SHOVEL-READY LUXURY TOWNHOME DEVELOPMENT

FULLY APPROVED 6-UNIT PROJECT IN FT. LAUDERDALE'S SAILBOAT BEND DISTRICT



923–925 W Las Olas Blvd Fort Lauderdale, FL 33312

PRESENTED BY:

Dominic Posocco dominic.posocco@compass.com (610) 295-9127







ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

The information contained in this document has been obtained from sources believed reliable. While Compass does not doubt its accuracy. Compass has not verified it and makes no quarantee, warranty, or representation about it. It is any buyer's to confirm its accuracy and completeness independently. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the Property. The value of this transaction to any buyer depends on tax and other factors that the Buyer's tax, financial, and legal advisors should evaluate. Buyer and Buyer's advisors should conduct a careful, independent investigation of the Property to determine to Buyer's satisfaction the suitability of the Property for Buyer's needs.

AFFILIATED BUSINESS DISCLOSURE

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This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy. market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and

you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.



EXECUTIVE SUMMARY

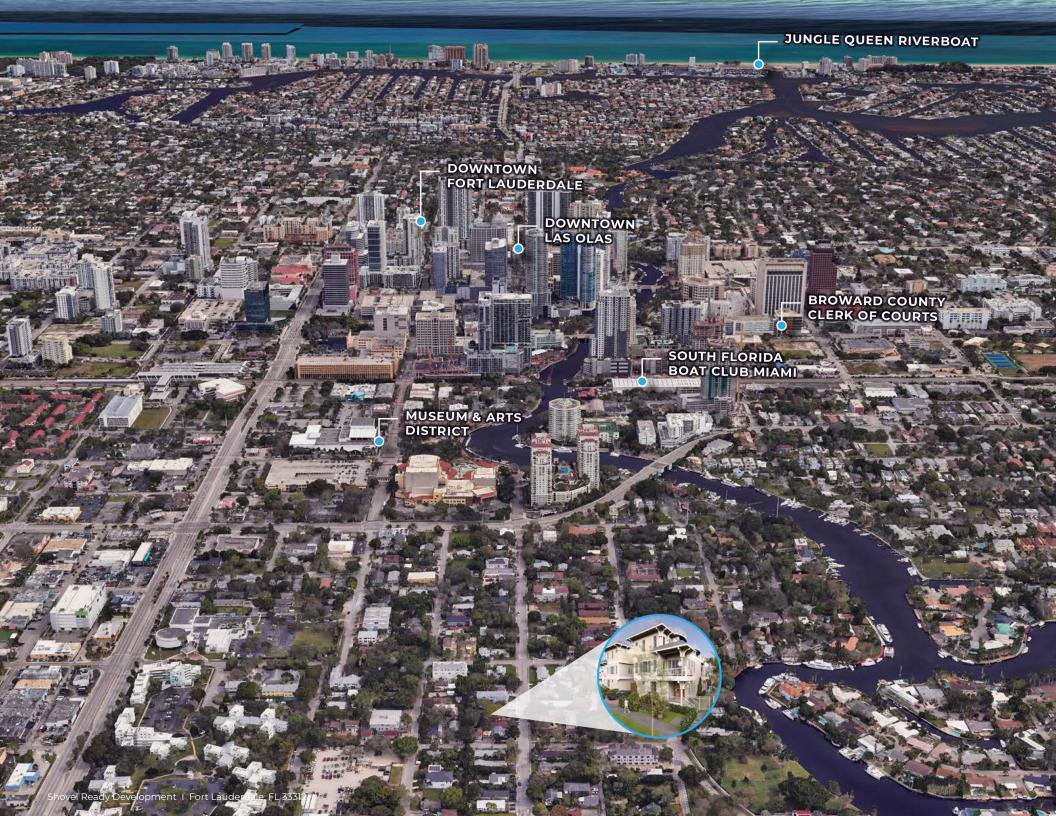
923–925 W Las Olas Boulevard offers a shovel-ready opportunity to develop six luxury townhomes in the heart of Fort Lauderdale's soughtafter Sailboat Bend neighborhood. This 13,000 SF double lot is fully approved and ready to submit for permits, with architectural plans, engineering, and site work already completed.

