

6007-11 HAZEL AVE



25-UNIT DEVELOPMENT SITE LOCATED IN QOZ

SAMANTHA MILLER 267.238.1720 ■ smiller@mpnrealty.com

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6007-11 HAZEL AVE

Cobbs Creek, Philadelphia 19143



About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 6007-6011 Hazel Avenue (a.k.a. Hazel Homes), a 25-unit multifamily development opportunity in West Philadelphia. Located within a Qualified Opportunity Zone (QOZ). Located outside of the MIN overlay. Ownership has obtained zoning approval for a four-story residential building comprised of twenty-five (25) units, with the following unit mix: 5 x Studios, 8 x 1 BR / 1 Bath, and 12 x 2 BR / 2 Bath. Documents available: lot consolidation, geotechnical report, ERSA, ROW, storm water plan, tree replacement plan. The site is well located along Hazel Avenue, surrounded by ongoing multifamily and mixed-use development, and benefits from strong neighborhood demand and accessibility to major employment centers such as the University of Pennsylvania, transit, and local amenities. Cobbs Creek Golf Course, located just blocks away, is “an industry leading restoration project that includes a multitude of golf and community amenities”. Inquire today for plans and details.

Property Overview	
Price:	\$375,000
Year Built	1925
Lot Size (City of Philadelphia)*	6,750
Lot Area (City of Philadelphia)*	112.5' x 60'
Number of Buildings (proposed)	1
Number of Floors (proposed)	4
Number of Units (proposed)	25
RE Tax Assessment 2026	\$177,000
RE Tax 2026	\$2,478
Frontage	60' (3 x 20' parcels combined)
Zoning	RM-1 with Zoning Approved for 25 Residential Units
Parking	Street Only
Bonus Use	Low income, Green roof

