

NATIVE REALTY · COMMERCIAL LAND

OFFERING MEMORANDUM

FOR SALE

PRIME DEVELOPMENT LAND

PRIME DEVELOPMENT OPPORTUNITY

460 SW 4TH AVE

FORT LAUDERDALE, FLORIDA 33315

SALE PRICE

\$2,500,000

LOT SIZE

14,363 SF

ZONING

RAC-SMU

PRICE / SF

\$174

EXCLUSIVELY LISTED BY

NATIVE
REALTY

— PROPERTY DESCRIPTION

This strategically located development site sits directly in front of a 352-unit luxury high-rise and is surrounded by multiple parcels planned for the development of six additional residential towers. Just a few blocks east are five stabilized residential towers, creating a strong and continually expanding residential population.

Positioned within the rapidly emerging **TREDD District**, the area is attracting significant public and private investment — new multifamily communities, boutique fitness studios, wellness concepts, salons, cafés, and restaurants. Liberal zoning provides exceptional flexibility for a wide range of uses including multifamily, townhomes, retail, commercial plaza, mixed-use, office, and medical (subject to municipal approvals). As one of the fastest-growing corridors in the market, the property is ideally positioned to capitalize on the area's continued transformation and long-term appreciation.

— PROPERTY HIGHLIGHTS

- ✓

TREDD District development site
- ✓

Directly across from 352 luxury apartments
- ✓

Surrounded by existing & planned high-rise towers
- ✓

Liberal zoning & flexible permitted uses

— OFFERING SUMMARY	
Sale Price	\$2,500,000
Price / Sq. Ft.	\$174
Number of Parcels	1
Lot Size	14,363 SF
Zoning	RAC-SMU
Potential Uses	Multifamily · Townhomes · Plaza

— DEMOGRAPHICS			
	3 MI	5 MI	7 MI
Total Households	61,310	123,890	221,190
Total Population	143,223	301,348	547,168
Avg HH Income	\$122,243	\$109,148	\$102,180

460 SW 4TH AVE

DEVELOPMENT SITE · 0.33 ACRES

**SW 4th Ave
VPD 25,500 FDOT****CONNECTED & CENTRAL**

Fronting SW 4th Avenue with 25,500 vehicles per day, the site sits blocks from Downtown Fort Lauderdale, Las Olas Boulevard, Broward Health, and the New River — with quick access to I-95 and Brightline.

TO DOWNTOWN CORE

± 0.5 mi

TO LAS OLAS

± 1.0 mi

TO I-95

± 1.3 mi

— NEIGHBORHOOD

The property is surrounded by an established and growing mix of dining, coffee, retail, fitness, and everyday services — all within a short walk. This walkable, amenity-rich setting is a core driver of tenant and resident demand across every development scenario.

