



PROPERTY DETAILS

- Fully approved and permit ready for 19 luxury townhouses with individual fee simple ownership
- 3 Bed 3 Bath configuration with two car garages- Models range in size from 2,186 SF to 2,657 SF
- Minutes to the beach, close to Publix, Whole Foods and 17th Street retail and dining options
- Convenient to Fort Lauderdale-Hollywood International Airport and Port Everglades
- Community pool with amenity deck
- Modern architectural design with upgraded finishes

ABOUT PROPERTY



PRICE

\$4,700,000



FEE SIMPLE

Fully Approved/permit ready



FLOOR PLANS

from 2,186 SF to 2,657 SF



PARKING

2 Car Garages



LOCATION

Harbordale Area

For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com

Christian Hyatt

954.652.2008 | Chyatt@Bergercommercial.Com





PROPERTY DESCRIPTION

Approved and permit ready development site for 19 luxury townhomes in Harbordale, one of Fort Lauderdale's most connected infill neighborhoods. With designer features, communal pool and a 3 bed, 3 bath layout desirable to buyers looking for privacy, amenities and community. The location puts residents within easy reach of 17th Street's retail and restaurant scene, the beach, two major grocery anchors, and the airport. Offered at \$4.7 million, this is a ready-to-execute opportunity for a builder or developer to deliver a luxury product into strong local demand.

PROPERTY HIGHLIGHTS

- 19 fully approved luxury townhome units-permit ready
- Harbordale neighborhood infill site
- Blocks from 17th Street retail and dining
- Minutes to the beach
- Close to Publix and Whole Foods
- Convenient to Fort Lauderdale-Hollywood International Airport and Port Everglades

OFFERING SUMMARY

Sale Price:	\$4,700,000
Land Price per Unit	\$247,368
Total Parcel Size	41,540 SF

For more information:

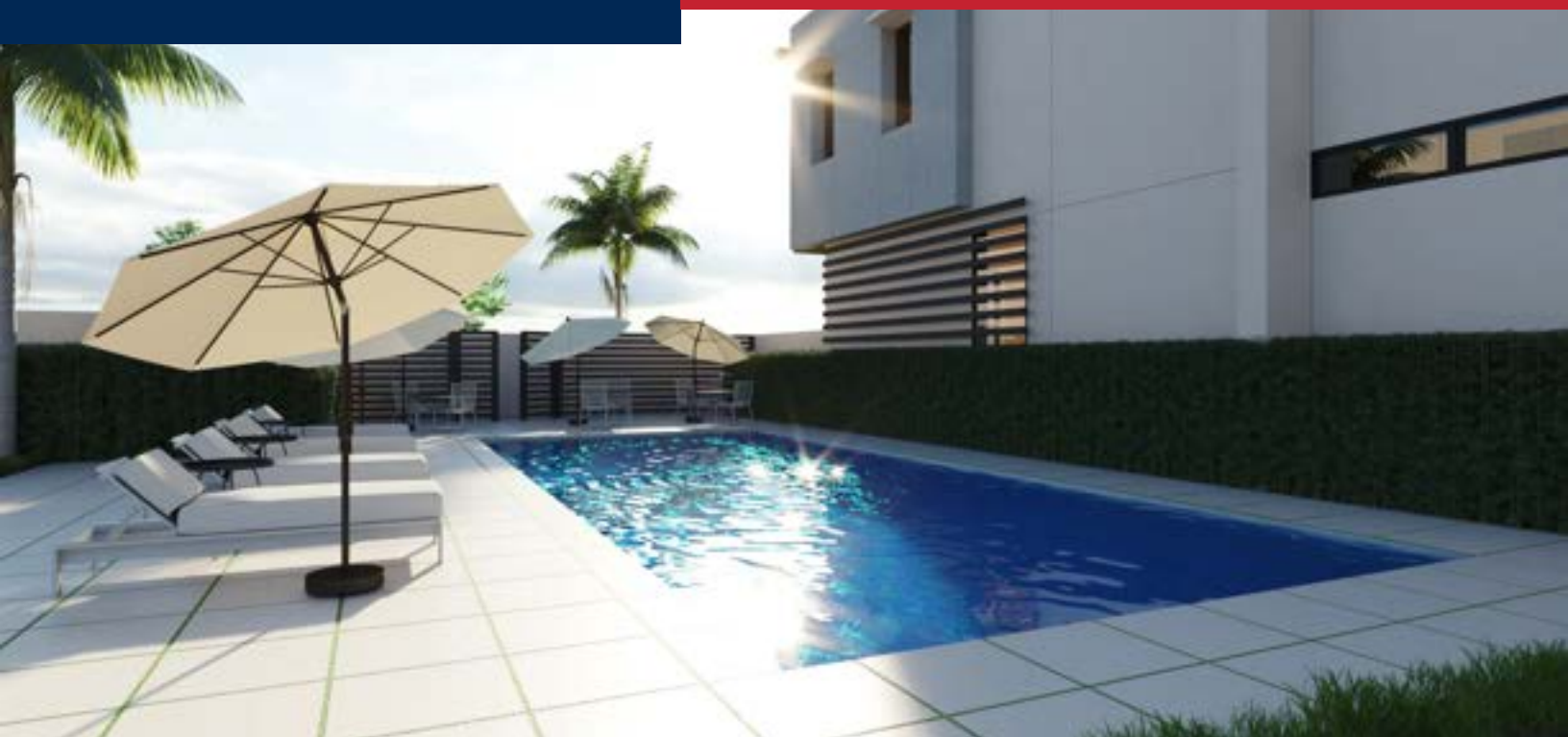
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

