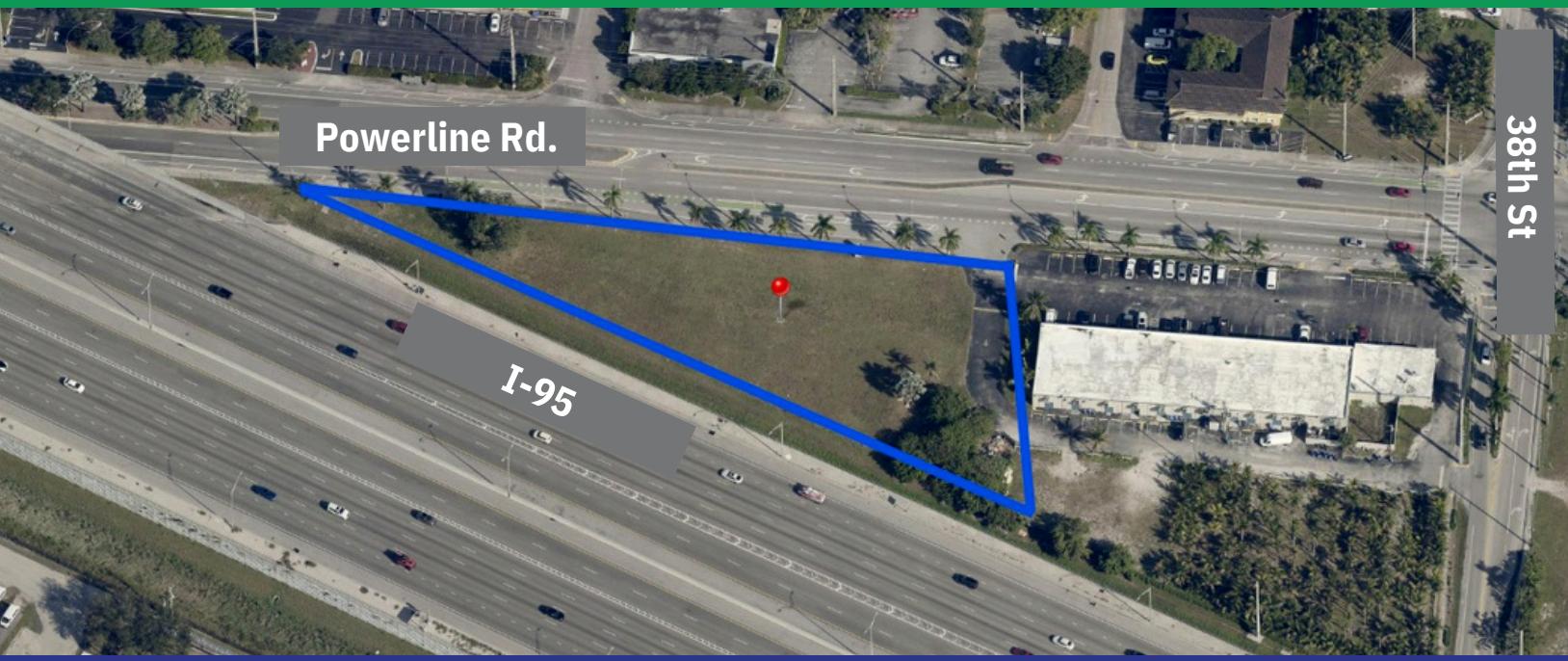


FOR SALE

LAND DEVELOPMENT OPPORTUNITY

MOTIVATED SELLER



**3939 Powerline Rd., Oakland Park, FL
Sweet Acacia Development**

49,467 +/- SQFT (1.135 Acre)



- Current conceptual site plans consist of approximately **65,000 +/- SQFT building**
- Under the Live Local Act, there would be a total of **84 units** (33 at affordable housing, 51 at market rate) and first floor would be at least **50% commercial usage**
- Parking: 140 total spaces (14 at surface level, and 126 with **state-of-the-art automated** vehicle storage system)
- Project above estimate around \$14 million with estimated value at exit around \$21 million (holding period 3-5 years).

Terms Negotiable

Call or text **954-224-8773!**



JOE PELAYO, CCIM, SIOR
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trec@joepelayo.com
954.224.8773

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