

PRIME DEVELOPMENT OPPORTUNITY IN EAST HOLLYWOOD

Approved plans for a 4-story building featuring 21 Units



807 N 24TH AVE

#WEBUILDCOMMUNITIES

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

Approved plans for a 4-story building featuring 21 spacious one-bedroom apartments (nearly 1,000 sqft each) with modern designs, private terraces, ADA compliance, and a sundeck. Includes ground-level parking with all required spaces (structured parking not required). Conveniently located just minutes from Young Circle, beaches, and within walking distance of the Brightline train stop, this site offers unparalleled potential. A rare chance to develop a premium multifamily project in a thriving location!

ASKING PRICE: \$1,300,000

FINANCIALS

Projected Income/Expenses

21 Units X 1 Bed/1 Bath (\$2500 per)

Other Income

Gross Income

Annual Total

\$630,000

\$37,800

\$667,800

Operating Expenses

Real Estate Taxes

Insurance

Utilities

Maintenance & Repairs

Landscaping

Total Expenses

Net Operating Income

Cap Rate

Value

Value per unit

\$120,000

\$45,000

\$12,000

\$6,000

\$960

\$183,960

\$483,840

6% Cap

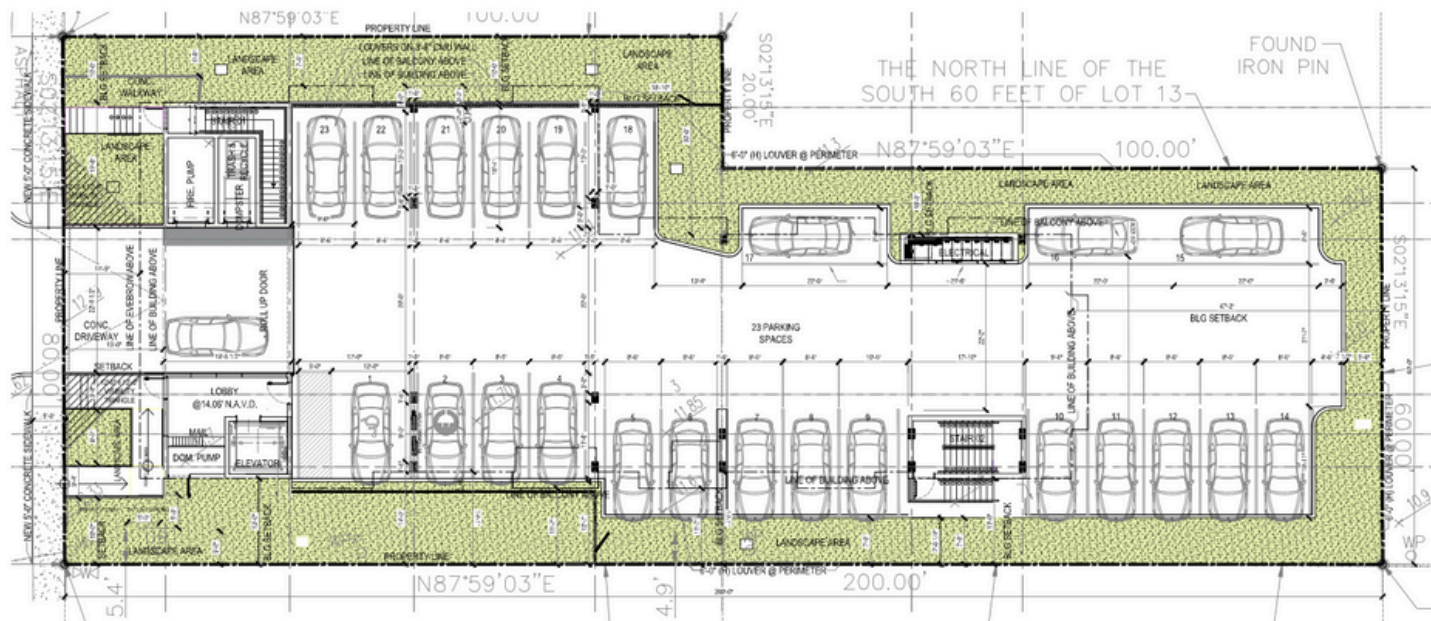
\$8,064,000

\$384,000



HOLLYWOOD DEVELOPMENT

ELEVATION



FLOOR PLAN

PROPERTY INFORMATION

Land Size: 14,004 SF
Zoning: DH-2
Developed Building Size: 19,603 SF
Stories: 4
Parking Spaces: 23
Unit Mix: 21 One Bedroom Units



5

MARKET OVERVIEW

Hollywood, Florida, is a thriving coastal city strategically located between Miami and Fort Lauderdale, making it a prime spot for commercial real estate investment. With its rapidly growing population, booming tourism driven by attractions like the Hollywood Broadwalk, and easy access to major transportation hubs like Fort Lauderdale-Hollywood International Airport, the city offers strong demand for retail, hospitality, and mixed-use developments. Hollywood's pro-business environment and ongoing infrastructure improvements further solidify its appeal as a dynamic market with long-term growth potential.



