

TARPON RIVER DEVELOPMENT PARCEL

401 SW 6th Street, Fort Lauderdale, FL 33315



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3.5 million
Parcel Size :	33,131 SF
Lot Size:	33,131 SF
Price/SF	\$105.64
Zoning:	ROC and RD-15

PROPERTY OVERVIEW

Multifamily infill development site (.76 acres) near downtown Fort Lauderdale at entrance to Tarpon River neighborhood. Ideal site for townhouse development in fast growing South of Las Olas(SOLO District) Adjacent parcels can be acquired separately for a larger project.

PROPERTY HIGHLIGHTS

- Prime east Fort Lauderdale infill development site
- High visibility location near downtown Fort Lauderdale
- Land is cleared and filled to grade with utilities to lot lines
- Walking distance to bars, restaurants and Himmarshee/ Theatre District
- Preliminary site plan designed for 10 townhouses
- Immediate area undergoing extensive redevelopment of multifamily, retail and office development



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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Sales Associate

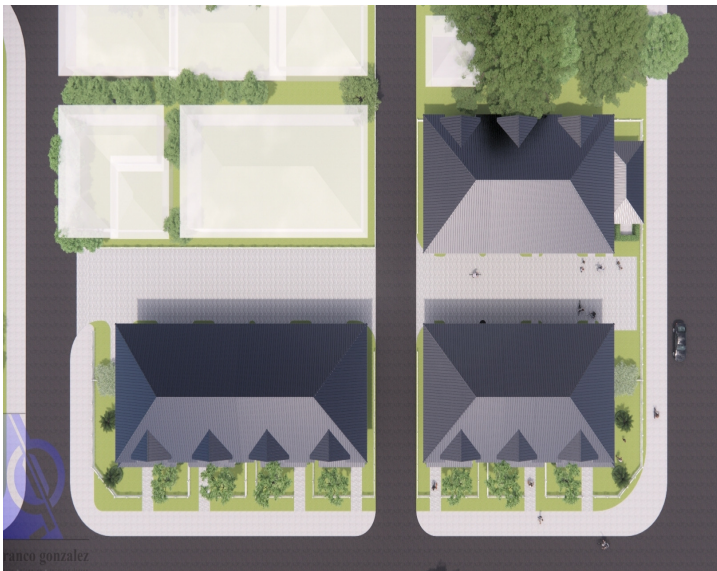
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DOWNTOWN LAND PARCEL

401 SW 6th Street, Fort Lauderdale, FL 33315

Additional Photos



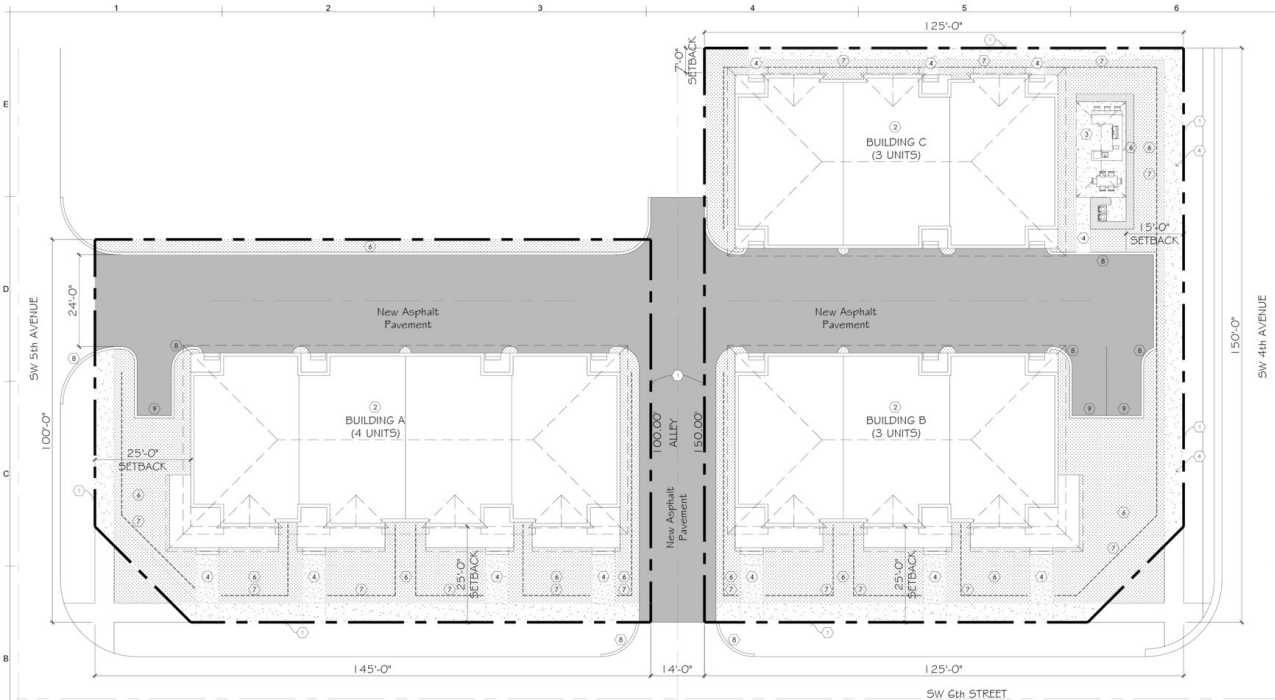
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10 Units Site Plan



