

### PROPERTY DETAILS

- Rare 2.68 net acre full city block development site
- Flexible SRAC- SA Zoning with multiple layers of generous development incentives from City, County and State
- Immediate area undergoing new development of multifamily, retail and hotel uses
- Close proximity to major employment centers like downtown Fort Lauderdale, FLL airport, Port Everglades and Broward General Medical Center.
- 110 foot height limited up to 150 feet with incentives

### ABOUT PROPERTY



**PRICE**  
\$18,000,000



**YEAR BUILT**  
1949



**AVAILABLE SF**  
2.68 acres



**SRAC-SA ZONING**

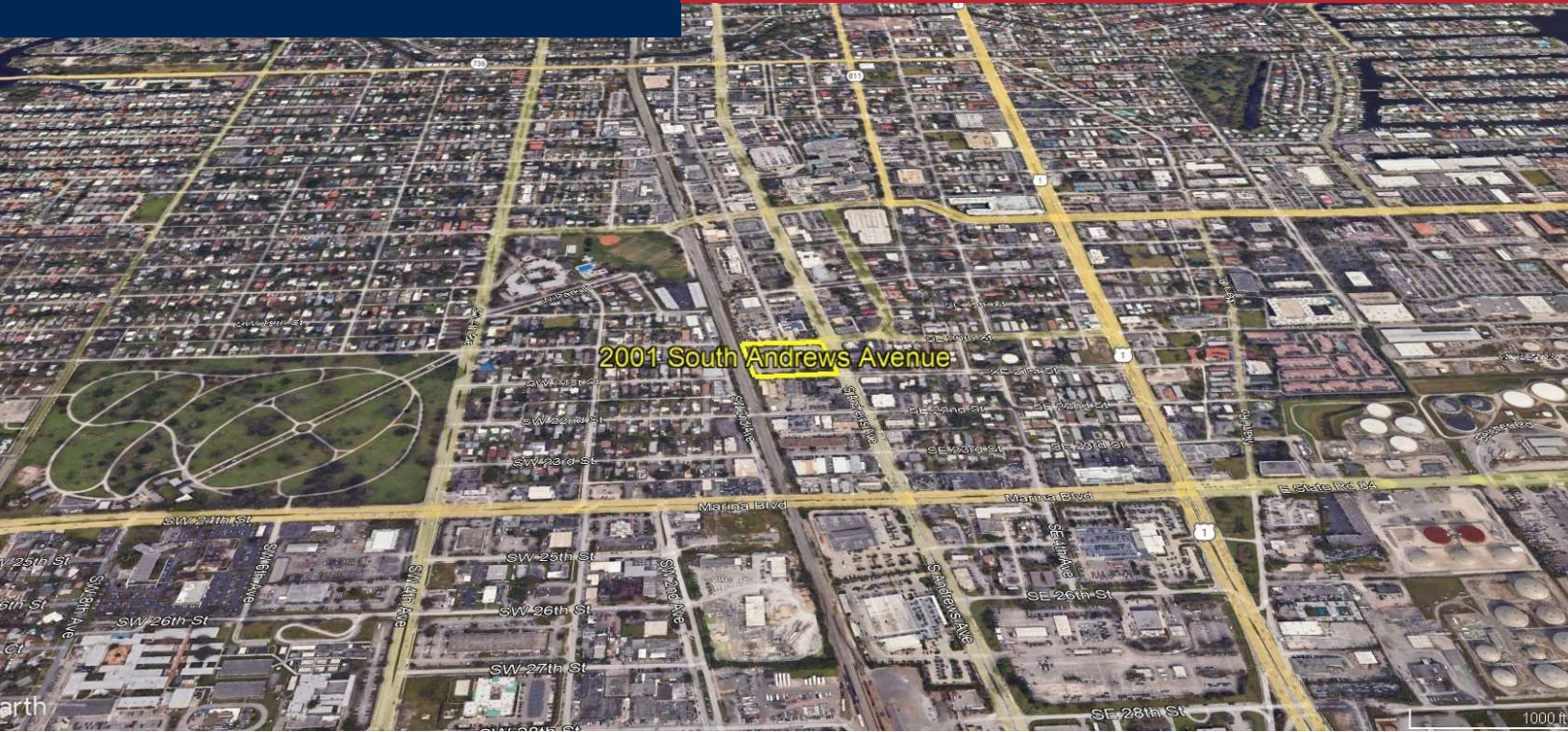


**LOCATION**  
SE Fort Lauderdale

For more information:

**Steve Hyatt**  
954.494.3091 | [Shyatt@Bergercommercial.Com](mailto:Shyatt@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)





**PROPERTY DESCRIPTION**

Property consists of a 2.68 net acre , full block development site located along South Andrews Avenue, just south of downtown Fort Lauderdale. The property zoning is SRAC- SA which allows for a variety on high density multifamily uses based on the current affordable housing programs for this area. Based on the various affordable housing criteria, the allowable units can range from approximately 268 units up to 536 units for the property. In addition, both the City and County are encouraging affordable housing in this area and have granted generous real estate tax abatements for similar projects in this area.

**PROPERTY HIGHLIGHTS**

- Rare 2.68 net acre full city block development site
- Flexible Zoning with multiple layers of development incentives
- Immediate area undergoing new development of multifamily, retail and hotel uses
- Close proximity to major employment centers like downtown Fort Lauderdale, FLL airport, Port Everglades and Broward General Medical Center.

**OFFERING SUMMARY**

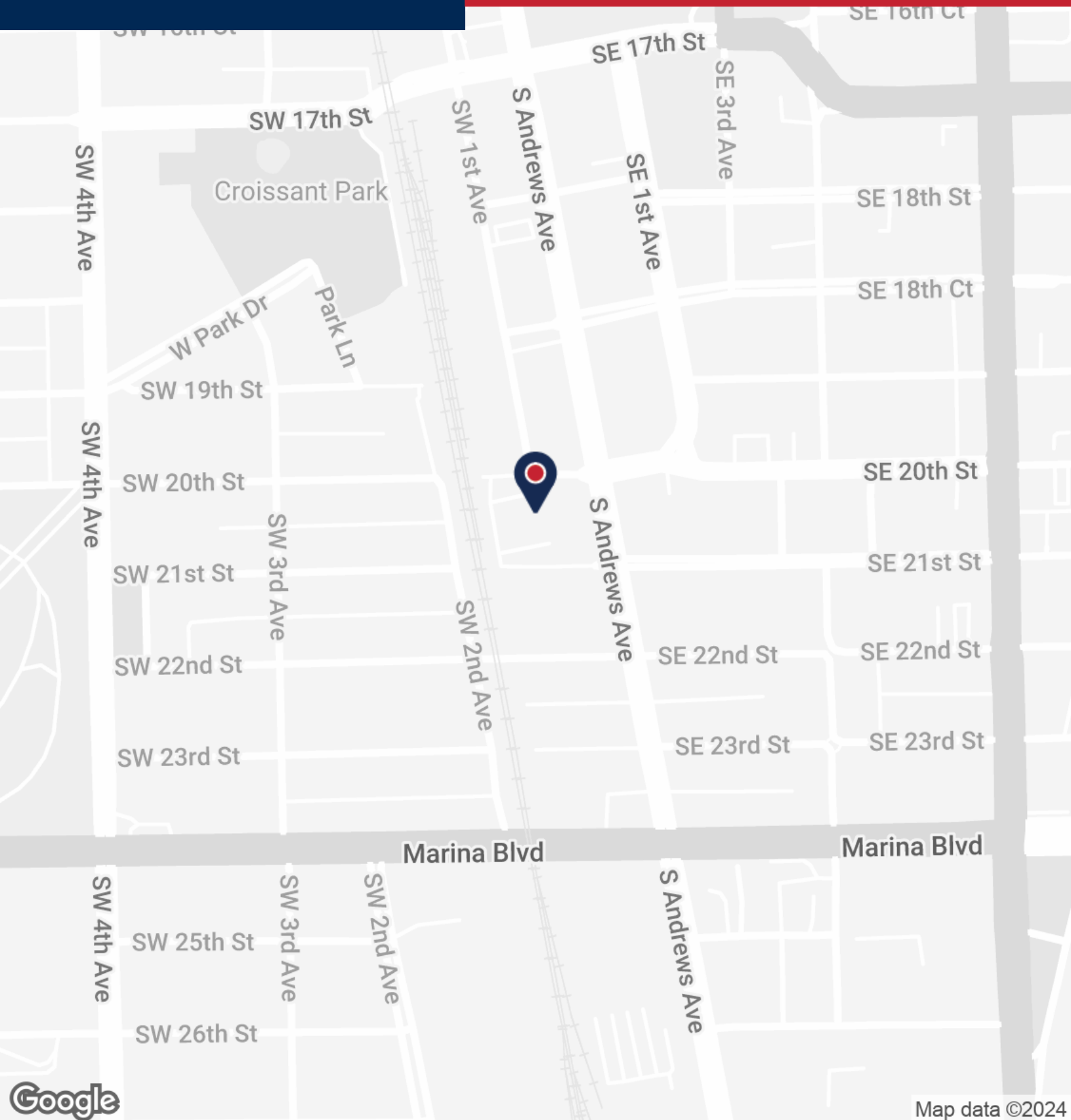
Sale Price:	\$18,000,000
Lot Size:	2.68 Acres