GENERAL LEGEND

AC - AIR CONDITIONER
 AF - ALUMINUM FENCE
 BCR - BROWARD COUNTY RECORDS
 BR - BENCHMARK
 CB - CATCH BASIN
 CME - CANAL MAINTENANCE EASEMENT
 CL - CENTERLINE
 CLF - CHAIN LINK FENCE
 CBS - CONCRETE BLOCK STRUCTURE
 CHAT - CHATTANOOGHEE
 CONC - CONCRETE
 D - DELTA (CENTRAL ANGLE)
 DE - DRAINAGE EASEMENT
 E - EAST
 ELE - ELEVATION
 ELEV - ELEVATION
 EOP - EDGE OF PAVEMENT
 EOW - EDGE OF WATER
 FF - FINISHED FLOOR
 FH - FIRE HYDRANT
 FP - FOUND F. IRON PIPE
 FR - FOUND F. IRON ROD
 FND - FOUND NAIL & DISC
 INV - INVERT
 L - LIGHT LENGTH
 LFP - LIGHT POLE
 LME - LAKE MAINTENANCE EASEMENT
 N - NORTH
 NAD - NAIL & DISC
 MP - METAL PILE
 NH - NAIL HOLE
 OH - OVERHEAD CABLES
 OR - OFFICIAL RECORD BOOK
 ORE - OVERHEAD CABLES
 ORS - PALM BEACH COUNTY RECORDS
 PC - POINT OF CURVATURE
 PD - PILE
 PL - PLANTER
 PBR - POINT OF BEGINNING
 POC - POINT OF COMMENCEMENT
 PP - POOL PUMP
 PVP - POLYVINYL CHLORIDE FENCE
 R - RADIUS
 RW - RIGHT OF WAY
 S - SOUTH
 SW - SIDEWALK
 SW - SET F. IRON ROD
 SW - SET NAIL & DISC
 TYP - TYPICAL
 UE - UTILITY EASEMENT
 W - WEST
 WF - WOOD FENCE
 WM - WATER METER
 WV - WATER VALVE
 OVERHEAD CABLES (OH)
 POLYVINYL CHLORIDE FENCE (PVP)
 CHAIN LINK FENCE (CLF)
 WOOD FENCE (WF)
 METAL FENCE (MP)
 * DEGREE SYMBOL
 WATER METER
 UTILITY POLE
 UTILITY POLE
 UTILITY POLE

