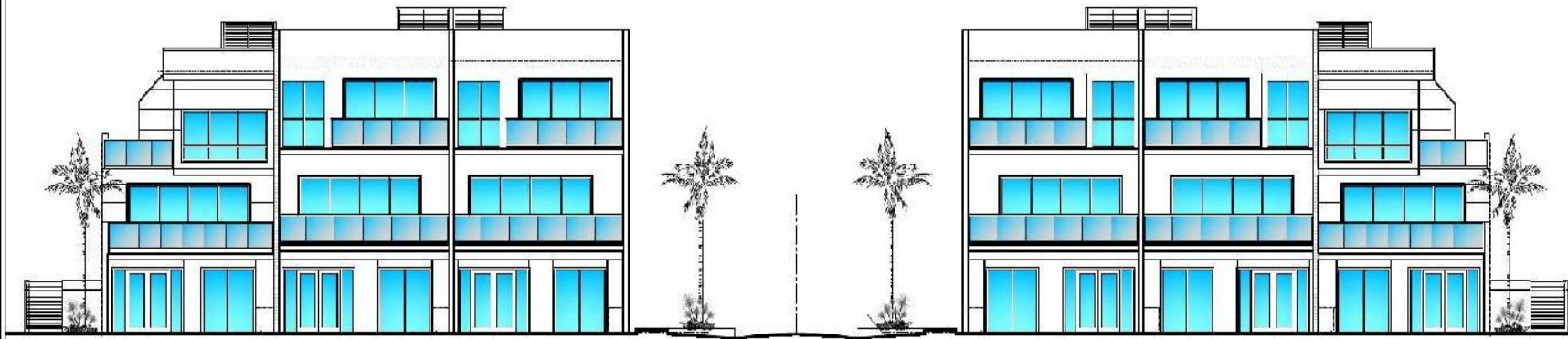




THE GRAHAM GROUP | KEYES COMMERCIAL

Riverside Residences

ARCHITECT:

1827 & 1831 Middle River Drive · Fort Lauderdale, Florida

A fully entitled waterfront development — 12 luxury townhomes · 9 private 40' boat slips · new seawall

Offering Price

\$13,000,000

DEVELOPER:

SCIENTIFIC REAL STATE HOLDINGS, L.L.C.

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PHONE: 888 443 4405

SURVEYOR:

provided by
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COV-1 COVER SHEET

SURVEY

SP-1 SITE PLAN & ACC

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A-5.1 NORTH & SOUTH

A-5.0 EAST & WEST E

A-6.1 NORTH & SOUTH

A-7.0 EAST & WEST E

A-7.1 NORTH & SOUTH

EXECUTIVE SUMMARY

A Rare, Fully Entitled Waterfront Opportunity

Two contiguous parcels totaling 49,453 SF (1.135 acres) on the Middle River, delivered with approved plans for 12 luxury waterfront townhomes, 9 private 40-foot boat slips, and a newly completed seawall.

What sets this offering apart

The hardest, slowest, and most expensive parts of waterfront development are already done. Entitlements are approved, the seawall is built, and the dock program is in place — meaning a buyer steps into a permitted project rather than a multi-year rezoning and infrastructure process.

- **Entitlements secured** — approved plans for all 12 residences remove the risk and timeline of the permitting process
- **Marine infrastructure complete** — the newly built seawall and 9-slip dock program eliminate the costliest waterfront work
- **Comp-supported pricing** — closed luxury townhome sales of \$2.4M–\$3.05M (up to \$870/SF) demonstrate deep, proven demand
- **Structurally scarce** — entitled waterfront land with private, deeded dockage rarely trades in this supply-constrained market