Just steps from Riverwalk and Las Olas Boulevard, the project combines walkability, design-forward layouts, and fee-simple ownership. Each three-story unit includes a private garage, rooftop terrace, and highend finishes—positioning the development to meet strong demand for luxury housing in Fort Lauderdale's growing downtown district.

KEY HIGHLIGHTS

- Fully Approved 6-Unit Development All entitlements secured for two three-story buildings with six townhome units.
- Turnkey Project Permit Ready Architectural plans, engineering, and site work complete. Submit for permits immediately.
- Modern Townhome Design Rooftop terraces, private garages, impact windows, and curated outdoor space.
- **Prime Downtown Location** Walkable to Las Olas Boulevard, Riverwalk, dining, museums, and entertainment.
- **Premium Unit Mix** Units range from ~2,000 to 2,060 SF under air, and up to 2,665 SF under roof.
- **Generous Outdoor Space** Includes private yards and rooftop terraces, with landscaped common areas and quest parking.
- **Zoned RML-25** Ideal for medium-density, fee-simple residential development.
- **Strong Market Fundamentals**—High demand for new-construction townhomes in a supply-constrained submarket.
- Flexible Exit Strategy Build-to-sell or hold and lease—ideal for investors or boutique builders.
- **Pre-Development Income Opportunity** Month-to-month tenants offer holding income while permits are finalized.
- Proven Development Team in Place Fully designed by experienced architectural and engineering professionals.











PROPERTY AT A GLANCE

PROPERTY TYPE: Shovel-Ready Townhome Development

PROJECT SIZE:

· 6 Fee-Simple Townhomes

· ~2,000–2,060 SF Under Air Per Unit

· ~2,642–2,665 SF Total Building Area Per Unit

TOTAL GROSS BUILDING AREA: ±15,938 SF

LOT SIZE: ±13,000 SF (Double Lot)

ZONING: RML-25 – Residential Multifamily Low Rise (Medium-

High Density)

APPROVAL STATUS: Fully Approved – Ready for Permits

PARKING: 12 Private Garage Spaces + 2 Guest Parking Spaces

UNIT FEATURES: 3 Stories + Rooftop Decks, Private Garages,

Impact Windows, Private Outdoor Spaces

LOCATION:

· Sailboat Bend District – Downtown Fort Lauderdale

· Steps to Riverwalk & Las Olas Blvd

· Minutes to I-95, US-1, Brightline, and Beaches

FAR: 117%

OPEN SPACE PROVIDED: 7,723 SF

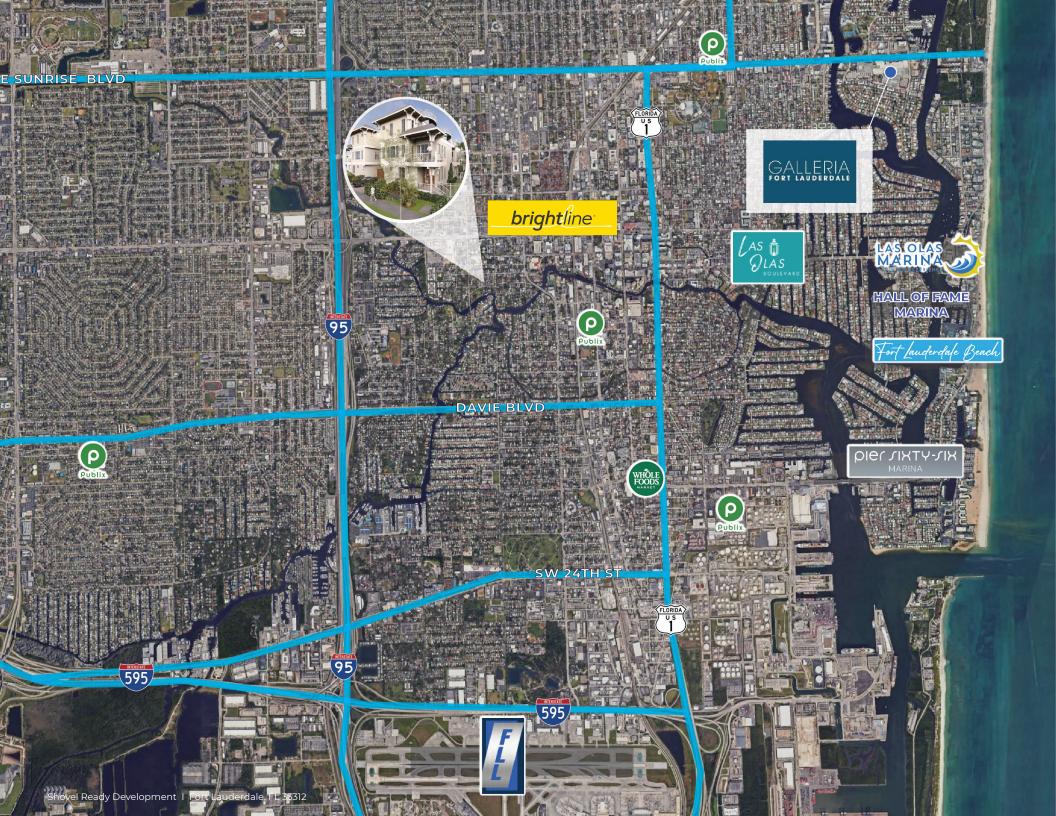
LANDSCAPED AREA: 1,512 SF (exceeds requirement)

