



*Corner ACRE Lot Available Zoned RO (Residential Office)
The Property has Existing Plans and are Provided with the Sale*

5655 Davie Rd
Davie, FL 33314

For Sale

martinezteamcommercial.com

Unlock the potential of this rare one-acre parcel located in the rapidly growing town of Davie, Florida. Zoned RO (Residential Office), this versatile site is ideal for a professional office development, medical office, or mixed-use office concept. Strategically positioned with excellent visibility and accessibility, the property offers convenient access to major roadways including I- 595, Florida's Turnpike, and University Drive. Surrounded by established residential neighborhoods, thriving retail centers, and prominent institutions such as Nova Southeastern University and Broward College, this site presents a tremendous opportunity for owner-users, developers, or investors looking to build in a high- demand professional corridor.

Asking price: \$775,000.00

ACRE Lot Available Zoned RO (Residential Office) - Wide Range of Permitted Office Uses

Lot dimensions 294' x 150' (as shown in the survey)

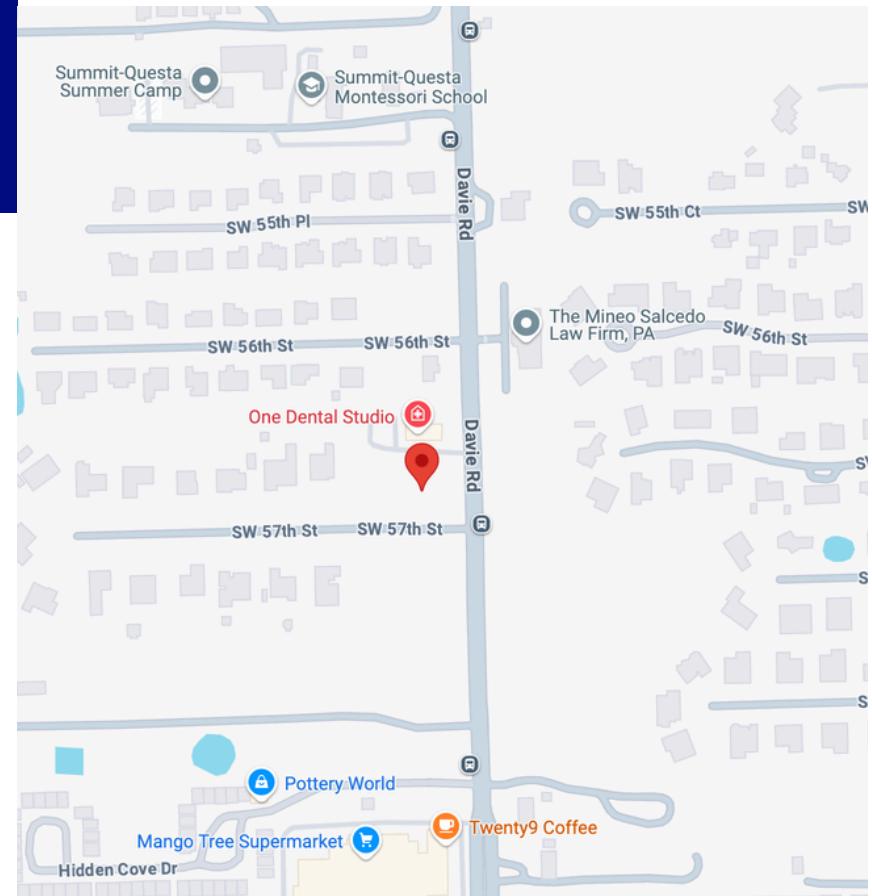
HIGHLIGHTS

- Permitted Uses:
 - Contractor, office only, Medical Clinic, Doctor's Office, Nursery, Child Care Facility, Office, Plant Nursery, Real Estate Office, Sales Office, Studios (Art, Music)
- 1.0± Acre of Land
- Flat, cleared site – Ready for development
- Excellent frontage and visibility
- Close proximity to I-595, Turnpike, and key commercial corridors
- Minutes from Nova Southeastern University and Broward College

DEMOGRAPHICS

	2 mile	5 mile	10 mile
2024 Population	58,251	358,980	1,522,803
2024 Households	20,260	128,477	574,384
Average Household Income	\$87,410	\$91,007	\$87,182