12

Approved Townhomes

9

Private 40' Slips

±217 LF

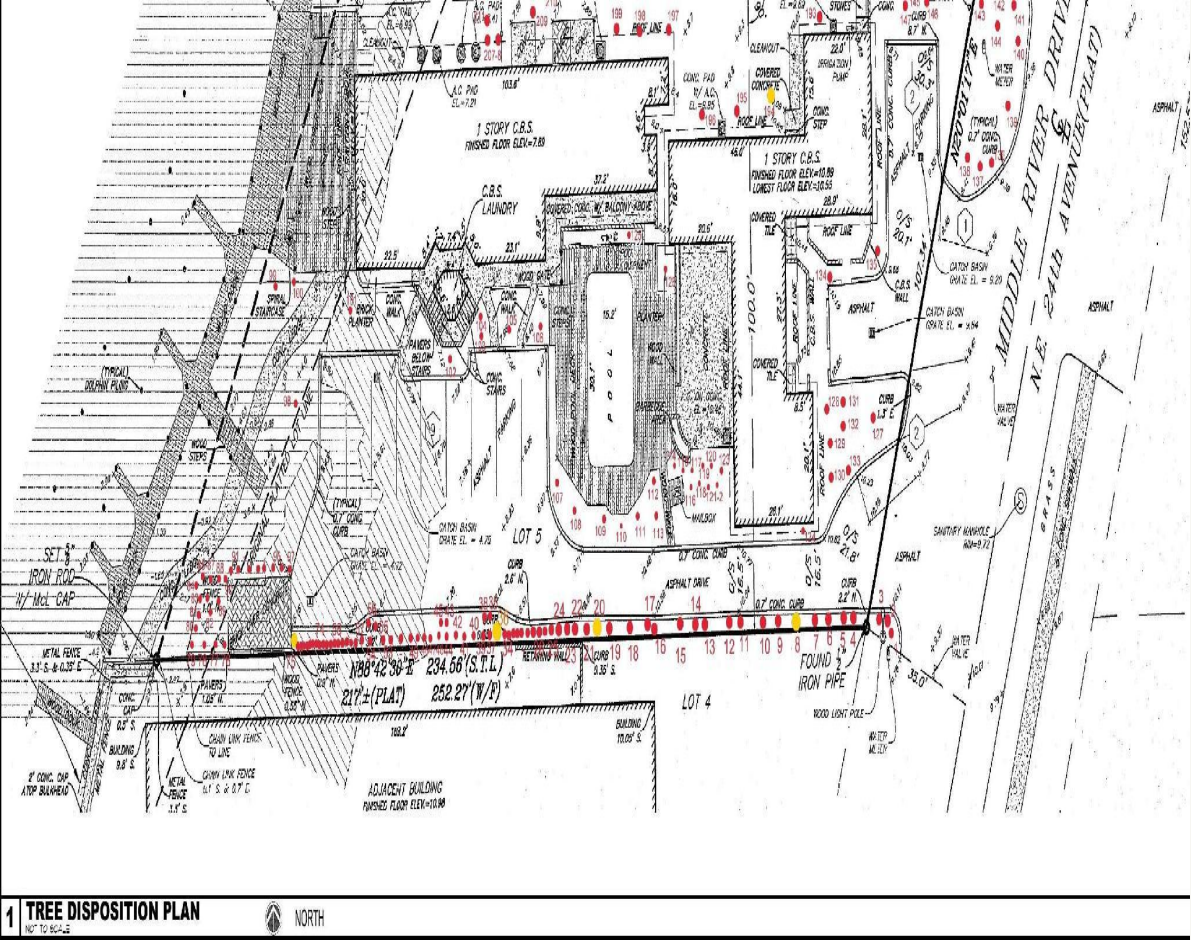
River Frontage

1.135 AC

Total Site Area

THE OFFERING

Property Highlights



Address	1827 & 1831 Middle River Drive, Fort Lauderdale, FL
Total Site Area	49,453 SF · 1.135 acres (two contiguous parcels)
Zoning	RM-15
Water Frontage	Approximately 217 linear feet on the Middle River
Entitlements	12 approved luxury waterfront townhomes
Dockage	9 private 40-foot boat slips
Infrastructure	Newly completed seawall
Estimated HOA	\$360 per month
Offering Price	\$13,000,000

Street approach — approved architectural design

THE SITE

Approved Site Plan

1

Two contiguous parcels

Assembled into a single 1.135-acre development site fronting the Middle River.

2

Boutique community scale

12 residences arranged around a waterfront lifestyle program — privacy and exclusivity by design.

