

VACANT LOT FOR MIXED USE PROJECT



CC ZONING - CRA DISTRICT

158 N FEDERAL HIGHWAY, DANIA BEACH 33004

Presenting an exceptional opportunity in the heart of Dania Beach. This land parcel offers a strategic location, zoning benefits, and excellent development potential. This prime location in the vibrant and rapidly growing city of Dania Beach has excellent frontage on Federal Highway, is zoned CC (City Central) and within the CRA District.



Monica Cataluña-Shand, CCIM

Owner/Broker

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OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	18,600 SF
Market:	Fort Lauderdale/Dania Beach
Zoning:	CC (within CRA District)
VPD:	53,000

DANIA BEACH OVERVIEW

Dania Beach is experiencing significant growth and transformation, driven by its strategic location and ongoing development initiatives. The city has seen a surge in new businesses, residential developments, and tourism, contributing to its vibrant economy. The CRA's efforts have further accelerated growth, attracting new investments and improving infrastructure.

With its rich cultural heritage, beautiful beaches, and proximity to major attractions in Fort Lauderdale and Miami, Dania Beach is becoming an increasingly popular destination for tourists and residents.



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- **Location:** Nestled in the vibrant and rapidly growing Dania Beach, this parcel boasts excellent frontage on Federal Highway, ensuring high visibility and easy access for future guests and visitors.
- **Zoning:** The property is zoned CC (City Central), allowing for a wide range of commercial uses, including hotel development. This zoning designation supports higher density and mixed-use projects, making it an ideal choice for investors looking to capitalize on the area's growth.
- **CRA Boundary:** Located within the Community Redevelopment Agency (CRA) boundary, this parcel is eligible for various incentives and support aimed at promoting economic development and enhancing the community. The CRA offers potential benefits such as tax increment financing, grants, and assistance with infrastructure improvements.
- **Proximity to Major Hubs:** Just an 8-minute drive from Fort Lauderdale International Airport, this location ensures convenient access for travelers. Additionally, the property's proximity to major highways and transportation hubs enhances its appeal for business and leisure travelers alike.
- **Dania Beach Growth:** Dania Beach is experiencing significant growth and transformation, driven by its strategic location and ongoing development initiatives. The city has seen a surge in new businesses, residential developments, and tourism, contributing to its vibrant economy. The CRA's efforts have further accelerated growth, attracting new investments and improving infrastructure.



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Trusted Commercial Real Estate Services for Over 25 Years

CONTACT INFORMATION:



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