 Dining & Nightlife

YOLO · Timpano · Rooftop · The Wharf

Coffee & Cafés

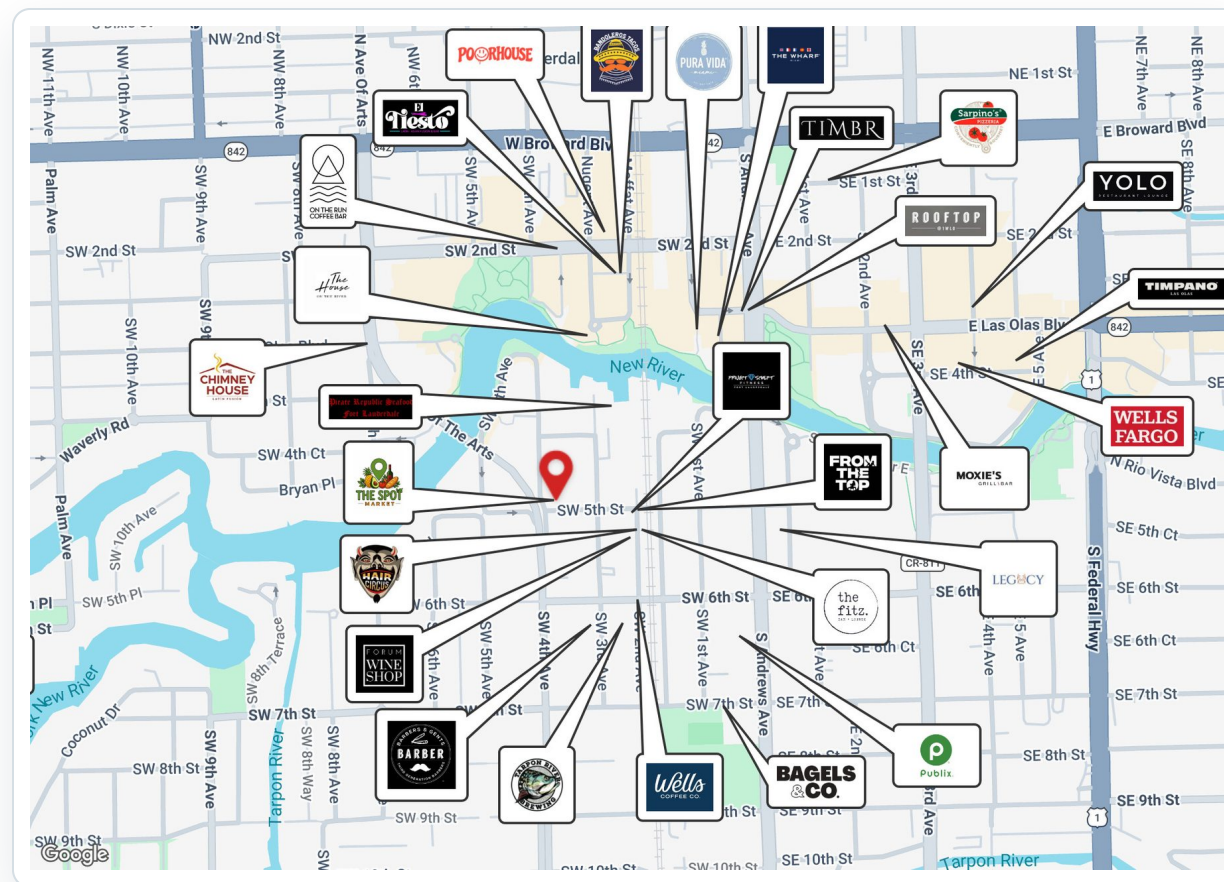
On The Run · Wells Coffee · Bagels & Co.