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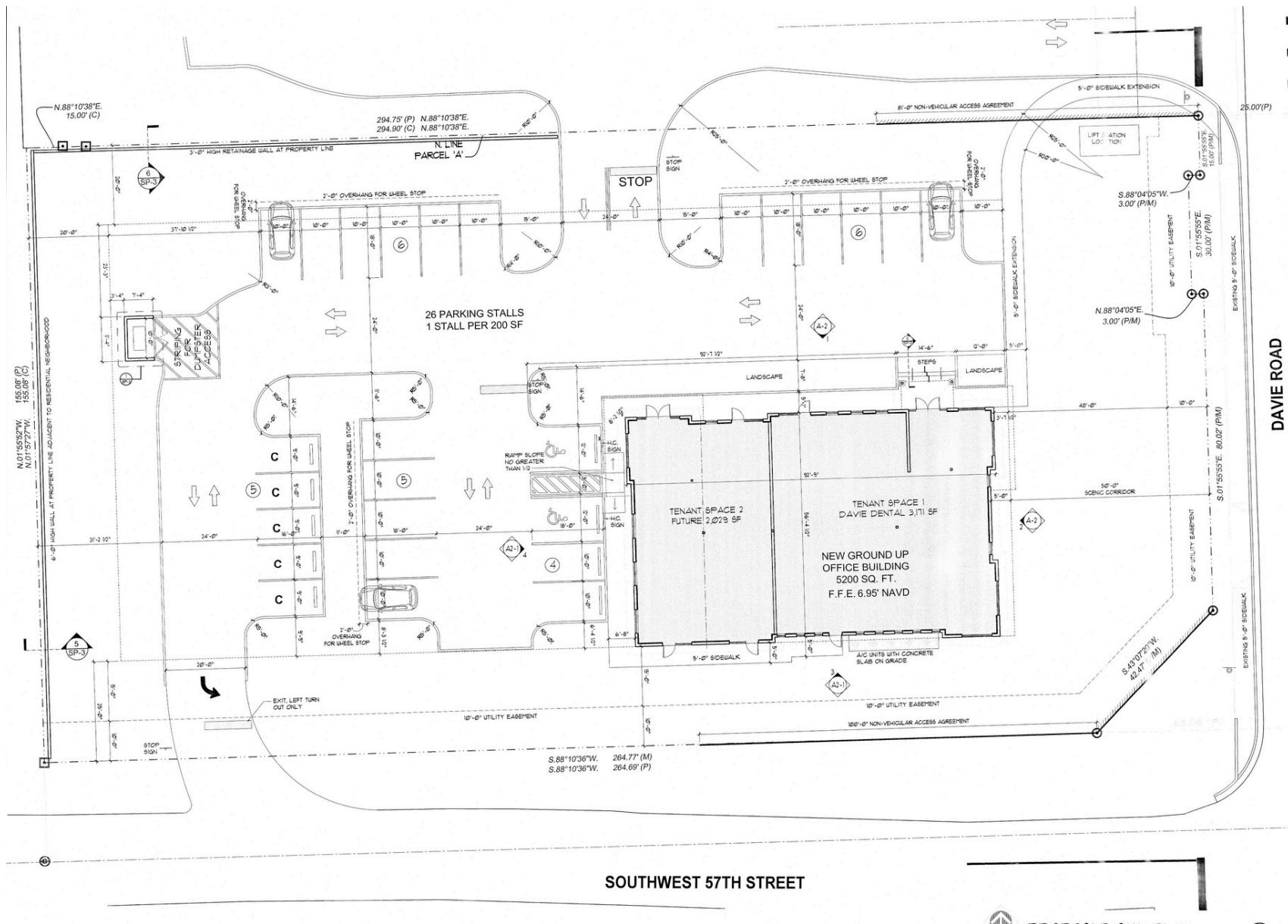






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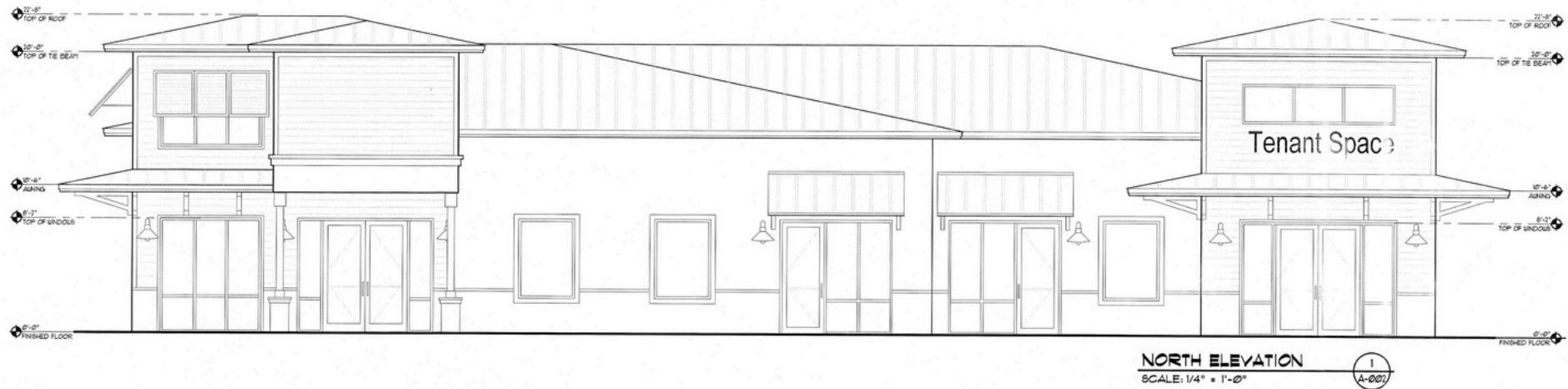
Proposed Site Plan

