



FOR SALE

TARPON RIVER COVERED LAND

**436 SW 4TH AVE
FT LAUDERDALE, FL 33315**

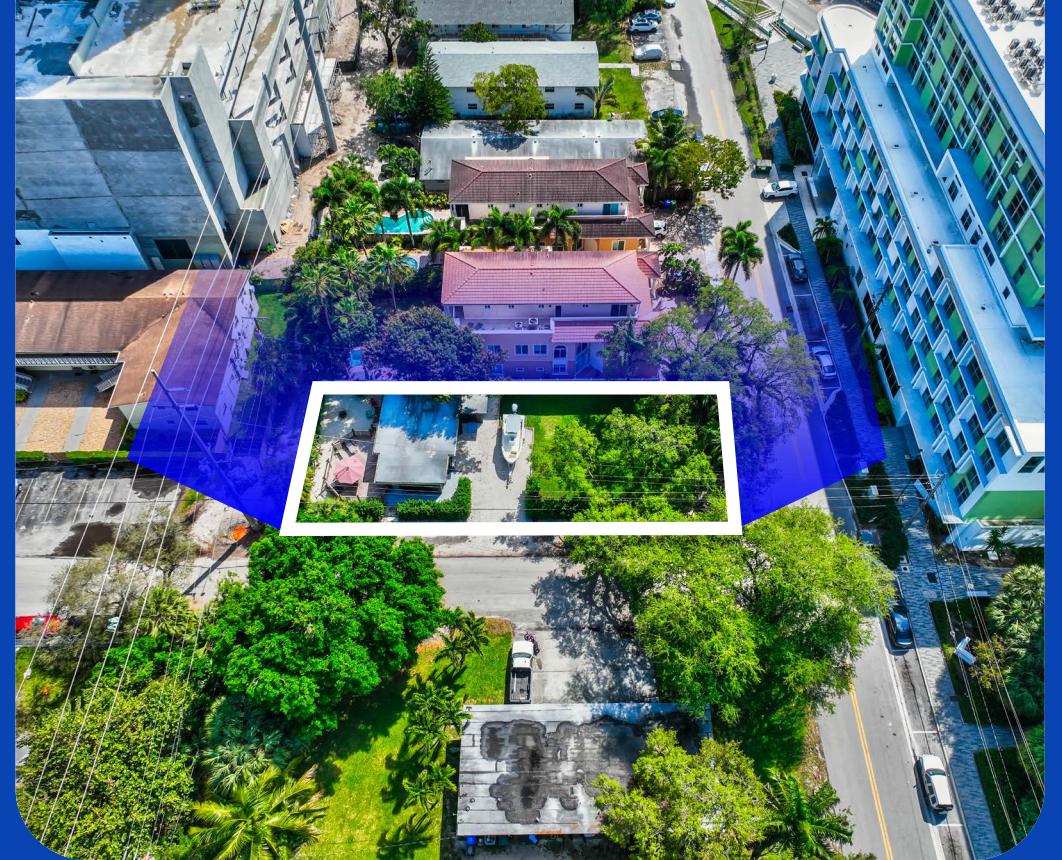


APEX
CAPITAL REALTY

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

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OFFERING SUMMARY

436 SW 4TH AVE, FT LAUDERDALE, FL 33315

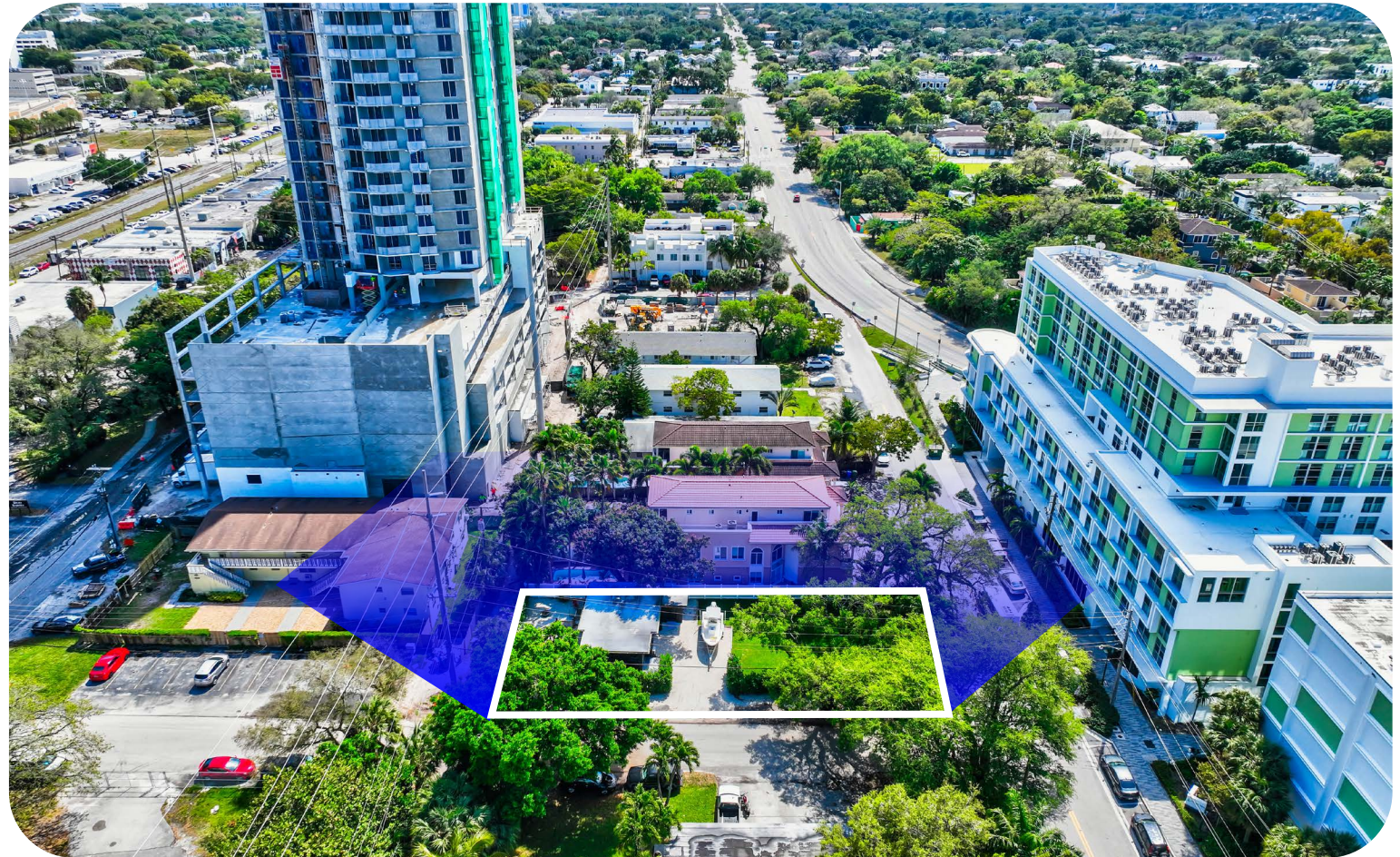
Total Land Area	7,250 SF
Building Size	880 SF
Zoning	RAC-SMU
Potential Uses	Townhomes, Restaurant, Cafes, Boutique Shops, Gym, Petcare, Beauty Salon, Bar/Brewery & More
Gross Rental Income	\$39,000 / Annually
Asking Price	\$1,495,000

HIGHLIGHTS

- Over 3,375 Units Under Construction in the Surrounding Area
- Proximity to Downtown, Las Olas, N Federal Hwy, Davie Blvd
- Situated on corner, advantageous for future development
- Zoning allows for various possibilities including residential, commercial and mixed use

APEX Capital Realty offers an exclusive opportunity to acquire covered land in the heart of the Tarpon River Entertainment & Design District, just south of New River. Positioned on a corner lot with versatile RAC SMU zoning, this property boasts promising investment potential for townhomes, eateries, cafes, boutique shops, fitness centers, pet care facilities and more.

Currently generating rental revenue from a contemporary 2BR/2BA dwelling, it appeals to both land investors and developers. Surrounded by a myriad of developments, with several in motion, the neighborhood is set to introduce over 3,000 new residential units, along with extensive square footage of fresh restaurant and retail space, all within the next 48 months.



EAST VIEW

PORT EVERGLADES
4.4 MILES AWAY

Harbor At New River
349 Units

Hanover Riverwalk
380 Units

New River Yacht III
230 Units

River Lofts On 5th
352 Units

Nautica Residences & Hotel
856 Units / 155 Hotel Keys

Raintree Riverwalk
677 Unit / 155 Hotel Keys

Raintree Riverwalk
(Coming Soon)



