

DANIA BEACH TOWNHOUSE PROJECT



VACANT LAND FOR SALE

1301 SW 12TH AVE DANIA BEACH, FL 33004

Exceptional land opportunity in the heart of Dania Beach. With a prime location, zoned for neighborhood mixed use, this land is perfect for building a townhouse development that will thrive in a growing market. Experience the beauty of this sought-after location, surrounded by sunny beaches, lush parks, and a bustling downtown area. Tap into the high demand for housing in this thriving community and enjoy the benefits of a profitable investment.



Monica Cataluña-Shand, CCIM

Owner/Broker

954-812-1831

monica@koresrealty.com

1301 SW 12TH AVE DANIA BEACH, FL 33004



OFFERING SUMMARY - PHASE 1

Sale Price:	Upon Request
Number of Buildings:	6 buildings
Lot Size:	111,604 SF (2.56 Acres)
Number of Townhouses:	46
Zoning:	NBHD-MY (Neighborhood Mixed Use)
Market:	Broward County



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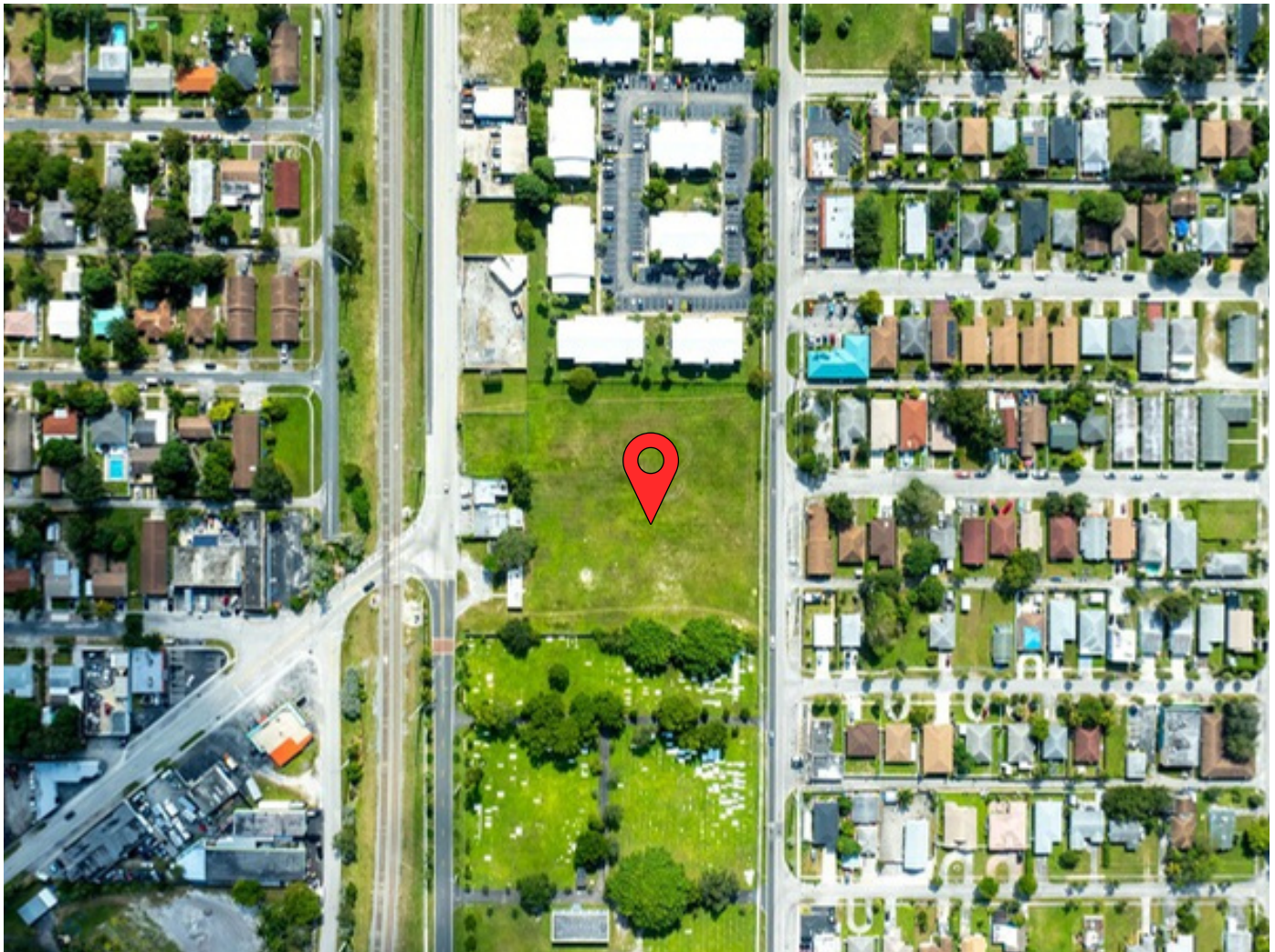
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- The City of Dania Beach is an award-winning "Blue Wave Beaches" with an exceptional beach, Pier and Marina location