154,000
HOLLYWOOD'S
POPULATION



\$56,912
AVG INCOME



57,000
MEDIAN
PROPERTY VALUE



DEVELOPMENTS IN THE AREA

1



SOLESTE HOLLYWOOD

North Dixie Hwy & Hollywood Blvd
324 Units

4



HOLLYWOOD UNIVERSITY STATION

421 N 21st Ave, Hollywood
216 units

2



MODERA HOLLYWOOD

Jackson St and South Dixie Hwy
395 Units

5



HALLANDALE CITY CENTER

505 NW 2 Ave
8000 sqft of commercial/retail space.

3



BLOCK 57

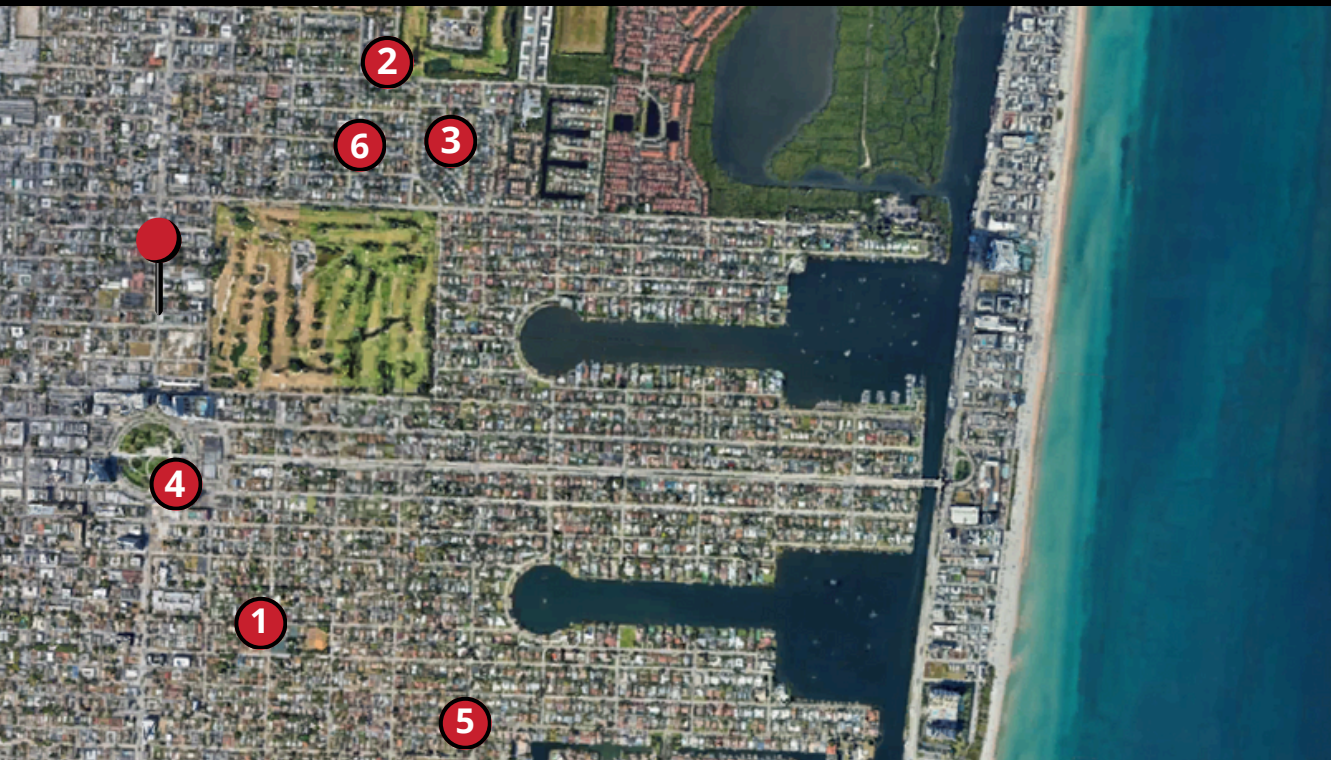
1701-1735 East Young Circle
856 Units + retail/office.

