

WILTON MANORS HISTORICAL SOCIETY

"History of the Tropical Manors subdivision" mini-archive --highlighting Wilton Manors pioneer resident Merle Slagle

by Ron Ulm

August 2024

BACKGROUND NOTES

This mini-archive compilation was created in response to an inquiry from Kyle Rogers, owner of 425 NE 28th Street in the Tropical Manors subdivision of Wilton Manors. He was interested in the ownership history of the property and any real estate promotional materials for the subdivision.

The following is a summary of what we were able to determine from the included documents and other material in the WMHS archive and outside sources:

- The earliest-referenced owner of the Tropical Manors land was "old man Maxwell". Wilton Manors historian Stuart McIver further describes him in his book as "Dr. Leslie Maxwell". [Dr. Maxwell was one of the founders of Ft. Lauderdale's first hospital/sanatorium.]
- Various sources note Merle C. Slagle bought some-20 acres from "old man Maxwell" beginning in 1919; and another 10 acres a year or two later.

[These dates suggest McIver was not correct in referencing Dr. Leslie Maxwell as being the same person. Dr. Maxwell did not arrive from Indiana to start the hospital until 1923—at the age of 38; certainly not an "old man".]

Based on the 1920 US Census, it's possible the seller was "Edwin P. Maxwell"—identified as a 62-year-old farmer in Ft. Lauderdale Precinct 3. Further details of the identity of "old man Maxwell" and how he obtained the property remain unknown.

- According to his attached biography, Merle Slagle had been a seemingly successful wheat farmer in Kansas before coming to Florida with his schoolteacher wife around that 1919 date. He would have been about 35-years-old. The 1920 Census has him living in Ft. Lauderdale Precinct 3 on Valentine Ave—with his wife, children and **his parents**. Merle, his father and his son are listed as farmers/laborers. [This would have been about two blocks from the Broward County Courthouse.] A **very** poor quality 1975 oral history interview with Slagle seems to have him saying that his parents preceded him to Florida—with property in both Tampa and later Ft. Lauderdale. This would account for his long-distance move from Kansas to Florida for no apparent reason.
- Slagle's attached biography has him selling the property to a realty company in 1925, then getting it back when the company went bankrupt during the Depression. McIver's book is more specific, claiming it to have been E.J. Willingham's company. Note however, that the land would not have been contiguous with Wilton Manors Unit 1--making this a questionable purchase by Willingham.

More critically, research by Jonathan Heller in 2009, to catalog all of Willingham's Broward land purchases, concludes the following: *"There is no listing for a sale by Merle Slagle to Willingham in the indexes. Merle C. and Elsie A. Slagle had an agreement to sell land in section 27 to the Broward Holding Co., agreement dated October 28, 1925, but there is no actual deed indexed. There is no listing in the corporate buyer index for the Broward Holding Co. for this property."* We have also located a 1925 plat/survey indicating that the Broward Holding Co was a subsidiary of Boston & Florida Atlantic Coast Land Company—unrelated to Willingham. The land in that survey would have become Highland Estates and Amadale; which are adjacent to the Slagle/Tropical Manors property in question.

- In the 1930 Census, Merle and Elsie and their son Lowell [Glenn?] are listed on the same page as the Mickel and Hiaasen families; suggesting they are now living somewhere on the 30 acres in Wilton Manors.
- There is little information about what else Mr. Slagle might have been doing with the property. The biography suggests that for a time he was raising chickens (this is somewhat confirmed by the very poor quality 1975 oral history interview with Slagle). Given his continuing interest in tropical/exotic fruits and vegetables late in life, it seems likely that he was the one that planted the trees that resulted in *“The Subdivision That Features Beautifully Wooded Lots (Not Just Pine Trees) CITRUS TREES - OAKS - MANGOES AND MANY OTHERS”*; as described in the attached July 24, 1954 ad for Tropical Manors. This would have been a clear distinction from spartan scrub palm/palmetto landscape of the surrounding subdivisions.
- Perhaps the passive nature of tree farming led Mr. Slagle to become the Fort Lauderdale Post Office’s sole “rural free delivery (RFD)” mail carrier. His route was over 44 miles and he was paid \$2,200 per year, plus 5 cents per mile for expenses. He continued that job for some 22 years.
- By 1953 the Slagle’s were ready to sell the bulk of the 30-acre property (the biography article incorrectly states *the 1960s*); but for the 1-acre site of the family homeplace.

[The address of which was described as 548 NE 29th Drive in a 1956 article and 2825 NE 6th Ave in the biography. Both addresses describe the same property, depending on which map one reviews. It would have been located just to the south and west of the 6th Avenue bridge crossing.]

[Mr. Slagle passed in 1979 at the age of 95.]

- For reasons unclear, it appears that the property was sold in two separate transactions, six months apart; corresponding to the original 20-acre and 10-acre tracts. The purchasers were Clarence and Mary Neel, owners of Neel Realty. The property was purchased with mortgages from the Slagles. There is no indication of their having any previous experience in subdivision development; and limited experience in real estate in general. The two parcels were platted as “Tropical Manors” in January 1954 and July 1954 respectively.
- Ads indicate they were selling in a mixed-mode; bare lots and tract-type homes from their preferred builder. Ridge Construction was briefly the preferred builder, then moved on to be the primary contractor for the much larger nearby Coral Shores subdivision. Carl Beimly followed as the primary builder. Attached ads indicate price, amenities and general look of the homes. Neel Realty continued marketing ads until late 1950s—at the end, primarily advertising remaining lots. Beimly was also building and selling completed homes in Tropical Manors, under his own name, through the late 1950s.