SCHLEISINGER
4TH AVENUE RESIDENTIAL

PORT LAUDERDALE, FLORIDA

harranogonzalez • architecture & planning • interior design

101 Columbia Street, Fort Lauderdale, FL 33301 | Tel: (954) 561-7817 | mail@harranogonzalez.com | 12/20/2020 10:47:28 AM

DESIGNED	JPB	CIG	CHEKED	JPB
DATE	06.08.22	DATE	22/04/26	

OVERALL SITE PLAN
OPTION A

AS-101

B1 SITE PLAN
3/8" = 1'-0"

A. USE OF PROPERTY	VACANT
B. LAND USE DESIGNATION	MEDIUM DENSITY RESIDENTIAL
C. ZONING DESIGNATION	RD-15 (HDC)
D. WATER/WASTE WATER SERVICE PROVIDER	CDM OF FORT LAUDERDALE
E. SITE AREA	32,823.00 SF (0.749 ACRES)
F. BUILDING FOOTPRINT COVERAGE	12.636 S.F.

G. RATE: 15 UNITS/ACRES	14,187.5 S.F. (0.32 ACRES)	4.88 UNITS PERMITTED
	16,437.5 S.F. (0.37 ACRES)	6.33 UNITS PERMITTED
H. GROSS FLOOR AREA:		
BUILDING A	10,108 S.F.	
BUILDING B	7,203 S.F.	
BUILDING C	7,203 S.F.	
PROPOSED GROSS FLOOR AREA	24,514 S.F.	

I. PARKING	2.25 PER DU	22.5	23
J. BUILDING HEIGHT		30'-0"	
K. STRUCTURE LENGTH		117'-0"	
L. NUMBER OF STOREYS		2 STOREYS	
M. SETBACKS (FT.)	REQUIRED	PROVIDED	
FRONT	15'	25'	
CORNER	15'	15'	
SIDE	5'	N/A	
REAR	5'	3'	
INTERNAL SEPARATION BLDGS.	10'	27'-4"	

- A6 KEY NOTES**
- ① PROPERTY LINE
 - ② NEW BUILDING
 - ③ EXISTING AREA
 - ④ DEMOLISH
 - ⑤ EXISTING AREA
 - ⑥ NEW WOOD FENCE
 - ⑦ NEW CURB
 - ⑧ NEW PARKING SPACES

A1 SITE PLAN DATA

THE ARCHITECT HEREBY EXPRESSLY RESERVES THE COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS. DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.



