

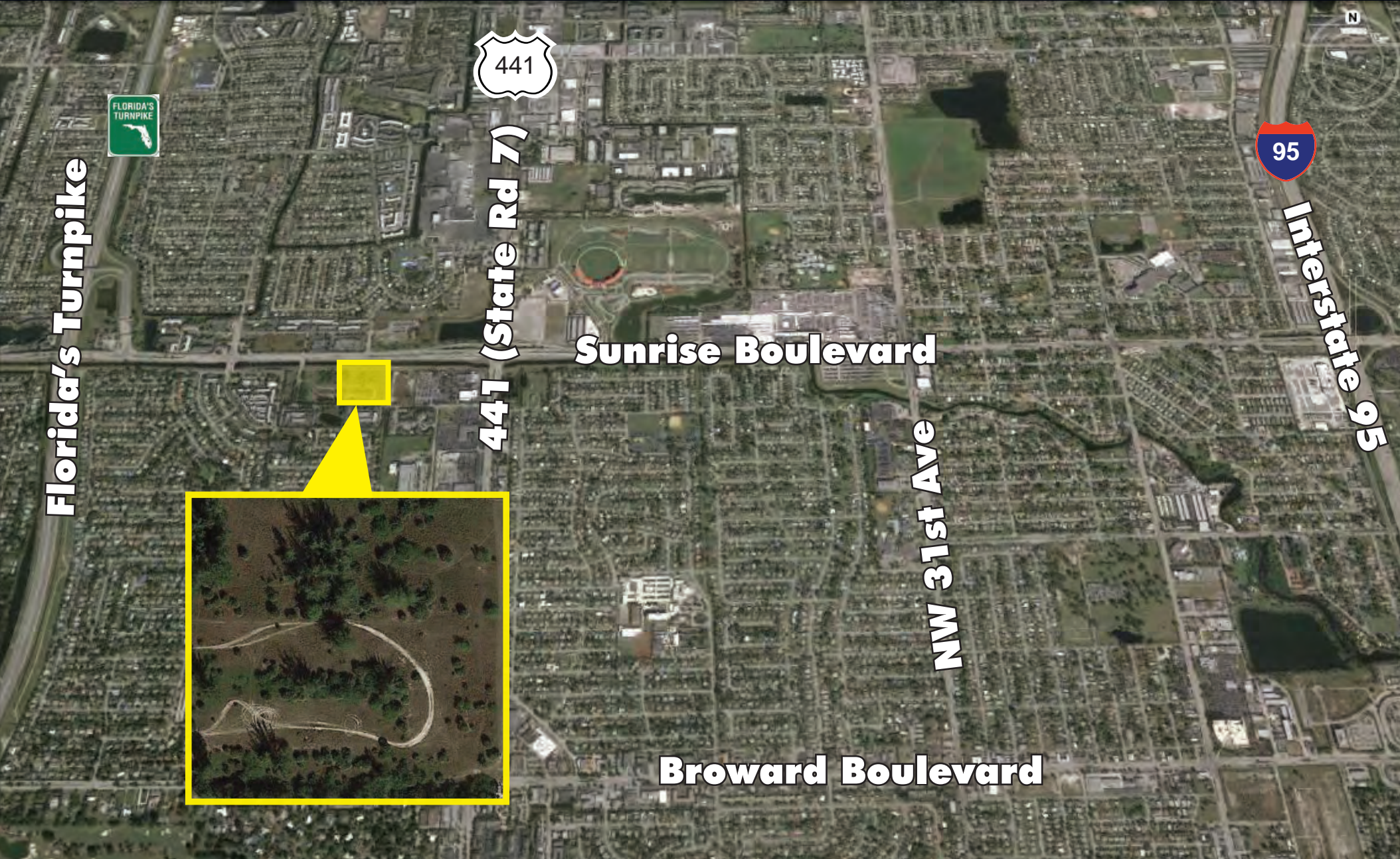


FLORIDA SURPLUS LAND 4300 NW 8TH COURT

±6.40 ACRES :: PLANTATION, FLORIDA 33317

SITES FOR SALE
GREAT DEVELOPMENT OPPORTUNITIES

- :: New Car Dealership
- :: Mixed-Use Residential/Commercial
- :: Nursing Home/Medical Office
- :: Affordable Housing



Florida's Turnpike



441 (State Rd 7)

Sunrise Boulevard

NW 31st Ave

Broward Boulevard



Interstate 95



OFFERING SUMMARY

PROPERTY DESCRIPTION

The subject property is a \pm 6.4 Acre rectangular vacant infill development site located in the City of Plantation, historically one of the best managed and economically stable municipalities in Broward County. The site is suitable for a variety of uses including residential, professional office, retail, automotive, health care. The City has a robust business base with numerous office and business parks which yield a strong economic base with relatively low property taxes.

LOCATION

The subject property is located at 4300 NW 8th Court, Plantation, Florida. The property is approximately 170' south of Sunrise Boulevard, a major east west arterial with a nearby FL Turnpike Interchange. The property is also proximate to a major north south arterial, SR 7, approximately ¼ mile to the east. The subject property has access via a 2 lane private road, NW 8th Court, which provides direct access to Sunrise Boulevard where a median cut with turn lanes provides access to NW 8th Court to and from westbound Sunrise.