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ARCHITECT

JOSEPH KALLER

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LANDSCAPE ARCHITECT

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CIVIL ENGINEER

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TRAFFIC ENGINEER

KARL PETERSON P.E.

KBP CONSULTING, INC.
karl@trafftech.biz



Kaller Architecture

2417 Hollywood Blvd.
Hollywood Florida 33020

1301 SW 12TH AVE TOWNHOMES

1301 SW 12TH AVENUE
DANIA BEACH, FL 33004



1. PROPERTY INFORMATION		2. SITE INFORMATION		SUB. PARKING TYPES		REQUIRED	PROPOSED
ADDRESS 100 E 17th AVENUE CHANDLER, AZ 85226 A CHANDLER CITY		DATE 08/01/2018 TA N/A LAND USE DESIGNATION COMMUNITY DEVELOPMENT PLANNING USE RESIDENTIAL		APN 010-001-001 RECORDING 00000000000000000000 NO. OF TRAILS 0		ADA	1 SPACE PER 50 SPACES + 1 SPACE
1014000000						15-CHANDLER PERMIT + 40 SPACES	40 SPACES
LEGAL DESCRIPTION LOT 4 (CHANDLER) OF LOT 1 OF CHANDLER						NO-IMP. REQUIRED PARKING + 1 SPACE	0 SPACE
						SUB. PARKING CALCULATION	
						THUNDERBOLT 1.5 SPACES PER LOT ADOT 1 SPACE PER 50 SPACES + 1 SPACE	
						THUNDERBOLT 1.5 X 40 THUNDERBOLT = 60 SPACES	
						ADOT 40 TR 5 + 0 SPACES = 0 SPACES	
						TOTAL TOTAL REQUIRED = 60 SPACES	
						TOTAL PROVIDED = 110 SPACES	
3. BUILDING INTENSITY		ALLOWED	PROPOSED	4. LANDSCAPE		REQUIRED	PROPOSED
NUMBER OF UNITS: 100 UNITS NUMBER OF STORIES: 1 BUILDING HEIGHT:		4 UNITS/ACRE	4 THUNDERBOLT 0 STORY	MINIMUM AREA LANDSCAPE AREA		10 (1.07X10.0)	20 (1.25X16.0)
5. SETBACKS		REQUIRED	PROPOSED				
TOWN-CORES MINIMUM SET BACK (FEET) SIDE SETBACK (FEET) REAR SETBACK (FEET) FRONT SETBACK		0 FT 7 FT 7 FT 10 FT	0 FT (AT 100 FT FROM SETBACK LINE) 7 FT 7 FT 10 FT	1,000 SQFT/100+000 + 40,000 SQFT 2,000 SQFT/100+000 + 100,000 SQFT TOTAL 0.000000			