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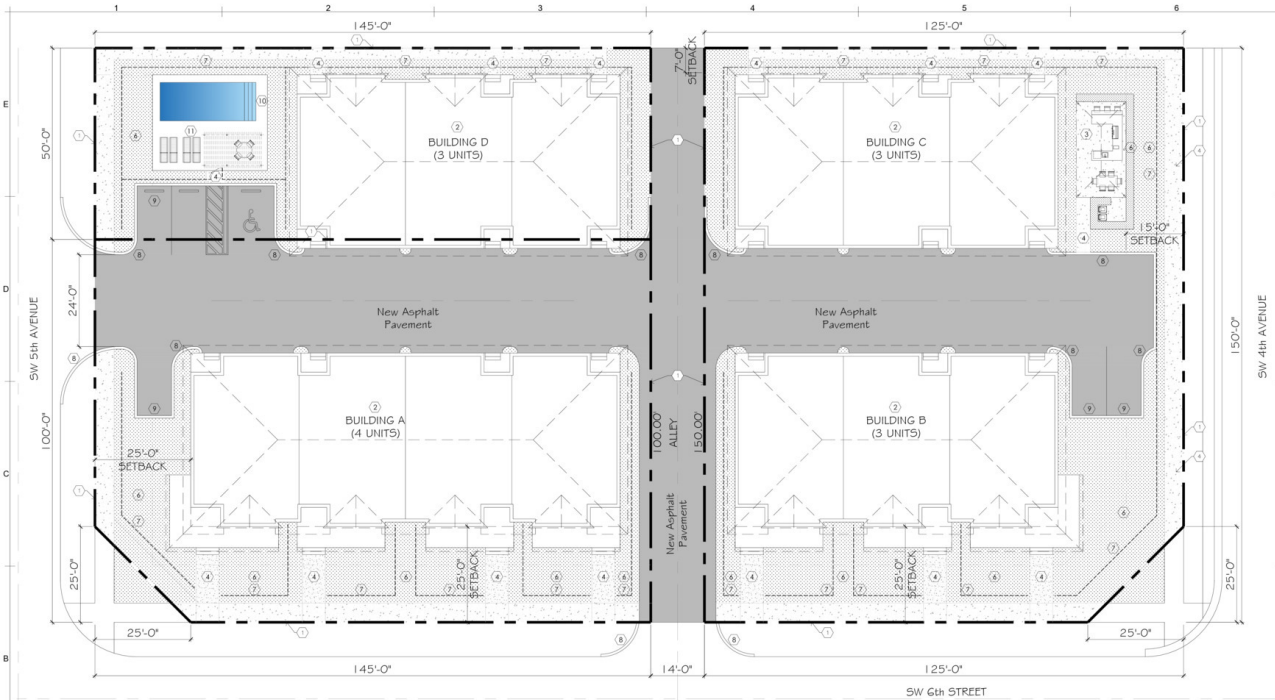
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13 Unit Site Plans



SCHLEISINGER
4TH AVENUE RESIDENTIAL

PORT LAUDERDALE, FLORIDA

harranco gonzalez - architecture + planning + interior design

191 Commercial Blvd., Suite 1000, Fort Lauderdale, FL 33301 | Tel: (954) 561-1000 | www.harranco.com

DESIGNED: JPB
DRAWN: CGJ
DATE: 06.08.22

CHECKED: JPB
DATE: 22/04/26

OVERALL SITE PLAN
OPTION B

SCHEMATIC DESIGN

AS-101

B1 SITE PLAN
3/8" = 1'-0"

A. USE OF PROPERTY	VACANT
B. LAND USE DESIGNATION	MEDIUM DENSITY RESIDENTIAL
C. ZONING DESIGNATION	RD-15-RDC
D. WATER/WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. SITE AREA	39,875.00 SF (0.915 ACRES)
F. BUILDING FOOTPRINT COVERAGE	16,437.5 S.F.