For more information:

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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SCALE: 1"=50'

AERIAL PHOTO - (NOT-TO-SCALE)

LEGAL DESCRIPTION:  
LOT 1-16, BLOCK 65, CROISSANT PARK, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 28, OF  
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:  
2001 SOUTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33315

INVOICE NUMBER: 01-58356

DATE OF FIELD WORK: 06/25/2012

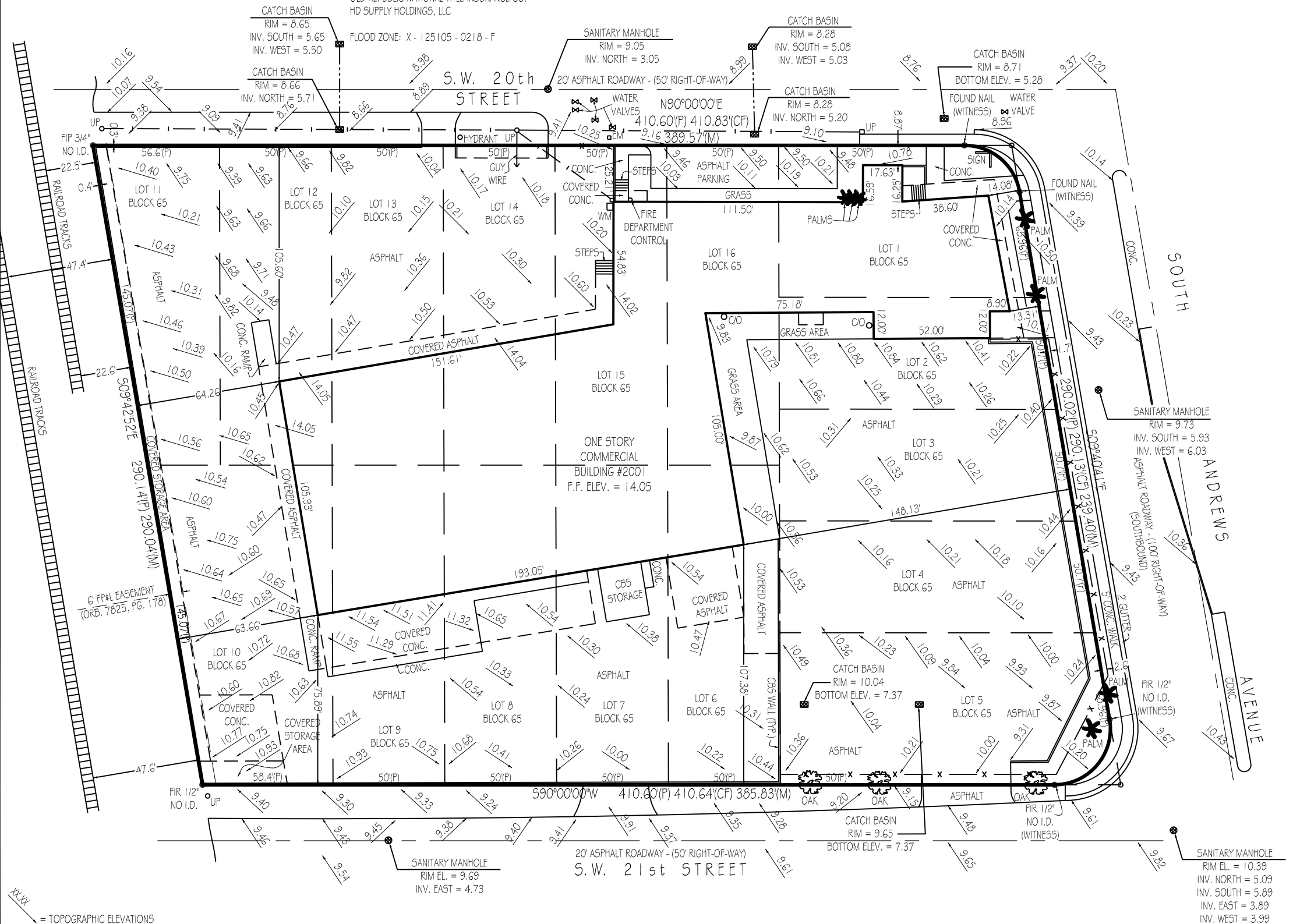
CERTIFIED TO:  
DINO PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
UNIVERSAL TITLE COMPANY  
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.  
HD SUPPLY HOLDINGS, LLC

