



PROPERTY INFORMATION PACKET

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



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





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/>





PROMISING POTENTIAL

Upon Completion:
Potential List Price \$950K-\$1.1M

- Walkability to synergetic Downtown Oakland Park Restaurants, Breweries, Shopping & Parks
- Proposed stop for commuter train to Brightline Stations
- Less than a mile from Wilton Manors famous - Wilton Drive
- Less than 1.5 miles to the beach



Horizon of Oakland Park



IN MEDIA

Click Links for
Articles



The Real Deal

Developers buy
Downtown
Oakland Park Land



The Real Deal

\$149M mixed use
Project in Oakland
Park



Sun Sentinel

Oakland Park, the
New Ft. Lauderdale
New Towers



South Florida Business Journal

NR Investments
acquires loan for
Oakland Park Dev.

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'

	Height (feet)*	27	35	27
	Maximum Building Height (stories)	2	3	2
	Rear: Minimum	15	15	15

COMPARABLES FOR RENTAL

Subject Properties:

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

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

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

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

Currently On Market

Listed by: Chris Fischer



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



CONTACT

*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



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PROPERTIES

