

PRIME DEVELOPMENT OPPORTUNITY IN EAST HOLLYWOOD

Approved plans for a 4-story building featuring 33 Units



2543 POLK ST

#WEBUILDCOMMUNITIES

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

Approved plans for a 4-story building featuring 33 spacious one-bedroom apartments, each 1,000 sqft, designed with modern finishes, private terraces, ADA compliance, and a sundeck. The project includes ground-level parking with all required spaces, eliminating the need for structured parking. Conveniently located just minutes from Young Circle, the beaches, and within walking distance to the Brightline train stop, this property offers unmatched potential. A rare chance to develop a high-quality multifamily project in a thriving and desirable area!

ASKING PRICE: \$2,300,000

FINANCIALS

Projected Income/Expenses

33 Units X 1 Bed/1 Bath (\$2500 per)
Other Income
Gross Income

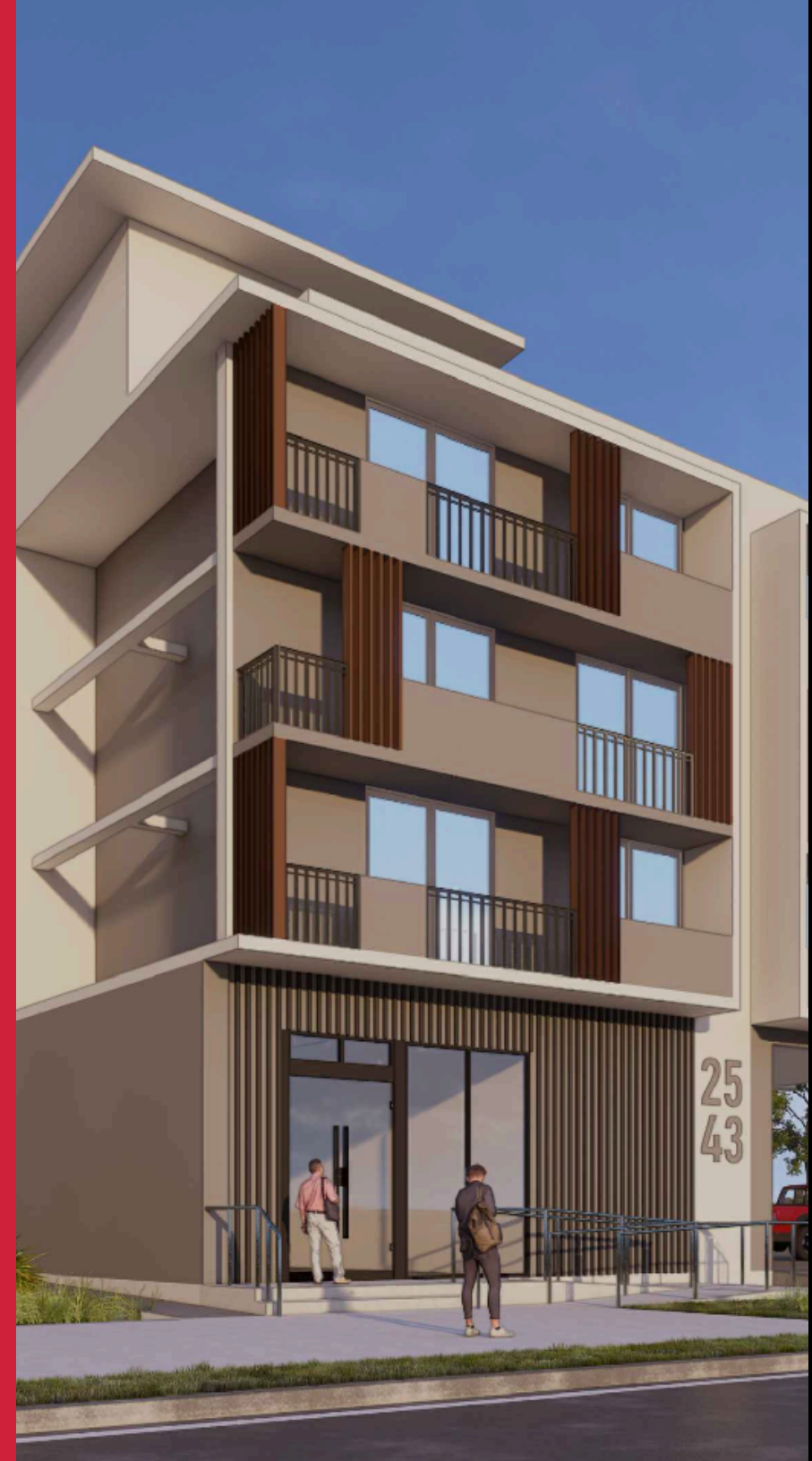
Annual Total

\$990,000
\$59,400
\$1,049,400

Operating Expenses

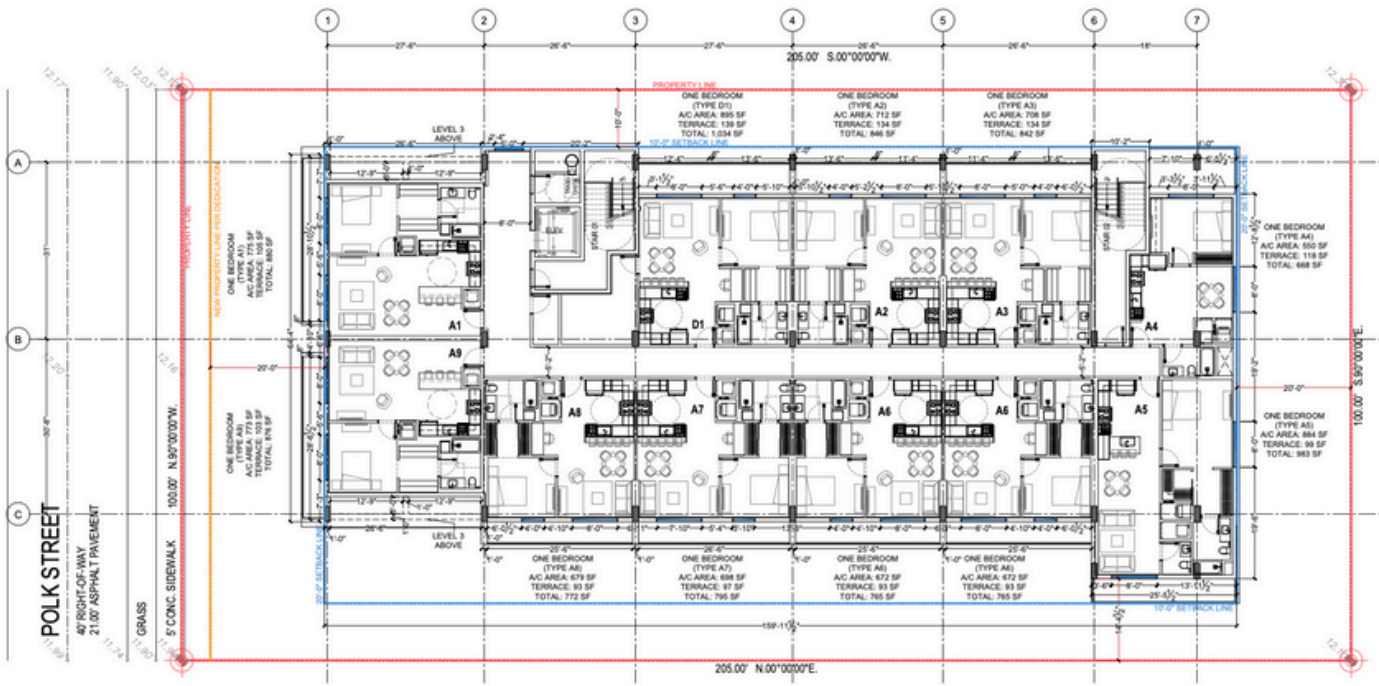
Real Estate Taxes
Insurance
Utilities
Maintenance & Repairs
Landscaping
Total Expenses
Net Operating Income
Cap Rate
Value
Value per unit

\$165,000
\$70,000
\$20,000
\$6,000
\$960
\$261,960
\$787,440
6% Cap
\$13,124,000
\$397,696



HOLLYWOOD DEVELOPMENT

ELEVATION



FLOOR PLAN

PROPERTY INFORMATION

N 26TH AVE



POLK ST

HOLLYWOOD BL

Land Size: 20,038 Sqft
Zoning: MC-1
Developed Building Size: 33,000 Sqft
Stories: 4
Parking Spaces: 42
Unit Mix: 33 One Bedroom Units

MARKET OVERVIEW

Hollywood, Florida, is a thriving coastal city strategically located between Miami and Fort Lauderdale, making it a prime spot for commercial real estate investment. With its rapidly growing population, booming tourism driven by attractions like the Hollywood Broadwalk, and easy access to major transportation hubs like Fort Lauderdale-Hollywood International Airport, the city offers strong demand for retail, hospitality, and mixed-use developments. Hollywood's pro-business environment and ongoing infrastructure improvements further solidify its appeal as a dynamic market with long-term growth potential.