3

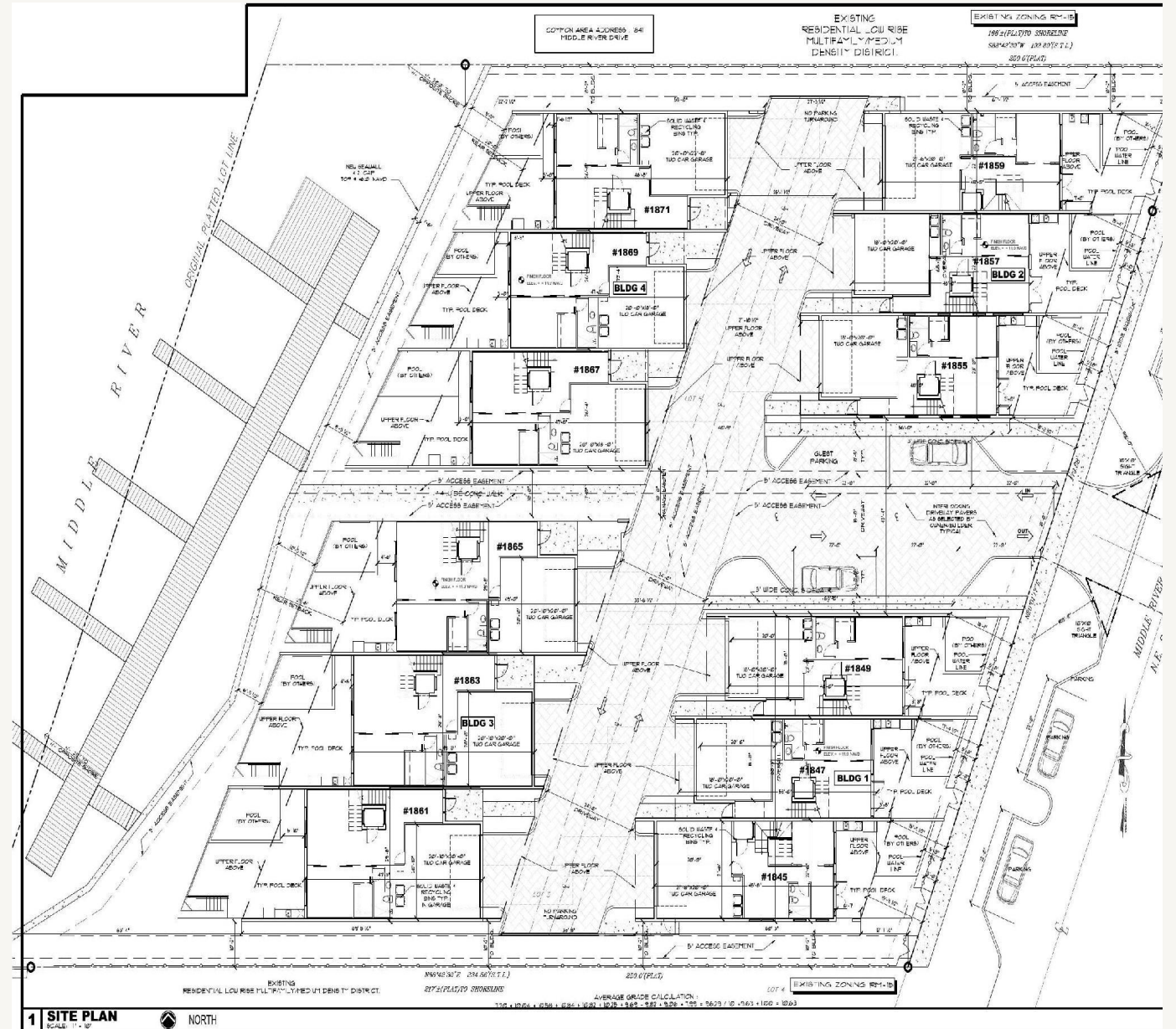
Dock inventory in place

9 private 40' slips along ±217 LF of frontage, protected by a newly completed seawall.