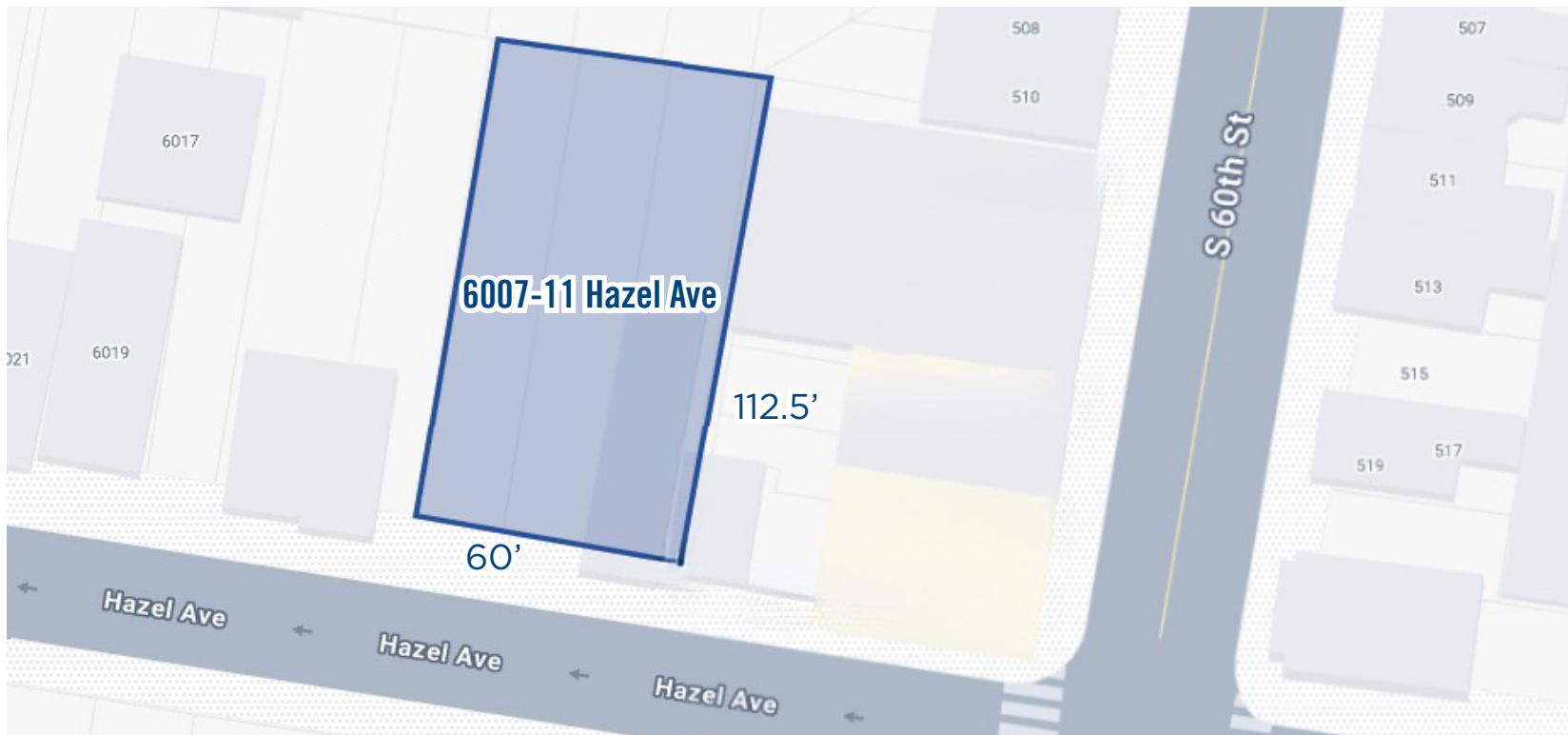
*PER CITY OF PHILADELPHIA

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Parcel Map



NEIGHBORS INCLUDE:

DEMOGRAPHICS (1 mile)	
Residents	64,061
Average household income	\$52,761
Est. Daytime population	12,755



**Soulful
D'lites**



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6007-11 HAZEL AVE

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Zoning Permit ([Click here to enlarge](#))



Zoning Permit

Permit Number ZP-2023-004153

LOCATION OF WORK 6007 HAZEL AVE T-D-321663, Philadelphia, PA 19143	PERMIT FEE \$1,118.00	DATE ISSUED 5/2/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	
PERMIT HOLDER		
OWNER CONTACT 1		
OWNER CONTACT 2		
TYPE OF WORK New construction, addition, GFA change		
APPROVED DEVELOPMENT APPLICATION IS FOR A NEW CONSTRUCTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND A ROOF ACCESS STRUCTURE (FOR ROOF MAINTENANCE ONLY). SIZE AND LOCATION AS SHOWN ON APPROVED PLAN		
APPROVED USE(S) Residential - Household Living - Multi-Family		
THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)		
CONDITIONS AND LIMITATIONS: <ul style="list-style-type: none">• Permits, including Zoning Permits not involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, six (6) months from the date of issuance with the following exceptions:<ul style="list-style-type: none">• 30-days or 10-days for Permits related to Unsafe or Imminently Dangerous properties respectively.• 3-years from issuance or date of decision by ZBA for Zoning Permits involving development.• 60-days for Plumbing, Electrical or Fire Suppression Rough-In Approvals.• Any Permit issued for construction or demolition is valid for no more than five (5) years.• All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.• The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.		

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Zoning Permit ([Click here to enlarge](#))



Zoning Permit

Permit Number ZP-2023-004153

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

6007 HAZEL AVE T-D-321663, Philadelphia, PA 19143

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

25 DWELLING UNITS WITH 8 CLASS 1A BICYCLE PARKING SPACES

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

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Zoning Plan (Click here to enlarge)

PROJECT ADDRESS: 6007, 6009, 6011 HAZEL AVE., PHILA. PA 19143

ZONING CLASSIFICATION: RM1 (RESIDENTIAL MULTI-FAMILY DISTRICT)

SCOPE OF WORK: FOR THE RELOCATION OF LOT LINES TO CREATE 1 NEW LOT FROM 3 EXISTING LOTS, FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES ON THE PREMISES.

FOR THE PROPOSED CONSTRUCTION OF (1) NEW FOUR STORY STRUCTURE W/ PARTIAL CELLAR AND ROOF ACCESSED BY A PENTHOUSE STRUCTURE FOR ROOF MAINTENANCE ONLY. PROPOSED USE INCLUDES (25) RESIDENTIAL DWELLING UNITS AND A MINIMUM 8 CLASS 1A BICYCLE PARKING SPACES.