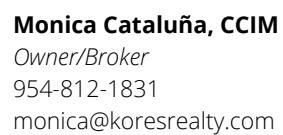
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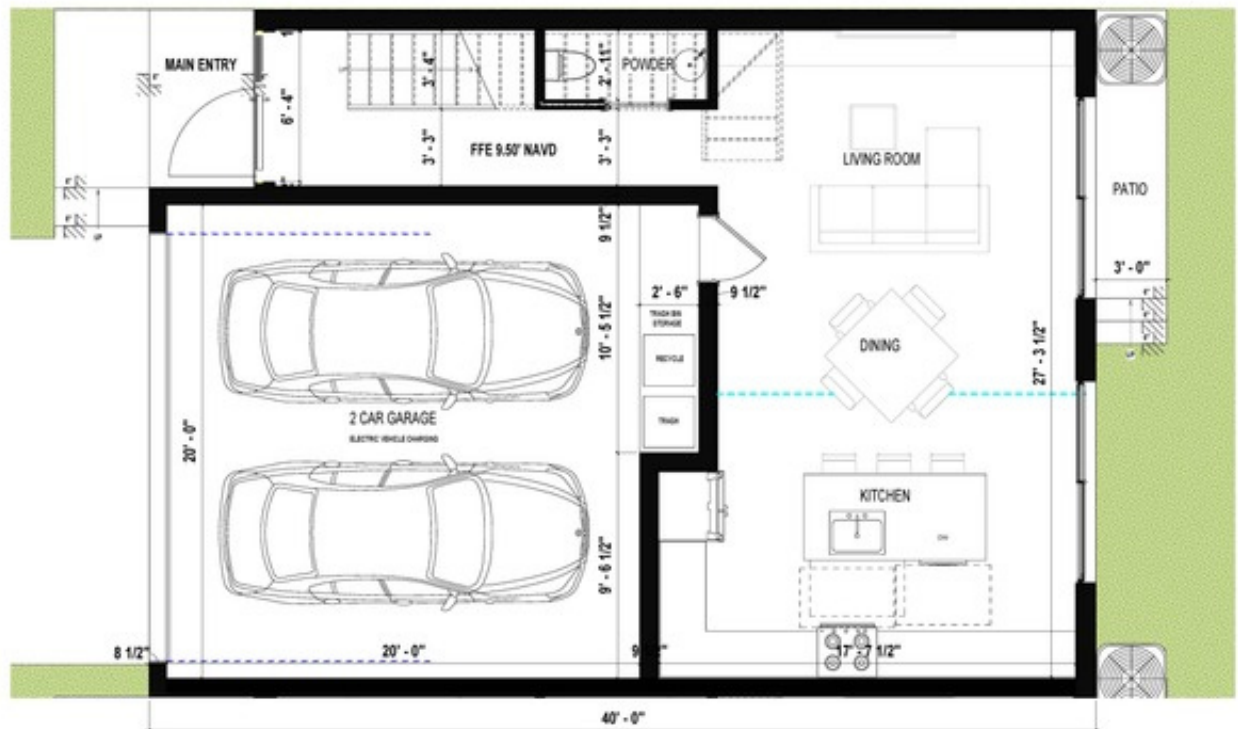
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1301 SW 12TH AVE DANIA BEACH, FL 33004



1

GROUND FLOOR (4 BED / 3.5 BATHS) TYP.