4

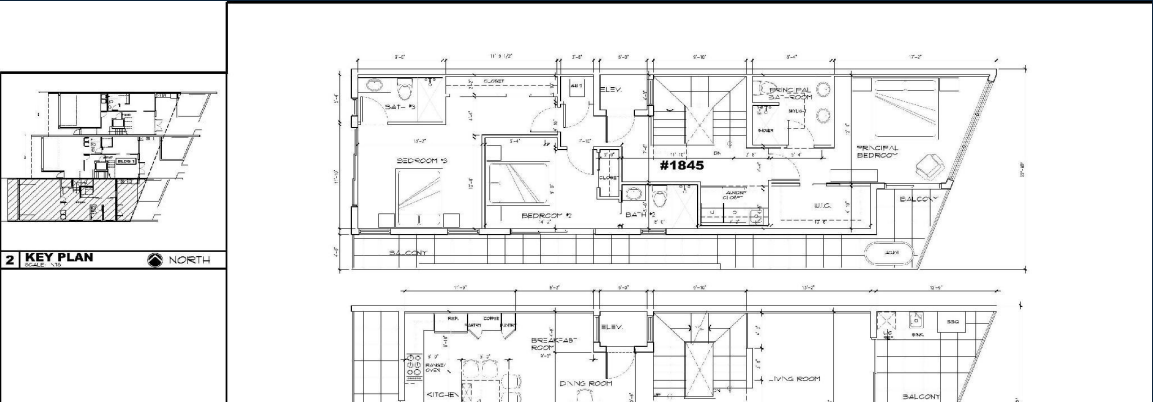
RM-15 zoning

Residential multifamily designation supporting the approved townhome program.

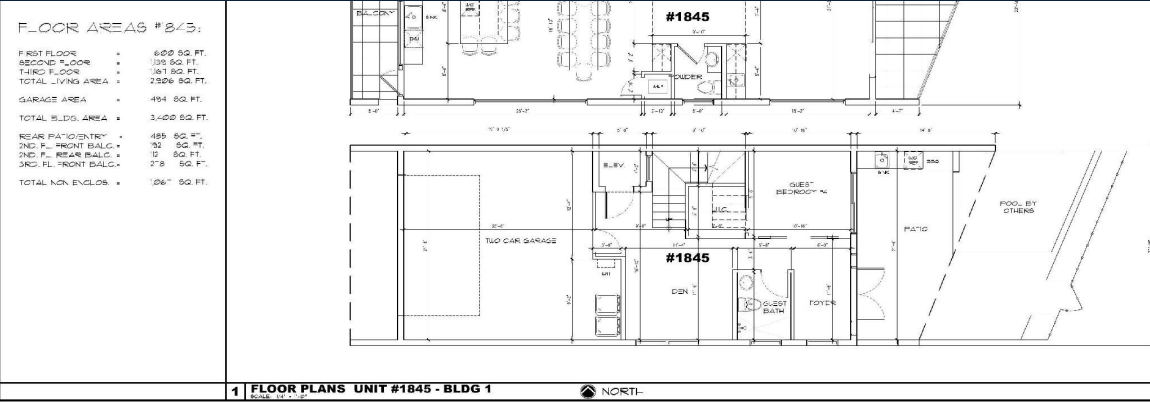


12 Luxury Waterfront Residences

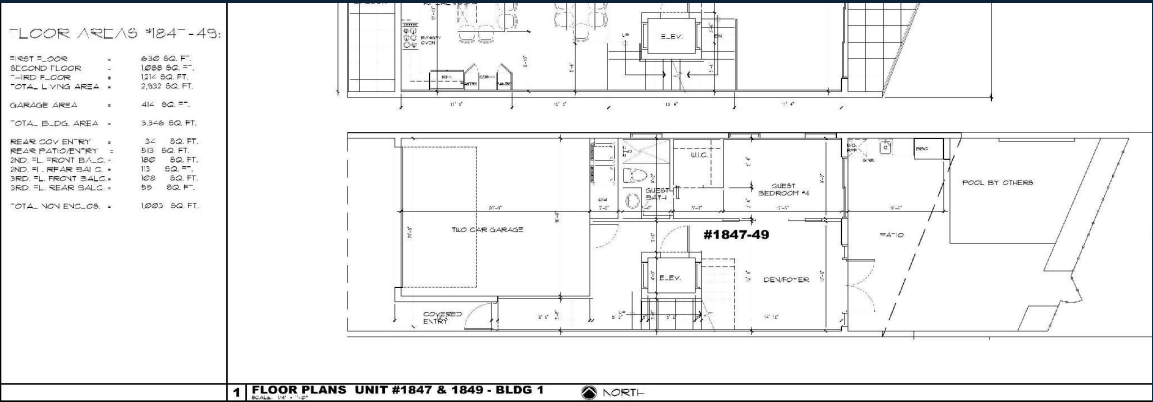
The approved development consists of 12 luxury residences designed around a waterfront lifestyle offering, with 9 private slips and boutique community scale.



