



PROPERTY DETAILS

- Fully entitled for 43 story, 388 unit multifamily project - DRC approved- \$12 million(\$30,927 per door)
- Located in booming Flagler Village in downtown Fort Lauderdale
- Close proximity to Las Olas Boulevard and major retail , restaurant and entertainment centers
- Walking distance to Brightline station with access to Miami and Orlando
- 388 units approved for market rate development-not subject to affordable \$11,000 per door city/county surcharge for full market rate development
- Call for full Offering Memorandum

ABOUT PROPERTY



PRICE

\$12 million



YEAR BUILT

fully approved for development



\$30,927 PER APPROVED UNIT



PARKING



LOCATION

Flagler Village

For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com

Christian Hyatt

954.652.2008 | Chyatt@Bergercommercial.Com





PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 200 NE 3rd Street in Fort Lauderdale, FL. This property, zoned RAC-CC, is fully entitled for a 43-story, 388-unit market-rate multifamily project with allocated units exempt from the current affordable housing surcharge. Situated in the thriving Flagler Village, it offers prime access to Las Olas Boulevard and nearby retail, dining, and entertainment. With the added advantage of being within walking distance of the Brightline station, offering convenient access to Miami and Orlando, this property is a lucrative choice for a discerning land or multifamily investor.

PROPERTY HIGHLIGHTS

- Fully entitled for 43 story, 388 unit multifamily project - DRC approved-\$12 million or \$30,927 per approved unit
- Located in booming Flagler Village in downtown Fort Lauderdale
- Close proximity to Las Olas Boulevard and major retail , restaurant and entertainment centers
- Walking distance to Brightline station with access to Miami and Orlando
- Immediate area undergoing massive redevelopment including Hines new T-3 development known as FAT Village