G. RATE: 1.5 UNITS/ACRES	
21,437.5 S.F. (0.49 ACRES)	7.38 UNITS PERMITTED
16,437.5 S.F. (0.42 ACRES)	6.35 UNITS PERMITTED

L. PARKING	REQUIRED	PROVIDED
2.25 PER DU	29.25	32
J. BUILDING HEIGHT		30'-0"
K. STRUCTURE LENGTH		117'-4"
L. NUMBER OF STORES	REQUIRED	PROVIDED
M. SETBACKS (A7-18.0)	REQUIRED	PROVIDED
FRONT	15'	25'
CORNER	15'	15'
SIDE	5'	N/A
REAR	5'	7'
INTERNAL SEPARATION BLDG.	10'	27'-4"

H. GROSS FLOOR AREA	
EXISTING BLDG. AREA	10,108 S.F.
BUILDING A	7,602 S.F.
BUILDING B	7,602 S.F.
BUILDING C	7,602 S.F.
BUILDING D	7,602 S.F.
PROPOSED GROSS FLOOR AREA	32,914 S.F.

A6 KEY NOTES

- 1. PROPERTY LINE
- 2. NEW BUILDING
- 3. EXISTING AREA
- 4. DEMOLISH
- 5. EXISTING AREA
- 6. NEW WOOD FENCE
- 7. NEW DRIVE
- 8. NEW PARKING SPACES
- 9. POOL
- 10. EXISTING AREA

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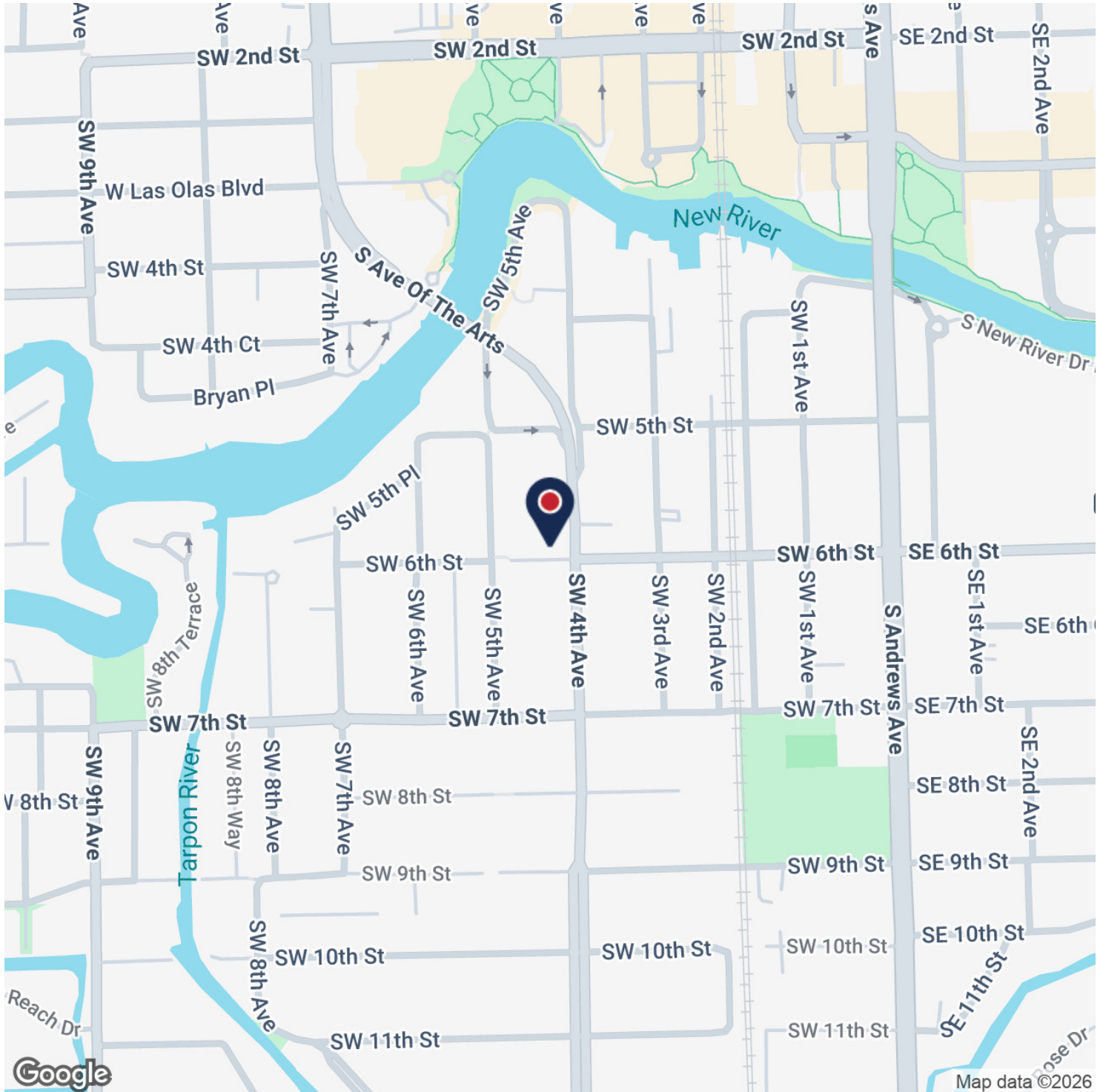
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Location Map