1/8" = 1'-0"



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1 SECOND FLOOR 02
1/2" = 1'-0"



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TOWNHOMES
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SECOND (4 BEDS/3.5 BATHS)

[illegible]

Protein	Size
Protein A	10 kDa
Protein B	15 kDa
Protein C	20 kDa
Protein D	25 kDa
Protein E	30 kDa
Protein F	35 kDa
Protein G	40 kDa
Protein H	45 kDa
Protein I	50 kDa
Protein J	55 kDa
Protein K	60 kDa
Protein L	65 kDa
Protein M	70 kDa
Protein N	75 kDa
Protein O	80 kDa
Protein P	85 kDa
Protein Q	90 kDa
Protein R	95 kDa
Protein S	100 kDa
Protein T	105 kDa
Protein U	110 kDa
Protein V	115 kDa
Protein W	120 kDa
Protein X	125 kDa
Protein Y	130 kDa
Protein Z	135 kDa
Protein AA	140 kDa
Protein AB	145 kDa
Protein AC	150 kDa
Protein AD	155 kDa
Protein AE	160 kDa
Protein AF	165 kDa
Protein AG	170 kDa
Protein AH	175 kDa
Protein AI	180 kDa
Protein AJ	185 kDa
Protein AK	190 kDa
Protein AL	195 kDa
Protein AM	200 kDa
Protein AN	205 kDa
Protein AO	210 kDa
Protein AP	215 kDa
Protein AQ	220 kDa
Protein AR	225 kDa
Protein AS	230 kDa
Protein AT	235 kDa
Protein AU	240 kDa
Protein AV	245 kDa
Protein AW	250 kDa
Protein AX	255 kDa
Protein AY	260 kDa
Protein AZ	265 kDa
Protein BA	270 kDa
Protein BB	275 kDa
Protein BC	280 kDa
Protein BD	285 kDa
Protein BE	290 kDa
Protein BF	295 kDa
Protein BG	300 kDa
Protein BH	305 kDa
Protein BI	310 kDa
Protein BJ	315 kDa
Protein BK	320 kDa
Protein BL	325 kDa
Protein BM	330 kDa
Protein BN	335 kDa
Protein BO	340 kDa
Protein BP	345 kDa
Protein BQ	350 kDa
Protein BR	355 kDa
Protein BS	360 kDa
Protein BT	365 kDa
Protein BU	370 kDa
Protein BV	375 kDa
Protein BW	380 kDa
Protein BX	385 kDa
Protein BY	390 kDa
Protein BZ	395 kDa
Protein CA	400 kDa
Protein CB	405 kDa
Protein CC	410 kDa
Protein CD	415 kDa
Protein CE	420 kDa
Protein CF	425 kDa
Protein CG	430 kDa
Protein CH	435 kDa
Protein CI	440 kDa
Protein CJ	445 kDa
Protein CK	450 kDa
Protein CL	455 kDa
Protein CM	460 kDa
Protein CN	465 kDa
Protein CO	470 kDa
Protein CP	475 kDa
Protein CQ	480 kDa
Protein CR	485 kDa
Protein CS	490 kDa
Protein CT	495 kDa
Protein CU	500 kDa
Protein CV	505 kDa
Protein CW	510 kDa
Protein CX	515 kDa
Protein CY	520 kDa
Protein CZ	525 kDa
Protein DA	530 kDa
Protein DB	535 kDa
Protein DC	540 kDa
Protein DD	545 kDa
Protein DE	550 kDa
Protein DF	555 kDa
Protein DG	560 kDa
Protein DH	565 kDa
Protein DI	570 kDa
Protein DJ	575 kDa
Protein DK	580 kDa
Protein DL	585 kDa
Protein DM	590 kDa
Protein DN	595 kDa
Protein DO	600 kDa
Protein DP	605 kDa
Protein DQ	610 kDa
Protein DR	615 kDa
Protein DS	620 kDa
Protein DT	625 kDa
Protein DU	630 kDa
Protein DV	635 kDa
Protein DW	640 kDa
Protein DX	645 kDa
Protein DY	650 kDa
Protein DZ	655 kDa
Protein EA	660 kDa
Protein EB	665 kDa
Protein EC	670 kDa
Protein ED	675 kDa
Protein EE	680 kDa
Protein EF	685 kDa
Protein EG	690 kDa
Protein EH	695 kDa
Protein EI	700 kDa
Protein EJ	705 kDa
Protein EK	710 kDa
Protein EL	715 kDa
Protein EM	720 kDa
Protein EN	725 kDa
Protein EO	730 kDa
Protein EP	735 kDa
Protein EQ	740 kDa
Protein ER	745 kDa
Protein ES	750 kDa
Protein ET	755 kDa
Protein EU	760 kDa

A-06



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Floor plan of the first floor of a house. The plan includes a main entry, a powder room, a living room, a kitchen and dining area, a patio, and a one-car garage with electric vehicle charging. Dimensions are provided for various rooms and areas.