154,000
HOLLYWOOD'S
POPULATION



\$56,912
AVG INCOME



57,000
MEDIAN
PROPERTY VALUE



DEVELOPMENTS IN THE AREA



1 **SOLESTE HOLLYWOOD**
North Dixie Hwy & Hollywood Blvd
324 Units



4 **HOLLYWOOD UNIVERSITY STATION**
421 N 21st Ave, Hollywood
216 units



2 **MODERA HOLLYWOOD**
Jackson St and South Dixie Hwy
395 Units



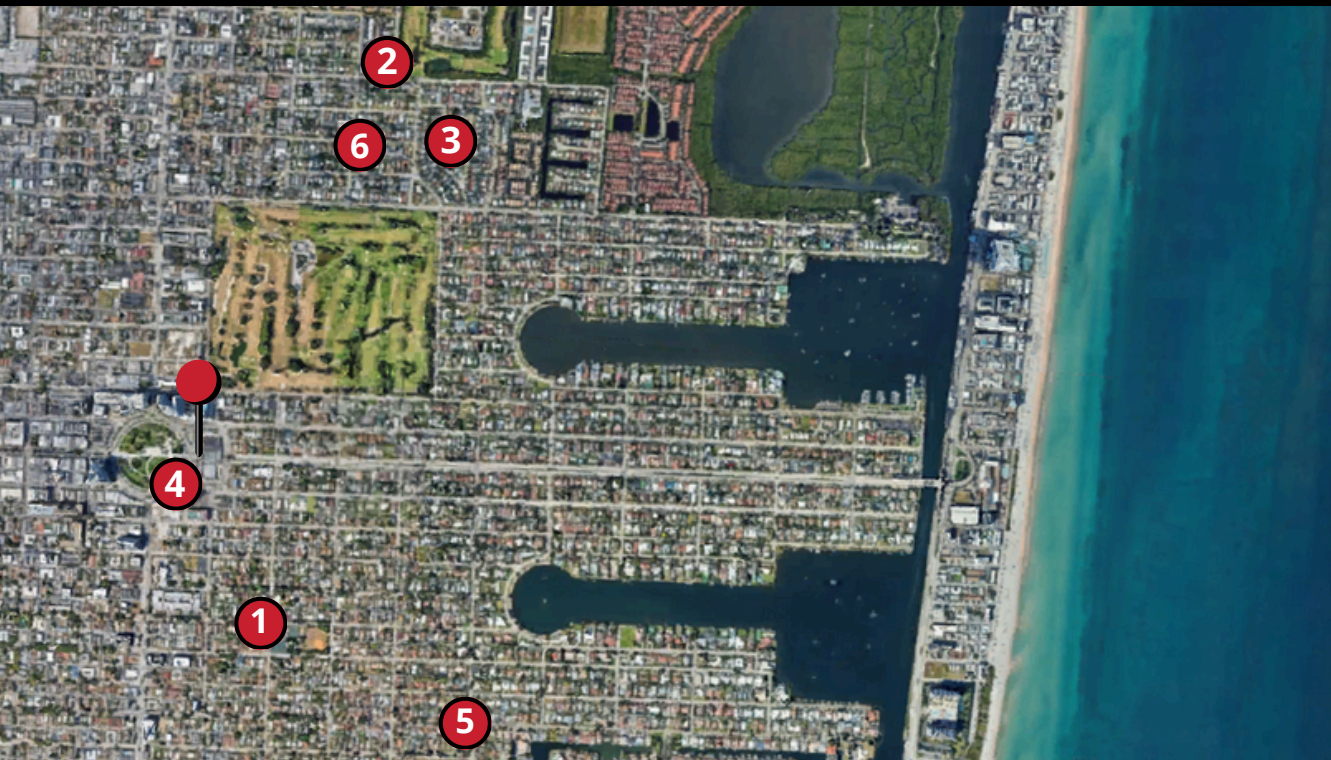
5 **HALLANDALE CITY CENTER**
505 NW 2 Ave
8000 sqft of commercial/retail space.



3 **BLOCK 57**
1701-1735 East Young Circle
856 Units + retail/office.