LOCATION SKETCH



LEGAL DESCRIPTION:

LOT 8, 9, 10, 18, 20 AND 21, BLOCK 26, CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 15, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS NOW LYING AND SITUATE IN BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO:

605 SE 21st Street Holdings, LLC

ServisFirst Bank, its successors and/or assigns, as their interests may appear
 ALEIDA ORS WALDMAN, P.A.
 CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 8, 9, 10a, 13, 14, 16, 17, 18 & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 19, 2022.

DATE OF PLAT OF MAP: FEBRUARY 19, 2022.

ERNEST W. DUNCAN

PROFESSIONAL SURVEYOR AND MAPPER NO. LS#5182
 STATE OF FLORIDA

TITLE REVIEW CERTIFICATE:

A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY WAS SUPPLIED FOR REVIEW (ORDER NUMBER 10195093) WITH AN EFFECTIVE DATE OF January, 25 2022 AT 11:00 PM. THE SCHEDULE B, SECTION II OF SAID COMMITMENT WAS REVIEWED FOR SURVEY RELATED ISSUES AND THE FINDINGS ARE AS FOLLOWS:

ITEMS 1-5: ARE GENERAL EXCEPTIONS AND THEREFORE NOT APPLICABLE TO REVIEW.

ITEM 6: NOTHING TO SHOWN FROM PLAT ON SURVEY.

ITEM 7: NOT A SURVEY MATTER.

SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF LOT 6 (S 89°29'45" W) PER THE RECORD PLAT AND ARE ASSURED.
- (2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4) THIS SURVEY IS FOR CONVEYANCE PURPOSES ONLY.
- (5) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
- (6) SQUARE FOOTAGE: 41,847 (0.9536 ACRES)
- (7) TOTAL NUMBER OF PARKING SPACES: 0 SPACES/VACANT PROPERTY
- (8) THERE NO CEMETERY OR BURIAL GROUNDS ON OR ADJACENT TO SUBJECT PROPERTY
- (9) THIS PROPERTY HAS DIRECT ACCESS TO SE 20th STREET & SE 21st STREET AND BOTH ROADS ARE PUBLIC

ALTA/ACSM LAND TITLE SURVEY

PROPERTY ADDRESS:
 704 & 708 S.E. 20th STREET
 605, 7010 & 705 S.E. 21st STREET
 FORT LAUDERDALE, FL 33316

FLOOD ZONE DATA:

ZONE: X N/A
 COMMUNITY #: 125105
 PANEL & SUFFIX: 0557H
 DATE OF FIRM: 8/18/14

DATE OF SURVEY:

FIELD LOCATION OF IMPROVEMENTS 02/19/2022
 CADD: DJC
 CHECKED BY: EWD
 INVOICE #: 22-56446
 PAGE # 1 OF 1

SCALE: 1" = 30'

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE.

ERNEST W. DUNCAN P.S.M. STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER LS #5182
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSE NO. 687090
 OFFICE: (954) 777-4747
 FAX: (954) 777-2797
 3400 SOUTH UNIVERSITY DRIVE
 DAVIDE, FLORIDA 33009 SUITE 210

