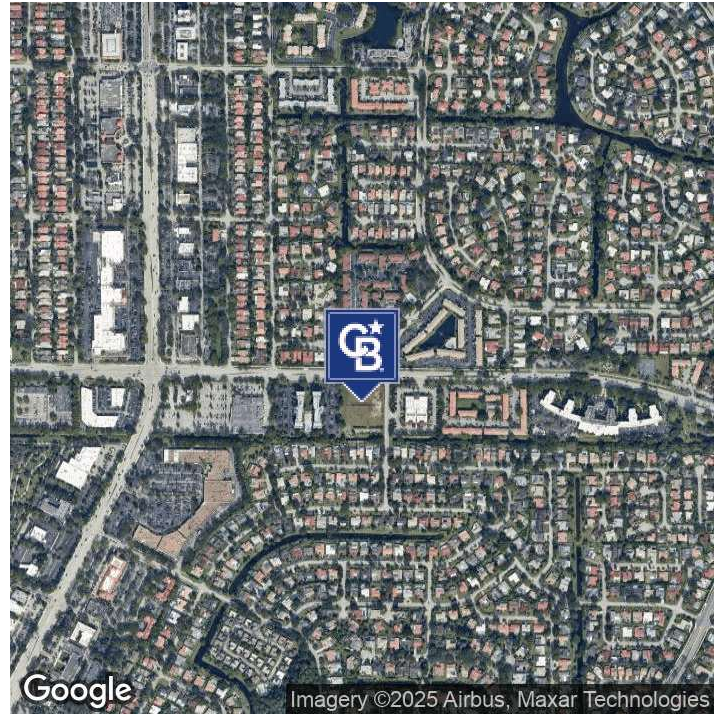


SALE

ROYAL PALM DRIVE, CORAL SPRINGS FL 33071 ONE OF THE LAST UNDEVELOPED PARCELS OF THIS SIZE IN CORAL SPRINGS

Royal Palm Dr Coral Springs, FL 33071



OFFERING SUMMARY

Sale Price: \$3,500,000

Available
SF:

Lot Size: 109,706 SF

Price /
Acre: \$1,389,714

Zoning: B-1 (Neighborhood
Business)

Market: Coral Springs

Submarket: Broward County

PROPERTY OVERVIEW

Exceptional Commercial Development Site Available in Prime Coral Springs Location

Address: ROYAL PALM DRIVE CORAL SPRINGS, 33071. Property ID: 484122071030 (Strategically positioned at the intersection of 89th Drive and Royal Palm Boulevard, offering excellent visibility and accessibility. The property is conveniently located just one block east of the highly trafficked University Drive).

Property Details:

Land Area: A substantial 2.52 acres, totaling 109,706 square feet of prime, undeveloped land. This contiguous parcel offers significant flexibility for various development concepts.

Zoning: Designated B-1 (Neighborhood Business), this zoning district is intended to provide convenient locations for a wide array of commercial and service establishments that cater to the needs of the surrounding residential areas. Permitted uses may include retail stores, professional offices, banks, restaurants, and various personal service businesses.

Location Advantages: Situated in the affluent and well-established Coral Springs market within Broward County, South Florida. This location benefits from strong demographics, a high quality of life, and a robust local economy. The property's central

Alexis Lizama
(305) 409-3045



**COLDWELL BANKER
COMMERCIAL**
REALTY

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Location Advantages: Situated in the affluent and well-established Coral Springs market within Broward County, South Florida. This location benefits from strong demographics, a high quality of life, and a robust local economy. The property's central position within Coral Springs enhances its appeal to businesses seeking to serve a broad customer base.

Traffic and Visibility:

Benefit from exceptional exposure with significant daily traffic counts:

Royal Palm Boulevard: Approximately 27,500 vehicles per day, providing consistent visibility to passing motorists.

University Drive: Approximately 42,500 vehicles per day, a major north-south thoroughfare ensuring maximum exposure and accessibility to a large customer base.

Investment and Development Opportunity:

This offering presents a rare and compelling opportunity for investors and developers to acquire one of the last remaining undeveloped parcels of this size in the central core of Coral Springs. The combination of its strategic location, favorable B-1 zoning, and high traffic counts creates an ideal environment for a successful commercial development. Potential uses could include a retail shopping center, a multi-tenant office complex, a mixed-use development incorporating retail and professional services, or a single-tenant build-to-suit project.

Key Highlights:

Prime Undeveloped Land: A substantial 2.52-acre contiguous parcel



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