

An architectural rendering of a modern, multi-story residential building at dusk. The building features a mix of light-colored stucco and dark horizontal siding. It has large windows, some with black frames, and balconies with glass railings. The interior lights are on, and some balconies have small awnings with lights. The foreground shows a paved walkway and some landscaping with small trees and shrubs.

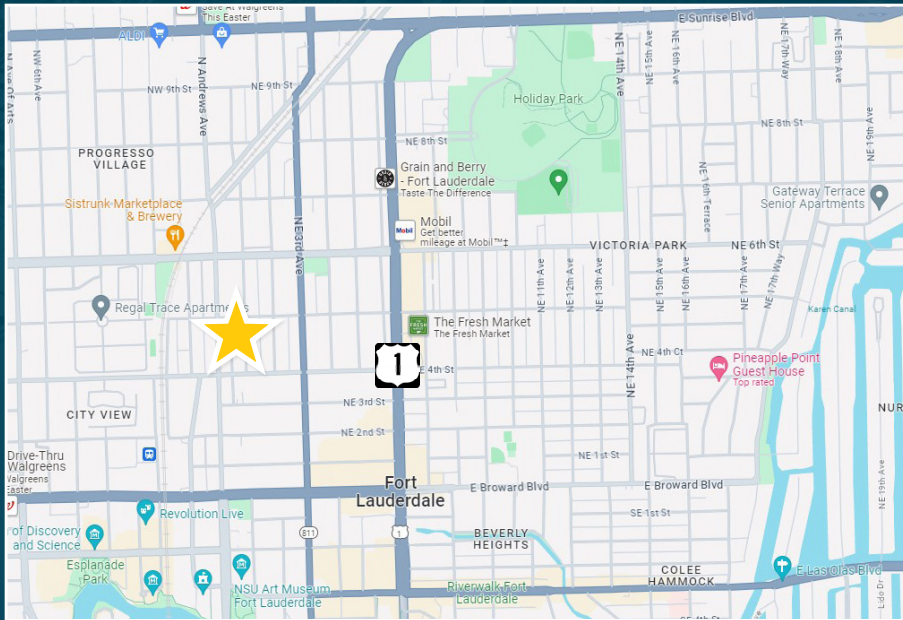
Flagler Village Development Site

449 NE 1st Avenue

Fort Lauderdale, FL 33301



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449 NE 1st Ave is an opportunity to purchase a vacant lot of 6,375 SF of land in the heart of Flagler Village. The property is zoned RAC-UV allowing for dense multifamily development or other alternative uses.

- Flagler Village is home to **50%** of Downtown Fort Lauderdale's residential development pipeline
- Over 3,500 Residential Units have been developed in Flagler Village over the last decade
- Multiple large scale mixed-use projects are underway in Flagler Village, including **Hines' FAT Village** currently under construction

Property Info	
Address	449 NE 1st Avenue, Fort Lauderdale
APN	5042-03-02-1640
Size	6,375 SF of Land
Zoning	RAC-UV
Land Use	Regional Activity Center (Mixed Use)

Comparable Land Sales				
Address	Lot Size (SF)	Lot (Acre)	Sale Price	Per SF
16-20 NE 8th Ave	12,960	0.3	\$2,550,000	\$197
111 N Victoria Park Rd	7,013	0.16	\$900,000	\$128
1633 NE 4th Pl	6,250	0.14	\$1,015,000	\$162
508 NE 9th Ave	8,100	0.19	\$950,000	\$117
Average Price per SF				\$151