OFFERING SUMMARY

Sale Price:	\$12 million
Lot Size:	29,000 SF

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A 425 BRID-EYED VIEW 3



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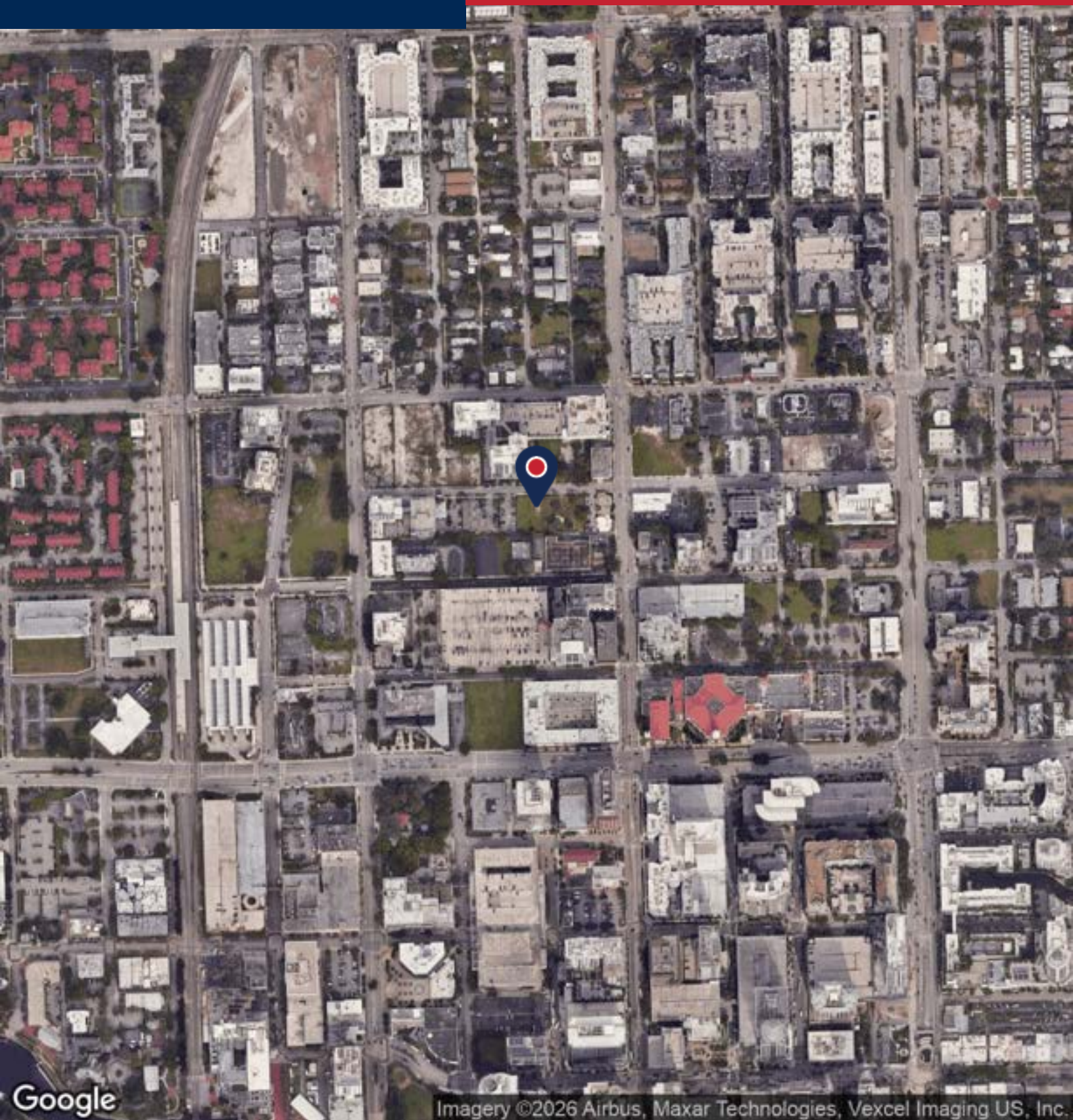
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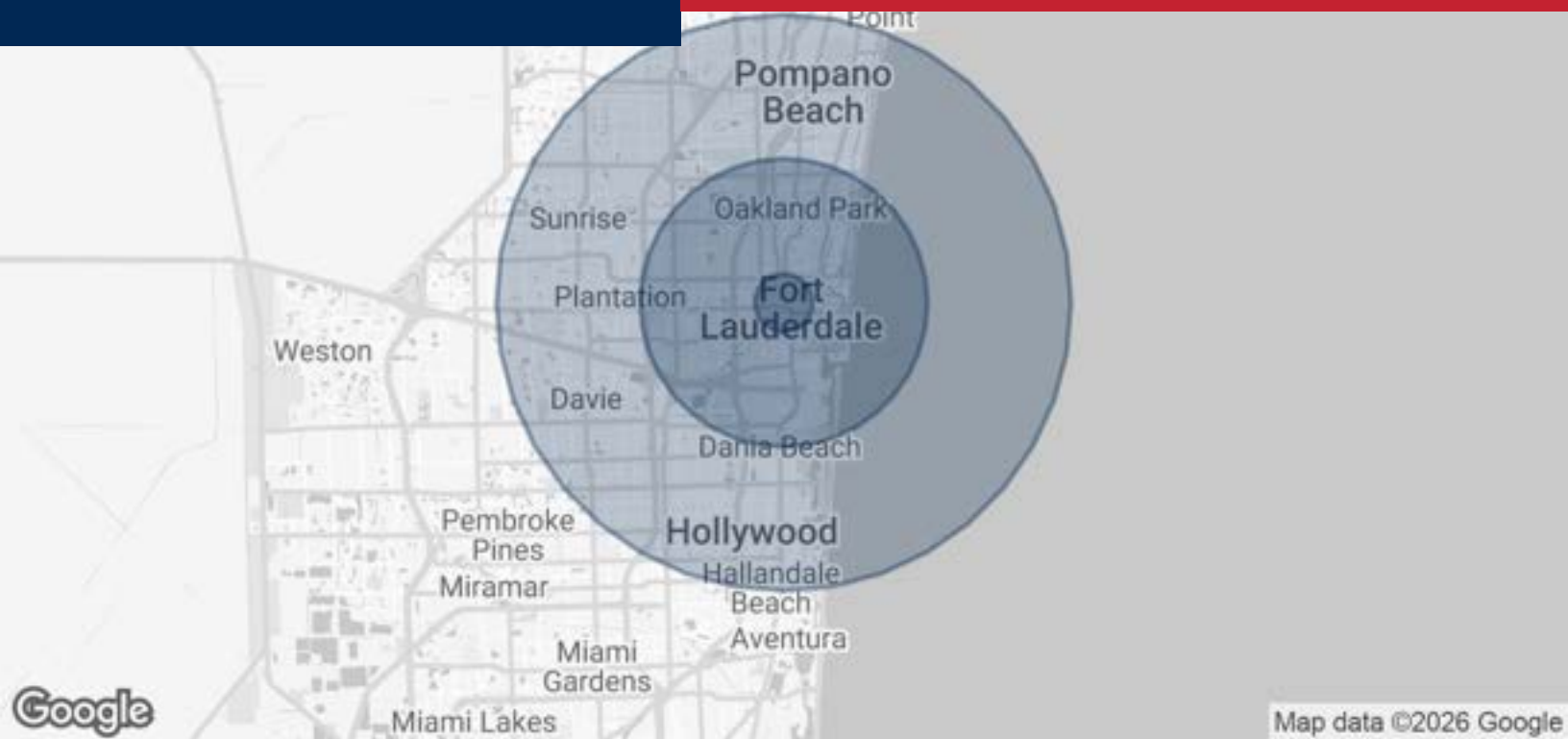
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CYRAC
International