SCHEDULE B-II TITLE COMMITMENT REVIEW  
FINDINGS PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE  
COMPANY, DATED: AUGUST 4, 2010 8:00 PM  
AGENT FILE REFERENCE NO. 08-2872

ITEM NO.	O.R.B.-PAGE	AFFECTS?	PLOTTED?	COMMENTS
1	N/A	Y	N	NOT A SURVEY MATTER HEREON
2	N/A	Y	N	NOT A SURVEY MATTER HEREON
3	N/A	Y	N	NOT A SURVEY MATTER HEREON
4	N/A	Y	N	NOT A SURVEY MATTER HEREON
5	P.B. 4, PG. 28	Y	Y	PLAT OF CROISSANT PARK
6	7825-178	Y	Y	6' FLORIDA POWER AND LIGHT EASE.

**SURVEY CERTIFICATION**  
To: DINO PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNIVERSAL TITLE  
COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE CO., HD SUPPLY HOLDINGS, LLC.

This is to certify that this map or plat and the survey on which it is based were made in  
accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title  
Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 5, 6,  
7a, 8, 11a, 16 and 18 of Table A thereof. The field work was completed on August 30, 2012.



- LEGEND:**
- x - CHAIN LINK FENCE
  - // - WOOD FENCE
  - A - ARC LENGTH
  - CA - CENTRAL ANGLE
  - CL - CENTER LINE
  - CF - CALCULATED FROM FIELD MEASURE
  - CR - CALCULATED FROM RECORD DATA
  - CATV - CABLE TV RISER
  - Δ - CENTRAL ANGLE (DELTA)
  - DE - DRAINAGE EASEMENT
  - EASE - EASEMENT
  - EOW - EDGE OF WATER
  - FF - FINISHED FLOOR
  - FIIP - FOUND IRON PIPE
  - FR - FOUND IRON ROD
  - FN - FOUND NAIL
  - L - PER LEGAL DESCRIPTION
  - M - MEASURED
  - OHC - OVER HEAD CABLE
  - ORB - OFFICIAL RECORDS BOOK
  - P - PER PLAT
  - PL - PROPERTY LINE
  - PC - POINT OF CURVATURE
  - PCC - POINT OF COMPOUND CURVATURE
  - PK - PARKER KALON NAIL
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
  - PRC - POINT OF REVERSE CURVATURE
  - PT - POINT OF TANGENCY
  - R/W - RIGHT-OF-WAY
  - SBR - BELL SOUTH RISER
  - UE - UTILITY EASEMENT
  - WM - WATER METER
  - UP - UTILITY POLE