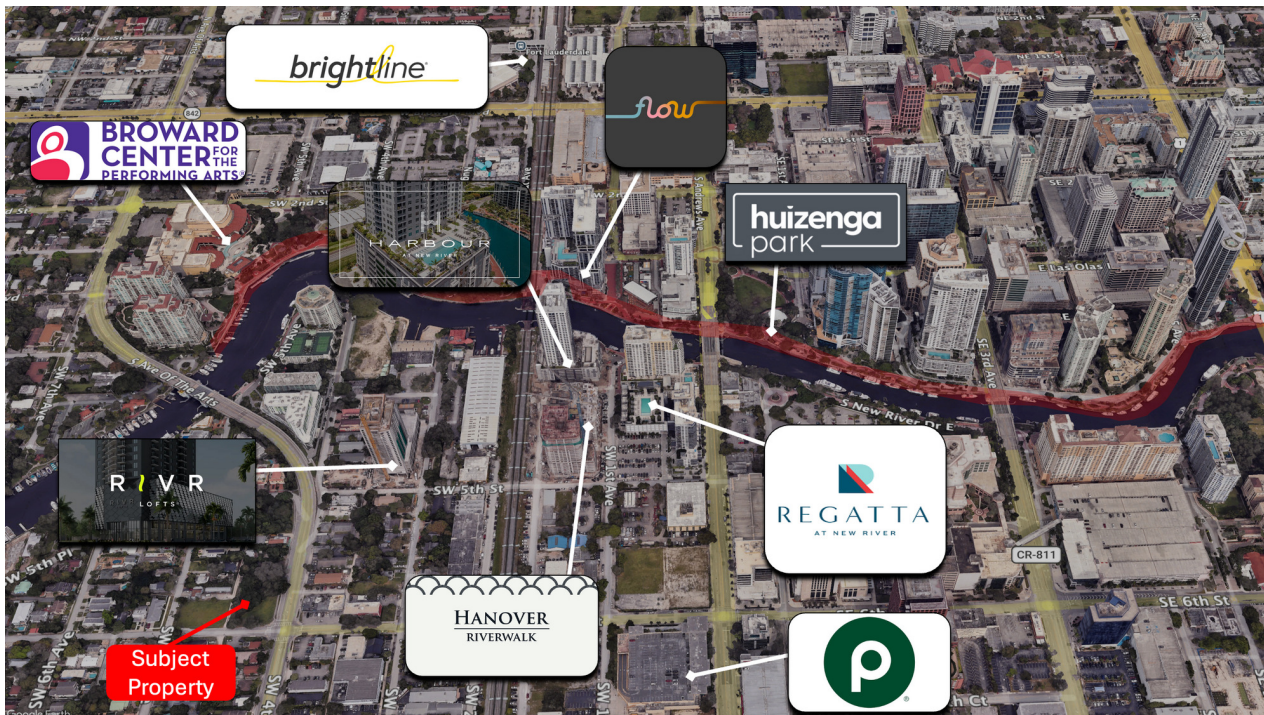
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Nearby Development