 Grocery & Retail

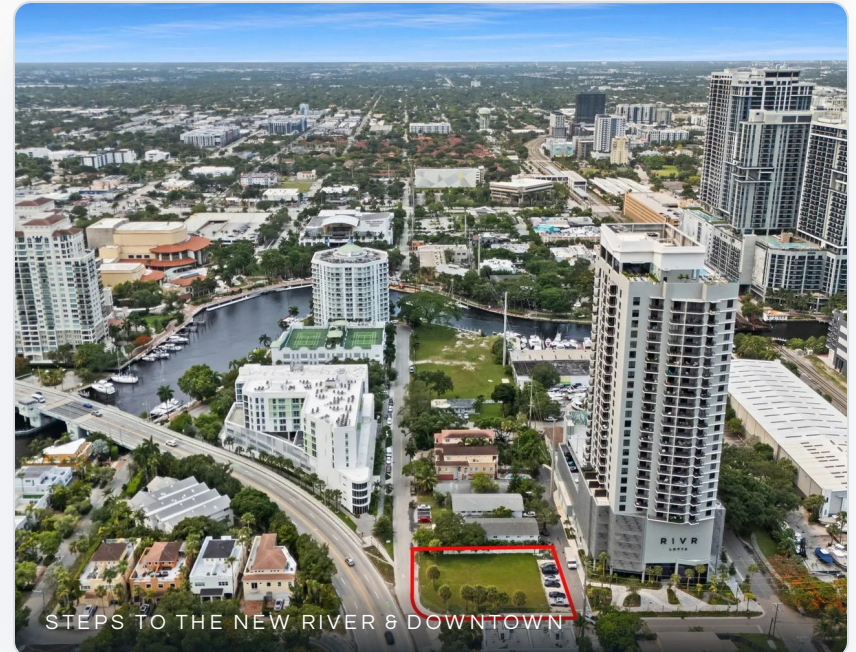
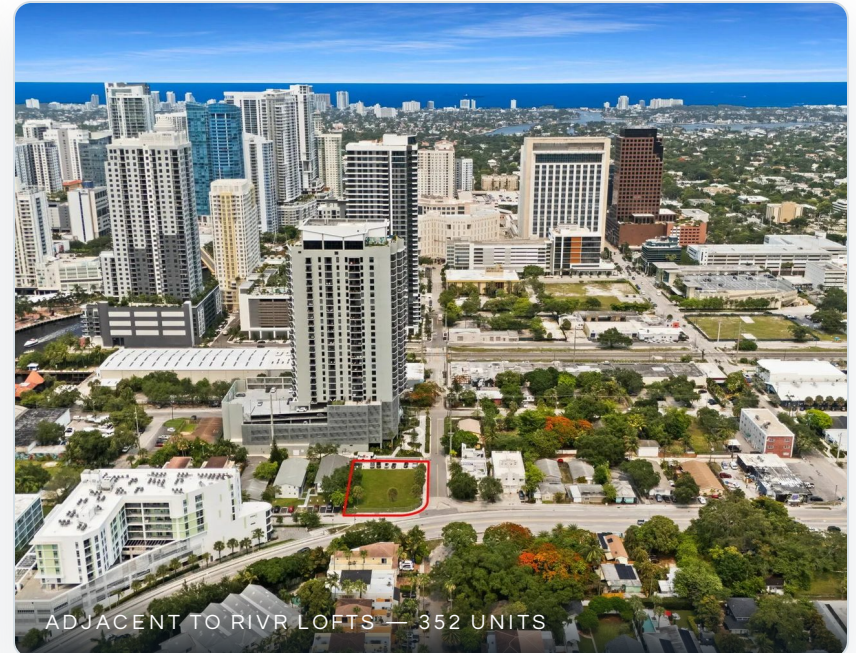
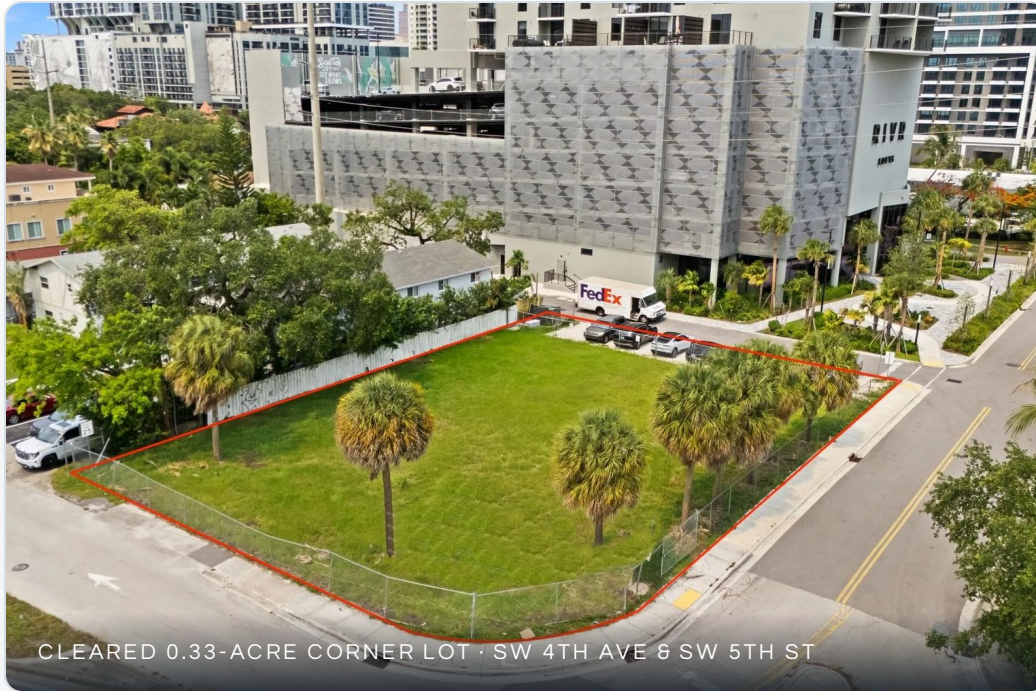
Publix • The Spot Market • Wine Shops

