



TOBIN
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SINCE 1926

FOR SALE

4361 SW 25 Street, Unincorporated, FL 33317

OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY



Louie Granteed

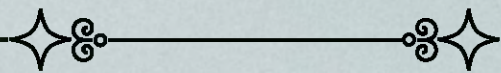
Senior Vice President of Real Estate

Cell: 954.868.4163 | Office: 954.843.7222

Email: LGranteed@tobinrealestate.com

1101 Ben Tobin Drive, Hollywood, FL 33021

PROPERTY OVERVIEW

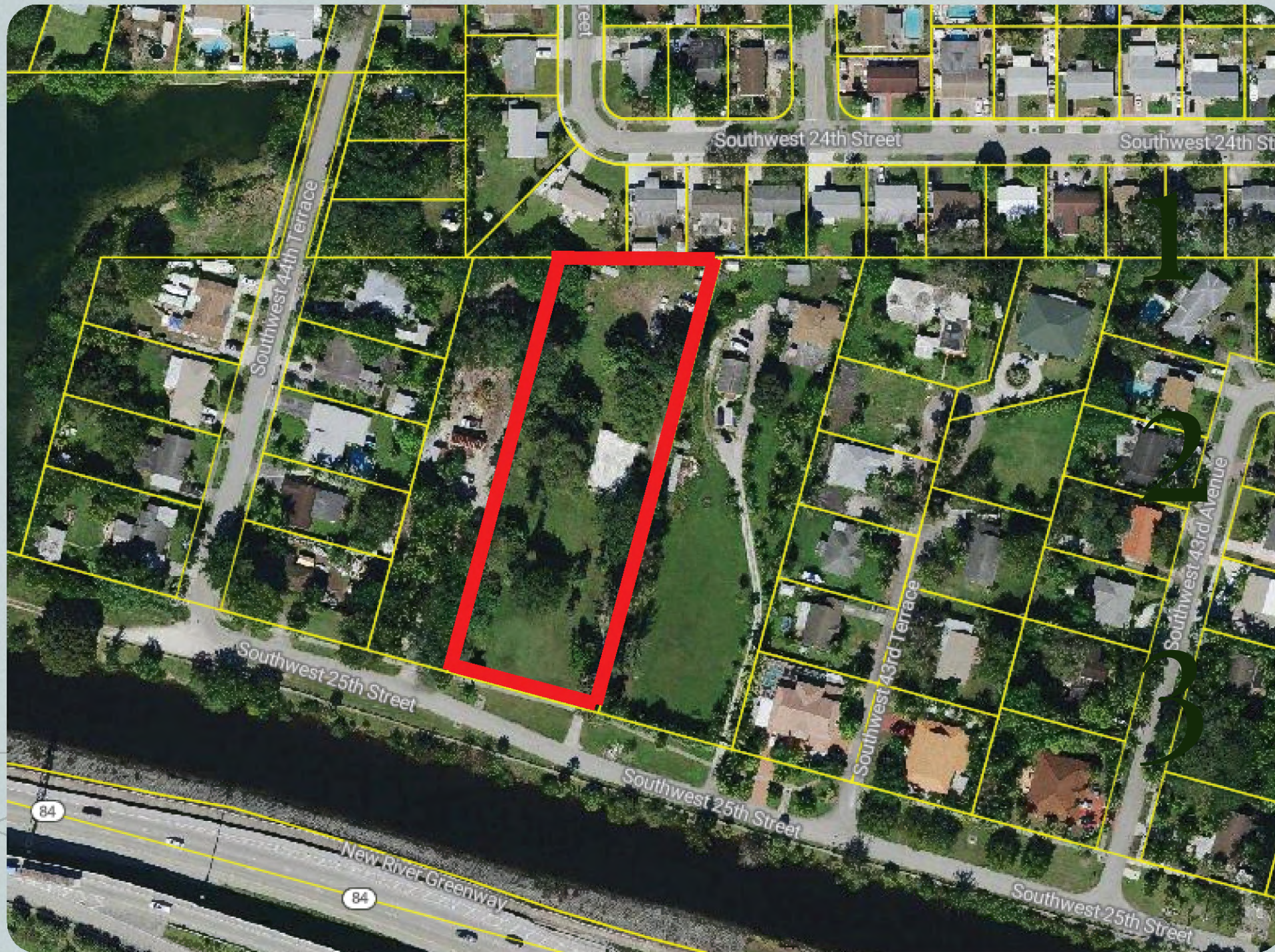


Property Type	Development Site / Residential Land
Building Size	2,367
Lot Size	1.9 Acres / 82,764 SF
Submarket	Fort Lauderdale
Parcel ID	504137010960
Building	1
Stories	1
Price	\$995,000
County	Unincorporated Broward
Parking	
Year Built	1953
Zoning	A-1 (Can be rezoned to RS-3)



 **4361 SW 25TH STREET, FT. LAUDERDALE, FL 33317**

Property DETAILS



LOCATION

- NEAR MAJOR HIGHWAYS (I-595, 441, TURNPIKE)
- HIGH DEMAND NEIGHBORHOOD
- OVERSIZED LOT IN RESIDENTIAL ZONING
- CENTRALLY LOCATED BETWEEN DAVIE & PLANTATION

ZONING

- A-1 (AGRICULTURAL ESTATE) - PROPERTY CAN BE RE-ZONED TO RS-3 WHICH ALLOWS UP TO 3 RESIDENTIAL SINGLE FAMILY HOMES, UP TO 4,000 SF UNDER AIR EACH NOT INCLUDING POOL & POOL DECK AREA

FEATURES

- DEVELOP UP TO 3 SINGLE-FAMILY HOMES
- CONNECTED TO CITY WATER & SEWER
- UNINCORPORATED FT. LAUDERDALE / BROWARD COUNTY
- EXISTING STRUCTURE IS A 2/1 SINGLE FAMILY HOME

DEVELOPMENT POTENTIAL