[During the same general time period, Beimly was on the equivalent of today’s Wilton Manors Planning and Zoning Board. He also became a City Councilman.]

- In 1955/1956 the Neels developed and built a shopping center to support the subdivision, as well as the fast-developing new subdivisions west of Andrews. Known as “Manor Way Shopping Center,” it was in the 2700 block of Andrews Ave. Across the street was a newly-built Kwik-Chek supermarket.

[The center was designed by noted Wilton Manors architect Paul Bradley (who lived and designed many of the homes on Jenada Isle), and constructed by Carl Beimly.

- As noted at the beginning, this archive is in response to an inquiry from Kyle Rogers, owner of 425 NE 28th Street. We coincidentally found a brief newspaper article and photo about the original purchasers of that property, Frank and Anne Ritchie; and Kyle provided a copy of their deed. They would have been one of the earliest purchasers in Tropical Manors.

Should you have any questions, comments or documents you would like to have added to this archive, please contact us at wmhs@wmhistory.org.



Broward County Historical Commission Collection

(c) 1953 Dolph Map Company - BCHC indicates Dolph retains all rights - cannot be reproduced without permission
(extracted from larger map image by Wilton Manors Historical Society 10/30/08)

Pioneer Leads Happy Life On A Manors Mini-Farm

By LAURA OSTROW
Staff Writer

WILTON MANORS — Salt of the earth people are hard to find nowadays.

The farmers, the pioneers, the people who knew the land like the back of their hands, are fading into the back pages of history.

But on a tiny plot of land amid the hustle of town traffic lives an elderly man surrounded by the trees and plants he loves. He lives simply and quietly while a busy road and a condominium hem him in as symbols of a type of progress that supposedly improves on old ways.

Living at 2825 NE Sixth Ave., 89-year-old M. C. Slagle is still fit and spry. Working in his one acre garden mowing the lawn, fertilizing the trees and planting seedlings, there seems to be ties that have joined him through fate to land throughout his life.

Slagle came to Wilton Manors in 1919 from St. Francis, Kansas. A science teacher and principal for two years in a small school on the Oklahoma state line, Slagle gave it up to farm wheat in St. Francis.

His father, a farmer, gave the young man 160 acres for wheat crops. The land yielded two good crops. In the meantime, Slagle married a local "school marm."

Slagle sold his farm, and he and his new wife moved south to Florida by train. Staying in a hotel on New River in what is now downtown Fort Lauderdale, he got his first job here raising chickens.

In 1919, for \$4,500, he bought 20 acres of land from "old man Maxwell" in Wilton Manors. A couple years later he bought another 10 acres.

In 1925, he sold the land to a realty company and received \$7,500 down payment on it. Slagle did not have to work and when the depression hit, he was rich. The company went broke and Slagle got all his land back.

Pretty soon, though, Slagle was looking around for a job. He became a mailman in the post office.

He quit 22 years later after the boss insisted on piling more work on his shoulders. Slagle said he would have stayed on longer if the work load had not been so great.

When he left it took three men to cover his mail route.

Slagle covered what is now most of Fort Lauderdale, Wilton Manors and Davie. It took him all day into the night to deliver mail in first an old Chevy and then a Willys in the 1950s.

After retiring, Slagle and his wife traveled around the country. In the 1960's, he sold his 30 acres in Wilton Manors and a developer put houses on the property. Slagle retained one acre where he built a house which he lives in presently.

Today, Slagle drives a 1954 Chevy. Along with his car in his garage, he keeps 50 cigar boxes brimming with bugs. Slagle started his entomological hobby in college and now has every conceivable insect from all over the country.

On his one acre plot, the elderly man tends to mango, papaya, banana, lemon, mulberry, avocado, Australian cork, and sea grape trees. Huge oaks that mark the trail of the barefoot mailman shade the property's edge. On the adjacent side flows the

North Fork of the Middle River.

When he bought the property it had no trees on it except the sea grape tree by the river. Now he has so much abundance of food that he gives it away to neighbors.

For the elderly man whose wife died seven years ago this is the perfect set-up. From the fruit of his south sea lemon tree, a neighbor bakes lemon pies and she always sends over a few pies to Slagle. From his sea grape tree, his next door neighbor makes sea grape jelly and she "gives me all I can eat," he said.

Slagle works in his garden every day except Sundays.

His recipe for health seems to be the active life he has lead but now he takes eight vitamins and papaya juice every day.

Slagle has one son who is a dental technician in Key West. One of his grandsons attends Pine Crest Preparatory School and the other grandson is studying dentistry at a college out West.

If his health remains good, Slagle plans to make a trip by plane to visit his sister in Denver, Colo. and his sister-in-law in Oregon.