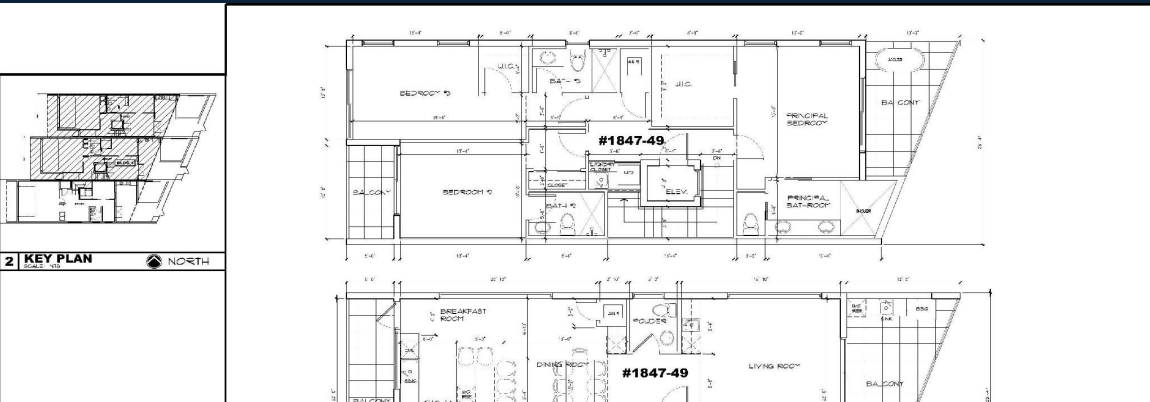
Landscaped interior motor court



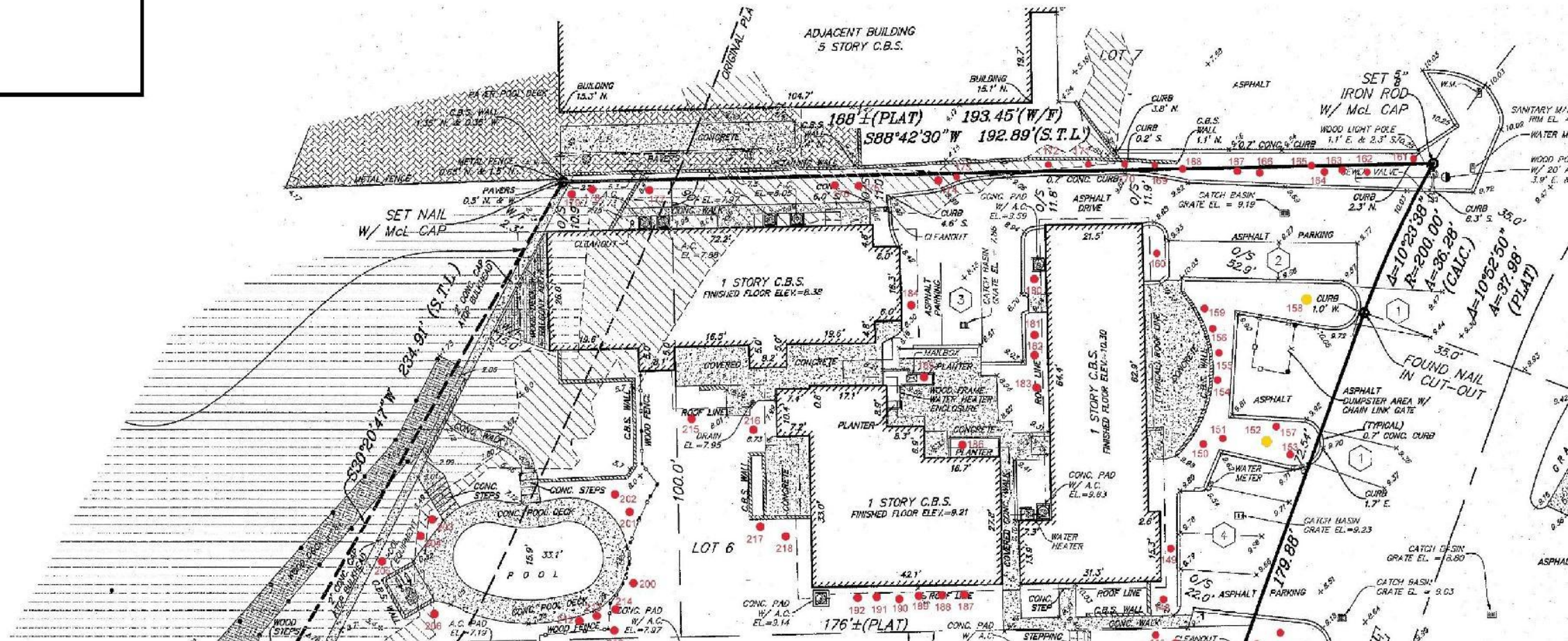
Private waterfront terraces



Gated arrival experience



Riverfront promenade & docks



PRIVATE DOCKAGE ON THE MIDDLE RIVER

Nine 40-foot slips. One new seawall. Zero work left to do on the water.

9 × 40'

Private boat slips — a scarce, deeded amenity that drives premium pricing

±217 LF

Of direct Middle River frontage across the assembled site

New

Seawall already completed — major marine infrastructure cost eliminated

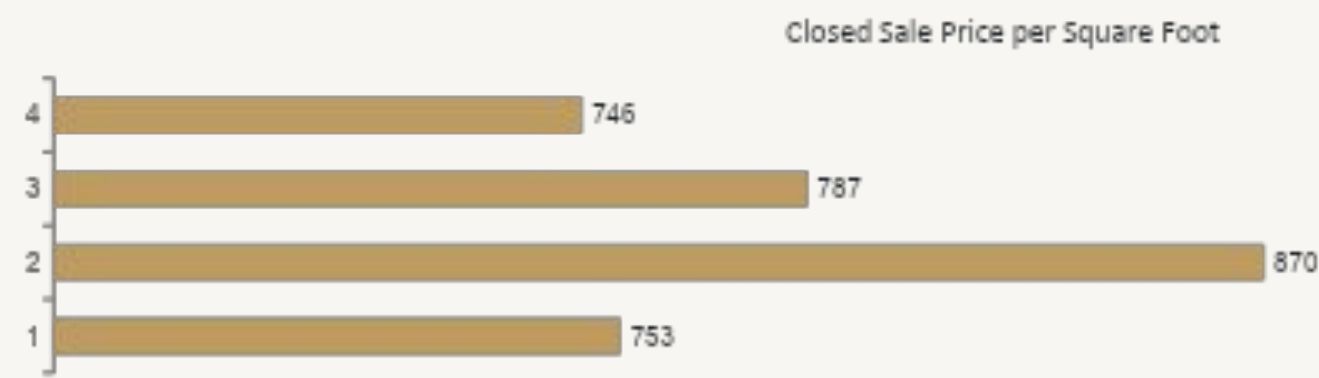
MARKET EVIDENCE

Luxury Townhome Comparables

Recent closed sales, Fort Lauderdale luxury townhome market (MLS)

Comparable	Closed	SF (Liv)	\$/SF	Waterfront	Sale Price
1850 NE 26th Ave #B — Coral Ridge	Feb 2026	4,050	\$753	No	\$3,050,000
144 Isle of Venice #144	Apr 2026	3,217	\$870	Yes · dock	\$2,800,000
11 Hendricks Isle #11	Sep 2025	3,559	\$787	Yes · to 100'	\$2,800,000
101 Isle of Venice #101	Sep 2025	3,212	\$746	Yes · 50' slip	\$2,395,000

Source: MLS closed-sale records. Active pricing reference: 1521 NE 26th Ave #B (new construction, non-waterfront) listed at \$2,200,000.



The Case for Riverside Residences

Approved plans for all 12 residences — the buyer steps into a shovel-ready program, not a rezoning process.

The seawall is newly built and 9 slips are in the plan — the costliest, slowest waterfront work is already resolved.

Closed luxury townhome sales of \$2.4M–\$3.05M (up to \$870/SF) demonstrate deep demand for high-end product.