Gus Martinez, P.A.

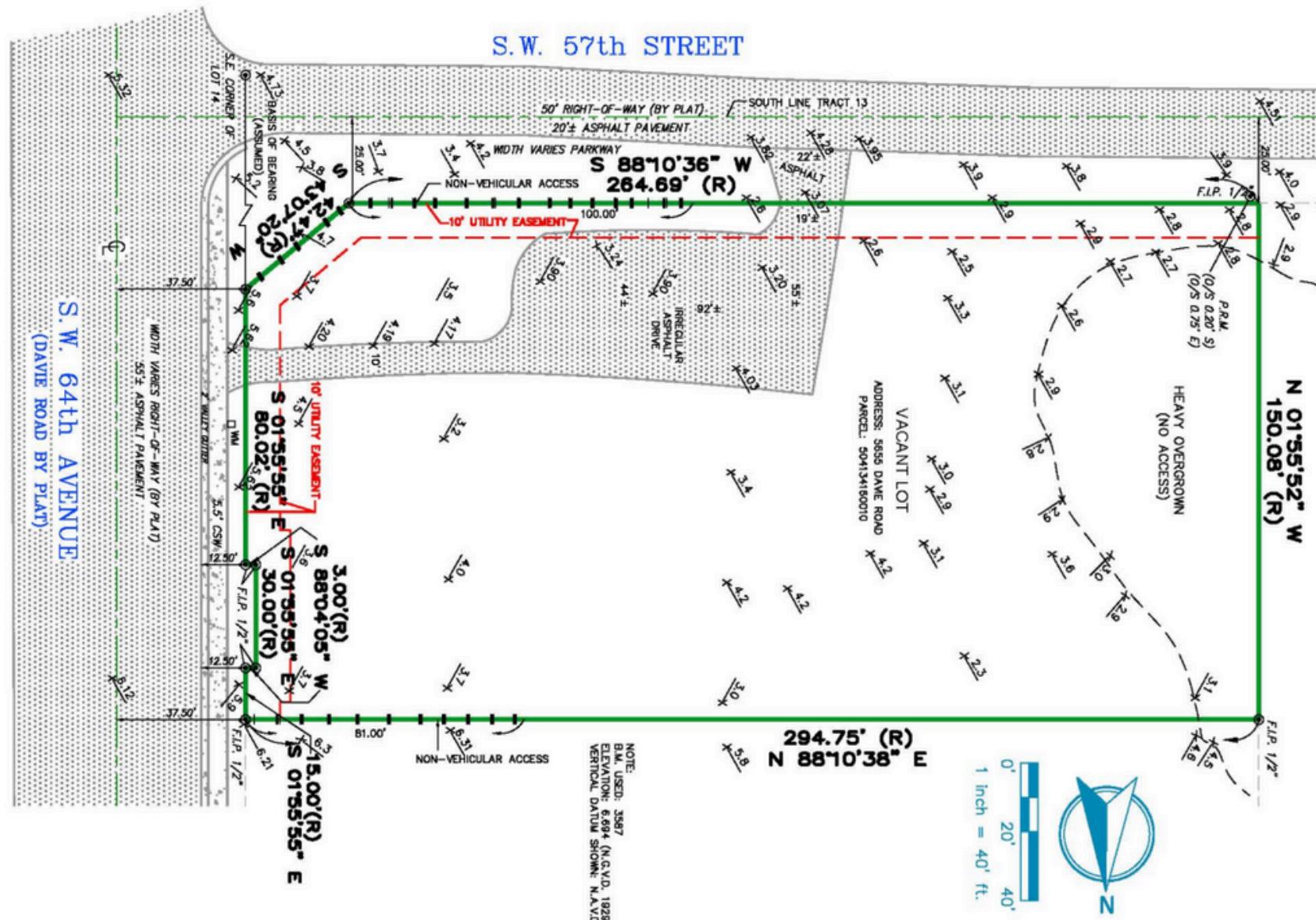
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Proposed Elevation



Survey

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MARTINEZ TEAM

