



Multi-family Redevelopment project in The City of Wilton Manors, Five Points.

1212 SW NE 26th St
Wilton Manors, FL, 33305

For Sale

martinezteamcommercial.com

Multi-family Redevelopment project in The City of Wilton Manors, Five Points.
Ability for a developer to build 6 stories plus 2 w/ incentives and 35 units.
Zoned TOC-E, City includes Right of Way on 13th Ave giving gross lot size a
SF.



Asking Price: \$2,950,000

Type of Property: Land Development

Lot Size: 22,859 SF, including Right Of Way:

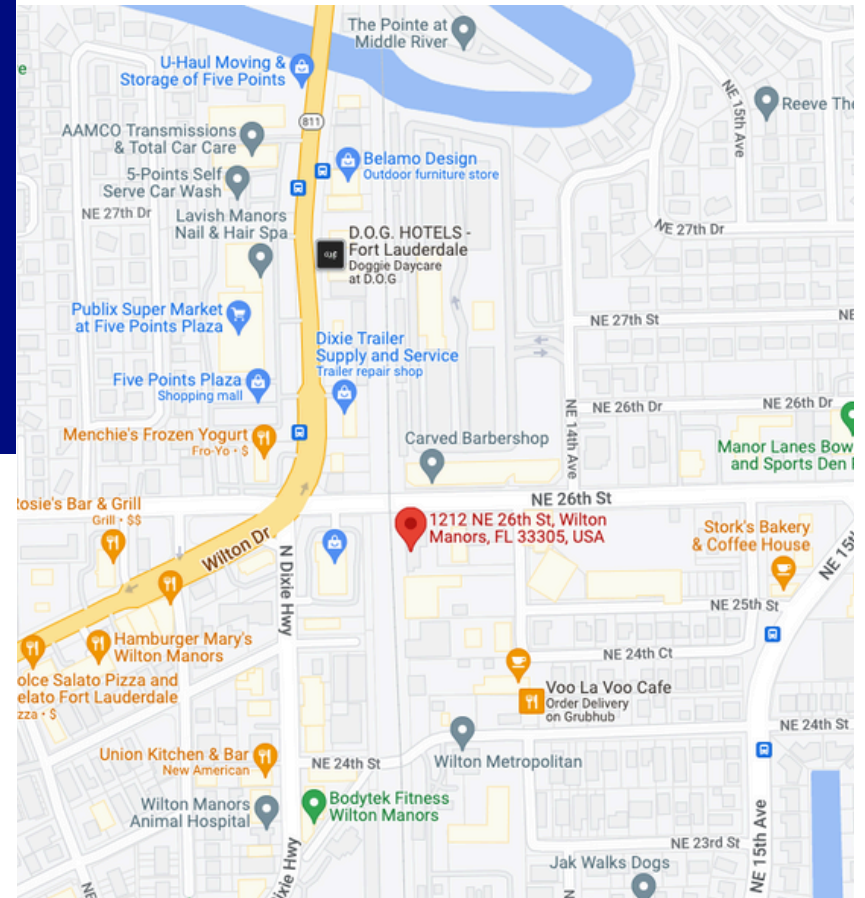
25,291 SF

**Zoning: TOC-E, Approved to Build up to 8 Stories
w/Incentives**

Folio: 4942 26 00 0340

HIGHLIGHTS

- Zoned: TOC-E
- Build up to 35 Units
- Build up to 8 stories
- Access to 26th Street & 13th Ave
- Conveniently located at Five Points intersection



DEMOGRAPHICS

	2 mile	5 mile	10 mile
2022 Population	72,355	323,430	1,024,082
2022 Households	33,515	141,149	421,767
Average Household Income	\$94,294	\$88,032	\$78,295