Staff photo by John Foster

MIDGET SIZE MACHINE FOR MIDGET FARM

... M. C. Slagle resident here half a century

Ft. Lauderdale News, Jul 25, 1936

City, Country To Get Better Mail Delivery

New Urban and Rural Routes Planned; Fast Service In Business Area

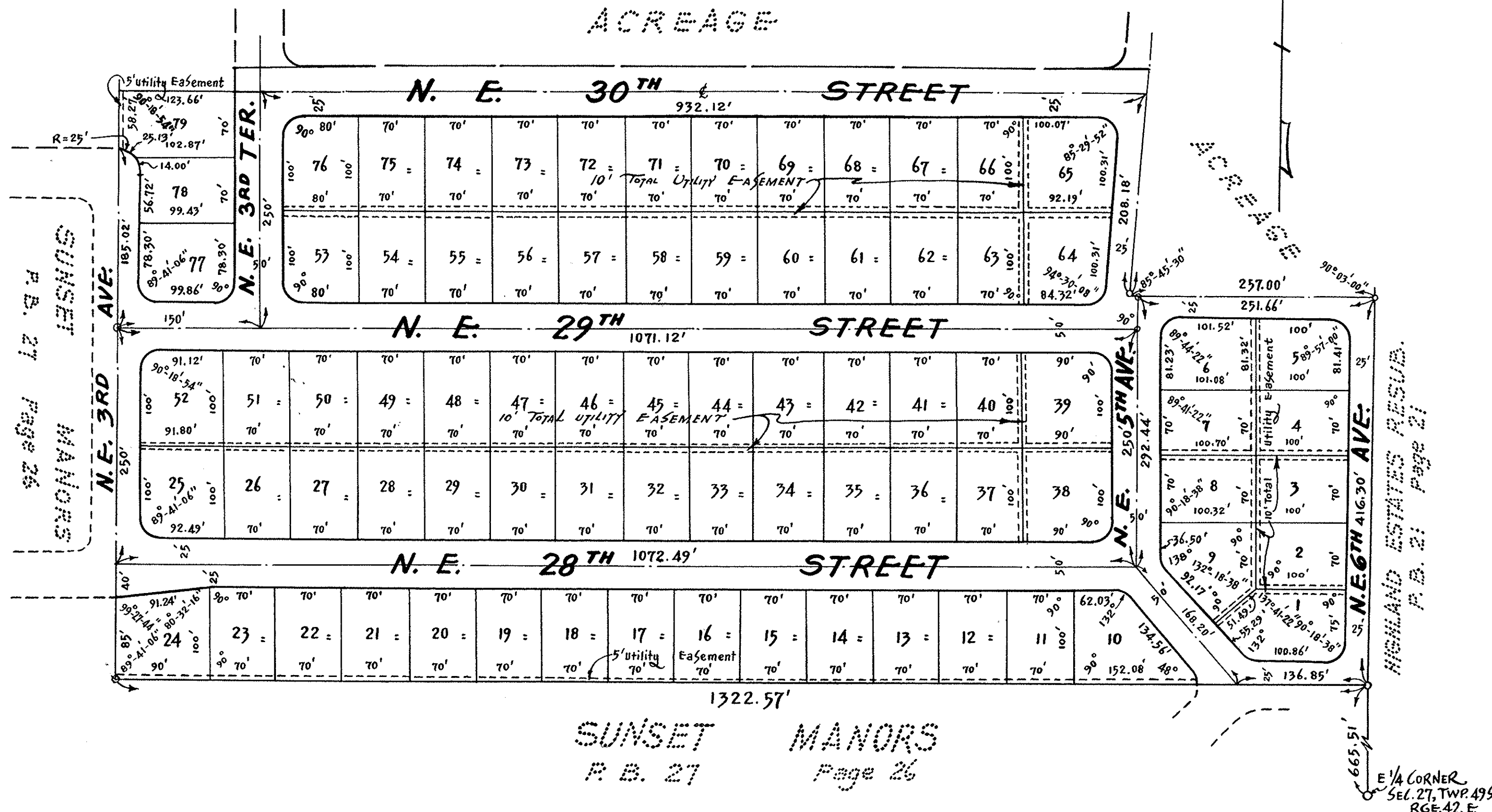
Early extension of mail delivery service to the Idlewyld and Las Olas Beach sections and other areas of the city now lacking these facilities, was indicated this morning by Postmaster Shand with announcement of approaching improvement in rural free delivery service.

An extension of 6.9 miles in the single RFD route operated from the local Post Office will become effective on Aug. 16. The extension will not only bring delivery service to rural residents not now on the route, but also will mean an increase in pay for Merle C. Slagle, the carrier. His present pay of \$2080 a year will be increased to \$2220, plus a maintenance allowance of five cents a mile for motor equipment. This schedule is in accordance with Post Office Department regulations. The route is now 44.35 miles long.

DESCRIPTION

That Portion of the N 1/2 of the SE 1/4 of the N.E. 1/4, SECTION 27, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, described as follows:

Beginning at the Southeast Corner of the said N 1/2 of the SE 1/4 of the N.E. 1/4; then West along the South boundary of the said N 1/2 of the SE 1/4 of the N.E. 1/4 a distance of 1322.57 feet to the Southwest Corner of the said N 1/2 of the SE 1/4 of the N.E. 1/4, then North along the WEST boundary of the said N 1/2 of the SE 1/4 of the N.E. 1/4 a distance of 618.29 feet; then East and parallel to the said South boundary a distance of 148.66 feet; then North at a right angle, a distance of 6.71 feet; then East and parallel to the said South boundary a distance of 932.12 feet; then Southwesterly with an included angle of 85°-29'-52"; a distance of 208.18 feet; then East making an angle of 85°-45'-30" in the NORTHEAST QUADRANT, a distance of 257 feet to the EAST boundary of the said N 1/2 of the SE 1/4 of the N.E. 1/4, then South along said EAST boundary, a distance of 416.30 feet to the point of beginning.



