

FOR SALE

DEVELOPMENT LAND

2591 S STATE RD 7 WEST PARK

MIAMI, FL 33032

GRIDLINE
PROPERTIES

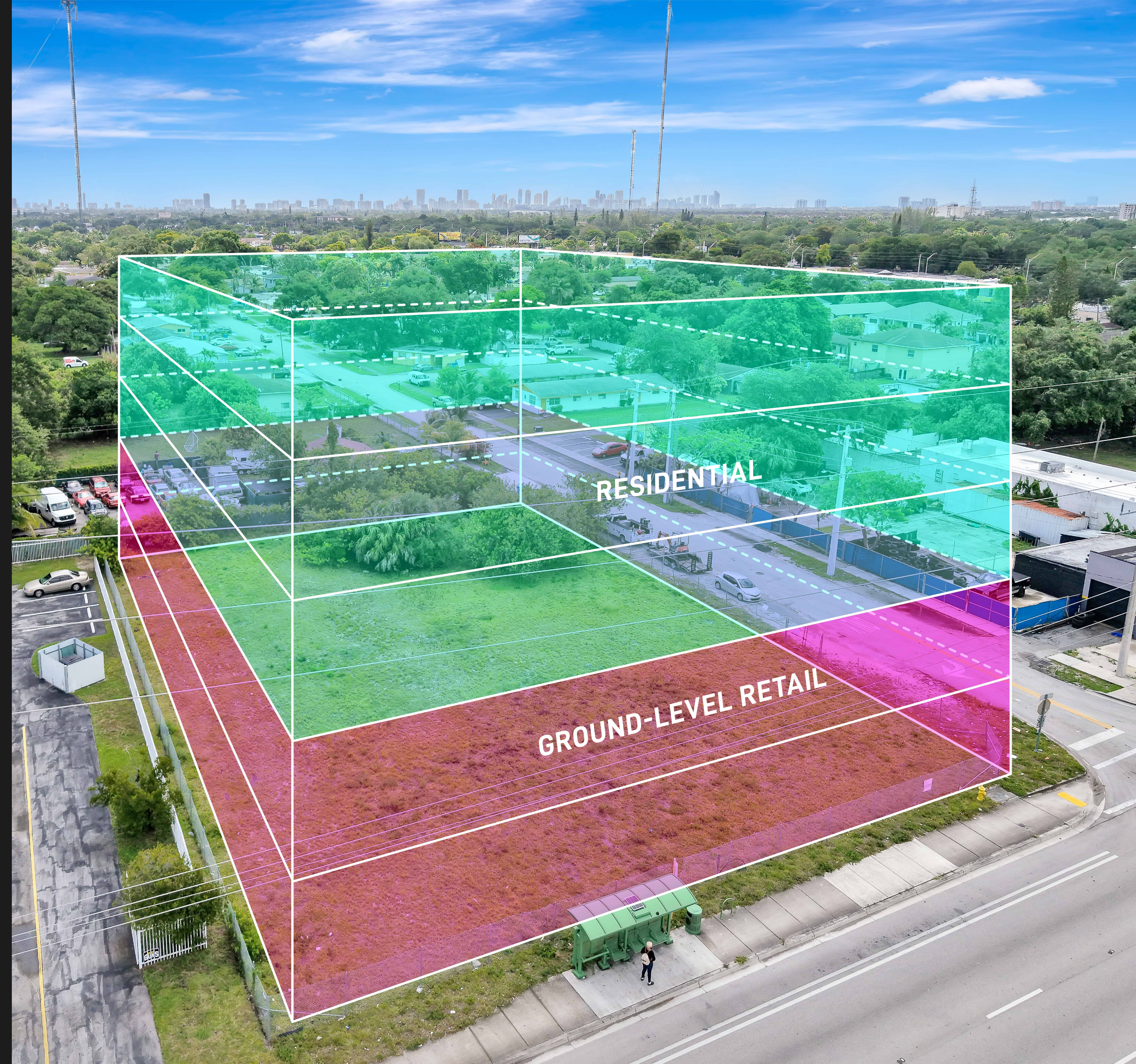


EXECUTIVE SUMMARY

Gridline Properties is pleased to present 2591 S State Road 7, a prime 0.62-acre corner development site offering 155 feet of direct frontage on US-441/SR-7 in West Park, Florida, available at \$1,600,000. Situated along one of South Florida's most strategically connected commercial corridors, the property sits at the crossroads of Hollywood, Pembroke Park, and Miramar. This places it within minutes of a dense residential base and major employment centers throughout South Broward. Direct access to I-95 and the Florida Turnpike gives the site a true regional draw, while a daily traffic count exceeding 45,000 vehicles on SR-7 ensures unmatched visibility and consistent consumer exposure.

Zoned Transit Oriented Corridor (TOC), the property supports a wide range of development uses including retail, drive-thru, mixed-use, office, and multifamily residential, on an efficient rectangular footprint of approximately 155' x 190' with two potential points of ingress/egress.

The SR-7 corridor serves as the primary commercial spine Linking Fort Lauderdale to Miami-Dade, and the immediate submarket has seen growing developer interest driven by TOC designations, infrastructure investment, and demand for transit-adjacent development, making this an exceptional opportunity to acquire a high-visibility land position in one of Broward County's most actively evolving submarkets.