BUILDING SEPERATION: 24' between buildings

HEIGHT: 3 Stories + Rooftop Deck (within 35' BFE Max)

SALE COMPARABLES

PROPERTY PHOTO	ADDRESS	TYPE	SQ FT	ACRES	DATE SOLD	SOLD PRICE
S	923 - 925 W Las Olas Blvd	Active Development Land	3,800	-	-	-
	1225 SE 2nd Avenue Fort Lauderdale, FL 33316	Active Development Land	2,195	0.5002	For Sale - \$2,600,000	-
2	521 SW 3rd Avenue, Fort Lauderdale, FL 33315	Active Development Land	14,500	0.33	For Sale - \$3,000,000	-
3	798 SW 8th Way, Fort Lauderdale, FL 33315	Resale	2,918	-	April 16, 2025	\$1,316,250
4	1617 NE 11th Street #1, Fort Lauderdale, FL 33304	Resale	2,633	-	For Sale - \$1,550,000	-
5	724 SW 8th Way, Fort Lauderdale, FL 33315	Resale	2,935	-	For Sale - \$1,445,000	-
6	325 SW 16th Street #B, Fort Lauderdale, FL 33315	Resale	2,454	0.0775	For Sale - \$1,429,000	-
SW 54th Ave	0 0	MELROSE MANORS RIVERSIDE SW 9th St FLAMINGO PARK SOUTH FORT	NW 4th St. NW 4th St. CITY VI SAILBOAT BEND SW 9th Ave CROISSAN	Fort Lauderdale Las OLAS R ANGEWS ANGERS AN	VICTORIA PARK BIOWARD BIVO COLEE HAMMOCK LAS OLAS ISLES IDLE HARBOURS HARBOURS	