TROPICAL MANORS

SEC. 27, TWP. 49S., RGE. 42 E.

WILTON MANORS-FLORIDA

J.W. McLAUGHLIN-CIVIL ENGINEER
FORT LAUDERDALE - FLORIDA
DECEMBER 1953

STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY: That this PLAT is a true and correct representation of a SURVEY made by me, and that PERMANENT REFERENCE MONUMENTS have been set as indicated.
Dated at FORT LAUDERDALE, FLORIDA, this 25th day of JANUARY, 1954.

J.W. McLaughlin
REGISTERED ENGINEER No. 1073
REGISTERED LAND SURVEYOR No. 167
STATE OF FLORIDA

NOTES: All Radii are 25' unless otherwise noted.
o Indicates Permanent Reference Monuments.
1/4-5/8-10/8-1/4 Indicates Utility Easements.

WE, the undersigned, owners and holders of a MORTGAGE on the hereon described property, hereby approve this PLAT.

Mable C. Slagle
Clesie A. Slagle

WE, the undersigned, owners and holders of a MORTGAGE on the hereon described property, hereby approve this PLAT.

Clarence E. Neel
Mary Neel

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: That WE, the undersigned, as officers of RIDGE CONSTRUCTION CO., a Florida Corporation, owners of part of the lands shown and included on this Plat, have caused said lands to be subdivided and platted as hereon shown. All previous PLATS of said lands are hereby voided, annulled, cancelled and superseded by this PLAT.

WE, the undersigned, hereby dedicate to the use of the Public, for the proper uses thereof, all the thoroughfares shown on this PLAT.

IN WITNESS WHEREOF: WE, have hereunto set our hands and affixed our SEALS, WITNESSES:

Bob Davis Kimball
James P. De Rium

Harry L. Blits (SEAL)
Charles I. Babcock, Jr. (SEAL)
RIDGE CONSTRUCTION CO., PRESIDENT
RIDGE CONSTRUCTION CO., SECRETARY

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, HARRY L. BLITS, and CHARLES I. BABCOCK, JR., President and Secretary of RIDGE CONSTRUCTION CO., and they acknowledged before me, that they executed the foregoing dedication as such Officers of said Corporation in the name of said Corporation.

WITNESS: My hand and Official Seal at FORT LAUDERDALE, County of Broward, State of FLORIDA, this 7 day of January, 1954.

Edward H. Shannon
NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires: Oct. 22, 1957

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: That CLARENCE E. NEEL, and MARY NEEL, his wife, have caused to be made this PLAT of "TROPICAL MANORS," for the purpose of subdividing the land in the manner shown hereon, a part of which is owned by them. All thoroughfares are dedicated for PUBLIC use.

IN WITNESS WHEREOF: WE, have hereunto set our hands and affixed our SEALS in the CITY OF FORT LAUDERDALE in the COUNTY of BROWARD, STATE OF FLORIDA, on the 8th day of Jan., 1954.

Frances M. Laughlin
Margaret A. Snapp

Clarence E. Neel (SEAL)
Mary Neel (SEAL)
CLARENCE E. NEEL
MARY NEEL

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, CLARENCE E. NEEL, and MARY NEEL, his wife, to me well known to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My hand and Official Seal at FORT LAUDERDALE, in the COUNTY of BROWARD, STATE OF FLORIDA, this 8th day of Jan., 1954.

J.W. McLaughlin
NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires: Feb. 16, 1955

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY: That this PLAT has been approved and accepted for record by the Council of the City of WILTON MANORS, FLORIDA, in, and by resolution adopted by said Council on the 12th day of JANUARY, 1954.

IN WITNESS WHEREOF: The said Council has caused these presents to be attested by its MAYOR, and the Corporate Seal of said City, to be here affixed this 12th day of JANUARY, 1954.

Carl R. Shoney
MAYOR OF WILTON MANORS
PRESIDENT OF COUNCIL

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY: That this PLAT complies with the provisions of "AN ACT TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA," approved by the Governor, June 11th 1925.

