

FOR SALE

2621-2631 POLK STREET, HOLLYWOOD, FL, 33020

MULTI-FAMILY DEVELOPMENT



APEX
CAPITAL REALTY





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EXECUTIVE SUMMARY

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Located just next to the famed City Hall Circle in Hollywood, these parcels include a total of 41,026 square feet of land perfectly situated for multifamily development.

Current plans include a total of 72 units with an eclectic mix of 60 (1BR) and 12 (2BR) units designed around a large open green space open to the sky for maximum light and recreational activity. Ample parking is included directly in the development project for easy access to residents and guests.

This is one of the fastest growing areas in Hollywood and a desirable destination for residents and businesses. The prospective buyer will be able to step into the approval process and use the existing plans for development.

Full Architectural Plans are available.



UNIT MIX

Total Units	72 Units
1 Bedroom	60 Units
2 Bedroom	12 Units

DEVELOPMENT BREAKDOWN

Lot Size	41,026 SF
Dedicated Green Space	12,881 SF
Development SF	61,535
Height	4 Stories
Parking	86 Spots
Sale Price	\$3,500,000

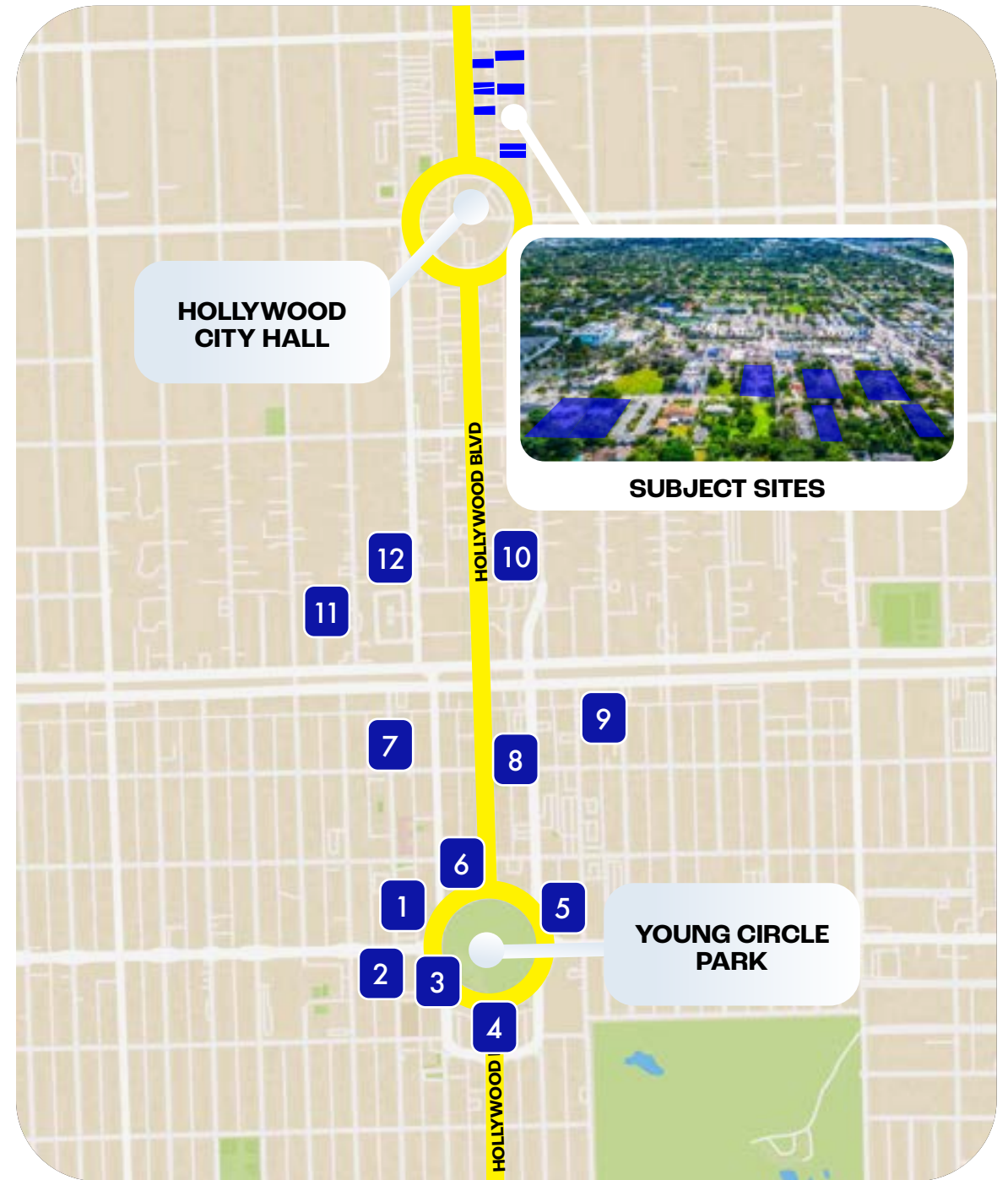
RENDERINGS



INVESTMENT HIGHLIGHTS

NEARBY DEVELOPMENTS

No.	Development
1	Nine Hollywood - 1809 Jackson St 12 Story, 204 Units - Completed
2	The Tropic Hollywood - 303 S Federal Hwy 18 Story, 224 Units - About to break ground
3	Hollywood Bread Building - 1740 S Young Cir 25 Story, 361 Units Mid-construction
4	Hollywood Young Circle B57 - 1701-1735 E Young Cir 35 Story, 850 Units Mid-Construction
5	1818 Hollywood Blvd 22 Story, 273 Units - Completed
6	Soleste La Piazza - 1845-1885 Hollywood Blvd 23 Story, 378 Units + Retail - Permitting
7	Soleste Hollywood Village - 2001-2000 Van Buren St 12 Story, 503 Units - Mid-construction
8	Soleste Hollywood Blvd - 2001 Hollywood Blvd 8 Story, 324 Units - Near completion
9	University Station - 309-421 N 21st Ave 8 Story, 216 Units - Mid-construction
10	2233 Hollywood Blvd 8 Story, 180 Units - Mid-construction
11	11 Modera Hollywood - 400 S Dixie Hwy 8 Story, 394 Units - Site plan approvals
12	The Trio - 2217-2239 Jackson St 4 Story, 95 Units - Site plan approvals



THE CITY OF HOLLYWOOD

The city of Hollywood is one of the most vibrant and active municipalities in South Florida. At just over 27 square miles, the city boasts an array of beaches, boardwalks, restaurants, dining, and entertainment. Hollywood is situated in close proximity to major highways and transportation hubs, making it an ideal location for many of the region's top employers. It features a robust business community with major industry sectors such as banking, financial services, healthcare, technology, education, and tourism.

In recent years the city has become a popular destination for developers looking to invest in multifamily housing. The area's strategic location and growing demand for market rate housing are the driving forces behind this trend.

New multifamily developments are coming online throughout the city, offering a range of housing options and lifestyles for residents. At the same time, older properties are benefiting from very favorable rezoning and density allowances leading to a mix of refurbished properties that cater to a diverse range of tenants.



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