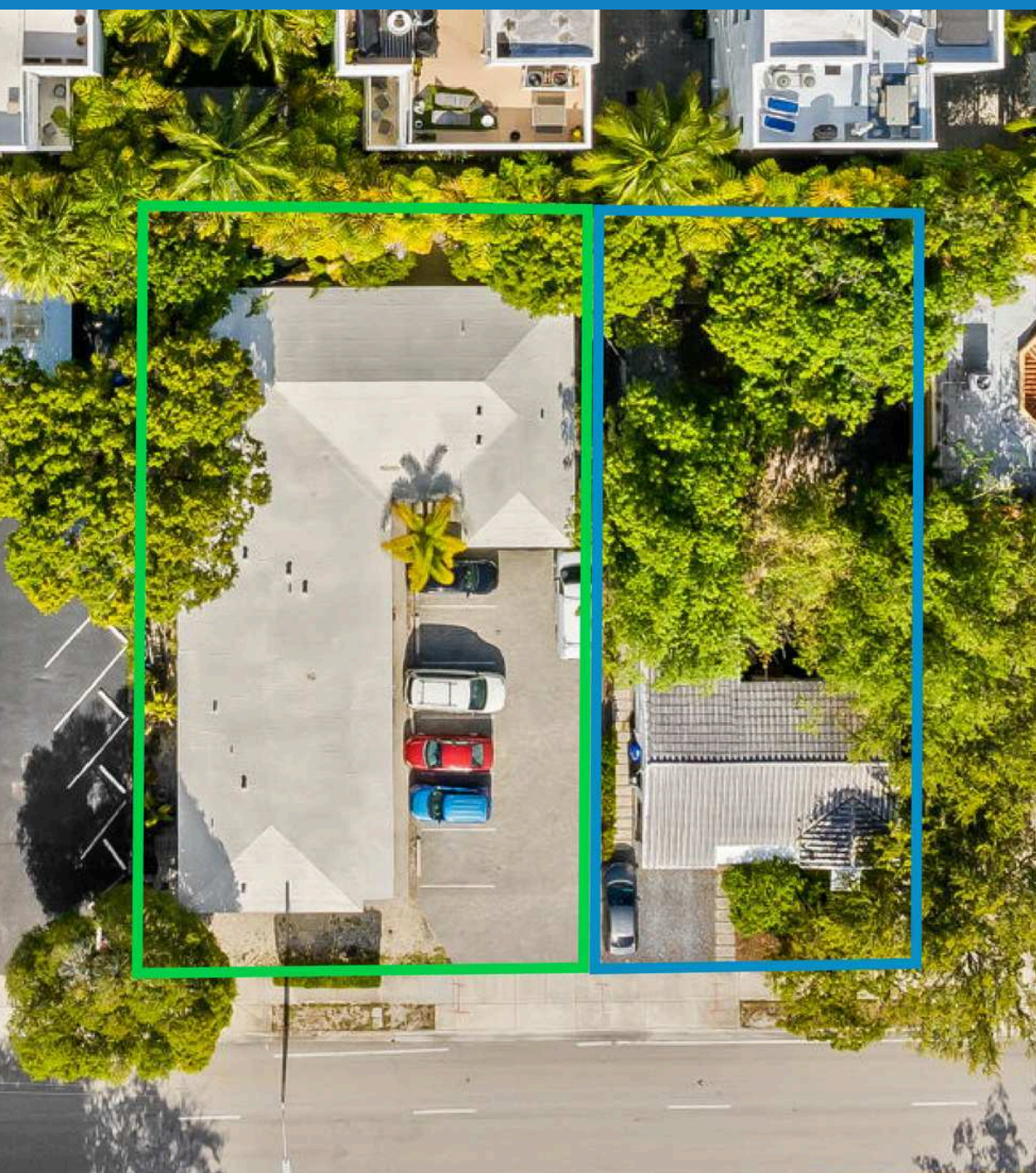


NATIVE
REALTY



724-730 NE 3RD AVE ASSEMBLAGE
MULTIFAMILY - DEVELOPMENT SITE

KEY METRICS



Parcel A

Address | 730 NE 3 Ave
Fort Lauderdale, FL 33304
Folio | 494234072070
Building SF | 3,381
Land SF | 9,375