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Exterior Photos

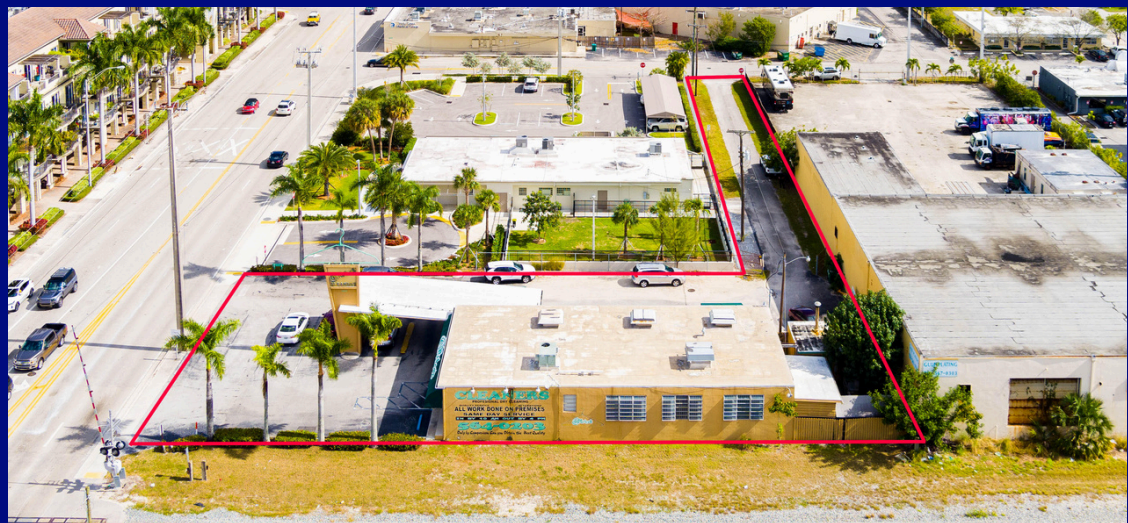
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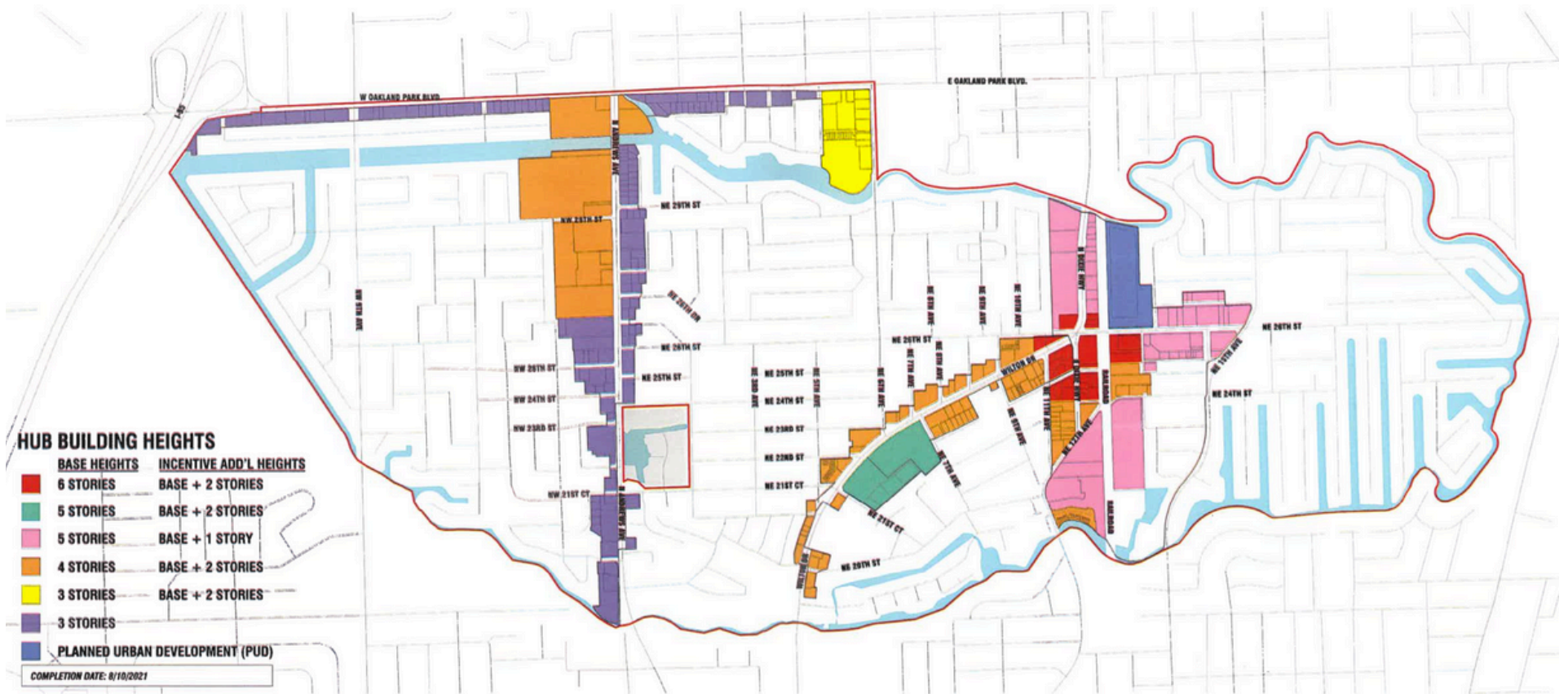
This is a great opportunity to redevelop this high-visibility commercial lot. Ideal for retail, shopping center, hotel, or residential development. Wilton Manors is in Broward County and is one of the best places to live in Florida. Living in Wilton Manors offers residents an urban feel and most residents own their homes. In Wilton Manors there are a lot of bars, restaurants, coffee shops, and parks.