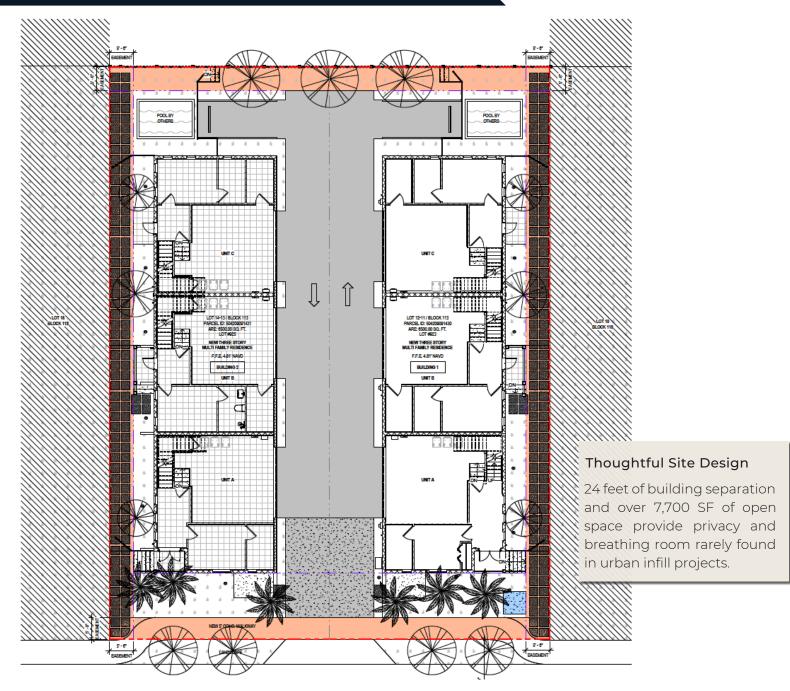








FLOOR PLAN



RENDERINGS



with local expertise.

RENDERINGS



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FORT LAUDERDALE, FLORIDA

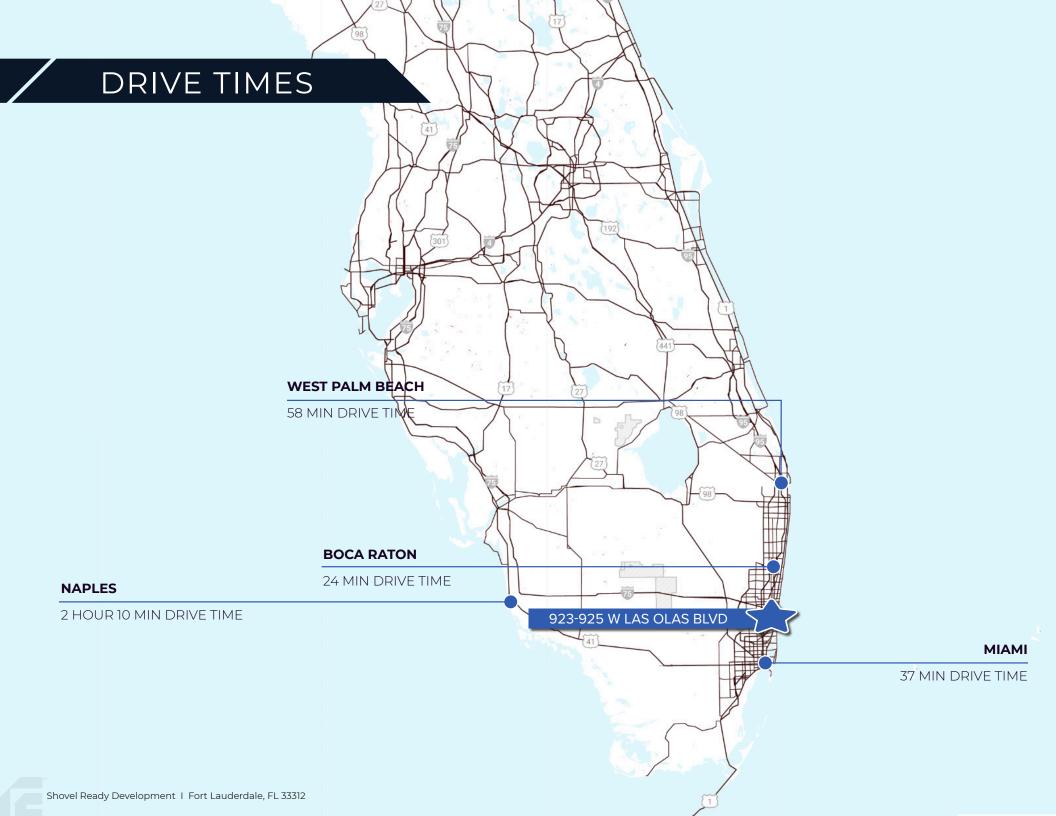
Fort Lauderdale, Florida, located in the heart of Broward County, is a major economic and cultural engine of South Florida. Just 25 miles north of Miami and 40 miles south of Palm Beach, Fort Lauderdale has evolved from a tourism-driven beach city into a thriving metropolitan hub with a diverse economic base, rising population, and robust real estate activity.