FRANK H. MARKS
CLERK OF THE CIRCUIT COURT
Madeline Parkhurst
DEPUTY CLERK

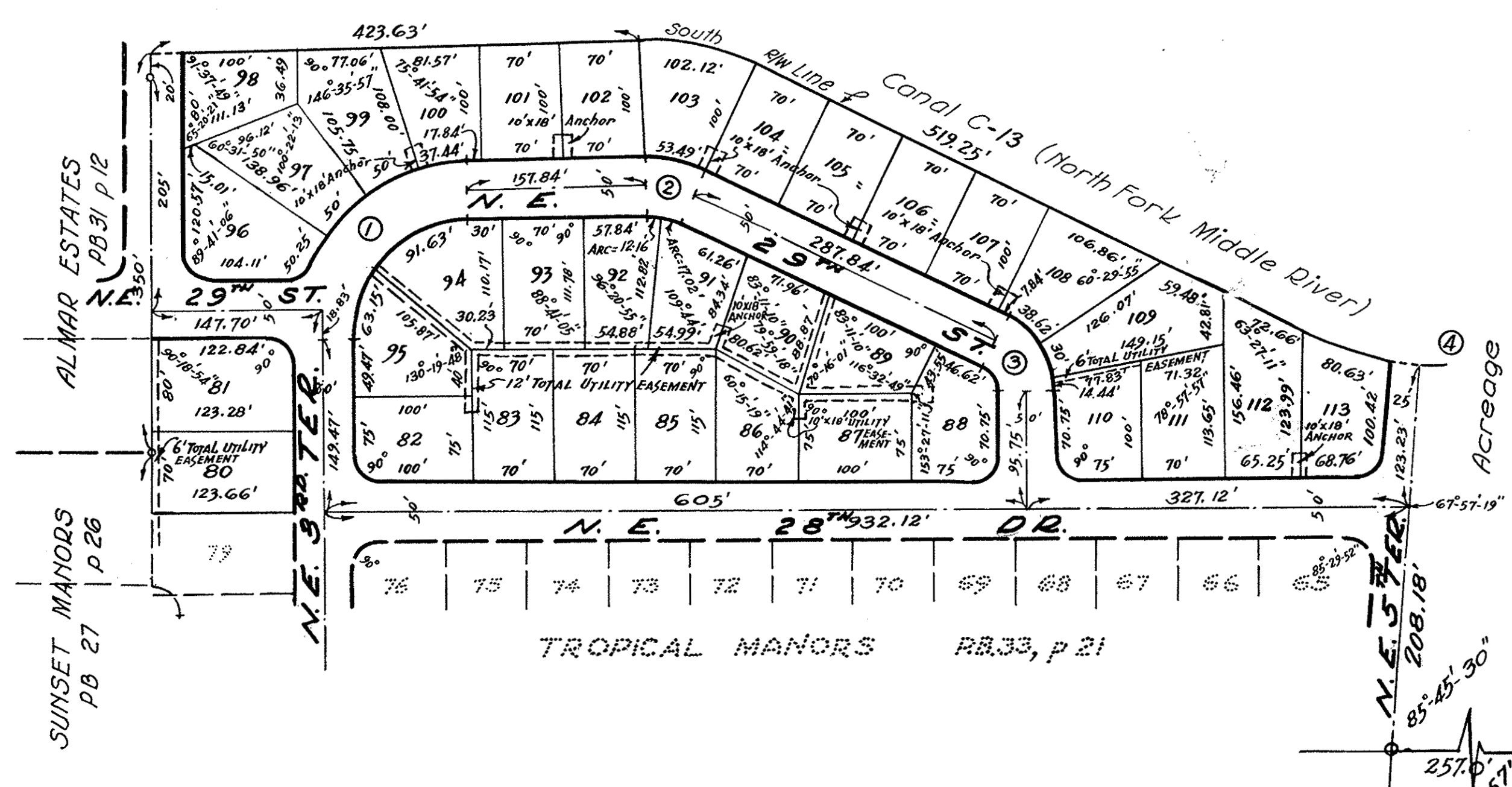
This instrument filed for RECORD this 3 day of February, 1954 and recorded in Book 33 of PLATS, at PAGE 31, RECORD VERIFIED.

FRANK H. MARKS
CLERK OF THE CIRCUIT COURT
Madeline Parkhurst
DEPUTY CLERK

APPROVED FOR RECORD:
COUNTY ENGINEER

DESCRIPTION

The North one-half of the Southeast one-quarter, of the Northeast one-quarter, and all that part of the Northeast one-quarter of the Northeast one-quarter lying south of the South R/W Line of CANAL C-13 (NORTH FORK OF MIDDLE RIVER) all of said lands lying in Section 27, TOWNSHIP 49 SOUTH, RANGE 42 EAST, Excepting, however, the following portion thereof: Begin at a point on the EAST boundary of said SECTION 27 being 1081.81' North of the Southeast corner of the Northeast one-quarter of said SECTION; thence WESTERLY on a line at an angle of 90° 03' 00" in the Northwest quadrant for a distance of 257 feet; thence NORTHERLY on a line at an angle of 85° 45' 30" in the NORTHEAST quadrant to the CENTER of the CHANNEL of the NORTH FORK of MIDDLE RIVER, thence meandering along said CENTER line EASTERLY and NORTHEASTERLY to the point of INTERSECTION with the EAST boundary of said SECTION, thence SOUTHERLY along the said EAST boundary to the point of beginning, TOGETHER with all RIPARIAN RIGHTS pertaining thereto, and excepting therefrom, those lands included in PLAT of "TROPICAL MANORS" as recorded in PLAT BOOK 33, PAGE 31, of the PUBLIC RECORDS of BROWARD COUNTY, FLORIDA.