- NOTES:**
- THIS SURVEY IS BASED UPON RECORD INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
  - UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
  - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929).
  - FENCE TIES ARE TO CENTERLINE OF FENCE.
  - IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
  - ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
  - CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) # 6799.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS ALTA/ACSM LAND TITLE SURVEY MEETS  
THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA  
BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G17-4 OF THE FLORIDA  
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES  
ELEVATIONS SHOWN - IF APPLICABLE - ARE BASED UPON

BENCH MARK: B.C.E.D. BM #1856  
ELEVATION = 10.837 N.G.V.D. 1929

SIGNED: Andrew Snyder DATE: 6/25/2012

ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND  
MAPPER SHOWN ABOVE)

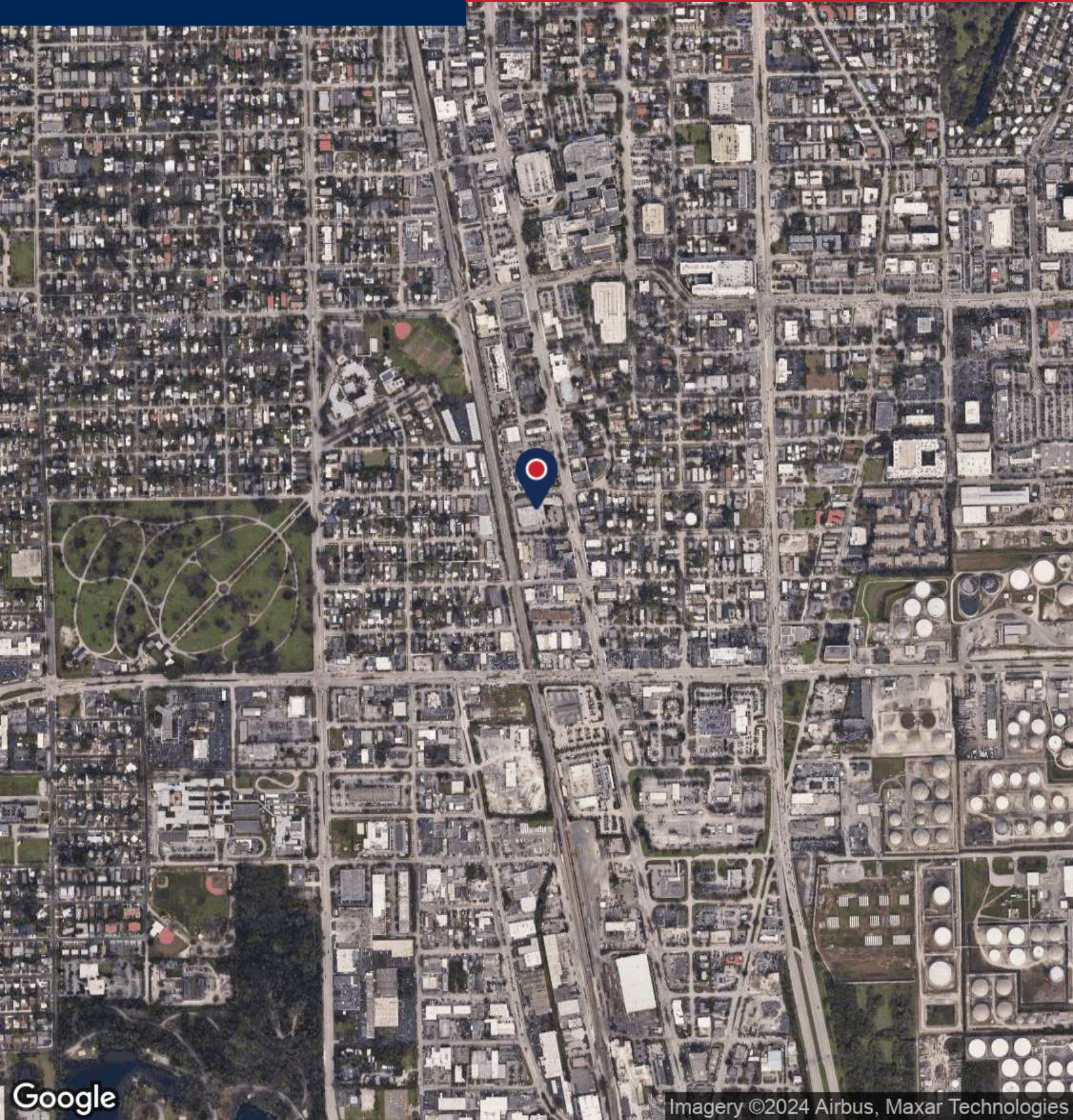
**IMPORTANT NOTE:**  
IF THIS SKETCH OF SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF  
A MORTGAGE TRANSACTION, IT IS LIMITED TO THE INFORMATION  
REQUIRED FOR THAT PURPOSE. NO FUTURE CONSTRUCTION SHALL BE  
BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL  
AND/OR UPDATES FROM LANDTECH. SAID APPROVAL SHALL BE  
CONFIRMED BY AN ADDITIONAL SIGNED NOTATION: "**LANDTECH  
APPROVAL FOR CONSTRUCTION**" LISTED IN THE REVISION BAR BELOW.  
LANDTECH ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING  
FROM FAILURE TO ADHERE TO THIS CLAUSE.