Aerial View

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Allowable Building Heights MAP

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Gus Martinez, P.A
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Zoning

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USE	TOC-E
Accessory use(s) and structure(s) (see Article 25, Accessory Uses and Buildings)	P
Adult entertainment	N
Alcoholic beverage sales for offsite consumption	P
Amusement establishment	P
Animal hospital or clinic	P(1)
Art and Cultural Center	P
Art gallery, artisanal studio	P
Assembly hall	P
Assisted living facility	P(14)
Auction house	P
Automobile new car or used dealership	N
Automobile/truck rental agency	N

USE	TOC-E
Automobile parts and accessories store	N
Automobile repair, major	N
Automobile repair, minor	N
Bakery	P
Bank	P
Bail bond operations	N
Bar or lounge	P(3)
Bicycle sales, rental or repair	P
Boat or water vehicle, sales or rental	N
Boat or water vehicle storage	N
Boat or water vehicle, repair	N
Bowling alley	P
Bus station	P
Car wash	N
Catering establishment	P



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USE	TOC-E
Check cashing store (as a principal use)	N
Civic, institutional	N
Clinic, medical clinic	P
Coffee shop/tea house	C(17)
College or other institution of higher learning	C
Contractor shop	N
Contractor storage yard	N
Convenience store	P(4)
Day care center	P
Drive-through windows, and any commercial use that provides goods or services to customers as they remain in their automobiles, excepting bank, coffee shop/tea house and pharmacy drive-through service	N
Dry cleaning drop off for off-site dry cleaning	P

USE	TOC-E
Dry cleaning drop off with on-site dry cleaning	C
Dwelling, multiple-family (freestanding)	P(5)
Dwelling, multiple-family, (within a mixed-use building)	P(5)
Dwelling, single-family	N
Dwelling, townhouse	P(5)
Dwelling, two-family	N
Equipment rental	N
Flea market, bazaar, merchandise mart, green market	P
Florist	P
Food store, specialty	P
Food and/or beverage carts	N
Fortune telling	N
Funeral home	N
Garden shop, greenhouse, nursery	P



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USE	TOC-E
General repair and service shop	P
Grocery store	P
Groomer/Self-service dog washing machine	P
Gymnasium, indoor	P
Home improvement center; sales of building materials	N
Hospital	C
Hotel with up to fifty (50) guest rooms	P(13)
Hotels with more than fifty (50) guest rooms	P
Kennel	P(1)
Laboratory, research or experimental	P
Laundromat (self-service) or commercial laundry drop-off for off-site laundry service	P(6)
Laundry, commercial	N
Library	P

USE	TOC-E
Manufacturing, light	N
Medical marijuana retail center	C(15)
Microbrewery, microwinery, brewpub, brewery, and micro-distillery	C(18)
Mixed uses	P
Mobile home, trailer, and recreational vehicle parks	N
Motion picture studio	P
Motor fuel pumps	P(8)
Moving or storage office or warehouse	N
Museum	P
Nightclub or cabaret	P
Nursing home or other residential institution	P(14)
Office, professional (excludes clinic, medical clinic)	P
Outdoor storage (principal use)	N