The city is anchored by its vibrant downtown, which includes the Las Olas Boulevard corridor, the Central Business District, and the rapidly redeveloping Flagler Village. These areas are characterized by dense residential and mixed-use development, supported by ongoing infrastructure upgrades, expanding public transit options, and increasing walkability. Fort Lauderdale's strategic location provides excellent access to I-95, US-1, and the Fort Lauderdale-Hollywood International Airport, while Brightline's high-speed rail service connects downtown to Miami, West Palm Beach, and Orlando in under three hours.

Fort Lauderdale continues to attract professionals, remote workers, and retirees drawn to the city's lifestyle, tax advantages, and coastal living. The housing market has remained strong, buoyed by low inventory and a steady influx of new residents from the Northeast, Midwest, and international markets. As a result, demand for luxury residential, fee-simple townhomes, and urban infill opportunities has surged, particularly in walkable neighborhoods like Sailboat Bend and Flagler Village.

The local economy is powered by a mix of industries, including marine and yacht services, healthcare, financial services, hospitality, and technology. Major employers include AutoNation, Citrix Systems, Broward Health, Nova Southeastern University, and a large number of legal and professional service firms clustered in and around downtown. Port Everglades, one of the nation's top container ports and a leading cruise hub, adds further strength to the region's logistics and trade sectors.

Fort Lauderdale's city government has embraced growth with forward-looking zoning policies and a prodevelopment stance, creating a business-friendly environment for real estate investors and developers. Infill development opportunities are especially prized, as land constraints, increasing demand for walkable housing, and rising construction costs have heightened the value of entitled, permit-ready sites.

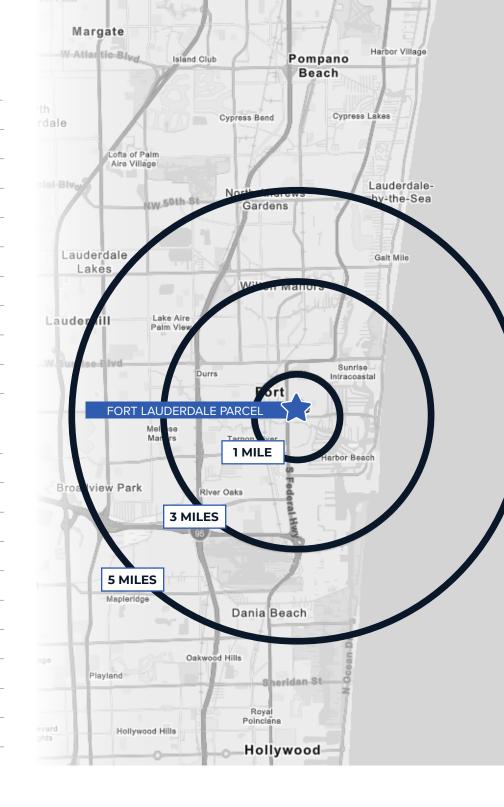


2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	31,720	134,013	279,303
Households	17,897	65,155	124,021
Families	6,336	29,078	63,573
Average Household Size	1.70	2.02	2.23
Owner Occupied Housing Units	5,346	27,678	60,965
Renter Occupied Housing Units	12,551	37,477	63,056
Median Age	39.2	42.6	42.7
Median Household Income	\$112,854	\$84,896	\$74,274
Average Household Income	\$157,554	\$129,073	\$114,187

2029 DEMOGRAPHIC SUMMARY

1 MILE	3 MILES	5 MILES
43,618	148,497	299,317
25,349	73,914	135,748
9,083	32,696	68,932
1.67	1.98	2.18
5,573	29,241	64,043
19,776	44,673	71,706
39.2	43.0	43.5
\$119,159	\$101,934	\$89,303
\$170,954	\$149,450	\$134,415
	43,618 25,349 9,083 1.67 5,573 19,776 39.2 \$119,159	43,618 148,497 25,349 73,914 9,083 32,696 1.67 1.98 5,573 29,241 19,776 44,673 39.2 43.0 \$119,159 \$101,934



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