SIZE

The site contains \pm 6.4 Acres and has a rectangular shape. Site dimensions are 540.82' (north), 556.85' (south), 508.22' (east), and 507.97' (west).

ZONING

The subject property is zoned State Road 7 SPI-2 (Substantial Public Interest zoning) with a sub-district designation of Healthcare Services (HCS). This zoning encourages mixed use development and allows a +15% reduction in the parking code requirement. Permitted uses include a variety of retail uses including drug stores, fast food restaurants, hotel and motels (conditional use), and professional and medical office and multifamily residences.

UTILITIES

Public sewer and water and FPL electric service are at the site.

PRICING

The property is to be sold via sealed bid "as is", "where is". Bids will be accepted until **12:00 NOON EDT, JULY 31, 2014**. Any bid received after that time will be returned to the BIDDER unopened. The Department of Environmental Protection is not responsible for bids mailed but not arriving by **12:00 NOON EDT, JULY 31, 2014**. All bids received by the bid submission deadline will be publicly opened at **1:00 PM EDT, JULY 31, 2014**.

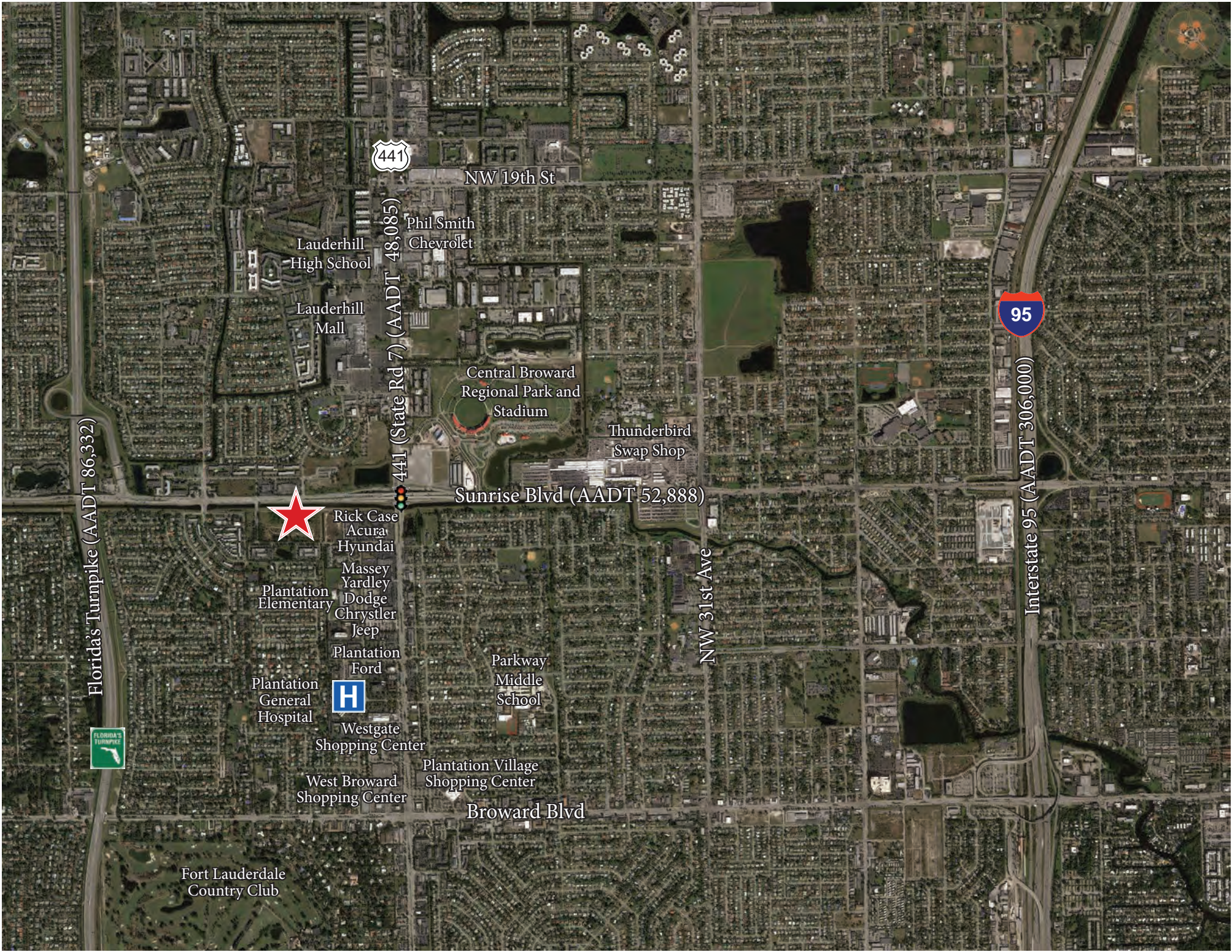
The minimum acceptable bid will be **\$975,000.00**. Any bids that are less than minimum acceptable bid will be considered counterproposals and will be deemed non-responsive and rejected.