 Banking & Services

Wells Fargo · Salons · Fitness Studios



WALKABLE DINING, RETAIL & SERVICES SURROUNDING 460 SW 4TH AVE





CONCEPTUAL SITE STUDY · 460 SW 4TH AVE — RAC-SMU, NEAR DOWNTOWN CHARACTER AREA

PROPERTY INFORMATION

Address	460 SW 4th Ave, Fort Lauderdale
Net Lot Area	14,369 SF (0.33 acres)
Zoning	RAC-SMU
Character Area	Near Downtown

THREE WAYS TO BUILD

The site's flexible zoning supports multiple development paths. The following conceptual studies illustrate three distinct scenarios — each with its own site plan and program on the pages that follow.

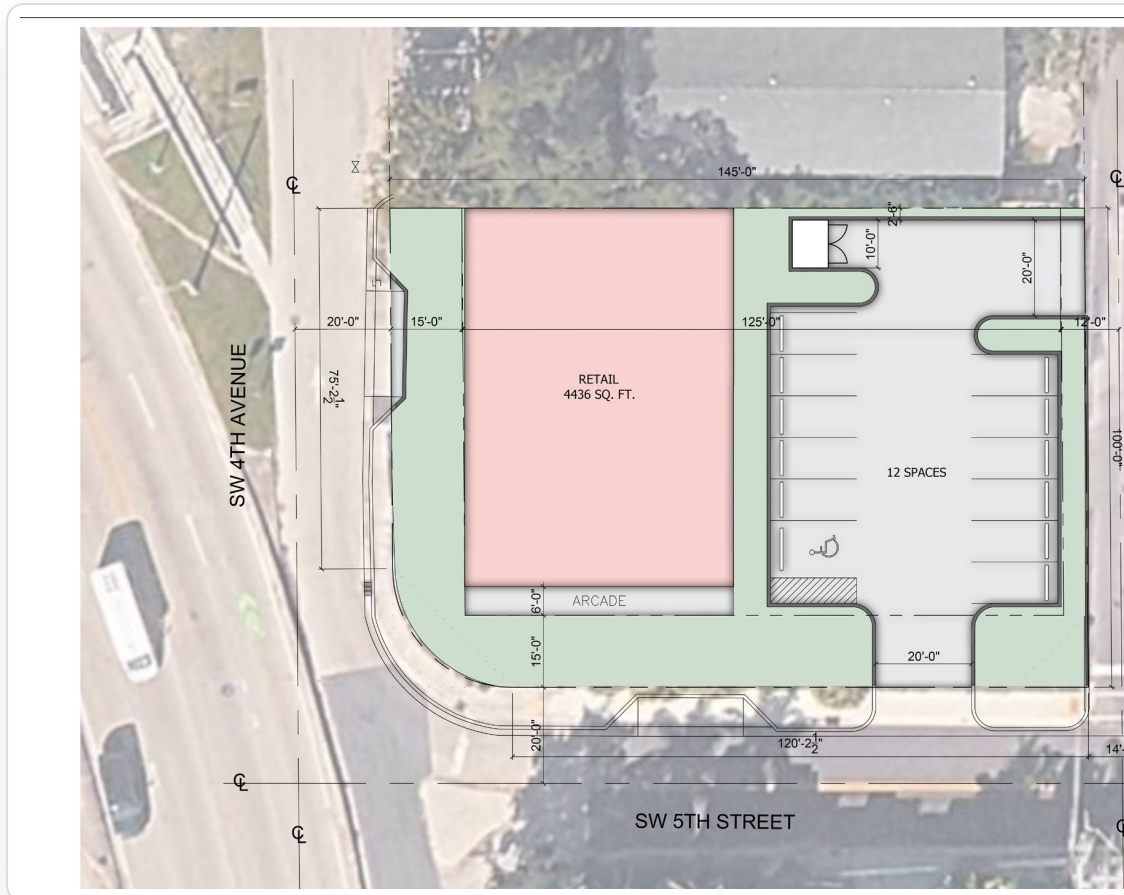
- 01 Retail Plaza**
4,436 SF retail + 12 parking spaces
- 02 Townhomes**
5 three-story townhomes · 2,675 SF each
- 03 Multifamily Building**
Up to 21 units · 15,822 SF net rentable

Conceptual studies shown for illustrative purposes only. Programs, areas, and unit counts are preliminary and subject to municipal review, permitting, and final design.