Parcel B

Address | 724 NE 3 Ave
Fort Lauderdale, FL 33304
Folio | 494234072060
Building SF | 988
Land SF | 6,250

Sale Price

\$3,125,000

Total Size

Total Land	15,625 SF / 0.36 acres
Total Building	4,369 SF

Zoning

RAC-UV

Regional Activity Center-Urban Village

28 UNITS CAN BE BUILT BY RIGHT

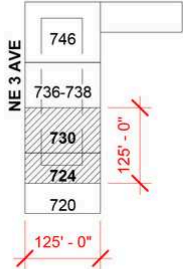
746 NE 3 AVE 12,499 SF
736-738 NE 3 AVE 9,375 SF
730 NE 3 AVE 9,375 SF
724 NE 3 AVE 6,250 SF
720 NE 3 AVE 6,250 SF

RAC-UV (Urban Neighborhood)
Requires ground floor retail, service, and arts activity on main street.

Max Building Height: 6 Floors/12 Floors**
Max Building Streetwall Length: 300'
Maximum Gross Square Footage of Building Tower Floor Plate Size: 10,000 SF Residential, 16,000 SF Non-Residential
Max Building Podium Height: 6 Floors
Min Building Tower Step Back: 12'
Min Separation Between Towers: 30'
Min Residential Unit Size: 400 SF

Open Space
51-150 Units or 25-60 dU/ac
Min Landscape
Min Open Space at Grade

Parking
Loading Space
150 SF/Unit
25% of Open Space
40% Min.
1.2/du
1 Type II Space



UNIT SCHEDULE...		
NAME	COUNT	AREA
UNIT A	16	1004 SF
UNIT A1	4	1415 SF
UNIT B	8	1426 SF
28		

GSF MULTI	
Level	Area
GARAGE	
Level 1	11925 SF
Level 2	8568 SF
20493 SF	

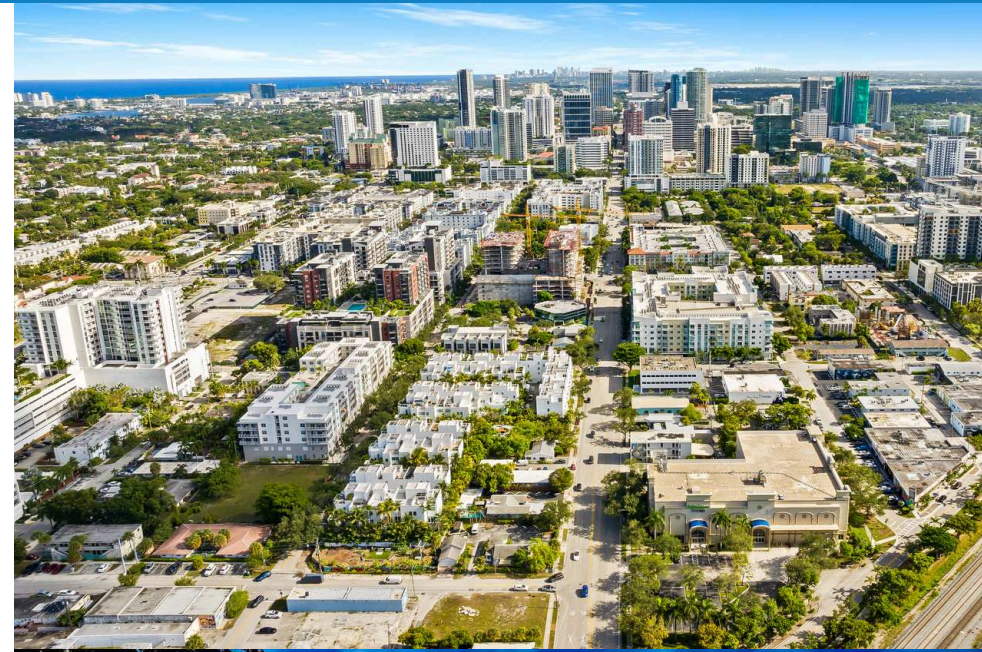
RESIDENTIAL	
Level 1	1825 SF
Level 2	2999 SF
Level 3	11305 SF
Level 4	11305 SF
Level 5	11305 SF
Level 6	11305 SF
50044 SF	
70537 SF	