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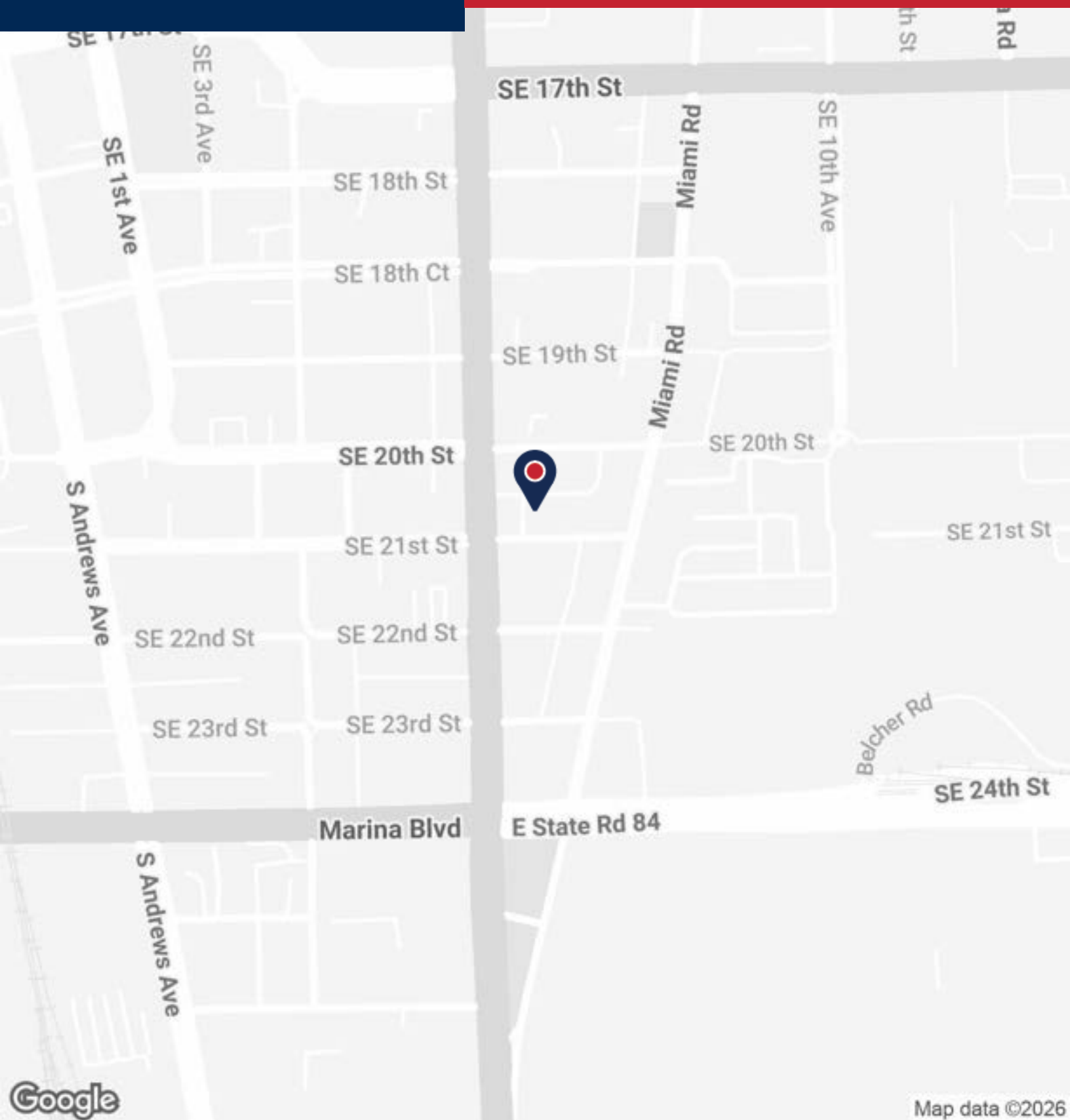
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LOCATION OVERVIEW

Townhouse development site located in Fort Lauderdale's Harbordale neighborhood, just blocks from the 17th Street retail, dining, and entertainment corridor. Minutes to the beach, Publix, Whole Foods, Port Everglades and Fort Lauderdale-Hollywood International Airport.

NEARBY

MINUTES DRIVE

Fort Lauderdale Beach	8 minutes
Fort Lauderdale Airport	12 minutes
Las Olas Blvd.	10 minutes

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