CURVE DATA

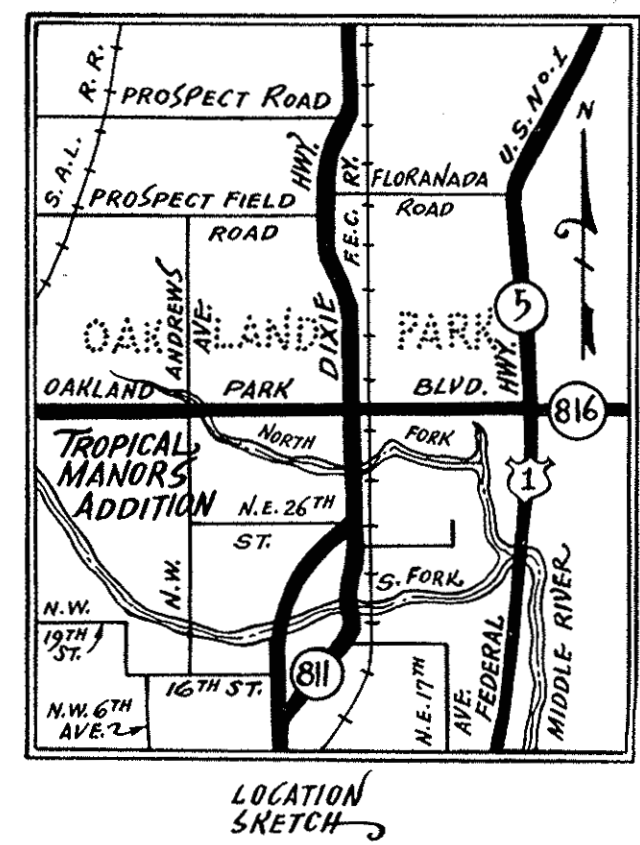
1	$\Delta = 88^\circ - 41' - 05''$ $R = 100', 125', 150'$ $T = 97.73', 122.16', 146.60'$ $L = 154.78', 193.48', 232.18'$
2	$\Delta = 27^\circ - 51' - 44''$ $R = 60', 85', 110', 210', 330'$ $T = 14.88', 21.08', 27.29', 52.09', 86.82'$ $L = 29.18', 41.33', 53.49', 102.12', 170.20'$
3	$\Delta = 63^\circ - 27' - 11''$ $R = 25', 50', 75'$ $T = 15.44', 30.91', 46.37'$ $L = 27.69', 55.37', 83.06'$
4	$\Delta = 74^\circ - 37' - 22''$ $R = 110', 250'$ $T = 83.83', 170.53'$ $L = 143.27', 275.60'$

E 1/4 Cor. Sec. 27 - 49S - 42E

"TROPICAL MANORS Addition"

SEC. 27, TWP. 49S., RGE. 42 E.
WILTON MANORS - FLORIDA

J.W. McLAUGHLIN - CIVIL ENGINEER
FORT LAUDERDALE - FLORIDA
1954



ENGINEER'S CERTIFICATE
STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY: That this PLAT is a true and correct representation of a survey made by me, and that PERMANENT REFERENCE MONUMENTS have been set as indicated.
Dated at FORT LAUDERDALE, FLORIDA, this 22nd day of July, 1954.
J.W. McLaughlin
REGISTERED ENGINEER
STATE OF FLORIDA

MORTGAGE HOLDERS
WE, the undersigned, Owners and Holders of a MORTGAGE, on the hereon described property, hereby approve this PLAT.
M.B. Slagle
Elsie W. Slagle

STATE OF FLORIDA
COUNTY OF BROWARD
DEDICATION
KNOW ALL MEN BY THESE PRESENTS: That CLARENCE E. NEEL, and MARY NEEL, his wife, have caused to be made this PLAT of "TROPICAL MANORS ADDITION" for the purpose of subdividing the land in the manner shown hereon. All THOROUGHFARES are DEDICATED for the PUBLIC use.
IN WITNESS WHEREOF: WE have hereunto set our hands and affixed our SEALS in the CITY OF FORT LAUDERDALE, in the COUNTY OF BROWARD, STATE OF FLORIDA, on the 23rd day of July, 1954.
WITNESSES: J. Ward Harris, Clarence E. Neel (SEAL), Mary Neel (SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD
ACKNOWLEDGEMENT
I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, CLARENCE E. NEEL, and MARY NEEL, his wife, to me well known to be the individuals described in, and who executed the foregoing dedications, and they acknowledged before me, that they executed the same freely and voluntarily for the uses and purposes therein expressed.
WITNESS: My HAND and OFFICIAL SEAL at FORT LAUDERDALE, in the COUNTY OF BROWARD, STATE OF FLORIDA, this 23rd day of July, 1954.
Dorothy M. Roberts
NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires: May 23, 1958

STATE OF FLORIDA
COUNTY OF BROWARD
COUNCIL OF THE CITY OF WILTON MANORS, FLORIDA
THIS IS TO CERTIFY: That this PLAT has been approved and accepted for RECORD by the Council of the CITY OF WILTON MANORS, FLORIDA, in and by RESOLUTION, adopted by said Council on the 27th day of July, 1954.
IN WITNESS WHEREOF: The said Council has caused these presents to be attested by its MAYOR, and the CORPORATE SEAL of said CITY, to be here affixed this 27th day of July, 1954.
James D. Starbuck Jr.
CITY OF WILTON MANORS
President of Council

STATE OF FLORIDA
COUNTY OF BROWARD
CIRCUIT COURT CLERK'S CERTIFICATE
I HEREBY CERTIFY: That this PLAT complies with the provisions of "AN ACT TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA," approved by the Governor, June 11th 1925.
FRANK H. MARKS
CLERK OF THE CIRCUIT COURT
DEPUTY CLERK
This instrument filed for RECORD this 10 day of August, 1954, and RECORDED in Book 35 of PLATS at PAGE 1, RECORD VERIFIED.
FRANK H. MARKS
CLERK OF THE CIRCUIT COURT
DEPUTY CLERK
COUNTY ENGINEER'S APPROVAL
APPROVED FOR RECORD: [Signature]
COUNTY ENGINEER



3 BEDROOM, 2 BATHS

Colored bathroom fixtures, car porte, generous kitchen cabinets — 2 utility rooms. Open porch — generous landscaping. Solid Sod.