PARKING SCHEDULE...	
DESCRIPTION	COUNT
ADA Parking Space	2
PARKING SPACE	32
34	



NEIGHBORHOOD OF FLAGLER VILLAGE

Flagler Village, located just north of downtown Fort Lauderdale, has undergone a remarkable transformation over the past decade, evolving from an industrial district into one of the city's most vibrant, trendy neighborhoods. This revitalization has been driven by an influx of new residents, businesses, and developers eager to tap into the area's potential. Flagler Village's growth is reflected in its increasing population and rising property values. This rapid growth mirrors the broader shift in Fort Lauderdale's urban landscape, with Flagler Village being compared to Miami's Wynwood district, due to its similar artistic vibe and rapid growth. The area has become an urban hub, attracting young professionals, artists, and creatives. As Flagler Village continues to expand, it is poised to become one of Fort Lauderdale's most sought-after neighborhoods for both living and working.



NEIGHBORHOOD DEVELOPMENT



317 N FEDERAL HWY
45 stories - 716 Units
8,713 SF Commercial
Under Construction



333 NE 6TH ST
ADVANTIS STATION
12 stories
252 Units
Under Construction



300 NE 3RD AVENUE
OMBELLE
43 stories - 959 Units
11,405 SF Commercial
Approved Project



**NW 1ST AVE &
N ANDREWS AVE**
FAT VILLAGE
25 stories - 859 Units
224,940 SF Commercial
Under Construction



300 N ANDREWS AVE
DNA
45 Stories - 844 Units
12,200 SF Commercial
Open Project



513 NE 6TH ST
FLAGLER RESIDENCES
30 stories - 320 Units
29,607 SF Commercial
Approved Project



401 NE 3RD AVE
URBN AT FLAGLER
16 stories - 217 Units
3,200 SF Commercial
Approved Project



645 NE 4TH AVE
TAHO FLAGLER TOWNHOMES
3 stories
5 Units
Completed Project



626 NE 1ST AVE
URBANIA FLAGLER 1ST
12 stories
99 Units
Under Construction



600 N ANDREWS AVE
GALLERY AT FAT VILLAGE
263 Units
2,500 SF Commercial
Under Construction



730-738 NE 4TH AVE
12 stories - 77 Units
1,682 SF Commercial
Approved Project



650 N ANDREWS
257 Units
11,400 SF Commercial
Project Approved

SITE ★

NEIGHBORHOOD DEVELOPMENT



**901 N FEDERAL HWY
450-550 NE 9TH ST
SEARSTOWN (3 PARTS)**
30 stories - 1,037 Units &
224,590 SF Commercial
Approved Project



**818 NE 4TH AVE
FLAGLER CREATIVE**
30 stories - 314 Units &
15,668 SF Commercial
Approved Project



**673 NE 3RD AVE
ORA FLAGLER VILLAGE**
6 stories
292 Units
Completed



**333 NE 6TH ST
ADVANTIS STATION**
12 stories
252 Units
Under Construction



**500 N ANDREWS AVE
MOTIF**
7 stories - 385 Units
23,000 SF Commercial
Completed



**745 N ANDREWS AVE
CEDAR STREET APARTMENTS**
12 stories - 215 Units &
5,783 SF Commercial
Approved Project



**4 NW 7TH ST
MIDTOWN APARTMENTS**
12 stories
167 Units
Approved Project



**626 NE 1ST AVE
FLAGLER 626**
12 Stories
99 Units
Approved Project



**NW 1ST AVE &
N ANDREWS AVE
FAT VILLAGE**
25 stories - 859 Units
224,940 SF Commercial
Under Construction



**700 NW 1ST AVE
BLUE RIVER REALTY**
12 stories - 189 Units
Affordable Housing
Proposed Project

DEMAND IS HIGH IN FORT LAUDERDALE

 SunSentinel

BUSINESS > REAL ESTATE

Apartment renting is so hot in Fort Lauderdale, city gets No. 1 ranking in Florida



Fort Lauderdale has taken the top spot for apartment renters in Florida. According to data from RentCafe, apartment renting in Fort Lauderdale is now more in demand than anywhere else in the state, including Miami. Nationally, Fort Lauderdale also ranks among the Top 20 most in-demand rental markets in the entire U.S.