01

RETAIL PLAZA

A single-story retail building fronting SW 4th Avenue with a landscaped arcade and dedicated on-site parking — ideal for neighborhood-serving shops, café, or service tenants.



SITE PLAN — OPTION 1 · RETAIL · SCALE 1" = 20'

Retail Area	4,436 SF
Parking Required	9
Parking Provided	12 (incl. 1 ADA)
Open Area Required	1,436 SF
Open Area Provided	4,319 SF

Five three-story fee-simple townhomes with private two-car garages — a for-sale product line well suited to the corridor's growing residential base.



5 - 3-Story

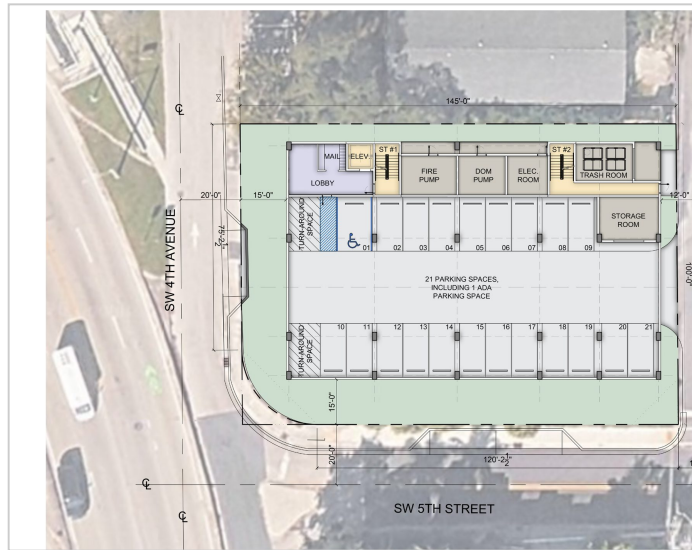
2,675 SF

12 / 13

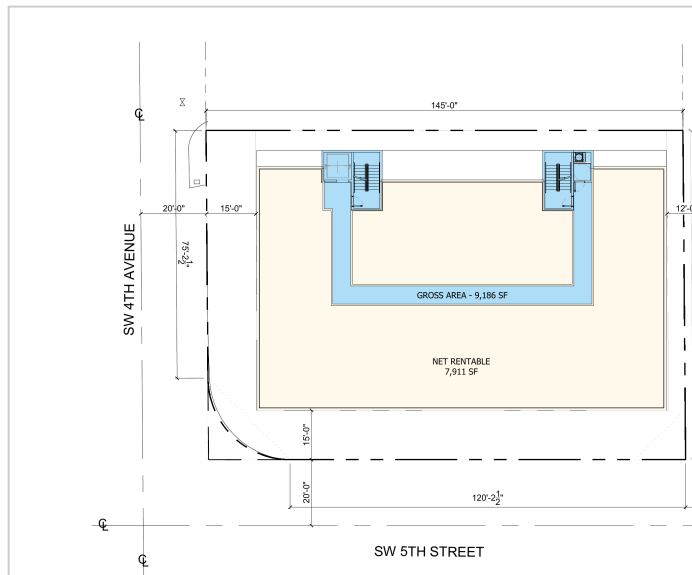
4,103 SF

08

— **CONCEPTUAL PLANS**



SITE PLAN — GROUND LEVEL



TYPICAL FLOOR PLAN

03
MULTIFAMILY

Floors	2
Gross Area	18,372 SF
Net Rentable	15,822 SF
Parking	21 (incl. 1 ADA)
Open Space	4,236 SF

S1 WORKFORCE HOUSING

Units	21
Avg. Unit Size	753 SF
Parking	21 spaces

S2 MARKET-RATE APARTMENTS

Units	17
Avg. Unit Size	930 SF
Parking	1.20 / unit



FOR MORE INFORMATION, CONTACT

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