**REVISION SCHEDULE:**

08/30/2012 - Topographic Survey Update - CMF
08/30/2012 - Water, Sewer & Drainage Asbuilt Survey - CMF

**LANDTECH**  
SURVEYING & INSPECTIONS  
Providing Land Surveying & Home Inspection Services to South Florida  
*...measurably better!*  
1500 NW 62ND STREET SUITE 511  
FORT LAUDERDALE, FLORIDA 33309  
(954) 776-6766 - FAX: (954) 776-4660  
LandTechSurvey.com

FOR MORTGAGE TRANSACTIONS - LANDTECH HEREBY AUTHORIZES CERTIFIED TITLE AGENTS TO SHOW HEREON TO ADD ANY LENDER CERTIFICATIONS THEY DEEM NECESSARY TO COMPLETE SAID TRANSACTION. ANY OTHER ALTERATIONS SHALL VOID THIS SURVEY. PLEASE SIGN, DATE & ENTER ADDITIONAL CERTIFICATION(S) BELOW:



Google

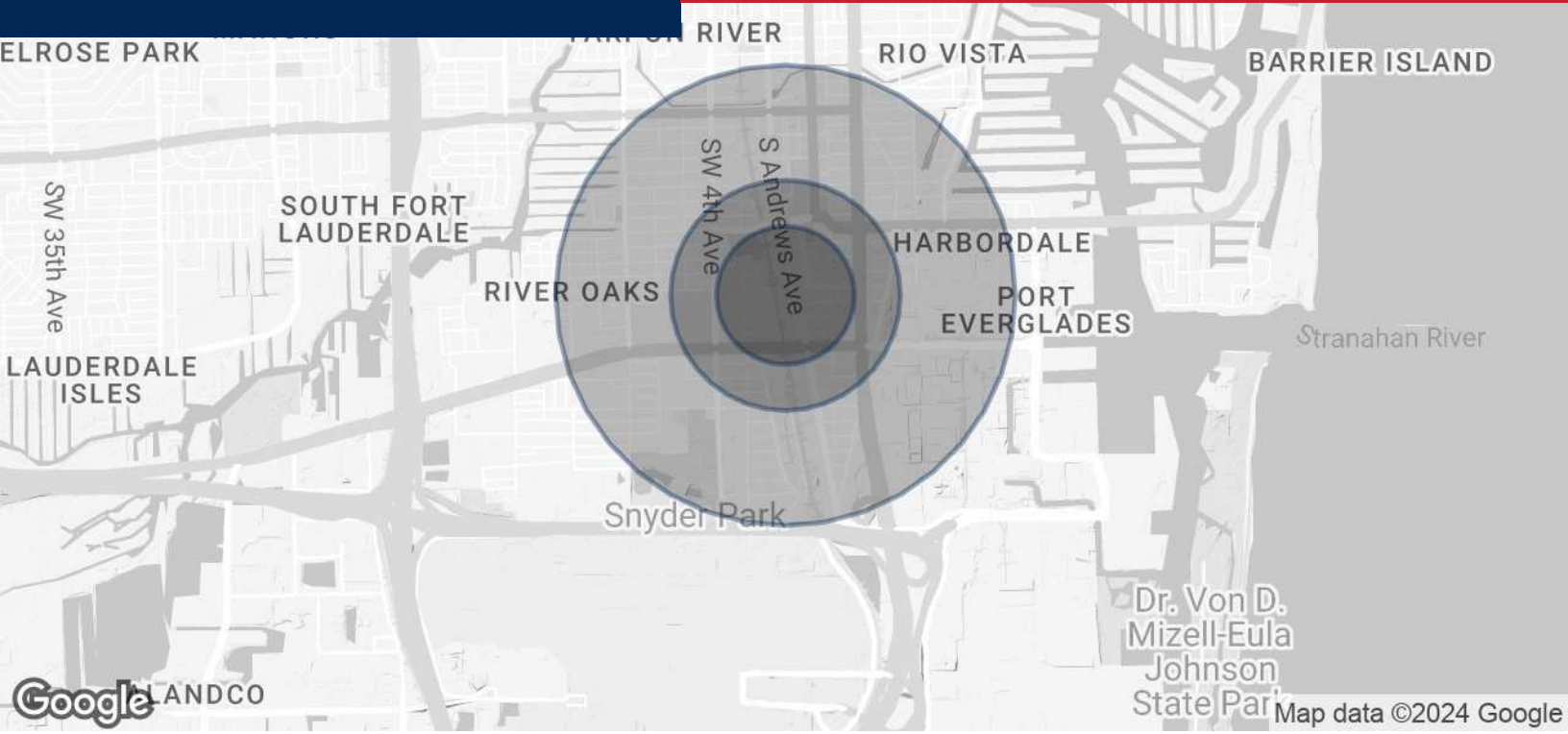
Imagery ©2024 Airbus, Maxar Technologies