6



PINNACLE 441

890 N. State Road 7, Hollywood
113 units



1. Soleste Hollywood

2. Modera Hollywood

3. Block 57

4. Hollywood University Station

5. Hallandale City Center

6. Pinnacle 441

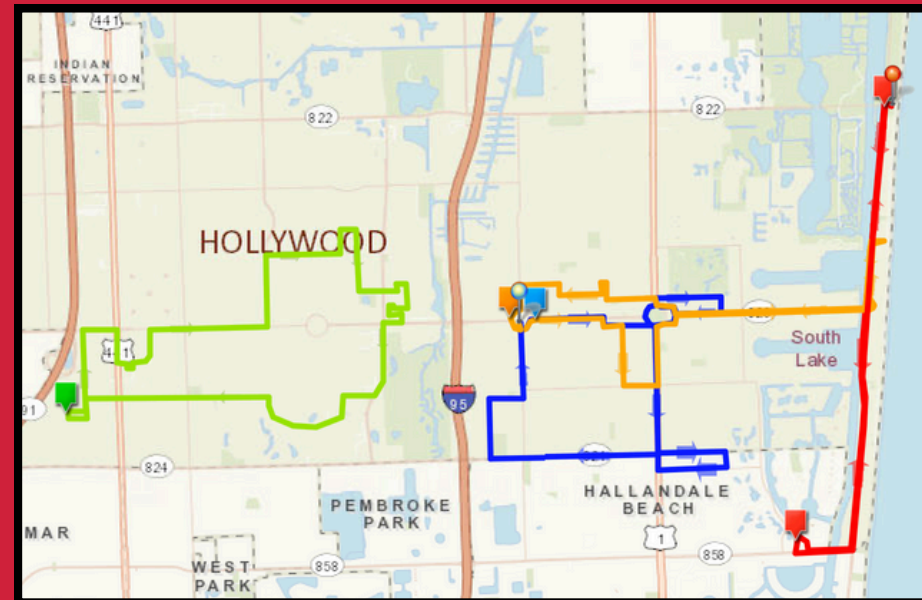
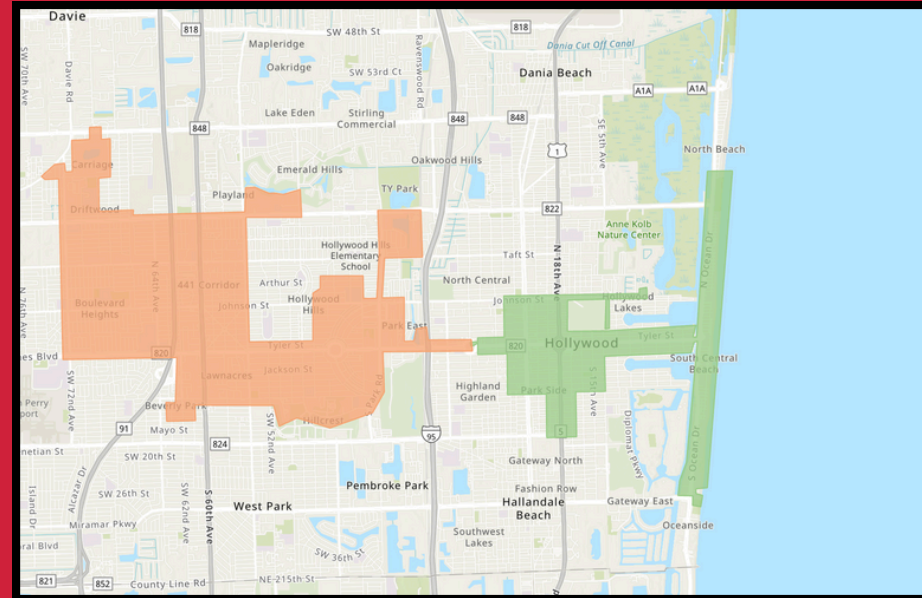
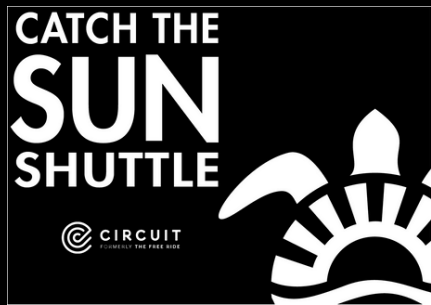
 807 N 24TH AVE

TRANSIT

The City of Hollywood offers a variety of transportation services to accommodate residents and visitors.

Sun Shuttle: The Sun Shuttle operates independently in two zones, (Zone 1 - East, Zone 2 - West). You can connect from one zone to another at City Hall. This is an on-demand shuttle service that is just \$2 per rider. Download the "Ride Circuit" app to start riding today and check the app frequently for available promo codes. This service is funded in partnership with the CRA and the City of Hollywood.

Holly-Go Community Shuttle: A FREE shuttle service with fixed routes within the City of Hollywood. Connections to various routes available to access hot spots within Hollywood. Relevant connections to other transportation options (methods) including Broward County Transit (BCT), Sun Shuttle, and more. Patrons are expected to pay fares for connections outside of the Community Shuttle network. This is funded by Broward County Surtax.



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