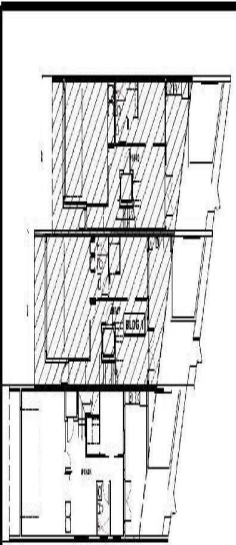
Offering price

Basis per approved unit

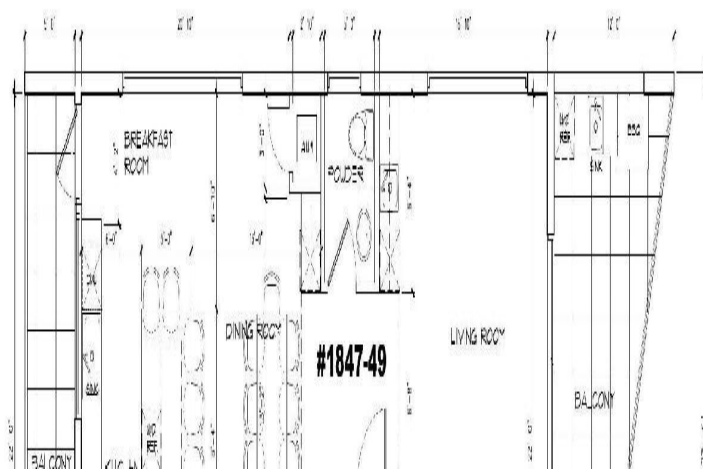
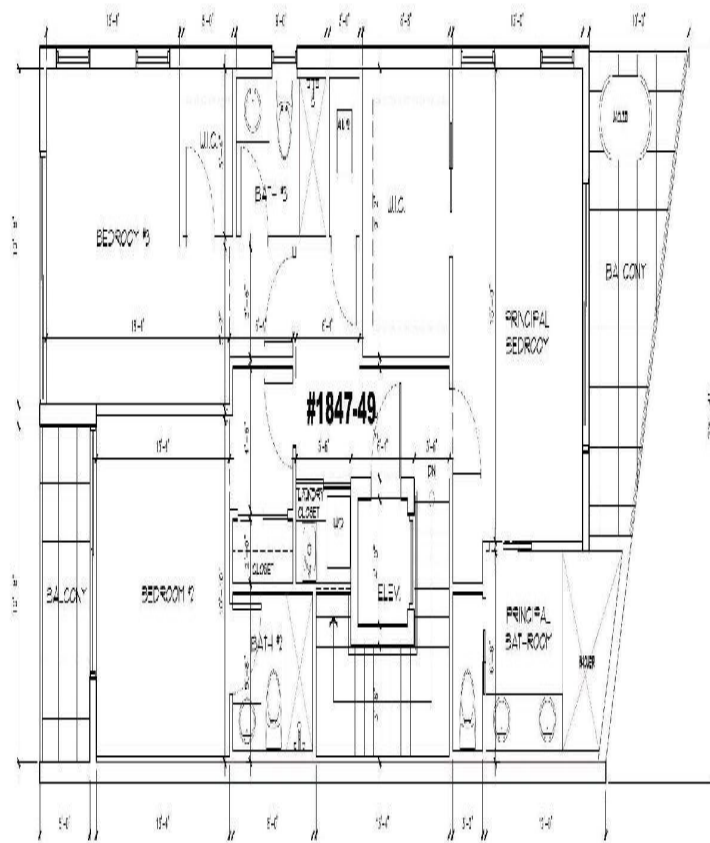
Basis per LF of frontage