Downtown Fort Lauderdale is driving a \$43 Billion economic impact, a 44% increase since 2019. This small 2.2 square mile area is responsible for 1/3 of Broward's economic output and 1/4 of all jobs.

- 7% Job Growth since 2022
- \$5.7 Billion economic impact of Downtown Real Estate Development, a 30% surge since 2019.
- Holds a bigger economic impact than FLL Airport (\$37B) or Port Everglades (\$28B)
- 224,000 Jobs supported in Florida, a 15% increase since 2019.
- Half of all jobs in Downtown FTL are concentrated in industries such as finance, law, health care, real estate, technology, & professional services. Together, this generates \$10 billion annually.

Source: Downtown Development Authority 2025 Economic Impact Report

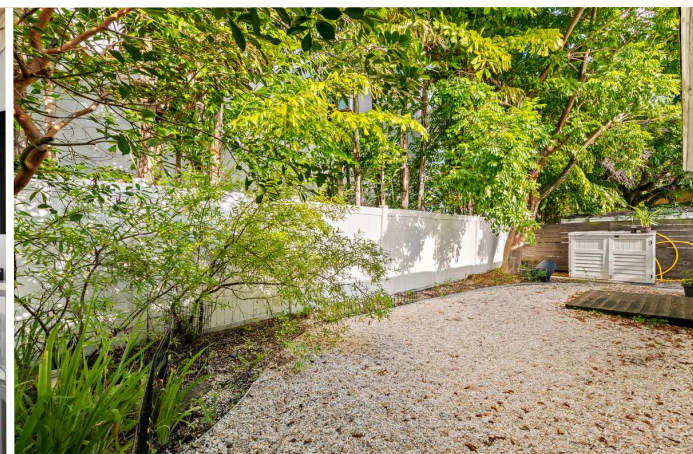
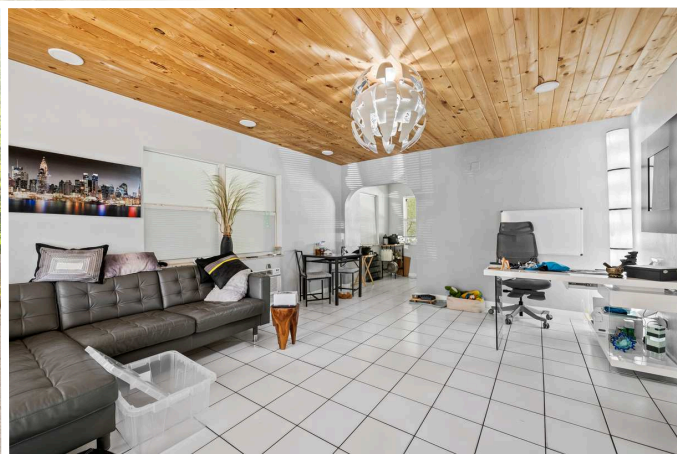
@thebrowardscene

PARCEL A: 730 NE 3RD AVE



Existing 7 Unit Multifamily:

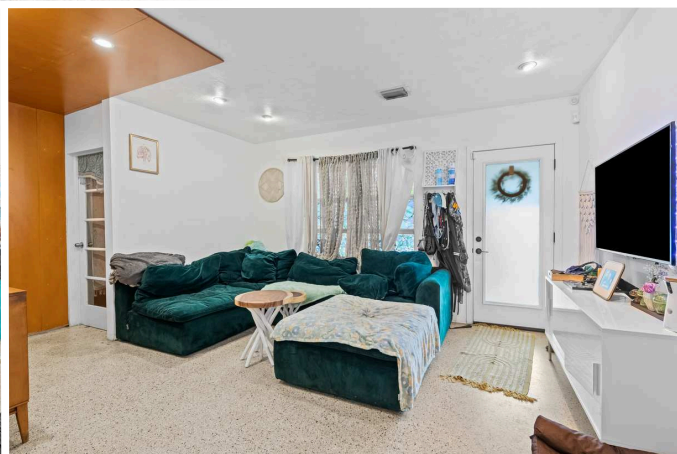
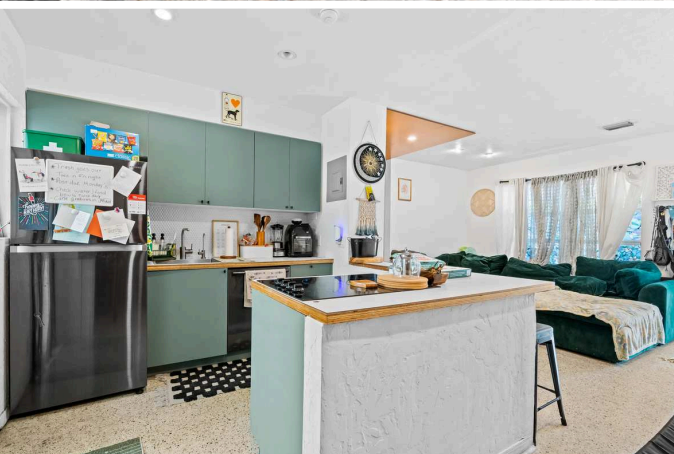
- 4 Studios
- 3 One Bedrooms