NEW RIVER

100 Las Olas

Society Las Olas

New River Yacht Club West

4 West Las Olas



AREA DEVELOPMENT PROJECTS

Status

In Review

Approved

Under Construction

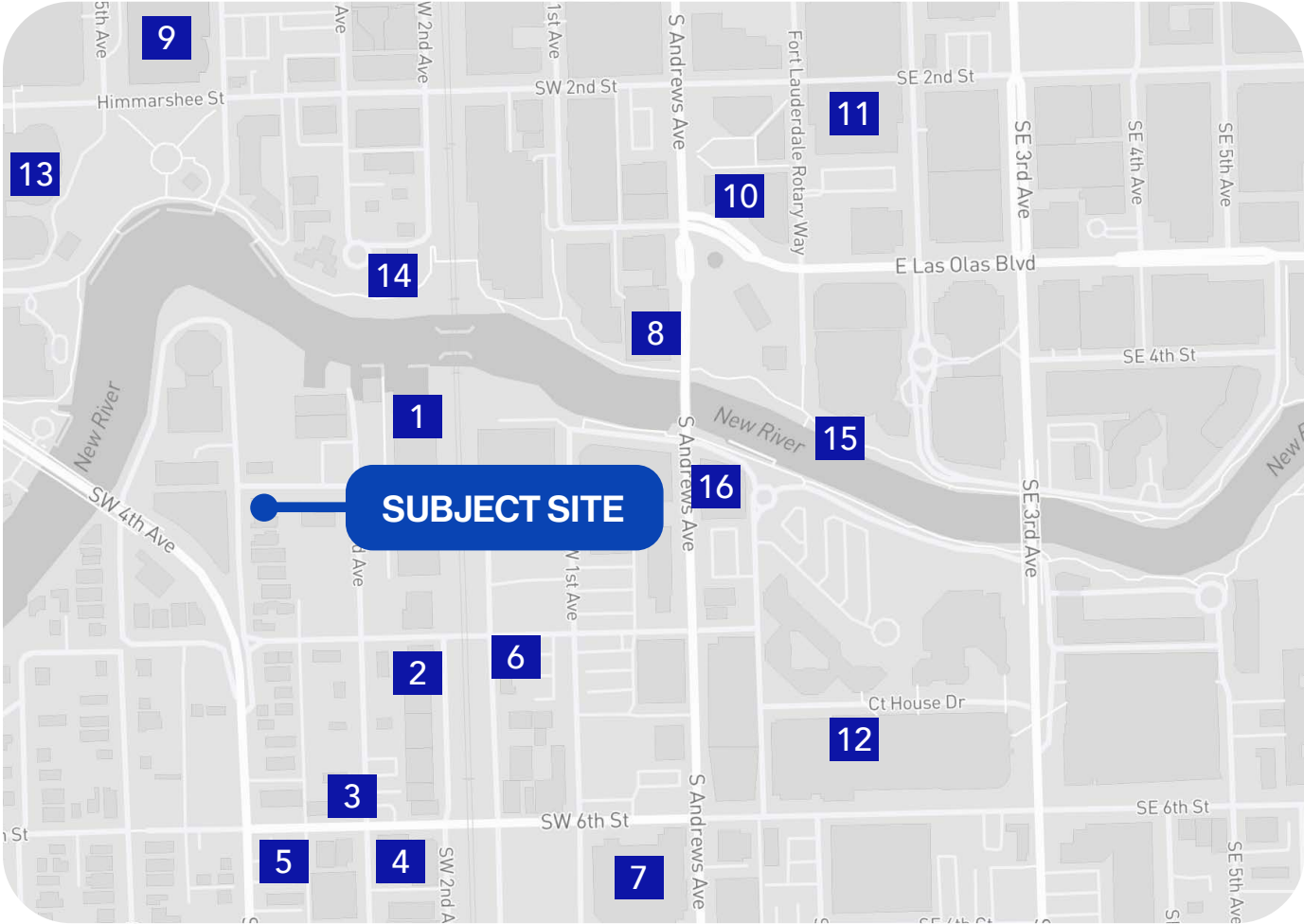
Completed

Legend



TARPON RIVER ENTERTAINMENT DESIGN DISTRICT & SURROUNDING AREAS

1	Pirate Republic Seafood	9	Museum Of Science & Discovery
2	501 Urban Warehouse	10	NSU Art Museum
3	Wells Coffee Co	11	Florida Atlantic University
4	Tarpon River Brewing	12	Broward County Court
5	Balens Med Spa	13	Broward Center for the Performing Arts
6	Raw Brewing Company	14	History Fort Lauderdale
7	Publix	15	New River Walk
8	The Wharf - Ft Lauderdale	16	The Historic Downtowner



Welcome to TREDD, the Tarpon River Entertainment and Design District, a new emerging neighborhood near downtown Fort Lauderdale. With a monumental residential development at its core, this visionary project is set to redefine urban living in Ft Lauderdale, offering an unparalleled blend of culture, commerce, and community. Seize the opportunity to be part of this transformative vision.



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AREA IN THE NEWS

TREDD Marks

December 28, 2021 · FLMag Staff



Photography courtesy of Moderno Development.

The people behind it hope a new district of shops, bars and eateries, anchored by a massive new residential development, will be the next big thing south of the river.



