



# NE 3RD AVE 1.02 ACRE ASSEMBLAGE RETAIL - MULTIFAMILY - DEVELOPMENT SITE

\$8,464,701 | \$191.29 PER SF OF LAND



# KEY METRICS



## Total Sale Price

\$8,464,701

## Total Size

|                |                                |
|----------------|--------------------------------|
| Total Land     | <b>44,250 SF or 1.02 acres</b> |
| Total Building | <b>9,427 SF</b>                |

## Zoning

**RAC-UV**

Regional Activity Center-Urban Village

## 5 Parcels

|                                |                                |
|--------------------------------|--------------------------------|
| 724 NE 3 <sup>rd</sup> Ave     | <b>Folio # 4942 34 07 2060</b> |
| 730 NE 3 <sup>rd</sup> Ave     | <b>Folio # 4942 34 07 2070</b> |
| 736-738 NE 3 <sup>rd</sup> Ave | <b>Folio # 4942 34 07 2080</b> |
| 746 NE 3 <sup>rd</sup> Ave     | <b>Folio # 4942 34 07 2090</b> |
| NE 8 <sup>th</sup> St          | <b>Folio # 4942 34 07 1810</b> |



# NEIGHBORHOOD OF FLAGLER VILLAGE

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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 GROWTH



**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



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



**645 NE 4TH AVENUE**  
**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



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

**SITE ★**



# NEIGHBORHOOD GROWTH



**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 Project



**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 Project



**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



# L I V E L O C A L M A S S I N G S T U D Y



## THE DRAWN SCHEME — NOVEMBER 2025 REVISION

**264**

UNITS

**29**

STORIES

**391,557**

GROSS SF

**292**

PARKING

## WHAT THE ZONING ALLOWS

### 6 FL

By right — staff-level site plan approval, no public hearing

### 12 FL

Conditional Use Permit — approved one block east at 730-738 NE 4th Ave

### 29+ FL

Live Local Act — administrative approval; height equals the tallest project within one mile (100 Las Olas, 46 floors, 1.0 mi); no density cap; parking reduced to 1 space per affordable unit

**\$32,063** per buildable unit

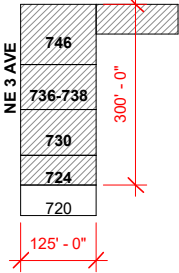
\$8,464,701 asking ÷ 264 drawn units — ground-floor retail on NE 3rd Ave included

Massing study revised 2025.11.10. Concepts for discussion only; conceptual and subject to errors, omissions, and change. No warranty or representation is made, and no responsibility is assumed for reliance on this information. Full study and floor plates follow.



NE 8 ST  
746 NE 3 AVE  
736-738 NE 3 AVE  
730 NE 3 AVE  
724 NE 3 AVE  
720 NE 3 AVE

6,751 SF  
12,499 SF  
9,375 SF  
9,375 SF  
6,250 SF  
6,250 SF  
44,250 SF (1.02 ac)



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

Max Building Height:  
Max Building Streetwall Length  
Maximum Gross Square Footage  
of Building Tower Floor Plate Size  
Max Building Podium Height  
Min Building Tower Step Back  
Min Separation Between Towers  
Min Residential Unit Size

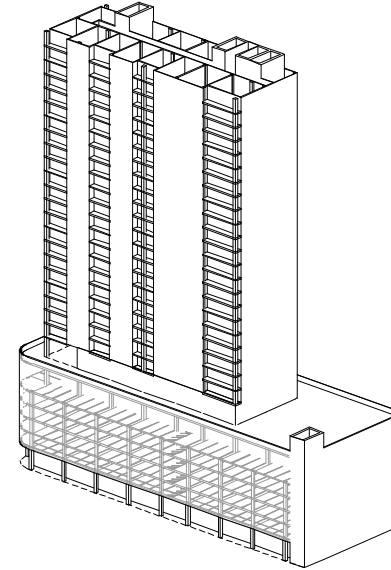
6 Floors/12 Floors\*\*  
300'  
10,000 SF Residential  
16,000 SF Non-Residential  
6 Floors  
12'  
30'  
400 SF

Open Space  
10% Gross Lot Area  
Min Landscape  
Min Open Space at Grade

4,425 SF  
25% of Open Space  
40% Min.