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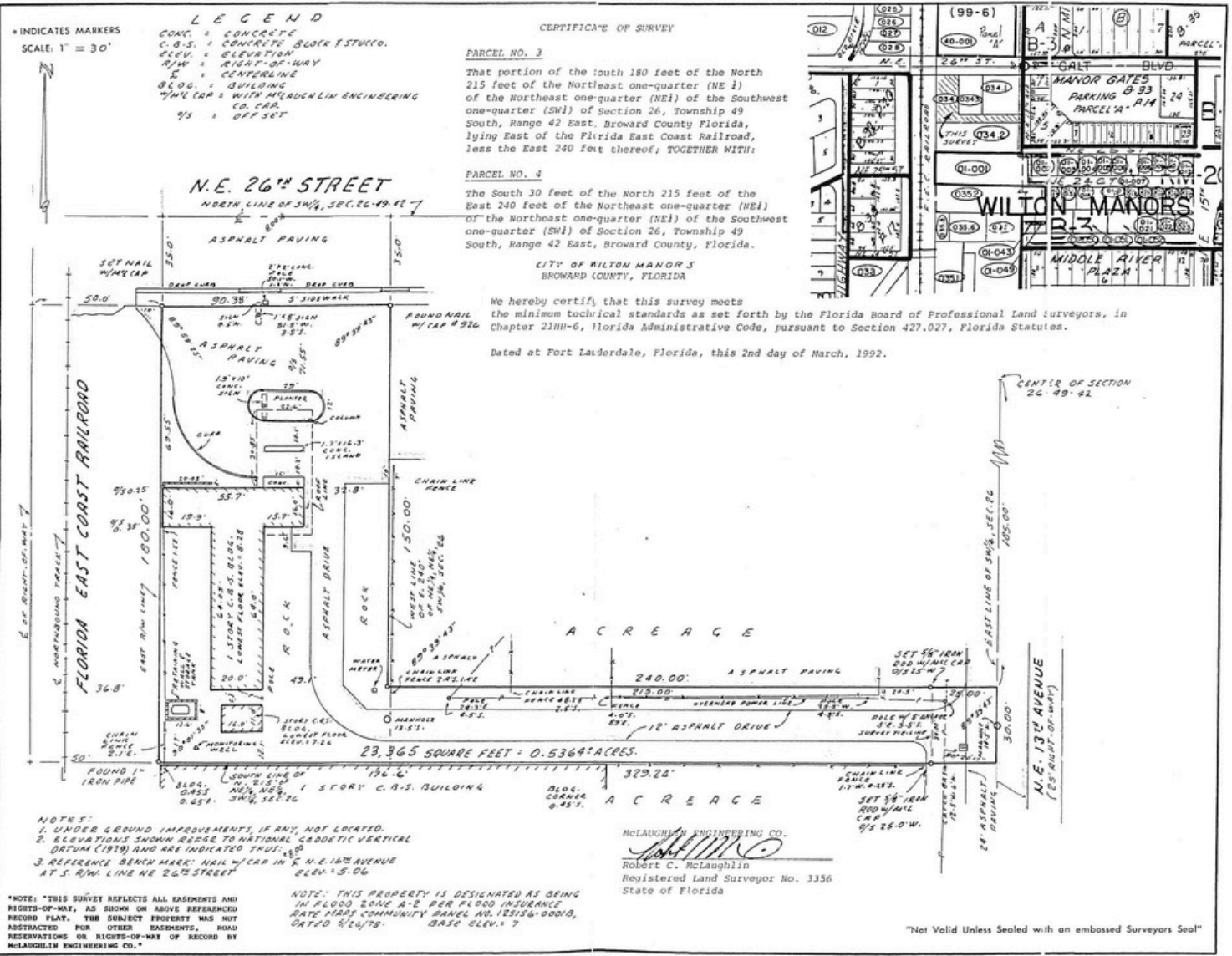


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USE	TOC-E
Parking lot or structure, commercial or public	P(9)
Pawn shop	N
Personal service establishment	P
Pet store	P(16)
Pharmacy	C(15)
Photograph processing laboratory	P
Place of worship	P
Printer, publisher, photo copying, engraver	P(10)
Private club	P
Private passive park or open space	P
Public or governmental building or use, including parks	P
Public utility or service facility	C
Radio or television broadcasting station (no broadcasting tower)	P
Rail station	P

USE	TOC-E
Research and Development	P
Restaurant, including sidewalk cafes	P(11)
Retail sales, general	P
School, trade or vocational	C
Skating rink	P
Studio or instruction for photography, art, music, dance, modeling, martial arts, fitness/athletics, broadcast, podcast, recording or videography	P
Tailor, seamstress	P
Taxidermist	N
Theater, live or film (no drive in)	P
Ticket agency	P
Travel agency	P
Truck storage	N
Vehicle sales and rental: Commercial vehicles, trailers, motorcycles	N
Warehouse, storage, self-storage	N
Watercraft rental, non-motorized	P(19)
Wholesale, sales and storage, principal use	N



Survey

1212 SW NE 26th St
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FIELD BOOK No. 1084-49 2 POINT RE: Y-158
 JOB ORDER No. R 874

FILE No. 92-1-5

DRAWN BY CES
 CHECKED BY JV