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	23,767	301,926	1,073,799
Average Age	40.0	40.2	41.1
Average Age (Male)	40.9	40.2	40.0
Average Age (Female)	39.0	40.3	42.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	13,973	142,258	496,510
# of Persons per HH	1.7	2.1	2.2
Average HH Income	\$91,899	\$72,889	\$66,874
Average House Value	\$347,505	\$342,402	\$274,232

2020 American Community Survey (ACS)

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Flagler Village Market Overview

Flagler Village is one of Fort Lauderdale's fastest-growing urban neighborhoods, located immediately north of Downtown Fort Lauderdale and just minutes from Las Olas Boulevard, Fort Lauderdale Beach, I-95, and Fort Lauderdale-Hollywood International Airport. Once an industrial warehouse district, the area has transformed into a vibrant mixed-use community known for its creative culture, modern residential developments, walkability, and expanding business environment. The neighborhood is home to the FATVillage Arts District and MASS District, which have helped establish Flagler Village as a center for art, technology, entrepreneurship, dining, and entertainment.

Benefits of Living in Flagler Village

Residents enjoy a unique urban lifestyle with access to modern apartments, condominiums, restaurants, coffee shops, breweries, fitness studios, and entertainment venues within walking distance. The neighborhood offers a strong sense of community, an active arts scene, and convenient access to Downtown Fort Lauderdale, Las Olas, and the beach. Ongoing investment and redevelopment continue to enhance public spaces, parks, pedestrian connectivity, and overall quality of life.

Benefits of Working in Flagler Village

Flagler Village has emerged as a desirable location for businesses seeking a dynamic live-work-play environment. Companies benefit from proximity to Downtown Fort Lauderdale's financial, legal, technology, and professional services sectors while enjoying a more creative and collaborative neighborhood atmosphere. The area attracts a highly educated workforce, entrepreneurs, and young professionals, making it an ideal location for offices, coworking spaces, retail, hospitality, and technology-focused businesses. Its central location and transportation accessibility provide convenient connections throughout South Florida.