PROPOSED LOW INCOME AND GREEN ROOF BONUSES HAVE BEEN APPLIED AS PER THE ZONING TABLE. (SIZE AND LOCATION PER PLANS)

GNOME

Gnome Architects LLC
1901 S. 9th St. Rm.526
Philadelphia PA 19148

O: 215 279 7531
www.gnomearch.com

CONSULTANTS

PROJECT

HAZEL HOMES

6007, 6009, 6011 HAZEL AVE
PHILADELPHIA, PA

OWNER

Akal Investments LLC

REV #	DATE	DESCRIPTION
-	11.07.2022	ZONING SUBMISSION
1	01.09.2023	STREET TREE RFI
2	03.08.2023	ZONING REVISION

SEALS

DRAWING TITLE:

ZONING PLAN

DRAWING No:

Z.1

ZONING DATA - 6007, 6009, 6011 HAZEL AVE

RM1 ZONING	REQ'D ALLOWED	ALLOWED W/ BONUSES	PROPOSED
LOT AREA	1,440 SF		4750.00 SF
USE	MULTIFAMILY FAMILY RESIDENTIAL	MULTIFAMILY FAMILY RESIDENTIAL	MULTIFAMILY FAMILY RESIDENTIAL
COVERAGE	MAX. 75%	MAX. 75%	5042.78 SF (74.7%)
OPEN AREA	MIN. 25%	MIN. 25%	1707.22 SF (25.3%)
FRONT YARD	NOT REQ'D	NONE	NONE
SIDE YARD	NOT REQ'D	NONE	NONE
REAR YARD	6'-0" DEEP MIN.	6'-0" DEEP MIN.	11'-0"
HEIGHT	38'-0" A.G. MAX	42'-0" A.G. MAX	NTE 42'-0"
DWELLING UNIT DENSITY	15 DWELLING UNIT	25 DWELLING UNIT	25 DWELLING UNIT

PROPOSED BUILDING INFORMATION

STREET ENCROACHMENTS

- (1) 2'-0" ARCH. EMBELLISHMENT
- (1) 2'-0" ATTACHED METAL AWNING
- (2) 1'-0" PROJECTED BALCONY
- (1) 2'-0" UTILITY WELL

PROPOSED BONUS INFORMATION

TYPE OF BONUS	BONUS EARNED	BONUS USED
HEIGHT INCREASE	7'-0" HEIGHT	7" HEIGHT
UNIT DENSITY INCREASE	10 ADDITIONAL UNITS	7 ADDITIONAL UNITS
GREEN ROOF BONUS	3 ADDITIONAL UNITS	3 ADDITIONAL UNITS

GREEN ROOF AREA DIAGRAM

BUILDING COVERAGE: 5042.78 SF

GREEN ROOF AREA (80.2%): 3029.97 SF

OTHER ROOF AREA (PENTHOUSE, PARAPET, ROOF) (39.8%): 2012.81 SF

SITE VICINITY MAP

EXISTING SITE PHOTOS

APPROVALS STAMPS

LANDSCAPE AND TREES

ON-SITE & PARKING LOT

APPROVED DISAPPROVED

WIRELESS TOWERS

APPROVED DISAPPROVED

MIXED-INCOME HOUSING BONUS

The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.

3 Affordable units provided on site

Applied Electronically By: BRIAN WENICH
March 29, 2023
Lidger No. E-4340

Philadelphia City Planning Commission

PLEASE NOTE EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORDS. IF A CONTRACTOR TO CONTACT 1-800-340-1776 FOR THE PA ONE CALL SYSTEM 7 DAYS BEFORE WORK IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE.

DIAL 8-1-1 OR 1-800-340-1776 NOT LESS THAN 3 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

PHILADELPHIA ONE CALL CENTER PHONE NUMBER: 600-1-HAZEL AVE / 202-628-1774

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Zoning Bonuses

Dwelling Unit Density Bonus	
	RM-1, CMX-1, CMX-2, CMX-2.5
Moderate Income	25% increase in units allowed*
Low Income	50% increase in units allowed*
*Units allowed does not include any dwelling units earned under other zoning bonuses.	

