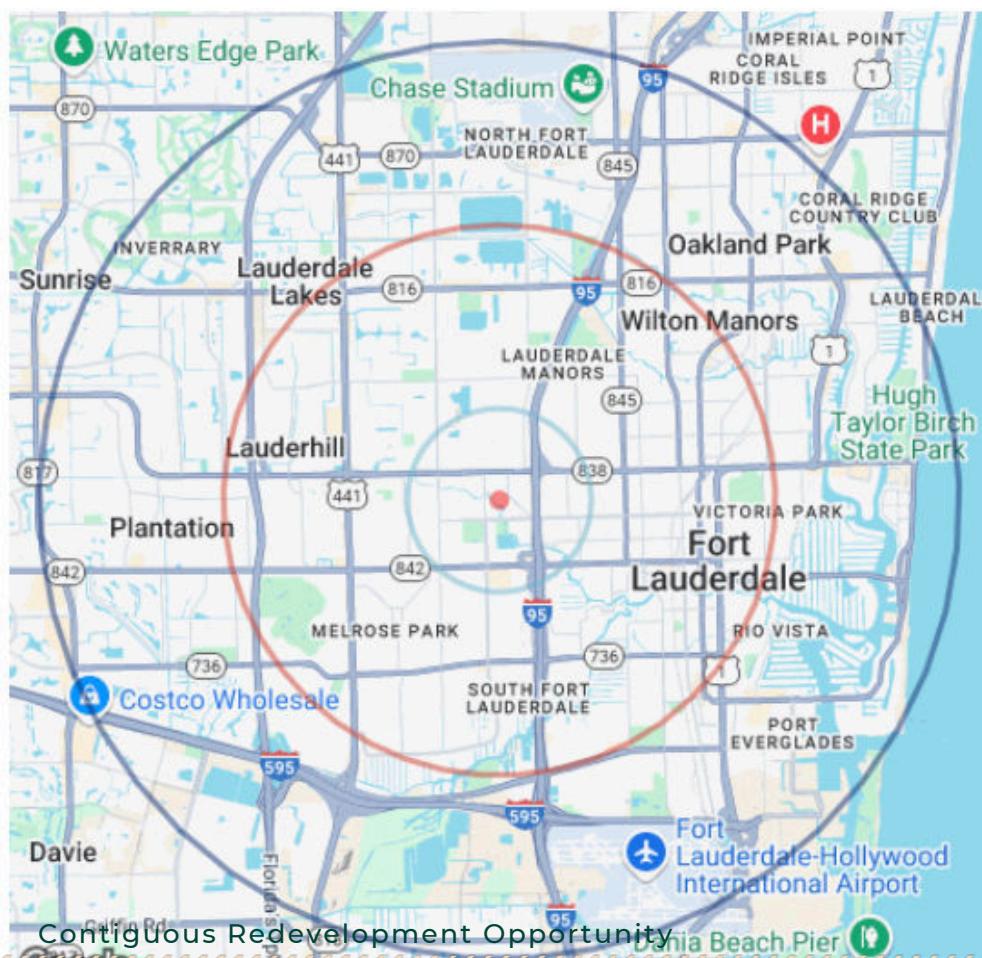


Contiguous Redevelopment Opportunity

DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,602	168,947	359,409
2010 Population	15,916	169,464	355,278
2025 Population	18,778	196,223	409,363
2030 Population	18,821	205,073	420,708
2025-2030 Growth Rate	0.05 %	0.89 %	0.55 %
2025 Daytime Population	16,563	211,873	468,272



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	843	8,970	17,470
\$15000-24999	674	5,722	11,734
\$25000-34999	703	5,621	12,032
\$35000-49999	720	8,982	18,615
\$50000-74999	1,291	13,553	28,249
\$75000-99999	601	9,103	20,179
\$100000-149999	913	14,448	30,054
\$150000-199999	220	6,711	13,325
\$200000 or greater	194	8,346	20,687
Median HH Income	\$ 52,016	\$ 70,261	\$ 72,894
Average HH Income	\$ 66,282	\$ 103,490	\$ 110,436

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,324	63,057	143,897
2010 Total Households	5,169	65,614	144,190
2025 Total Households	6,159	81,456	172,345
2030 Total Households	6,223	87,107	180,046
2025 Average Household Size	3.02	2.38	2.35
2025 Owner Occupied Housing	2,703	36,390	88,345
2030 Owner Occupied Housing	2,998	38,942	93,851
2025 Renter Occupied Housing	3,456	45,066	84,000
2030 Renter Occupied Housing	3,225	48,165	86,195
2025 Vacant Housing	405	8,951	21,994
2025 Total Housing	6,564	90,407	194,339

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE LISTING AGENTS TO SIGN NDA FOR LEASE DETAILS



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