Price \$11,950

\$2,525 including closing costs will handle

Built by Ridge Construction Co.

Tropical Manors

Phone 3-0188 — Evenings 3-5480

Between N.E. 3rd Ave. and N.E. 6th Ave. on N.E. 28th St.

\$2250
WILL HANDLE
BALANCE LIKE RENT
IN LOW MONTHLY
PAYMENTS
NEW LOW PRICE
\$11,950



3 Bedrooms, 2 Baths, 2 Utility Rooms
In Beautiful

Tropical Manors

5 minutes from ocean, close to shopping center in rapidly growing northeast section. 3 blocks from new public school, easy walking distance to proposed Catholic Church and school.

This home is constructed with the same fine materials and accessories we use in our homes in the \$35,000 price class. The only difference is in the square foot area.

The lot is exceptionally high and beautifully landscaped. The subdivision restrictions prohibit duplexes. All single family residences.

Directions how to get to Tropical Manors. Located between N.E. 2nd Ave. and N.E. 6th Ave. on N.E. 28th St. Go north on Andrews Ave. to N.E. 26th St., turn right to N.E. 2nd Ave. then left to 28th St. then right to Model Home; or go north on No. 1, Federal Highway, to 26th St. turn left to N.E. 2nd Ave. then right to 28th St. then right to Model Home.

Our Model Home Has Been Furnished By

BROWARD MATTRESS FURNITURE CO.

3805 S. FEDERAL HIGHWAY

Ridge
Construction Co.

Phone 3-0188

Eve. 3-4580

News of Broward Building



TROPICAL MANORS — One of the model home in Tropical Manors at 418 NE 28th St., is pictured above. The three-bedroom, two-bath home in Wilton Manors

was built by Carl Heimly and sold by Ann C. Hale, associated with Neel Realty. It is typical of hundreds of new homes in the fast growing area.



YOUR HUNT WILL BE OVER!

WHEN YOU
SEE THIS

ONLY
\$12,600

Good
Financing
Available

3 BEDROOMS - 2 BATHS

IN BEAUTIFUL

TROPICAL MANORS

The Subdivision That Features Beautifully Wooded Lots
(Not Just Pine Trees)

- CITRUS TREES - OAKS - MANGOES AND MANY OTHERS

**Built by CARL F. BEIMLY
BUILDER**

FEATURES:

- Vanity Lavatories
- Carporte
- Fireplace
- Kitchen Utility Room
- Separate Utility Room
- Colored Bath Fixtures
- 70' x 100' Lot
- 3 Blocks to Manor
- Shopping Centers

NO CITY TAXES — NO UTILITY TAXES

Close to Two Public Schools

Location: Drive north from Manor Market on N. E.
6th Ave. — Watch for Signs.

PHONE 2-1364 OR 3-5492

\$2,400 WILL HANDLE

**New 3-bedroom, 2-bath home in
TROPICAL MANORS**

3 blocks from school

**3 blocks from new St. Clement's
Catholic Church and school**

**3 blocks from downtown shopping
center**

No city tax

No utility tax

**Homes constructed by a high class
builder, and the total price is only
\$12,900. See the model at 2825 NE
3rd Terr. in TROPICAL MANORS
Subdivision.**

NEEL REALTY

532 NE 28th St., Wilton Manors

Phone LO 4-2715

Ft. Lauderdale News, Nov 7, 1955

SHOPPING CENTERS

Now in the planning stage is a shopping center of 26 stores to be built by Clarence Neel on the west side of North Andrews Ave. just south of Kwik-Chek Market. Neal, developer of Tropical Manors subdivision, says construction will start in about six weeks.

The Neel Shopping Center follows close on the heels of promoter Harold J. Sher's announcement that "Miracle Mile," 64,000 square feet of stores and services, will be constructed soon on Wilton Dr. across from Manor Market. Plans call for 45 stores and parking space for 750 cars.

When developed, the two centers will increase the business section by 71 units—almost double the present number.



GRAND OPENING

OF THE

Manor Way Shopping Center

2700 N. ANDREWS AVE. EXT.

PROGRAM HIGHLIGHTS

- Lauderdale Drum & Bugle Corps (Directed by Wm. B. Kirkpatrick) 2:45 to 3:15
- Kozalo Twirlers 3:15 to 4 P.M.
- Fire Twirlers—15 minute exhibition
- Evening Parkway Dancing



GRAND OPENING SPECIALS

- BAN DEODORANT[®] 69¢
Reg. 98c. ONLY
- ASPIRIN USP 5-gr. 27¢
100 Reg. 49c. ONLY
- Gillette Blue Blades 75¢
Reg. 98c. ONLY
- FLASHLIGHTS Plus Bat. 69¢
Reg. \$1.19. ONLY
- BUFFERIN 59¢
Reg. 79c. ONLY

LIMITED QUANTITIES

* Plus Fed Tax

Come Early—Only One To A Customer

DECKER DRUGS

2724 N. ANDREWS AVE.

OUR CUSTOMERS
ARE
OUR FRIENDS

LO 6-1861

The
Friendly
Store

Enjoy Our Fountain

- CHOCOLATE SUNDAE 15¢
- CHOCOLATE SODA . . 10¢
- COFFEE 5¢

Free Ice Cream Cones To All

Velda Economy Ice Cream 1/2 Gal. 69¢

VELDA PREMIUM ICE CREAM Pt. 39¢ 1/2 Gal. 99¢

Write your name and address on your sales receipt and deposit in box at door for valuable door prizes.