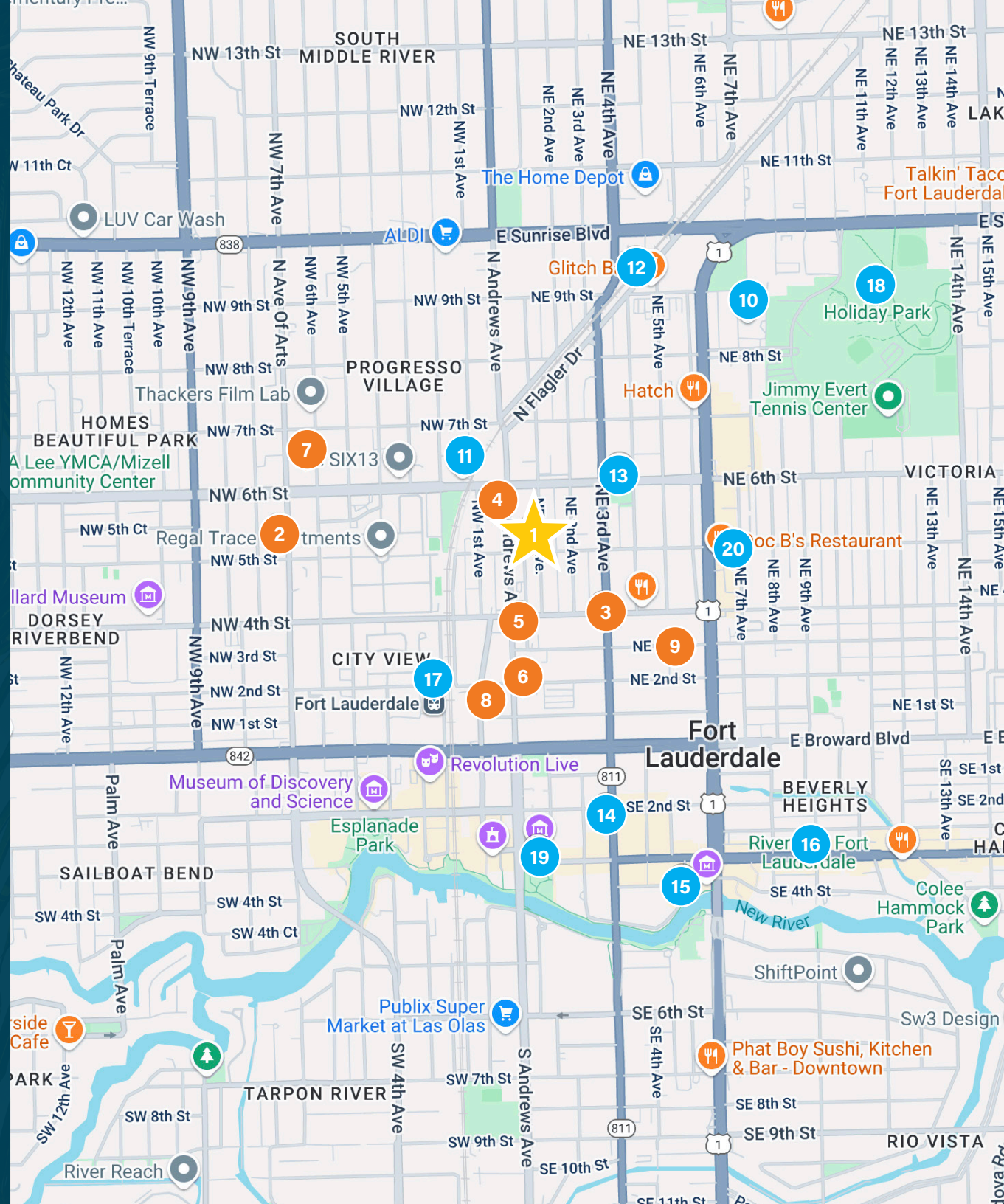
THE HEART OF FLAGLER VILLAGE

Area Projects

- 1 SUBJECT PROPERTY
- 2 The Adderley
- 3 Ombelle
- 4 FATVillage
- 5 DNA Towers
- 6 New City Hall
- 7 The Arcadian
- 8 One Stop Shop
- 9 Viceroy Residences

Area Amenities

- 10 The Parker
- 11 Sistrunk Marketplace
- 12 The Hive
- 13 Peter Feldman Park
- 14 Publix Super Market
- 15 Riverwalk
- 16 Las Olas Boulevard
- 17 Brightline Station
- 18 Holiday Park
- 19 Huizenga Park
- 20 The Fresh Market