PROPERTY HIGHLIGHTS

FOR SALE

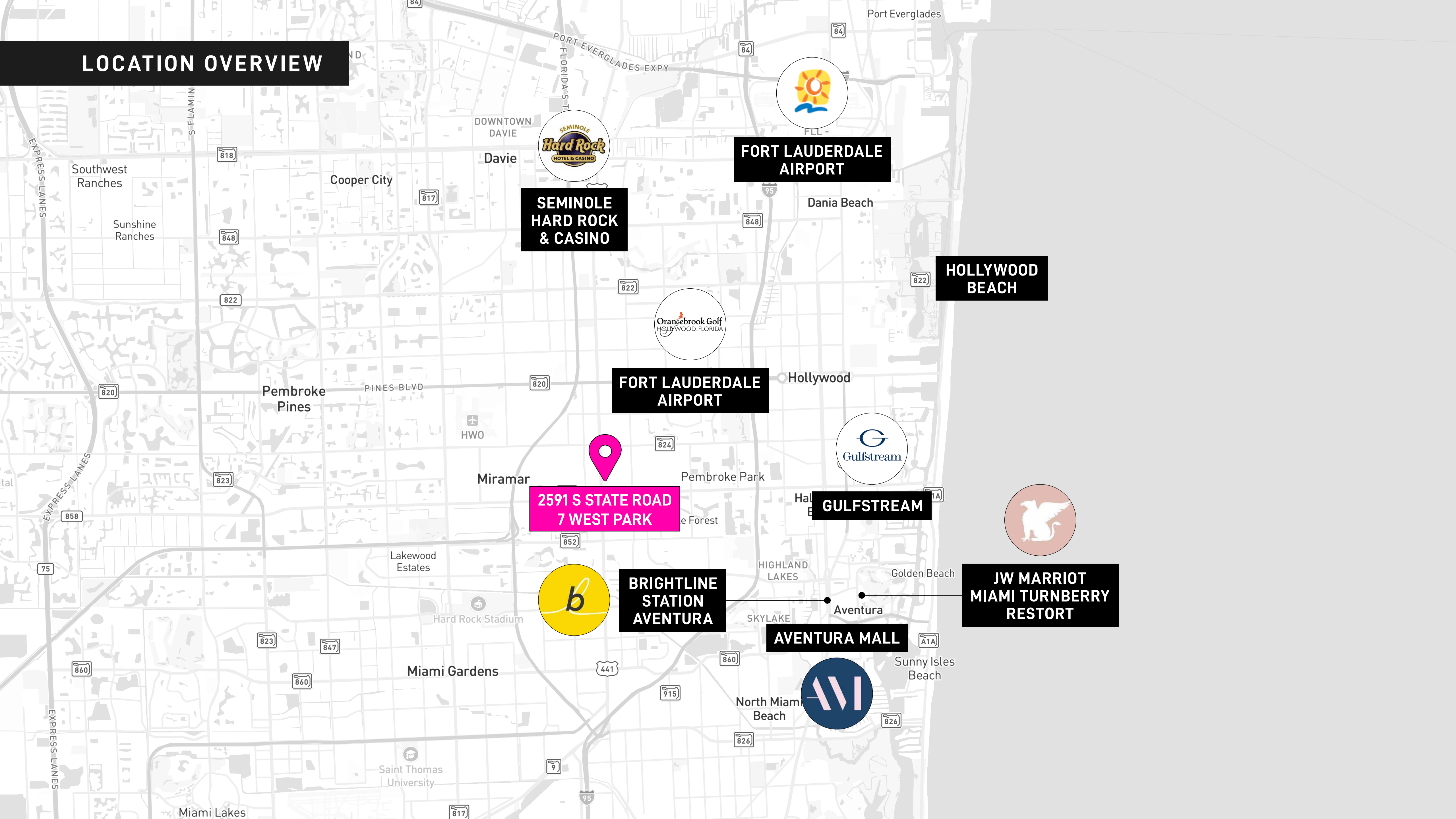
TOTAL LOT SIZE	27,025 SF
ZONING	Transit Oriented Corridor (TOC)
PRICE PER SF	\$59
PRICE	\$1,600,000

DEVELOPMENT ANALYSIS

DENSITY	50 units per acre (highest TOC tier)
HEIGHT	Up to 65 ft with ground-floor retail + residential/office above
PERMITTED USES	Residential, Retail, Restaurant, Office, Hotel, Mixed-Use, Institutional
FRONT SETBACK	0-10 FT
SIDE/REAR SETBACK	10 FT
PARKING	1.0-1.5 spaces per residential unit
LOT FRONTAGE COVERAGE	70% minimum
TOTAL BUILDING HEIGHT	Shovel-ready — 100 units across 4 structures (126,300 SF)
BREAKDOWN	62 garden-style units (5-story) + 38 four-bedroom townhomes
LOT	0.62 acres 155 ft frontage x 190 ft deep Corner lot
TRAFFIC	45,000+ vehicles/day on SR7 2 points of egress



LOCATION OVERVIEW



FORT LAUDERDALE
AIRPORT

SEMINOLE
HARD ROCK
& CASINO

HOLLYWOOD
BEACH

FORT LAUDERDALE
AIRPORT

2591 S STATE ROAD
7 WEST PARK

GULFSTREAM

JW MARRIOT
MIAMI TURNBERRY
RESTORT

BRIGHTLINE
STATION
AVENTURA

AVENTURA MALL



2591 S STATE RD 7 WEST PARK

READY TO SCHEDULE A TOUR?
CONTACT US

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