Gross Monthly Rent Limits (2025)						
Unit Size (Set Household Size)	Efficiency/Studio(1)	1 Bedroom (1.5)	2 Bedroom (3)	3 Bedroom (4.5)	4 Bedroom (6)	5 Bedroom (7.5)
Low Income (50% AMI)	\$1,045	\$1,120	\$1,343	\$1,552	\$1,732	\$1,911
Moderate Income (60% AMI)	\$1,254	\$1,344	\$1,612	\$1,863	\$2,079	\$2,293

Rental Unit Income Limits at Household's Initial Occupancy (2025)					
Household Size	1 Person	2 Person	3 Person	4 Person	5 Person
Low Income (50% AMI)	\$41,800	\$47,800	\$53,750	\$59,700	\$64,500
Moderate Income (60% AMI)	\$50,160	\$57,360	\$64,500	\$71,640	\$77,400

Rental Unit Income Limit after Household's Initial Occupancy (2025)					
Household Size	1 Person	2 Person	3 Person	4 Person	5 Person
Low Income (100% AMI)	\$83,600	\$95,600	\$107,500	\$119,400	\$129,000
Moderate Income (120% AMI)	\$100,320	\$114,720	\$129,000	\$143,280	\$154,800

Green Roof Bonus: The Philadelphia Zoning Code offers incentives for installing green roofs by providing exceptions to certain residential density rules. These exceptions apply to development projects within RM-1, CMX-2, and CMX-2.5 zoning districts. The green roof conditions necessary to satisfy the density exception are explained in §14-702 of the Philadelphia Zoning Code. Projects applying for this exception must obtain prerequisite approval from the Philadelphia Water Department (PWD).

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Qualified Opportunity Zone

The Flynn Company **1300-34 Callowhill Street** **Federal Opportunity Zones**

Definitions

Opportunity Fund: An investment vehicle organized as a corporation or partnership for the purpose of investing in Opportunity Zone property.

Opportunity Funds will be self-certified per IRS guidelines. They must be organized for the purpose of investing in Opportunity Zones

Opportunity Funds are required to invest 90% or more of their capital as EQUITY in Opportunity Zone property

Opportunity Zone property includes stock, partnership interest, or business property in an Opportunity Zone

Investor Incentives

OPPORTUNITY ZONE INVESTMENTS PROVIDE AN IMMEDIATE BENEFIT to investors of deferring payment of the capital gains tax that would be paid in 2018 until 2026. Further incentives are linked to the duration of an investor's commitment to Opportunity Fund investments.

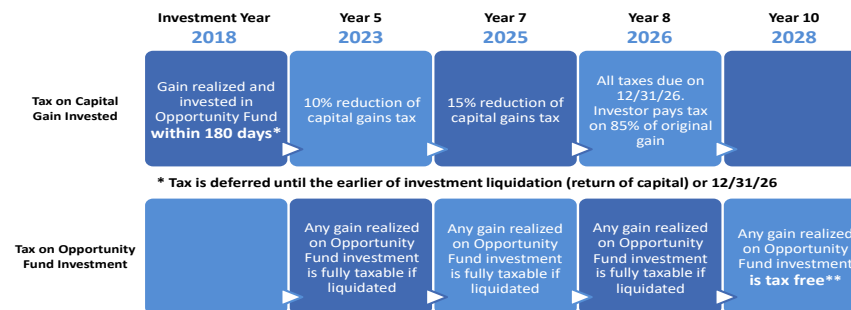
THE OZ TAX INCENTIVE WILL ALLOW a modest reduction in capital gains taxes in exchange for holding Opportunity Fund investments for five to seven years.

IF INVESTMENTS ARE HELD 10+ YEARS, gains accrued on the Opportunity Fund investment during that 10-year period will not be taxed, further incentivizing patient capital.

