



**AVAILABLE FOR SALE | 10,129 SF LOT | \$425,000**

## Fully Cleared Vacant Lot

1128 NE 2<sup>nd</sup> Ave.  
Fort Lauderdale, FL 33304



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**COLDWELL BANKER**  
REALTY

# PROPERTY DETAILS

## HIGHLIGHTS

- Prime infill development opportunity in Fort Lauderdale's rapidly transforming South Middle River neighborhood
- Strategically positioned between Flagler Village and Wilton Manors
- Rare 10,000+ SF (0.23-acre) residential development site
- RD-15 zoning allows for up to three units
- One of the few remaining sites of this size in the area
- Significant nearby investment activity continues to drive neighborhood momentum
- Holy Cross Health recently acquired a site approximately 1,000 feet south for a new \$13 million freestanding emergency room
- Two nearby development sites that anchor the neighborhood are currently under contract
- Exceptional location with convenient access to Fort Lauderdale Beach, Las Olas, Downtown Fort Lauderdale, Flagler Village, Wilton Manors, I-95, and points north
- Conceptual rendering included for illustrative purposes only





Information herein has been obtained from sources believed reliable but not verified. It is recommended to conduct independent research regarding the property to verify all information. No guarantees or representations are made through this document and reliance on this information is at your own risk.



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FORT LAUDERDALE BEACH

HOLIDAY PARK



LAS OLAS

FAT VILLAGE

FLAGLER VILLAGE



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