Parking  
Retail  
Loading Space

1.2/du  
1/250 sf gfa  
None



## UNITS (ONE TOWER)

| NAME   | COUNT | AREA      | AVG    |
|--------|-------|-----------|--------|
| UNIT A | 154   | 82177 SF  | 534 SF |
| UNIT B | 66    | 35053 SF  | 531 SF |
| UNIT C | 44    | 28329 SF  | 644 SF |
|        | 264   | 145559 SF |        |

## PARKING (ONE TWR)

| DESCRIPTION           | COUNT |
|-----------------------|-------|
| ADA PARKING SPACE     | 5     |
| COMPACT PARKING SPACE | 100   |
| PARKING SPACE         | 187   |
|                       | 292   |

## GSF (ONE TWR)

| LEVEL   | AREA    |
|---------|---------|
| RETAIL  |         |
| Level 1 | 1899 SF |
|         | 1899 SF |

## RESIDENTIAL

|          |          |
|----------|----------|
| Level 1  | 10235 SF |
| Level 7  | 8662 SF  |
| Level 8  | 9858 SF  |
| Level 9  | 9858 SF  |
| Level 10 | 9858 SF  |
| Level 11 | 9858 SF  |
| Level 12 | 9858 SF  |
| Level 13 | 9858 SF  |
| Level 14 | 9858 SF  |
| Level 15 | 9858 SF  |
| Level 16 | 9858 SF  |
| Level 17 | 9858 SF  |
| Level 18 | 9858 SF  |
| Level 19 | 9858 SF  |
| Level 20 | 9858 SF  |
| Level 21 | 9858 SF  |
| Level 22 | 9858 SF  |
| Level 23 | 9858 SF  |
| Level 24 | 9858 SF  |
| Level 25 | 9858 SF  |
| Level 26 | 9858 SF  |
| Level 27 | 9858 SF  |
| Level 28 | 9858 SF  |
| Level 29 | 9858 SF  |

235765 SF

## GSF (ONE TWR)

| LEVEL  | AREA |
|--------|------|
| GARAGE |      |

|         |          |
|---------|----------|
| Level 1 | 2405 SF  |
| Level 2 | 25857 SF |
| Level 3 | 25857 SF |
| Level 4 | 25857 SF |
| Level 5 | 25857 SF |
| Level 6 | 22370 SF |

128204 SF

## COURTYARD

|         |          |
|---------|----------|
| Level 7 | 17195 SF |
|---------|----------|

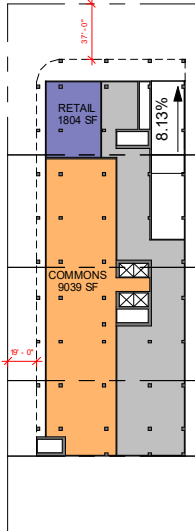
17195 SF

## BOH

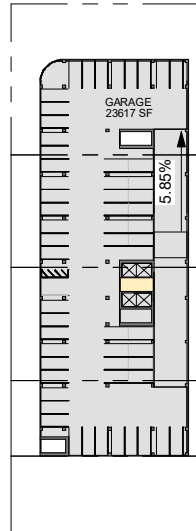
|         |         |
|---------|---------|
| Level 1 | 8493 SF |
|---------|---------|

