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1338 NE 35TH ST 3450 NE 13TH AVE OAKLAND PARK, FL

PROPERTY INFORMATION PACKET



A CITY ON THE MOVE

• 1338 NE 35th St. & 3450 NE 13th Ave

Oakland Park, Fl 33334

- 5 side by side parcels being sold in conjunction with one another in the heart of emerging Oakland Park
- List Price: \$1.750,000
- Lot Size: 23,446
- Price Per Sq Ft \$78.90

NE35th Ct

NE 18th Ave







o o o o o o **ZONING +** INVESTMENT

Potential for Multi-Family

development, with rezoning to

Townhouse District.

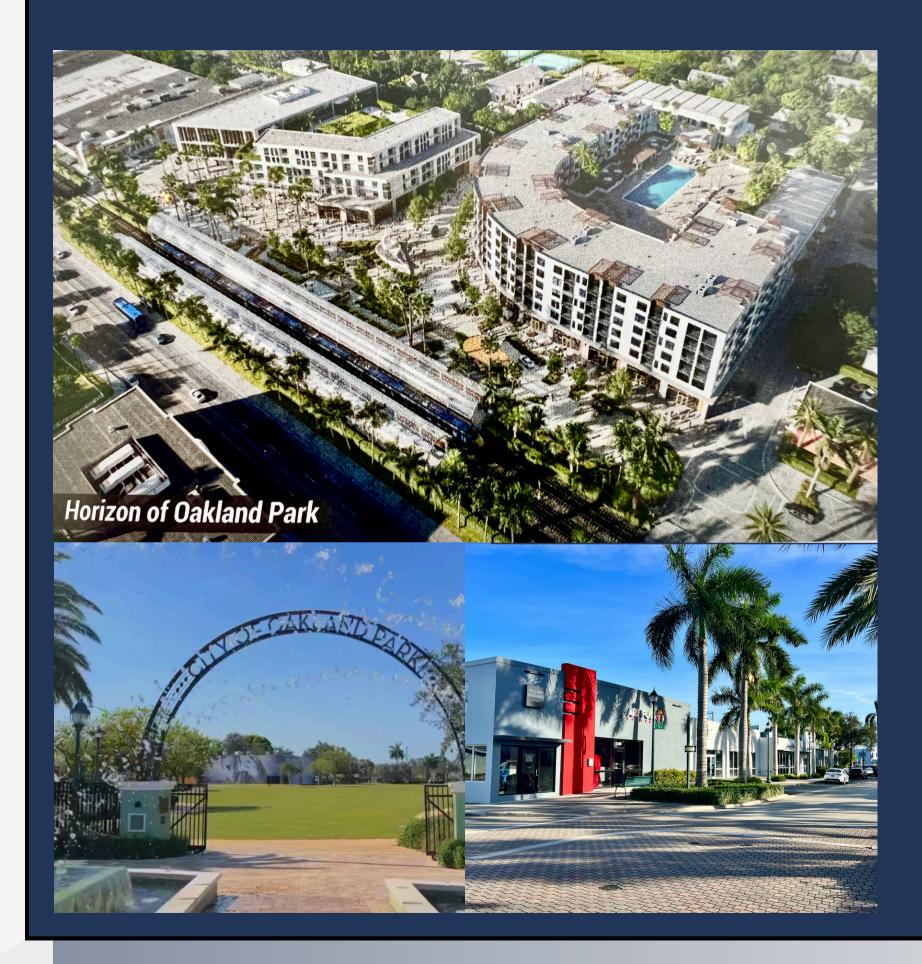
• Accommodates 7-9 up to 35' feet

townhomes with additional potential

for rooftop terrace.

- Resides in Oakland Park CRA
- Nearly \$400M of investment on the books for OP downtown
- https://www.opcra.com/





0000 PROMISING POTENTIAL

UponCompletion: Potential List Price \$950K-\$1.1M

- Walkability to synergetic Downtown

 - Shopping & Parks
- Proposed stop for commuter train to
- Less than a mile from Wilton Manors
 - famous Wilton Drive
- Less than 1.5 miles to the beach

Oakland Park Restaurants, Breweries,

Brightline Stations



Click Links for Articles



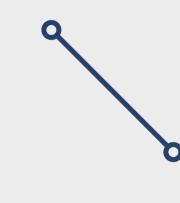


Sun Sentinel

<u>Oakland Park, the</u> <u>New Ft. Lauderdale</u> <u>New Towers</u>

The Real Deal

Developers buy <u>Downtown</u> Oakland Park Land



South Florida Business Journal NR Investments <u>acquires loan for</u> Oakland Park Dev.

The Real Deal

\$149M mixed use Project in Oakland Park_

ZONING

- Presently Zoned R-2, but can be elevated to TD Zoning or RM-16 (12 & 16 Units per Acre) with P&Z Board & Commission Approval.
- Max Height 3-Stories or 35' (Capable of possessing Rooftop terrace, not included in Height Restrictions)
- Setback Residential 15'
- Setback Side 7.5'
- Setback Rear 15'



n g ıt (feet)*	27	35	27
laximum uilding eight (stories)	2	3	2
ear: linimum	15	15	15

COMPARABLES FOR RENTAL

Subject Properties:

Duplex: Two- 2/1 Units 2,000 Sq Ft Total

Single Familes - Two- 2/1 Units 2,000 Sq Ft Total

Average Townhome Rental Avg Rent past 2 years in Downtown "Townhome Development" for 3 Bedrooms Avg SqFt: 1,766 Avg Price: \$3,707 Avg Price Per SqFt \$2.10

Currently on Rental Market New Construction: Two 3 Bedrooms Townhomes presently on market west of I-95 in Pulte's Oak Tree 1,754 SqFt/ \$4,300 = \$2.45 Price Per Sq Ft 1,754 SqFt/ \$4,800 = \$2.74 Price Per SqFt



Average Single Family Rental

Avg. Rent past 2-years in Downtown Oakland Park for 3 Bedrooms Avg Sq Ft: 1323 Avg Rental Price: \$3173.25 Avg Price Per Sq Ft: \$2.40

Currently On Market Listed by: Chris Fischer

0000 CLOSED SALES & CURRENT MARKET (Past 6 Months)

- Avg. Townhome Sales price Downtown after built after 2017:
 - 3-Story Townhomes: \$490.20 per SqFt
 - 2 Story Townhomes: \$468.75 per Sq Ft
- Current 3-Story Comp: \$1,125,000
- Two 3-story Townhomes Currently on Market:
 \$1,250,000 (2,152 Sq Ft) at \$580.85 PP SqFt
 \$1,150,000 (2,152 Sq Ft) at \$534.39 PP SqFt





*All information within this packet provided is deemed accurate, but should be verified.

- Contact Chris Fischer with
 - Florida Luxurious Properties at
 - 843-421-9938 or
 - CFischer@FloridaLuxurious.com
- Chris is a member of the Oakland Park Planning and Zoning Board
 - & President of COPNA



FLORIDA LUXURIOUS PROPERTIES