THE PROPERTY PRESENTS A COMPELLING VALUE-ADD AND REDEVELOPMENT OPPORTUNITY. WHILE CURRENTLY ZONED A-1, BROWARD COUNTY HAS INDICATED THAT THE SITE IS ELIGIBLE FOR REZONING TO RS-3, ALLOWING FOR SIGNIFICANTLY ENHANCED RESIDENTIAL DENSITY. UPON APPROVAL, A DEVELOPER COULD CONSTRUCT UP TO THREE SINGLE-FAMILY RESIDENCES PER ACRE, WITH HOMES OF UP TO 4,000 SQUARE FEET OF AIR-CONDITIONED LIVING AREA EACH.

THIS REZONING POTENTIAL CREATES AN ATTRACTIVE OPPORTUNITY TO CAPITALIZE ON THE CONTINUED DEMAND FOR NEW LUXURY RESIDENTIAL PRODUCT IN CENTRAL BROWARD COUNTY. WITH LIMITED INFILL DEVELOPMENT SITES REMAINING IN THE AREA, THE PROPERTY OFFERS INVESTORS AND BUILDERS THE ABILITY TO UNLOCK SUBSTANTIAL VALUE THROUGH REDEVELOPMENT.



DEVELOPMENT CONCEPT

4361 SW 25 COURT

UNINCORPORATED BROWARD COUNTY, FL 33317

1.97 ACRES

RS-3 POTENTIAL

3 UNITS PERMITTED

UP TO 4,000 SF UNDER AIR PER UNIT

SITE SUMMARY

TOTAL LOT SIZE: 1.97 ACRES
(170' x 509')

ZONING: A-1 (POTENTIAL TO
REZONE TO RS-3)

PERMITTED DENSITY: 3 UNITS PER ACRE (RS-3)

MAX HOME SIZE: 4,000 SF UNDER AIR
PER UNIT

MAX UNITS: 3 SINGLE FAMILY HOMES

--- PROPERTY LINE

DEVELOPMENT HIGHLIGHTS

- POTENTIAL TO REZONE TO RS-3
- 3 SINGLE FAMILY HOMES PERMITTED
- UP TO 4,000 SF UNDER AIR EACH
- 50' FRONT SETBACK
- 25' SIDE SETBACKS
- PRIVATE STREET WITH CUL-DE-SAC
FOR PRIVACY AND FUNCTIONALITY

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--- FRONT SETBACK (50')