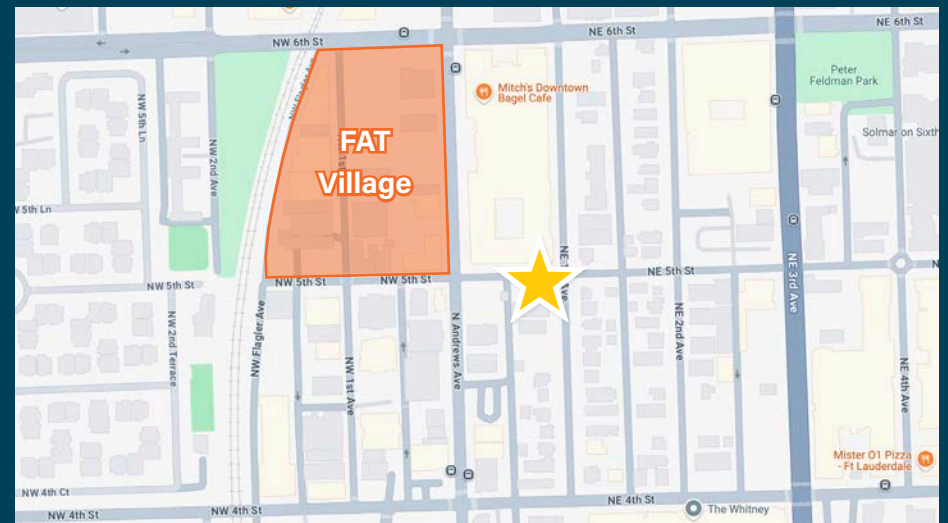


The Heart of Flagler Village



FAT (Food, Arts, Technology) Village is set to be the most ambitious mixed-use project built in Flagler Village yet. Spanning more than 5.6 acres, the project will feature T3 – the first high-end office space in Flagler Village, offering over 150,000 SF of modern, flexible workspace that redefines how we work. Additional components of the development include a 20,000+ SF chef incubator space, a hotel, more than 300 residential units, and a 1,100-space parking garage planned to service the development and surrounding area.

This major project is happening just **steps** from the subject property.

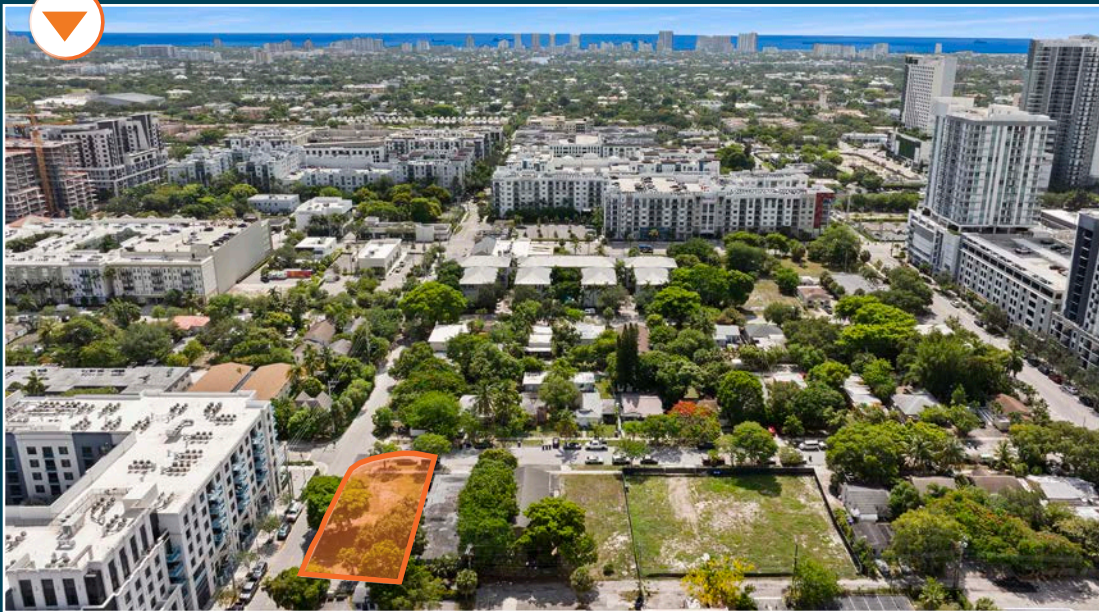


Conceptual Plans for Either Townhomes or Retail Use

Located within Downtown Fort Lauderdale's Regional Activity Center (RAC), this site benefits from zoning that promotes high-density, mixed-use development designed to enhance the area's live-work-play environment. RAC-UV zoning allows for ground-floor commercial or service uses with residential above, making this site attractive to investors, builders, and end-users alike.