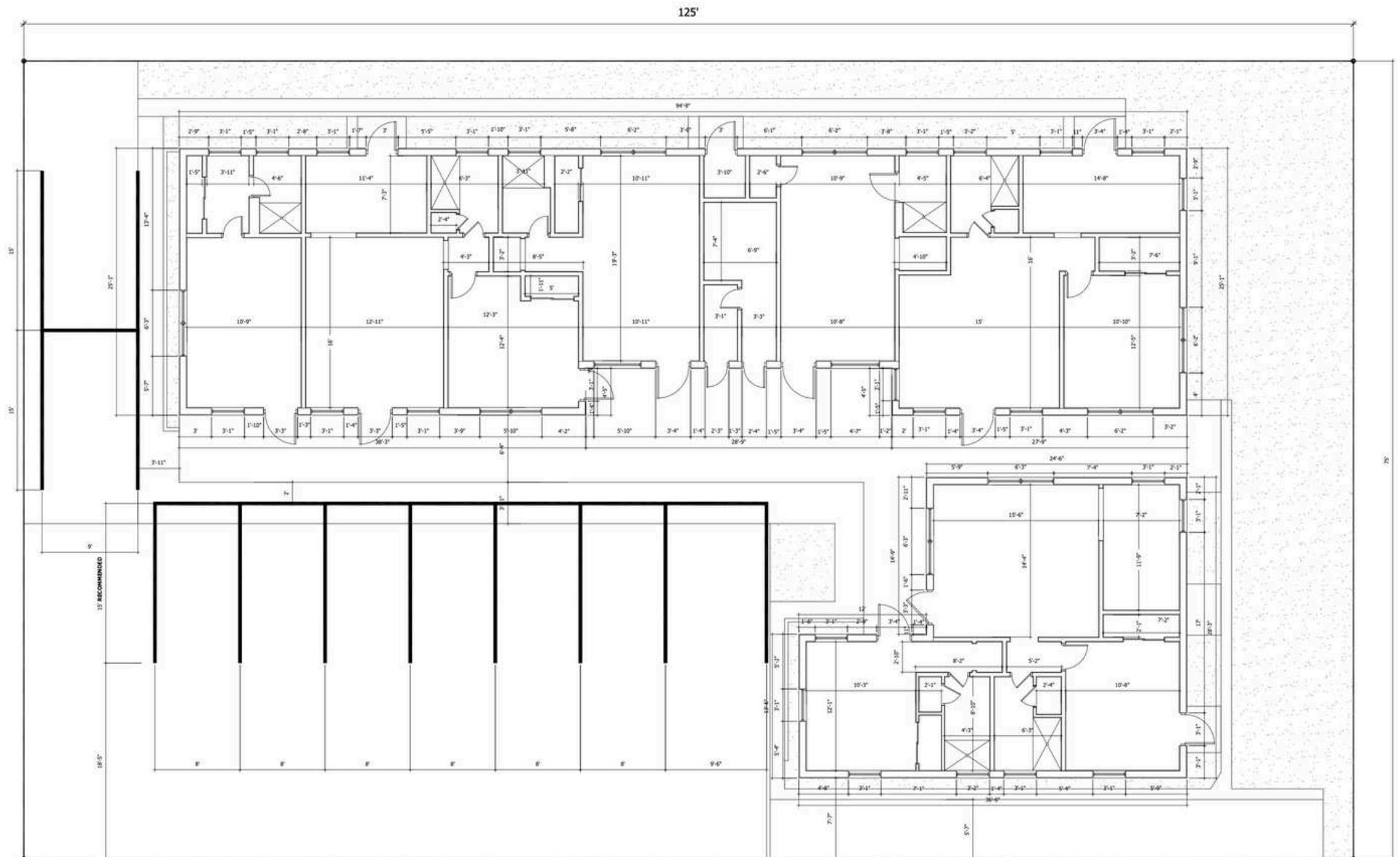


PARCEL B: 724 NE 3RD AVE

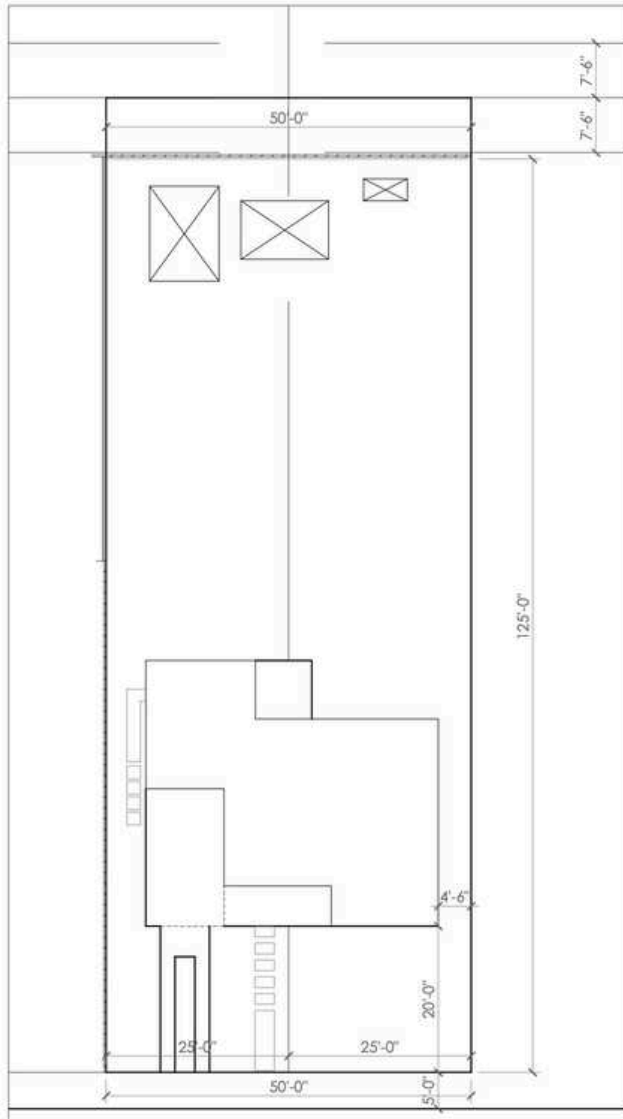


**Existing
2 Bedroom
Single Family
Home
with Yard**

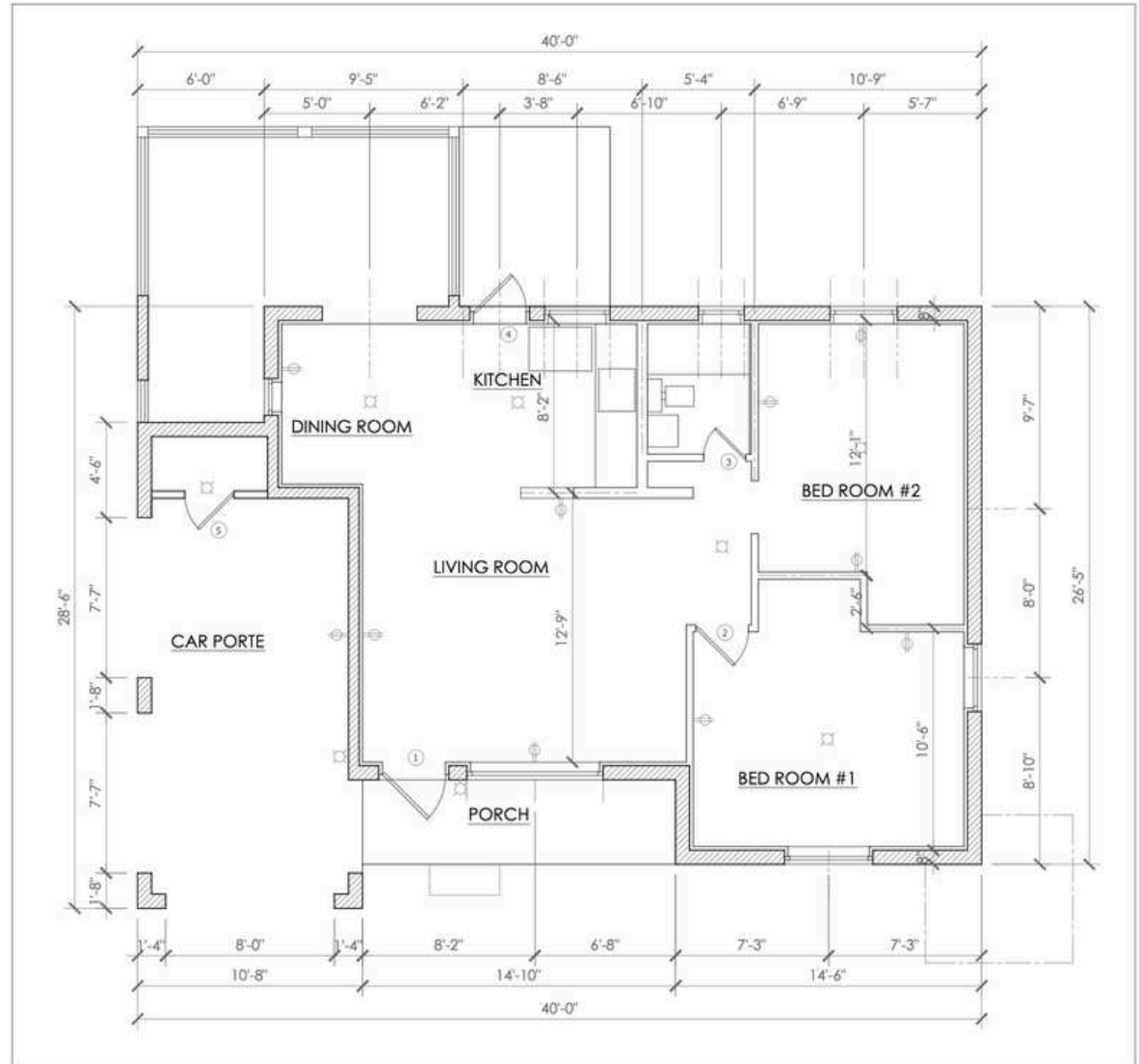




SITE PLAN FOR 724 NE 3RD AVE

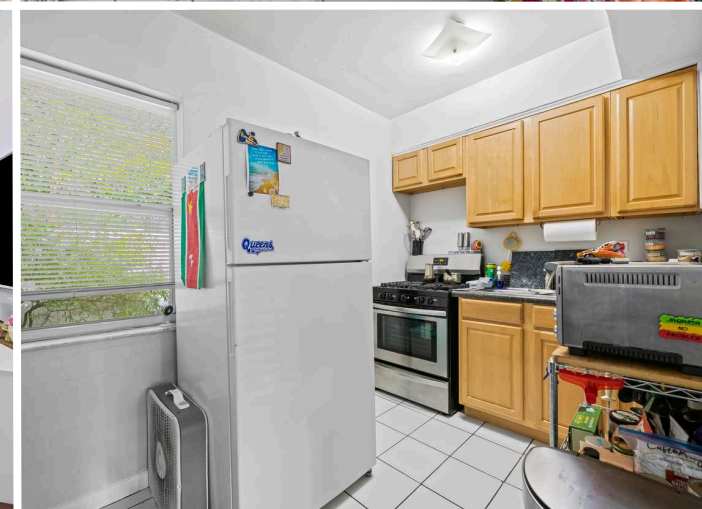