*Information provided by: **DuaneMorris® KPMG**

The Flynn Company **1300-34 Callowhill Street** **Federal Opportunity Zones**

Timeline for Opportunity Zone Investments



** Any appreciation on Opportunity Fund investment is tax free if held > 10 years

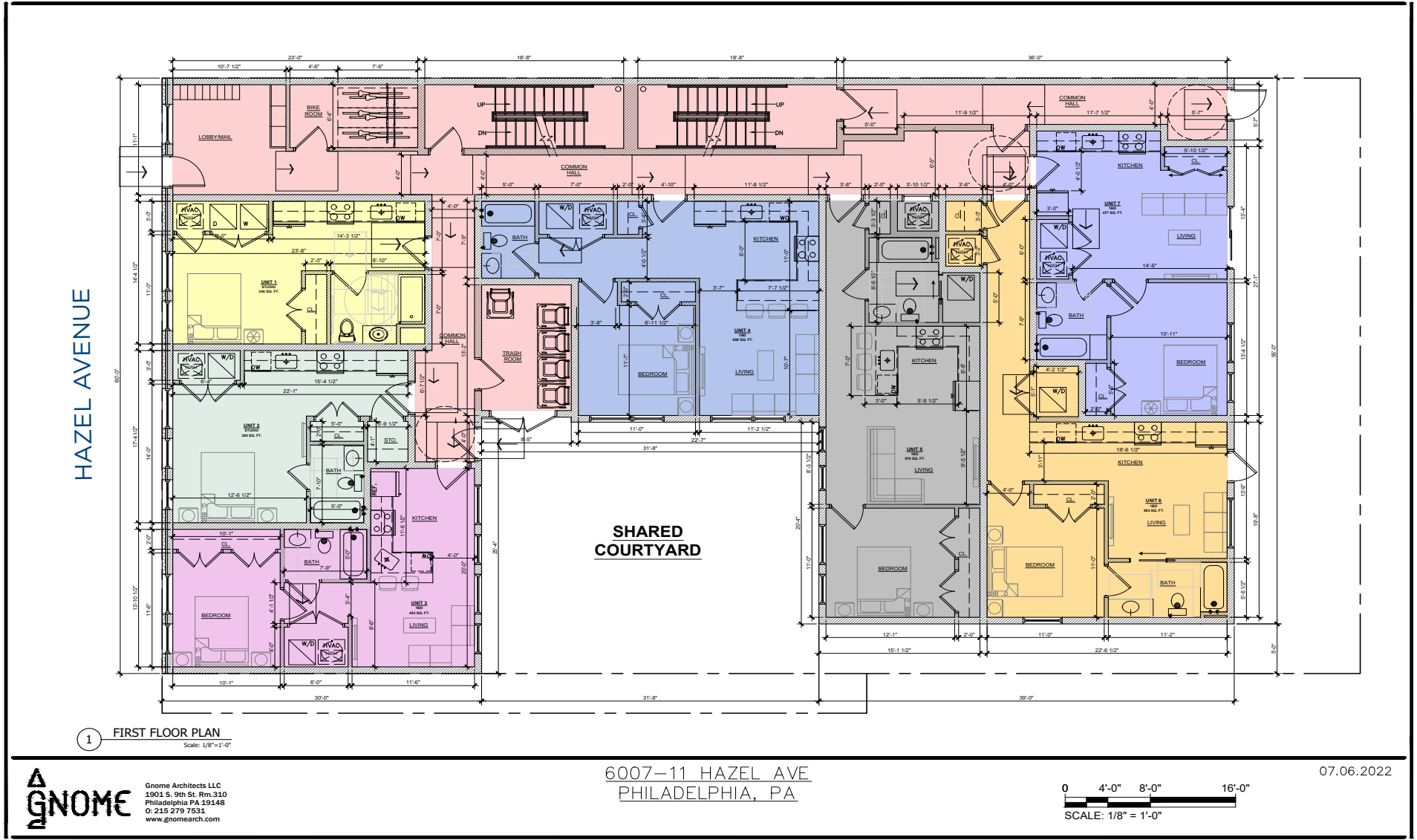
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Floor Plan (Click here to enlarge)