6 **PINNACLE 441**
890 N. State Road 7, Hollywood
113 units



1. Soleste Hollywood
2. Modera Hollywood
3. Block 57
4. Hollywood University Station
5. Hallandale City Center
6. Pinnacle 441

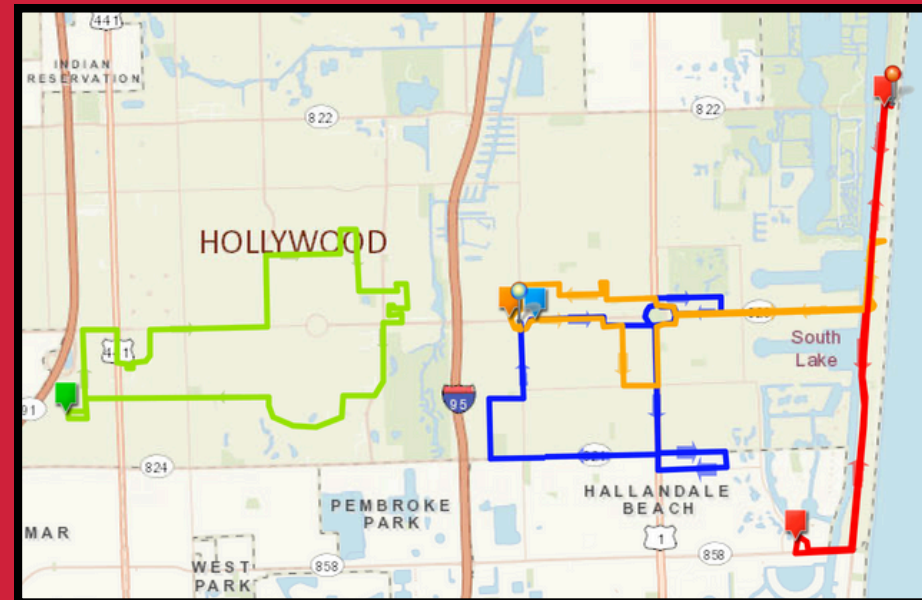
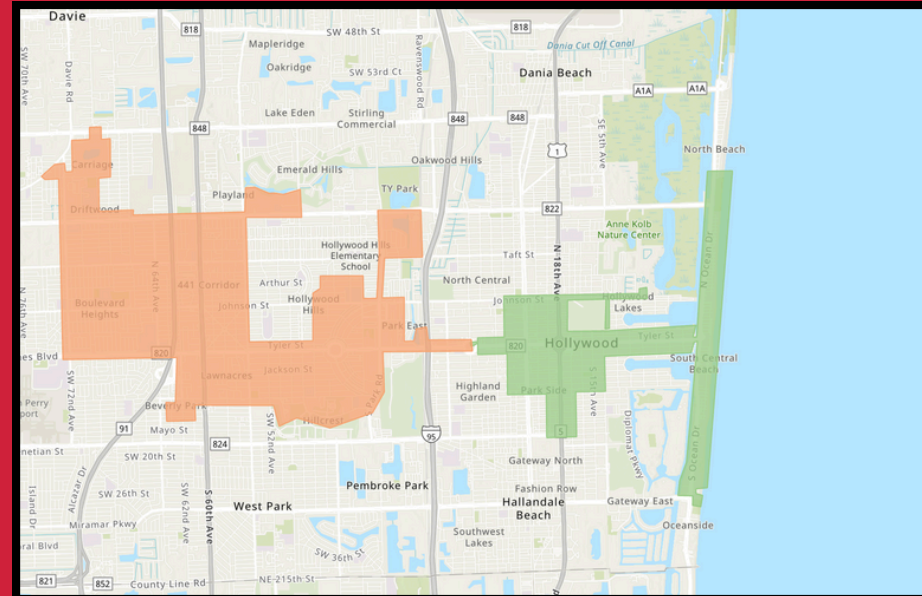
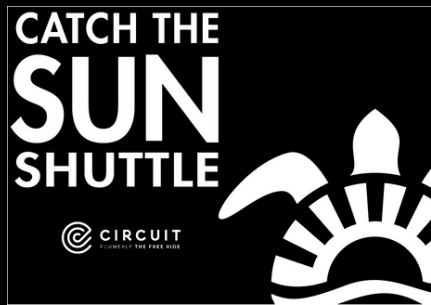
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TRANSIT

The City of Hollywood offers a variety of transportation services to accommodate residents and visitors.

Sun Shuttle: The Sun Shuttle operates independently in two zones, (Zone 1 - East, Zone 2 - West). You can connect from one zone to another at City Hall. This is an on-demand shuttle service that is just \$2 per rider. Download the "Ride Circuit" app to start riding today and check the app frequently for available promo codes. This service is funded in partnership with the CRA and the City of Hollywood.

Holly-Go Community Shuttle: A FREE shuttle service with fixed routes within the City of Hollywood. Connections to various routes available to access hot spots within Hollywood. Relevant connections to other transportation options (methods) including Broward County Transit (BCT), Sun Shuttle, and more. Patrons are expected to pay fares for connections outside of the Community Shuttle network. This is funded by Broward County Surtax.



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