Illustrative gross sell-out at comp range*

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2 KEY PLAN
SCALE: NTS



LOCATION

Middle River, Fort Lauderdale

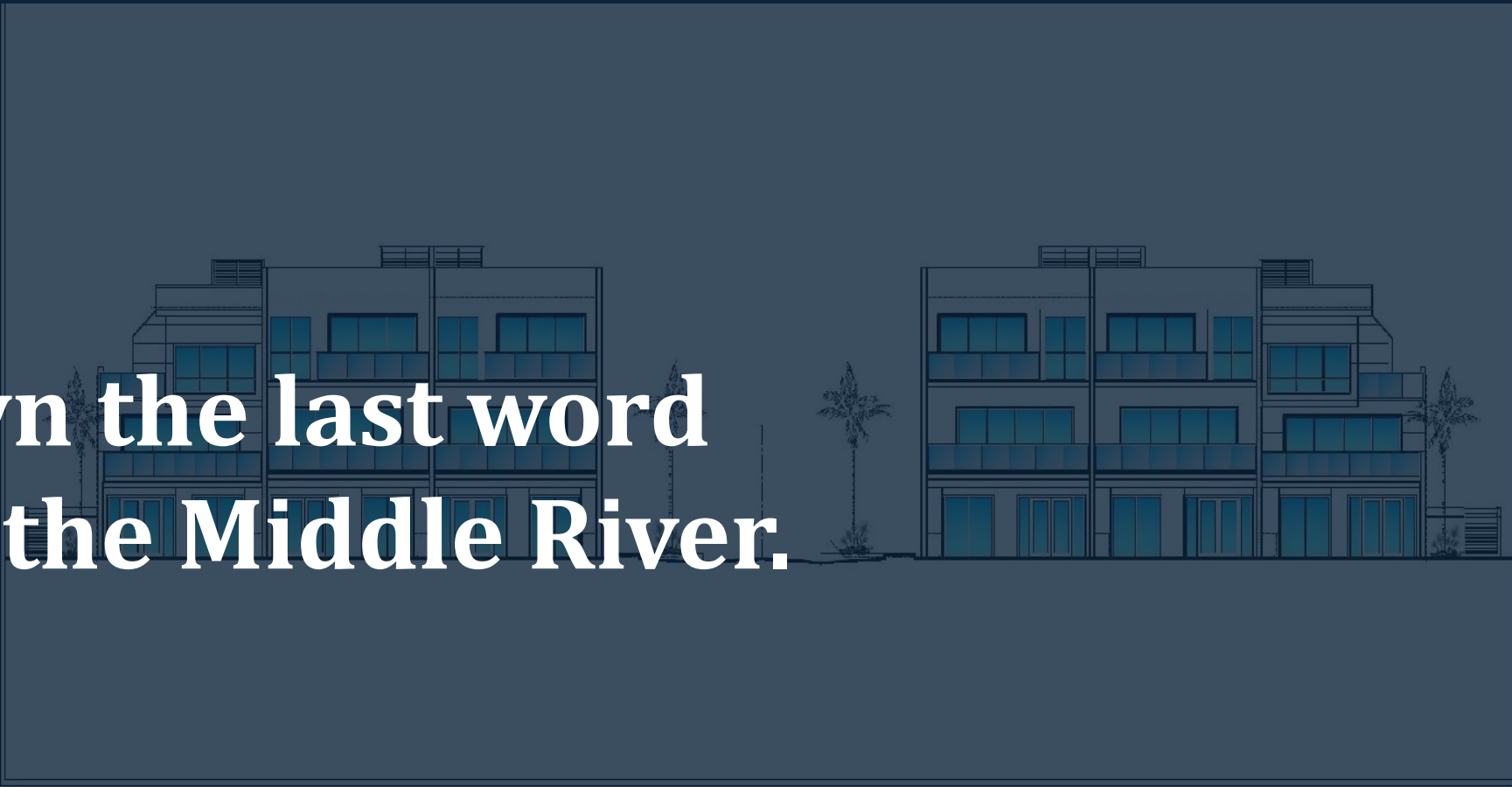
Riverside Residences sits directly on the Middle River in one of Fort Lauderdale's most supply-constrained waterfront corridors — where entitled land with private dockage rarely trades.

The comparable sales record — Coral Ridge, Hendricks Isle, and Isle of Venice — frames the depth of the luxury buyer pool surrounding the site, with waterfront townhomes commanding up to \$870 per square foot.

- ±217 LF river frontage
- Private ocean-access boating culture
- Established luxury comp corridor
- Boutique 12-residence scale

NEXT STEPS

Own the last word on the Middle River.



The Graham Group · Keyes Commercial

ESTABO J. GARDONELLI, P.A.
Architect and Planner
Keyes Commercial Group

SCIENTIFIC REAL STATE HOLDINGS, L.L.C.

Offered at \$13,000,000

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Lic. No. #LA0000952

Information deemed reliable but not guaranteed. Buyer to verify all information independently.

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