

# 158 N Federal Hwy

DANIA BEACH, FLORIDA 33004

## ENTITLED LAND FOR SALE



For those  
ready for  
what's next

9,250,000	51,150	1.17	+/- 175	+/- 300	City Center (Mixed-Use District)
ASKING PRICE (\$)	LOT (SF)	LOT (ACRES)	RESIDENTIAL UNITS	HOTEL UNITS	ZONING

This assemblage of seven contiguous parcels totals 51,150 net square feet of land in downtown Dania Beach, FL.

The site's nearly 1.2 total acres are an exceptional development opportunity, allowing +/- 175 multi-family units or +/- 300 hotel keys in 14 stories (with incentives). Occupying the entire depth of the urban block, the rectangular site geometry is ideal, allowing efficient structured parking and vertical construction. With 275 feet of frontage on N Federal Hwy and two hard corners on SE 2nd Street, site visibility is excellent.

The property's walkable downtown location is extraordinary, and situated less than two miles south of Fort Lauderdale-Hollywood International Airport and three miles south of Port Everglades. The property is a short 10-minute drive from downtown Fort Lauderdale, less than a three-mile scenic bike ride from the beach and Dania Pier, and less than one mile from the newly-constructed 102-acre Dania Pointe mixed-use project, by Kimco Realty.