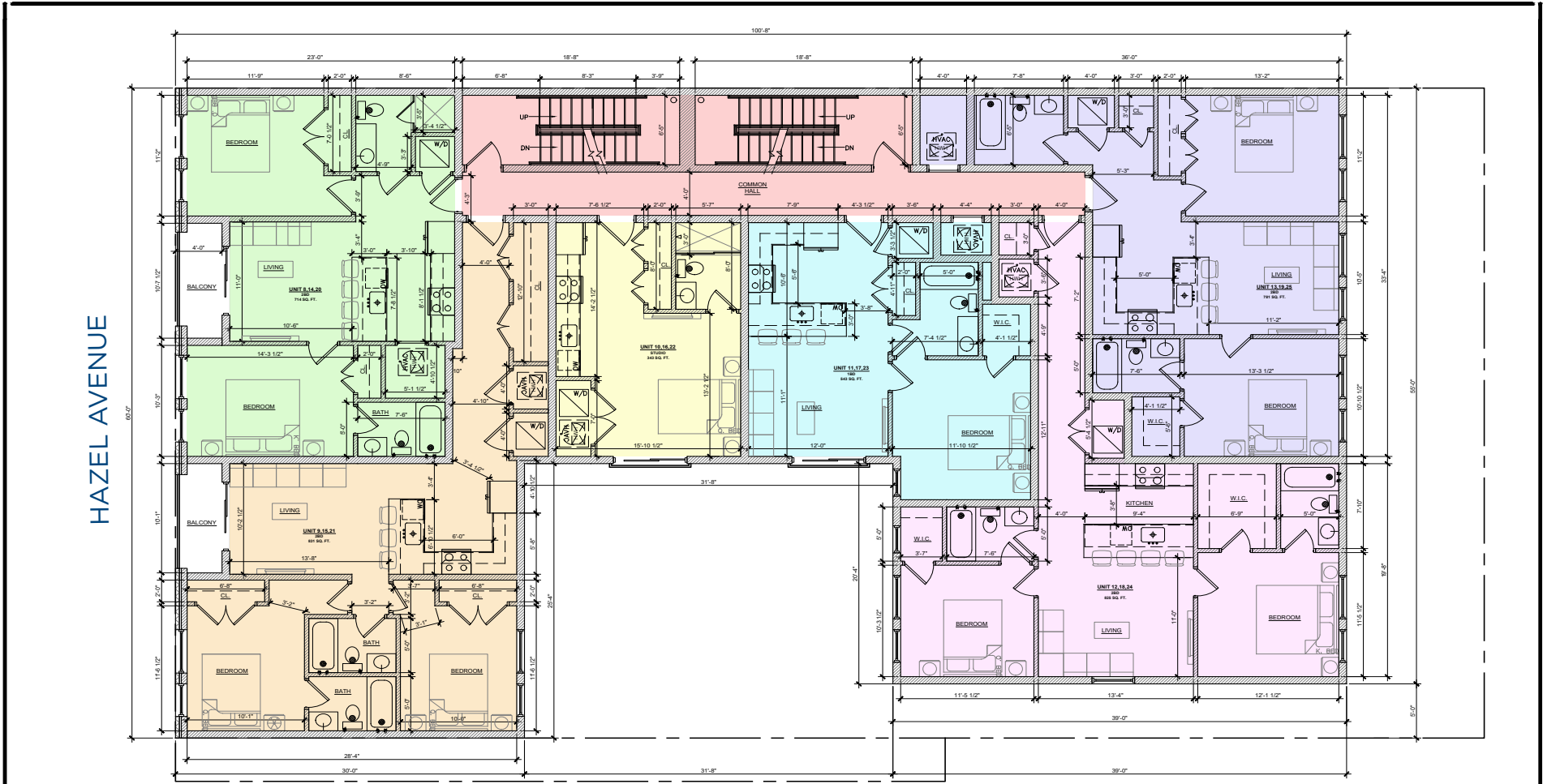


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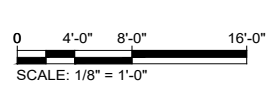
Floor Plan (Click here to enlarge)



1 2ND - 4TH FLOOR PLAN
Scale: 1/8" = 1'-0"

GNOME
Gnome Architects LLC
1901 S. 9th St. Rm. 310
Philadelphia PA 19148
P: 215 279 7531
www.gnomearch.com