8493 SF

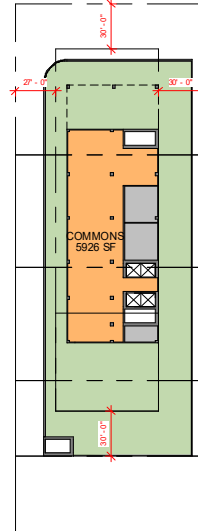
391557 SF



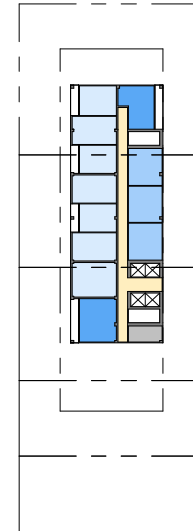
LEVEL 1



LEVEL 2-6



LEVEL 7



LEVEL 8-12



# 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



# EXISTING FOOTPRINT



**Vacant Land  
(Leased by Microschool)**



**Residential Unit**



**Retail/Office  
Space (Microschool)**



**900 sf Retail  
Space (Salon)**



**2 Bedroom  
Residential Unit**



**Rear Cottage  
(Studio)**



**1 Bedroom  
Residential Unit**



**7 Unit Apt Complex  
4 studios/3 one beds**



**2 Bedroom  
House + Yard**



# 724-730 NE 3<sup>RD</sup> AVE



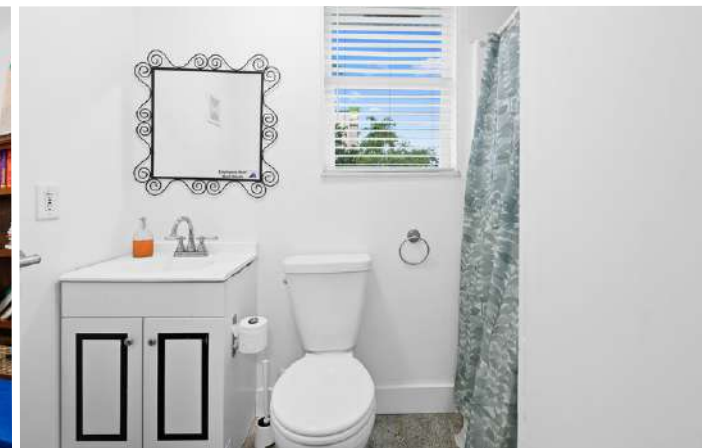


# 736-738 NE 3<sup>RD</sup> AVE



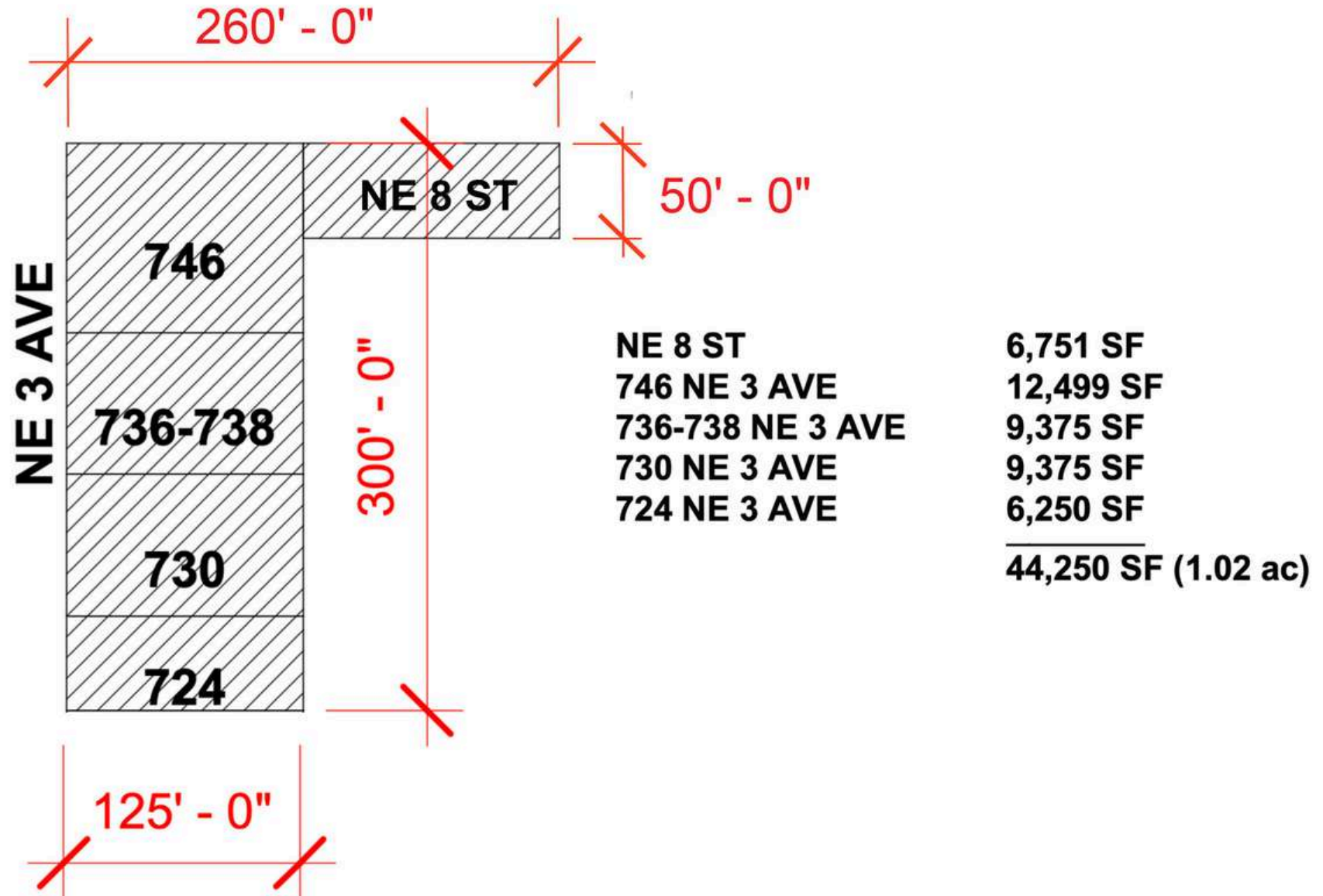


# 746 NE 3<sup>RD</sup> AVE & NE 8<sup>TH</sup> ST





# ASSEMBLAGE SITE PLAN





# CONTACT

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