Inside downtown Fort Lauderdale's luxury development boom

By Linda Laban

Published Feb. 17, 2023

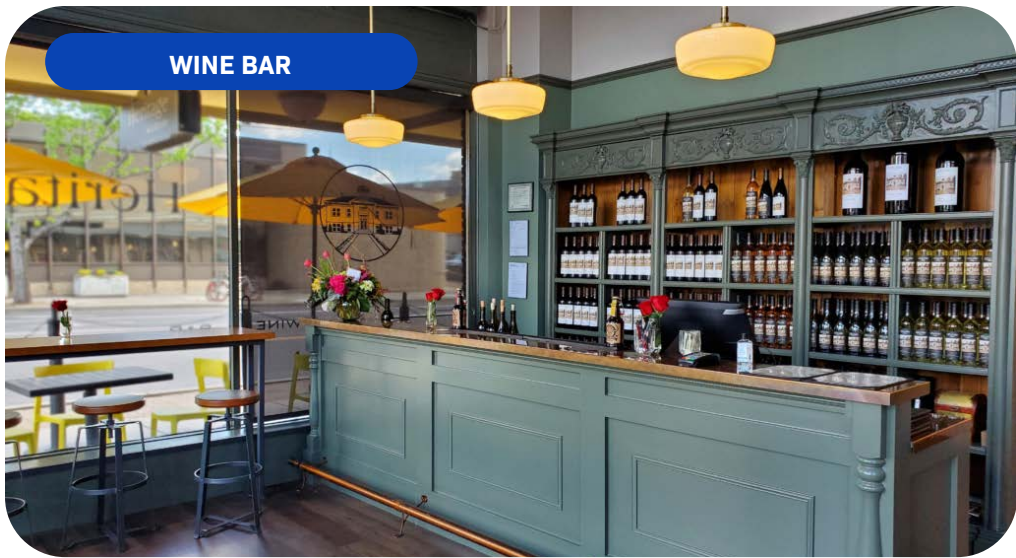
Updated Feb. 17, 2023, 11:53 a.m. ET

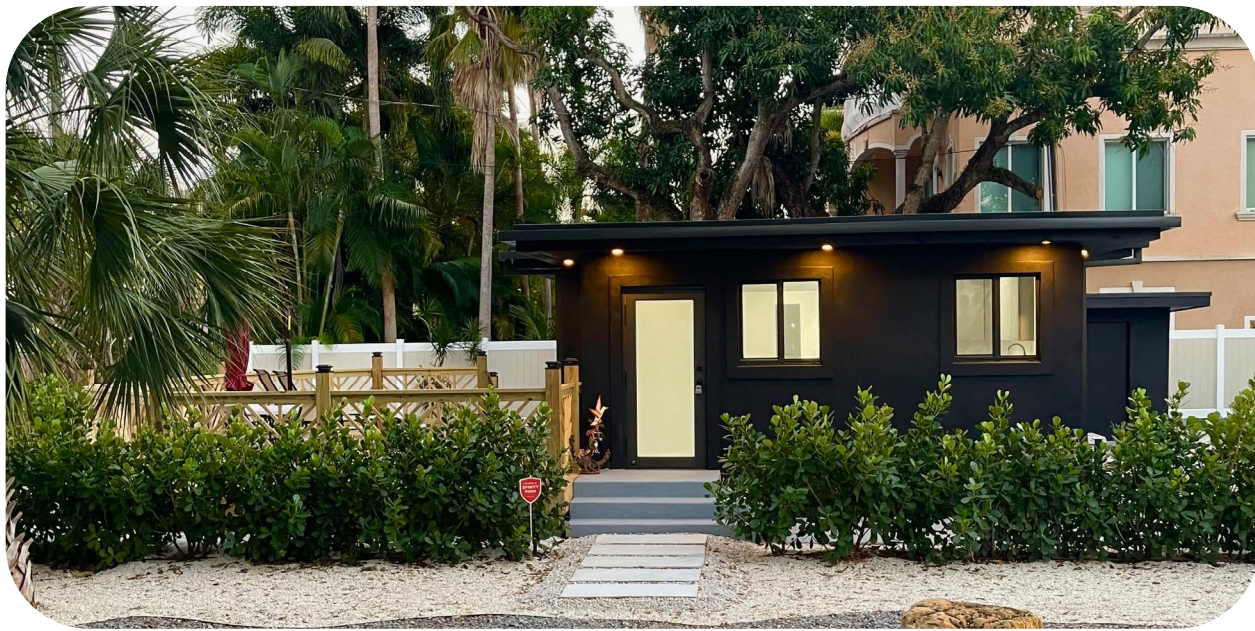


Cymbal DLT lands \$31M construction loan for Fort Lauderdale apartment towers

Riverwalk Raintree Residences is first phase of \$1B mixed-use development









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