



DE PARC

A fully entitled, 274-unit, site plan approved multifamily development site in the heart of Fort Lauderdale



Stiles presents the singular opportunity to acquire De Parc, a fully entitled, 274-unit, site plan approved multifamily development site located near vibrant Downtown Fort Lauderdale.

Fueled by a strong long-term growth trajectory and a surge in recent development, Downtown Fort Lauderdale has emerged as one of South Florida’s most desirable urban cores. This demand has driven pricing upward and attracted a wave of top-tier developers seeking to capitalize on the city’s transformation into a thriving, live-work-play destination.

Ideally located in Fort Lauderdale, the property sits at the intersection of the city’s most vibrant districts, with seamless connectivity to Las Olas Boulevard, Flagler Village, FATVillage, and the Riverwalk Arts & Entertainment District. Residents and tenants will enjoy immediate access to cultural landmarks including the nearby Parker Playhouse, major employment centers, and some of the best dining, nightlife, and recreation in the region.

Directly across Sunrise Boulevard is Holiday Park, which recently announced an expansion project to include a five-story, approximately 1,000-space parking garage with a vertiport designed for future electric vertical takeoff and landing (eVTOL) aircraft as well as a 12,000 SF Broward Health facility offering CT scans, X-rays, labs, and emergency physicians and a 60,000 SF YMCA Family Center facility with fitness studios, indoor basketball, a six-lane pool, teaching pool, and childcare.

The site also benefits from exceptional regional access, with I-95, US-1, and the Brightline Fort Lauderdale station within 1 mile, and Fort Lauderdale-Hollywood International Airport just minutes away.

PROPERTY SUMMARY

Address	901 E. Sunrise Blvd. Fort Lauderdale FL 33304
Parcel IDs	494234047210, 494234047230, 494234047270, 494234047280, 494234047290, 494234047200 494234047190
County	Broward
Lot Size	73,594 square feet combined
Approved Unit Count	274 Units
Approved Height	14 stories
Average Unit Size (Incl. Balconies)	762 square feet
Approved Parking Count	344 Spaces
Gross Leasable Residential Area	188,253 square feet



UNIT MIX

TYPE	SIZE (W/OUT BALCONIES)	UNIT COUNT	MIX
Studio	486 SF	141	51%
1 Bedroom	650 SF	85	31%
2 Bedroom	1,085 SF	41	15%
Townhomes	1,600 SF	7	3%





PRESENTED BY:

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