With excellent proximity to the **Brightline, Downtown, Las Olas**, and major area developments, 449 NE 1st Avenue offers an outstanding opportunity to capitalize on Fort Lauderdale's ongoing urban growth and demand for well-located product.

Site Aerial

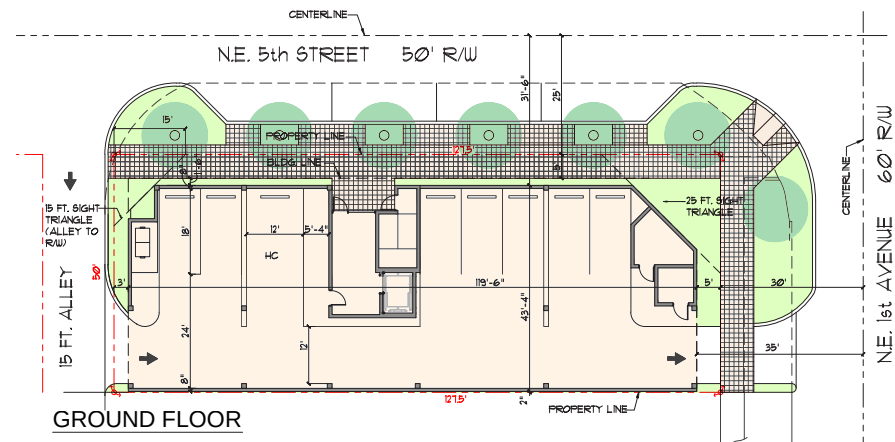
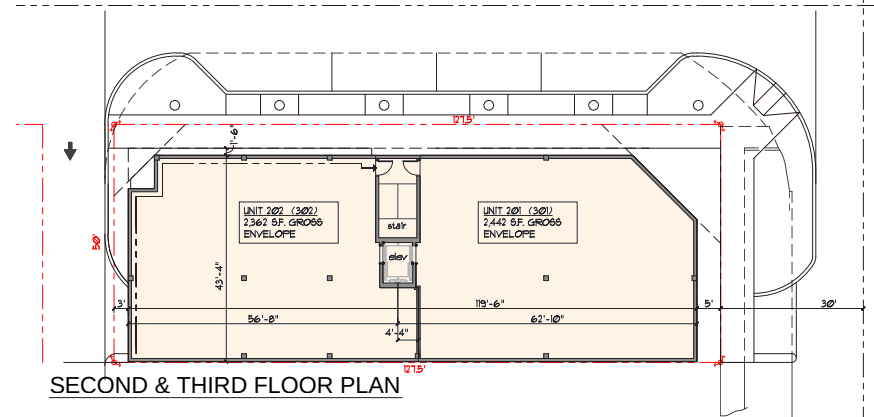
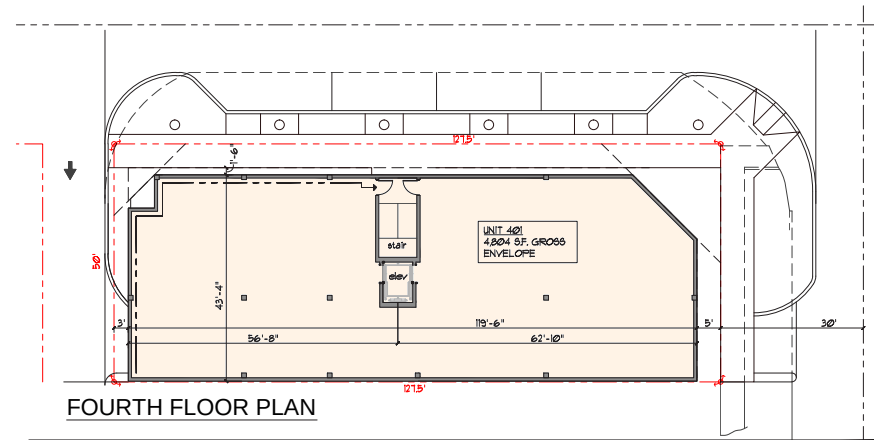


Conceptual Bar/Retail

Conceptual Townhome



Site Plan



CONTACT US TODAY

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DISCLAIMER

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