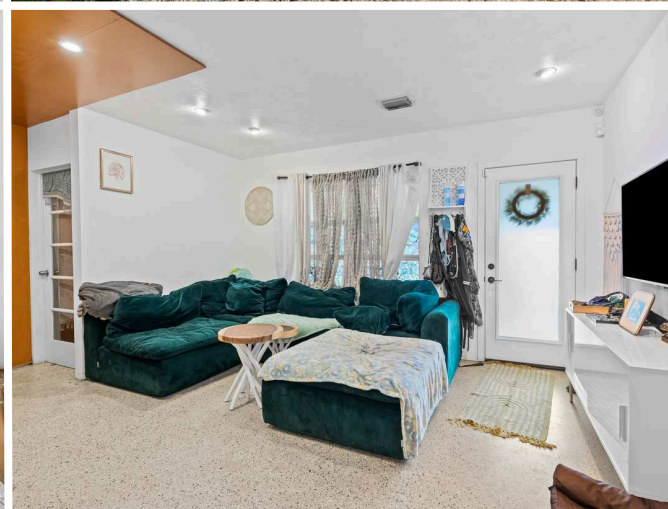
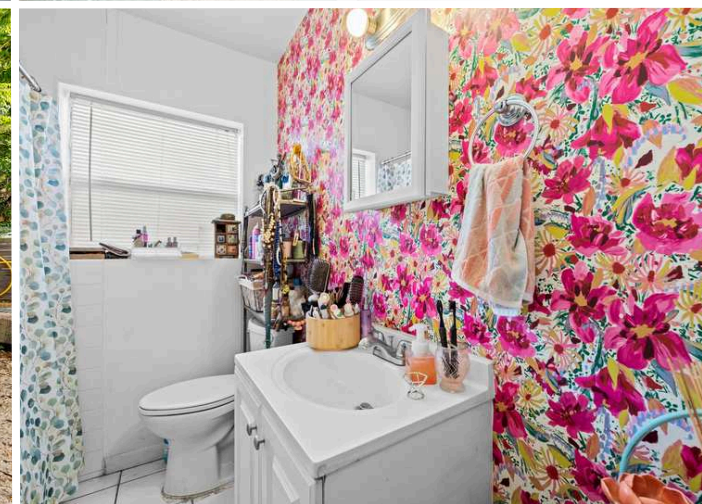
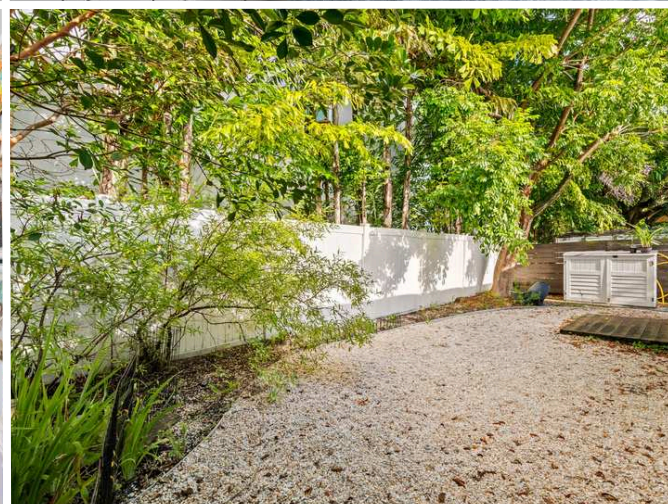


PLOT PLAN
SCALE 1/16"=1'-0"



FLOOR PLAN

SCALE 3/16"=1'-0"



ADDITIONAL UNITS ON LARGER ASSEMBLAGE

Build 28 units by right on this listing, or additional units with the block's larger assemblage.

Also Available

This Listing



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SARAH ADLER

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(310) 980-0644



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