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PHILADELPHIA, PA



07.06.2022

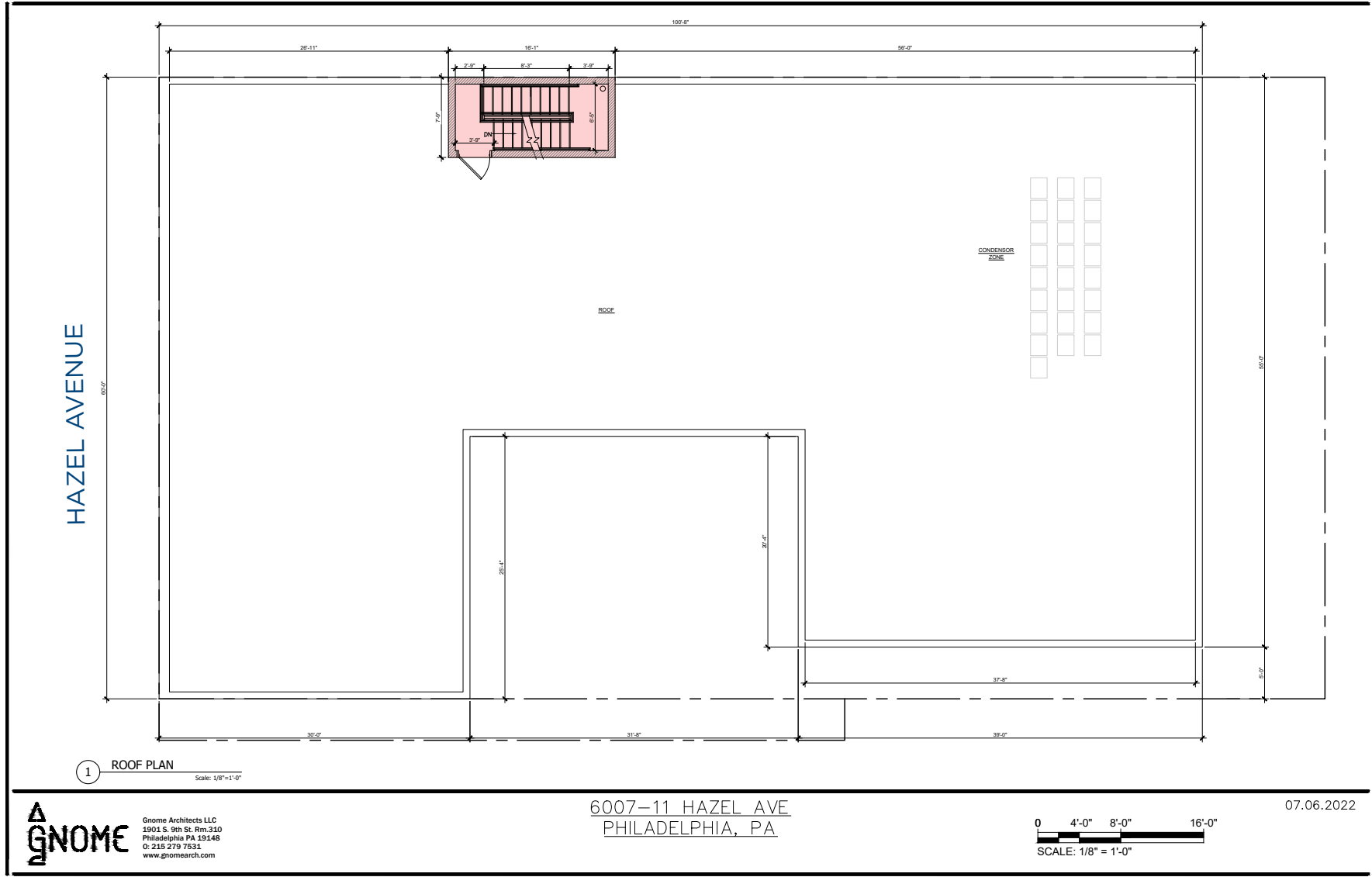
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Retail Map



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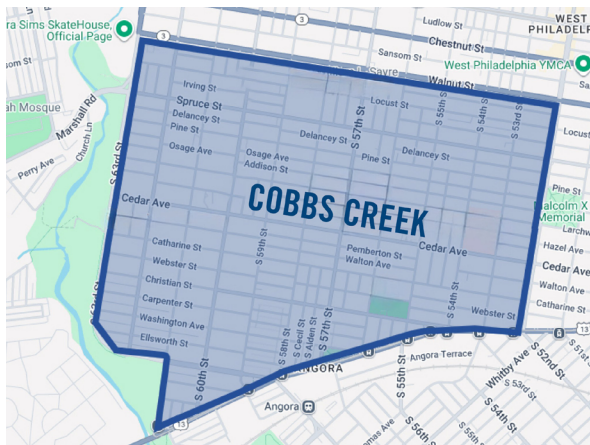
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About the Neighborhood: Cobbs Creek

Cobbs Creek is a well-located West Philadelphia neighborhood benefiting from strong transit connectivity, proximity to major institutional employers, and access to one of the city's largest park systems. The area is anchored by Cobbs Creek Park, which offers extensive green space, recreational amenities, and the historic Cobbs Creek Golf Course, enhancing overall neighborhood appeal.

The property is located near University City, including the Hospital of the University of Pennsylvania (HUP) and the broader Penn Medicine and University of Pennsylvania campuses—one of the region's largest and most stable employment centers. This proximity supports consistent residential demand from healthcare and university-related users.

Public transportation access is a key attribute, with the nearby 60th Street Station serving as a major SEPTA transit hub providing trolley, subway, and bus service with direct connections to Center City, University City, and Philadelphia International Airport.



The neighborhood continues to benefit from ongoing public and private investment, infrastructure improvements, and expanding institutional influence from adjacent sub-markets. As development activity progresses westward from University City, Cobbs Creek remains well positioned for long-term growth while maintaining strong community character and accessibility.



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