FOR MORE INFORMATION PLEASE CONTACT:

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Florida's Turnpike (AADT 86,332)



441 (State Rd 7) (AADT 48,085)



Interstate 95 (AADT 306,000)

NW 19th St

Phil Smith Chevrolet

Lauderhill High School

Lauderhill Mall

Central Broward Regional Park and Stadium

Thunderbird Swap Shop

Sunrise Blvd (AADT 52,888)



Rick Case Acura Hyundai

Plantation Elementary

Massey Yardley Dodge Chrysler Jeep

Plantation Ford

Plantation General Hospital



Westgate Shopping Center

West Broward Shopping Center

Parkway Middle School

Plantation Village Shopping Center

Broward Blvd

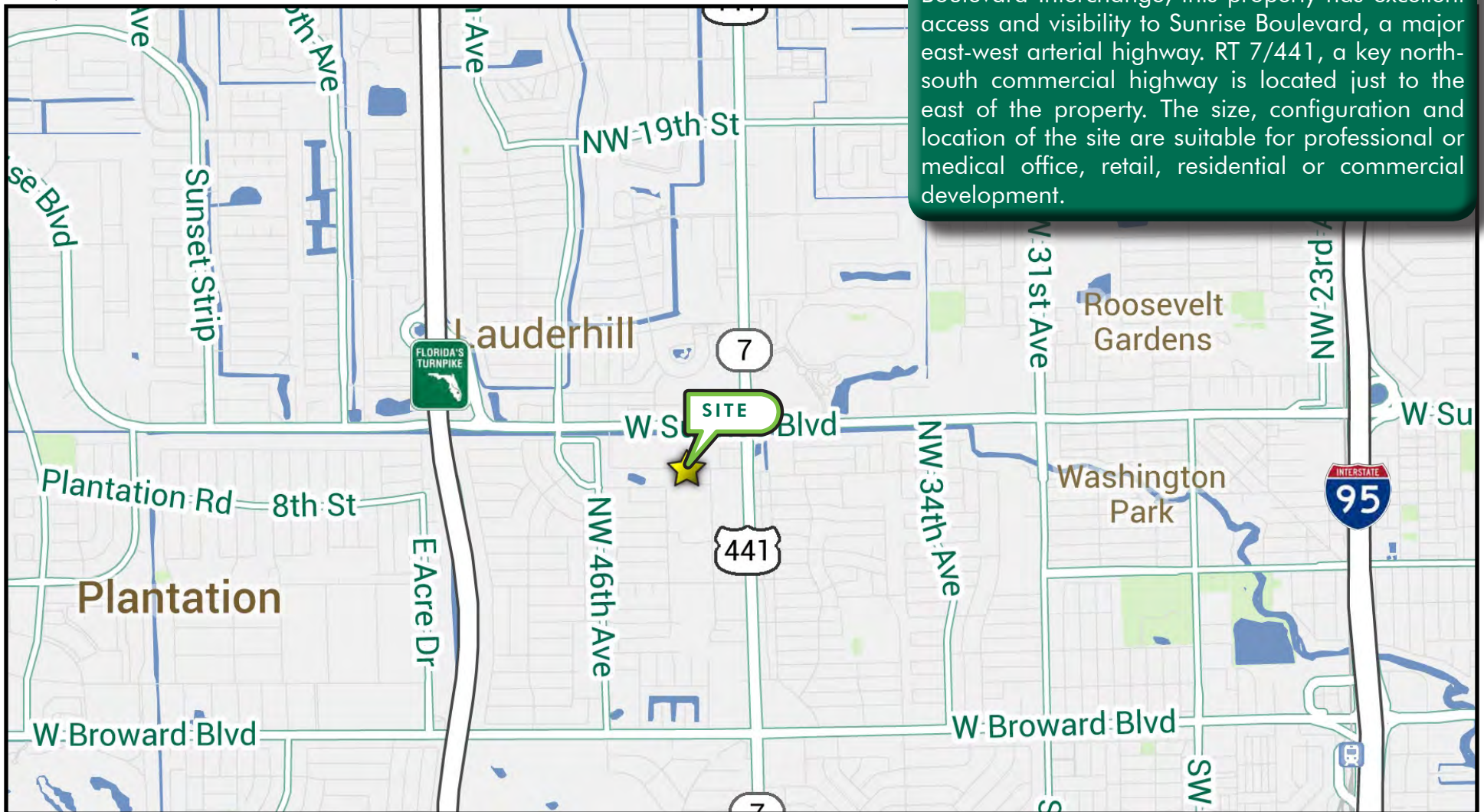
Fort Lauderdale Country Club



BROWARD COUNTY SURPLUS STATE LAND

STRATEGIC LOCATION

Located in close proximity to the FL Turnpike Sunrise Boulevard Interchange, this property has excellent access and visibility to Sunrise Boulevard, a major east-west arterial highway. RT 7/441, a key north-south commercial highway is located just to the east of the property. The size, configuration and location of the site are suitable for professional or medical office, retail, residential or commercial development.



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