- 1st Prize Timex Wrist Watch
- 2nd Prize \$5 Chas. Antel Makeup Kit
- 3rd Prize \$3 Merchandise Certificate
- 4th Prize \$5 Chas. Antel Makeup Kit
- 5th Prize 2 Free Specials At Our Fountain

Come One Come All!!
Help Us Celebrate Our

GRAND OPENING

DOOR PRIZES
SATURDAY ONLY

\$10 - \$5 - Five \$1 Merchandise Certificates

● NEED NOT BE PRESENT TO WIN

● NO OBLIGATION

FREE!

GIFTS FOR ALL!

OPENING SPECIAL ONLY

10% DISCOUNT ON ALL MERCHANDISE

Manor Way Hardware & Lawn Supplies

2738 N. Andrews Ave. Ext.

Phone LO 6-1411

HOURS: MON. THRU FRI. 8 TO 6 P.M. ● SAT. 'TIL 9 P.M. ● SUNDAY 9 TO 1 P.M.

DIARKS TV

Honest - Reliable
SERVICE

SALES • NEW • USED • RENTALS

Manor Way Shopping Center

Free!

An Extra Added
ATTRACTION
At **DECKER DRUGS**

6 Bottle Coca-Cola With Every \$3.00 Purchase

THIBAUT PURE OIL

2703 N. Andrews Ave.

LO 4-1631

Now Featuring
**ALEMITE ELECTRONIC
WHEEL BALANCING**

J. J. Marquette

INSURANCE AGENCY

Auto Fire Liability Marine
Trailer Bonds Life



Glen Falls Ins. Co.
National Fire of Hartford
Loyalty Group of N. J.

Great American of N. Y.
Detroit Fire & Marine
New York Life

2730 North Andrews Ave. Extension

Office LO 4-1746
Res. JA 4-1694

Wilton Manors
Fort Lauderdale

CARL F. BEIMLY

CONTRACTOR-BUILDER

Residential • Commercial

Phone LO 4-5561

715 N.E. 21st Drive

The Golden Food Box, Inc.
2732 N. Andrews Ext. • 2112 N. E. 26th Street
Ph. LO 6-1176 LO 4-0942

"Home Of Take-Out Boxes"

CHICKEN, FISH, SHRIMP,
OYSTERS, DEVILED CRABS

**GRAND OPENING
SPECIAL**

Chicken Boxes \$1.00

Complete Meal

DICK'S BARBER SHOP

Manor Way Shopping Center

3 Chairs Comfortably
No Waiting Air Conditioned

Dick Di Salvo

Manager—Owner

2728 No. Andrews Ave. Extension

Fort Lauderdale, Florida



Permanent

GRAND OPENING SPECIAL!

\$12.50 Permanent Wave \$6.50

Oct. 1st to Oct. 6th

Monday Thru Saturday Only

Manor Way Beauty Salon

2734 N. Andrews Ave.

LO 4-0861

It was our pleasure to help promote and develop the beautiful "MANOR WAY" Shopping Center

VISIT OUR OFFICE, then drive East on 29th Street and inspect our

TROPICAL MANORS HOMES—Three Bedrooms, Two Baths on a beautiful Tropical Corner Lot for only

\$14,500 with a low down payment of only \$2,700.00.

NEEL REALTY

SEE US FOR RENTALS, BUSINESS OPPORTUNITIES, INVESTMENTS

2740 N. Andrews Ave.—LO 4-3382

This Indenture Made this 23rd day of November, A.D. 19 54,
BETWEEN

CLARENCE E. NEEL and MARY NEEL, his wife,

of the County of Broward and State of Florida parties of the first part and

FRANK L. RITCHIE and ANNE RITCHIE, his wife,
Whose mailing address is: *Street City, St. Louis, Mo.*
of the County of *Broward* and State of *Florida* parties of the second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of
- TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS -

to them in hand paid, the receipt whereof is hereby acknowledged, he *ve* granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said parties of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Broward and State of Florida, particularly described as follows:

Lot 59 of TROPICAL MANORS, according to the Plat thereof recorded in Plat Book 33, Page 31, of the public records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.



TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple Forever. And the said parties of the first part covenants with the said parties of the second part that they are lawfully seized of the said premises that they are free from all encumbrances and that they have good right and lawful authority to sell the same; and that the said parties of the first part do hereby fully warrant the title to the said premises, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part he *ve* hereunto set their hands and seal on the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Northy M. Roberts
Broward

Clarence E. Neel (SEAL)
Mary Neel (SEAL)

State of FLORIDA
County of BROWARD
RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That on this 23rd day of November, A.D. 19 54,
before me personally appeared

CLARENCE E. NEEL and MARY NEEL, his wife,

to me known to be the person or persons described in and who executed the foregoing conveyance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

I further certify my signature and official seal as
of the County of Broward

Port Lauderdale
and State of Florida, the day and year

Northy M. Roberts (SEAL)
Notary Public

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires May 23, 1958
Issued by American Farm & Country Co.

MAIL TO:
First Federal Savings & Loan Ass'n.
Fort Lauderdale, Florida



TROPICAL MANORS, a subdivision of Wilton Manors, is the location of this home at 425 NE 28th St. It was recently purchased by Mr. and Mrs. Frank M. Ritchie,

Dayton, O. The sale was handled by Dorothy Doherty, associated with Neel Realty.

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