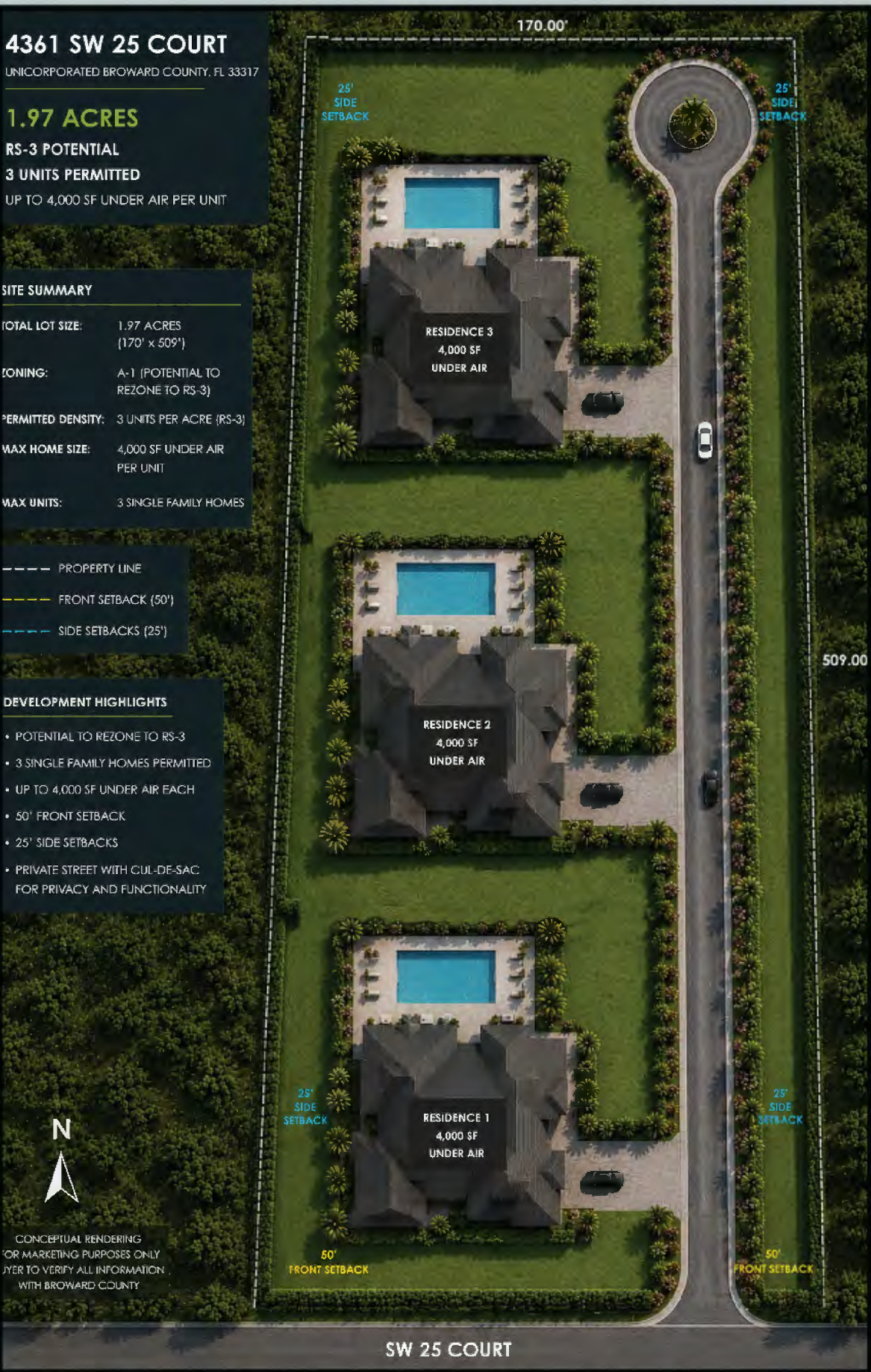
--- SIDE SETBACKS (25')

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CONCEPTUAL RENDERING
FOR MARKETING PURPOSES ONLY
USER TO VERIFY ALL INFORMATION
WITH BROWARD COUNTY



MEASUREMENTS ARE NOT TO SCALE