- Main Entry:** 6' - 11"
- Powder:** 6' - 11"
- Living Room:** 15' - 0 1/2"
- Kitchen & Dining:** 18' - 3 1/2"
- Patio:** 3' - 0"
- Garage:** 11' - 0" (One Car Garage, Electric Vehicle Charging)
- Other Dimensions:** 20' - 0", 2' - 6", 9 1/2", 3' - 7", FFE 9.50 NAVD, 40' - 0"

1 GROUND FLOOR (3 BED / 2.5 BATHS) TYP.
1/2" = 1'-0"

KA
Kaller Architecture
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**301 SW 12TH AVE
TOWNHOMES**
1301 SW 12TH AVENUE
DANIA BEACH, FL 33004

GROUND FLOOR (3 BEDS / 2.5 BATHS)

[illegible]

McLellan 7-yr.	2000
DA70	2000
Chenoweth 30-yr.	97
Chenoweth 30-yr.	98

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A-07



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1301 SW 12TH AVE DANIA BEACH, FL 33004



1 SECOND FLOOR (3 BED / 2.5 BATHS)
1/2" = 1'-0"



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PROFESSIONAL SEAL
KALLER ARCHITECTURE, P.A.

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**SECOND FLOOR (3 BEDS
/ 2.5 BATHS)**

REVISIONS		
No.	Description	Date

AS SHOWN ON THESE PLANS, THE OWNER ACCEPTS THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

PROJECT No. 1301

DATE: 08/20/20

DRAWN BY: JH

CHECKED BY: JH

SCALE

A-08



Monica Cataluña, CCIM

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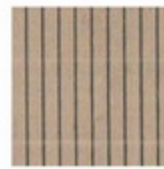
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1 EAST ELEVATION (FRONTING SW 12TH AVE) - SECTION A
1/8" = 1'-0"



2 EAST ELEVATION (FRONTING SW 12TH AVE) - SECTION B
1/8" = 1'-0"

C1	VERTICAL STUCCO SCORING PAINTED WITH HC-75 HARBORVILLE BROWN	C2	VERTICAL STUCCO SCORING WITH SW 7512 PAULSON BEIGE	C3	SMOOTH STUCCO FINISH WITH SW 7096 GREY MATTERS	C4	SMOOTH STUCCO FINISH WITH SW 7005 PURE WHITE	C5	TUNDRA GREY STONE TILE	C6	SMOOTH STUCCO FINISH WITH SW 7096 IRON ORE
     											



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**SITE ELEVATION (SW
12TH AVE)**

REVISIONS		
No.	Description	Date

PROJECT NO.: 1301
DATE: 05/20/20
DRAWN BY: JM
CHECKED BY: JM

SHEET
A-10



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1 PHOTOMETRICS

[illegible]

1301 SW 12TH AVE DANIA BEACH, FL 33004



POPULATION	DANIA BEACH	BROWARD COUNTY
Total Population	32k	1.93M
Population Change since 2010	+7.6%	+8.6%
Median Age	40	40
Male/Female Ratio	49%	49%

HOUSEHOLDS & INCOME	DANIA BEACH	BROWARD COUNTY
Average House Value	\$320k	\$433k
Median Home Age	45	41
Own	50%	62%
Rent	50%	38%

*Demographic data derived from 2022 Realtors Property Resource Database



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Trusted Commercial Real Estate Services for Over 25 Years

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