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*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.*



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,176	2,749	10,984
Average Age	39	40	43
Average Age (Male)	40	41	43
Average Age (Female)	38	39	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	572	1,344	5,388
# of Persons per HH	2.1	2	2
Average HH Income	\$96,439	\$97,390	\$117,945
Average House Value	\$670,566	\$648,068	\$625,256

Demographics data derived from AlphaMap

For more information:

**Steve Hyatt**

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

**STEVE HYATT**

Senior Vice President

shyatt@bergercommercial.com

Direct: 954.494.3091

FL #BK411032

**PROFESSIONAL BACKGROUND**

Steve Hyatt joined Berger Commercial Realty Corp. in 2009 as Senior Vice President. He is primarily responsible for investment sales, land brokerage, and acquisition/disposition services for both corporate clients and private investors. Steve has extensive transaction experience in landlord and tenant representation, as well as build-to-suit and speculative project development. These combined skills allow him to play a key role in the successful valuation, positioning and marketing of multiple assets on behalf of national and local clients.

A native of South Florida, Steve has strong market knowledge and executive level contacts in the real estate, banking and automotive industries. Prior to joining Berger Commercial Realty, he was Vice President of Corporate Development at AutoNation, Inc., a Fortune 500 automotive retailer based in Fort Lauderdale. At AutoNation, Steve was responsible for the acquisition and disposition of more than 175 automobile dealerships in 17 states with an aggregate purchase price in excess of \$3 billion. Steve has held senior executive positions in brokerage, development and asset management for well-known commercial real estate companies such as Stiles Corporation and The Galbreath Company (now Jones Lang LaSalle). He began his career with Coldwell Banker Commercial Group (now CBRE) in 1985.

**EDUCATION**

Mr. Hyatt earned his Bachelor's degree from Wake Forest University in Winston-Salem, North Carolina. He has completed additional coursework in real estate appraisal through the Appraisal Institute and is currently a Certified Commercial Investment Member (CCIM) candidate, having completed the financial, market and decision analysis portions of the designation.

**MEMBERSHIPS**

- State of Florida - Licensed Real Estate Broker since 1985
- NAIOP- Member and Past Board Director, South Florida Chapter
- CoStar Power Broker Multi-Year Winner
- Certified Commercial Investment Member (CCIM)- Candidate
- Leadership Broward Class XIII
- Jack and Jill Children's Center- Executive Board Member
- Community Foundation of Broward- past Board Member and Treasurer

**Berger Commercial Realty**  
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954.358.0900

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