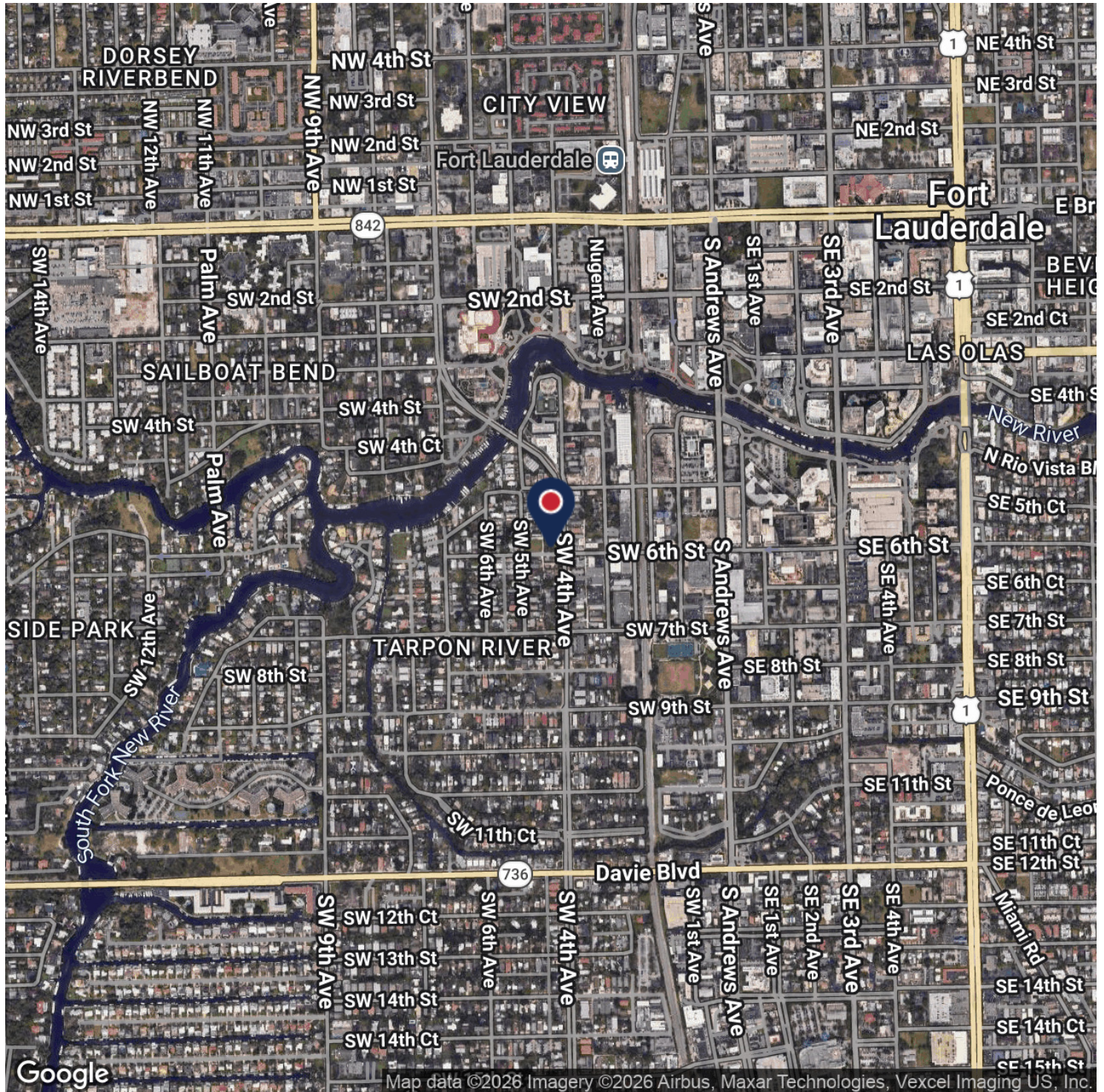
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Aerial Map



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