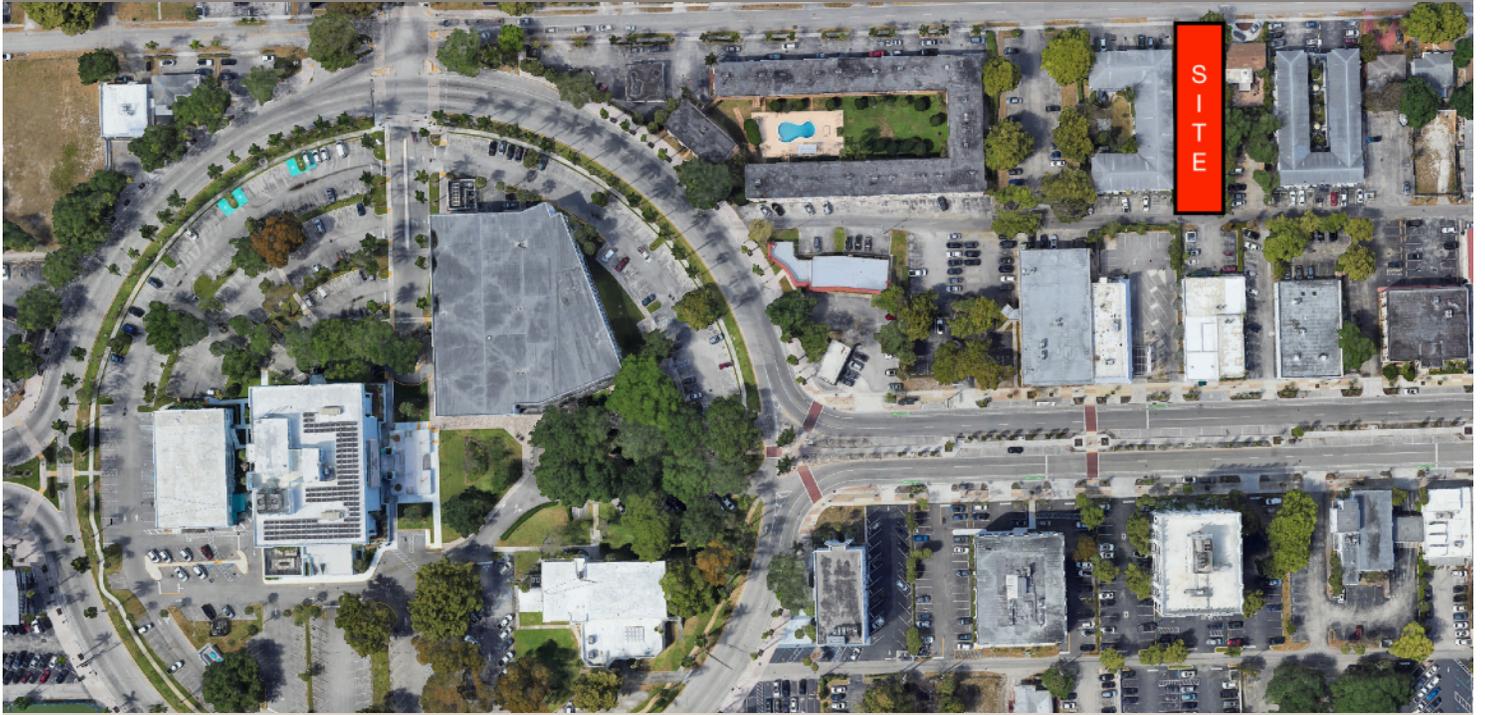


# FOR SALE

Vacant Land | Redevelopment Opportunity  
2500 Polk Street, Hollywood, FL 33020



## Development Overview

The subject parcel is strategically positioned in **Hollywood, Florida**, a market currently undergoing substantial revitalization and a dynamic surge of new development.

This **9,877 SF vacant lot**, located within the city's **Transitional Core One (TC-1) zoning district**, represents a compelling opportunity for **multi-family development**. Situated within a designated **Regional Activity Center**, the site permits a diverse range of uses—including **multi-family residential, office, hotel, and single-family residential**—making it ideally suited for a variety of **income-generating projects**.

## Additional Development Density

The subject parcel may also be utilized to provide **additional development density** to any other **eligible development site located within 700 feet**, offering increased flexibility and enhancing the overall yield potential of nearby projects.

- **Parcel ID:** 5142-16-01-7030
- **Address:** 2500 Polk Street
- **Type:** Vacant Land
- **Land Size:** 9,877 ft<sup>2</sup>
- **Dimensions:** 50' x 198'
- **Utilities:** All - electric, water, sewer, telephone, gas

## Zoning Overview

- **Zone:** TC-1 (Transitional Core One)
- **Land Use:** Multi-family residential, hotel, office, and mixed-use commercial
- **Max Building Height:** 4 stories / 40 ft
- **FAR:** 1.5
- **Max. Built Area Allowed:** 14,814 ft<sup>2</sup>
- **Residential Unit Size:** 400 ft<sup>2</sup> (min)
- **Parking:** 1 parking space per 500 ft<sup>2</sup>

**Brown Harris Stevens**

**Saad Hamdan**

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