

FOR SALE



90-UNIT MULTIFAMILY DEVELOPMENT

Polk Street Assemblage, Hollywood, FL 33020





ABOUT MCG REALTY ADVISORS

MCG Realty Advisors is a leading commercial real estate brokerage in South Florida, specializing in the acquisition of multifamily assets, land for development, industrial properties, and retail portfolios.

Known for its client-centered approach, MCG expertly guides its clients through the regions' highly competitive and evolving commercial real estate market. MCG leverages market insight and deep local expertise to identify high-value opportunities that align with each client's investment objectives.

MCG combines a wealth of brokerage and advisory experience within a strategically aligned network of relationships. From complex development projects to multifamily portfolio acquisitions, MCG is dedicated to helping clients achieve optimal results.

CONTACT



Ron Mann

Managing Director

305.490.1404

Ron@MCG-Realty.com

EXECUTIVE SUMMARY







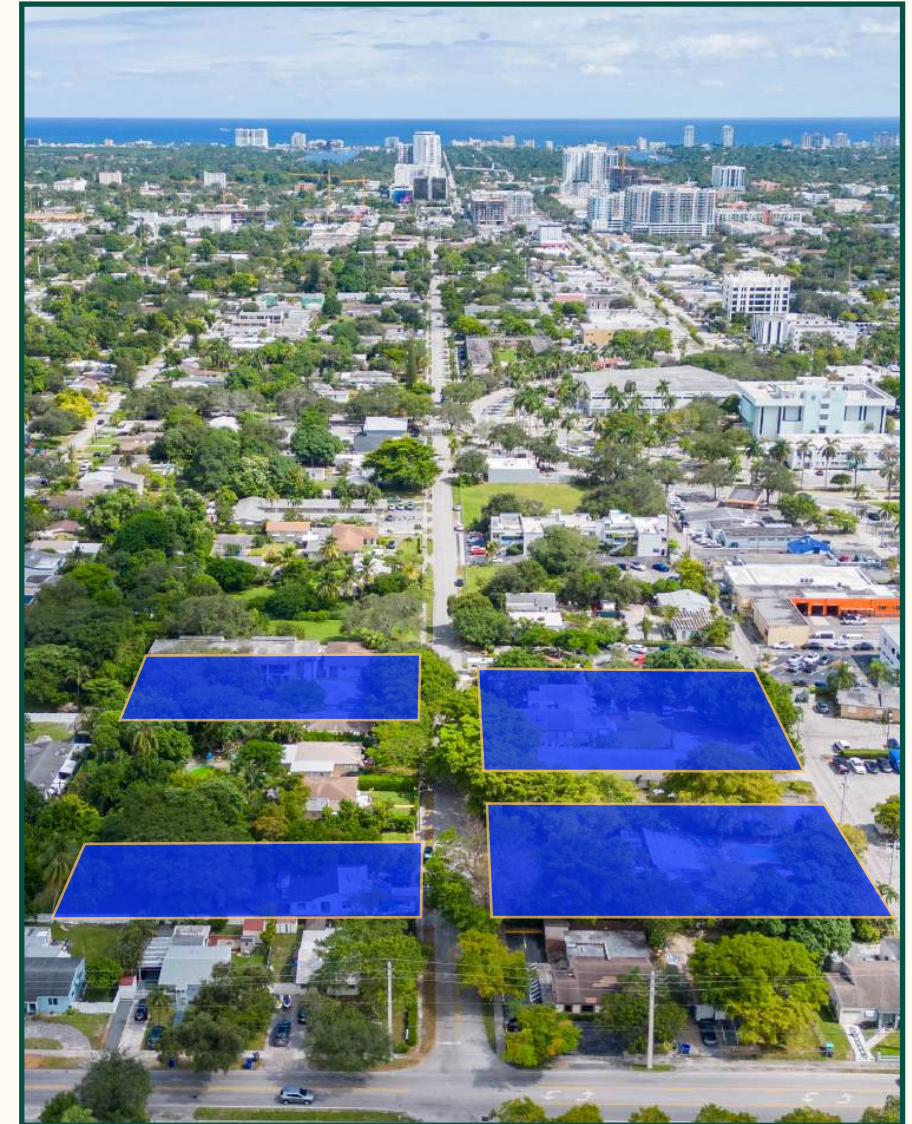
Polk Street Assemblage | Hollywood, Florida, 33020

MCG Realty Advisors is excited to present the unique opportunity to acquire a prime 1.38-acre (60,024 SF) boutique apartment development site strategically located in the fast-growing city of Hollywood, Florida.

This truly dynamic development site is close to shovel-ready and has complete site-plan approvals in place for a boutique 90-unit development, spread over two distinct buildings. The Midtown 1 and 2 luxury development project consists of two separate 4-story buildings (45 units each) with surface parking located directly adjacent to the property.

The prospective buyer will be able to assume the approved plans and accelerate the permitting process immediately. The properties currently receive over \$11,000 in income with month-to-month tenants providing ample revenue until construction begins. This is a unique opportunity to step into the city of Hollywood is situated in close proximity to major highways and transportation hubs, making it an ideal location for residents looking for convenient access to the region's major metropolitan areas such as Miami and Fort Lauderdale.

 90 Total Units	 TC-1 / MC-1 Zoning
 110 Parking Spots	 60,024 SF Total Lot Size
Sale Price: \$4,680,000	



ASSEMBLAGE OVERVIEW



No.	Property Address	Parcel ID	Allowable Units	Net Leasable SF	Zoning
1	2742 Polk Street	514216023350	45	19,756 SF	TC-1
2	2720 Polk Street	514216023370	45	19,756 SF	TC-1
3	2723 Polk Street	514216023590	Parking	10,256 SF	MC-1
4	2741 Polk Street	514216023630	Parking	10,256 SF	MC-1
Total			90 units 110 Parking Spaces	60,024 SF	

PROPERTIES OVERVIEW



The “Midtown 1” and “Midtown 2” luxury development site is “shovel-ready” and has complete approvals in place for a boutique 90-unit development with surface parking located directly adjacent to the property.

This 1.38-acre (60,024 SF) boutique apartment development will include a total of 78 (1BR) and 12 (2BR) units. Ample surface parking for 110 vehicles is included in the plans.

The prospective buyer will be able to assume the approved plans and begin the permitting process immediately. Full Architectural and Structural plans are available.



UNIT MIX	
1 Bedroom	78
2 Bedroom	12
Total Units	90

DEVELOPMENT BREAKDOWN	
# Buildings	2
Development SF	79,000 sf
Net Leasable Residential	66,312 sf
Height	4 Stories
Parking	110 Spots

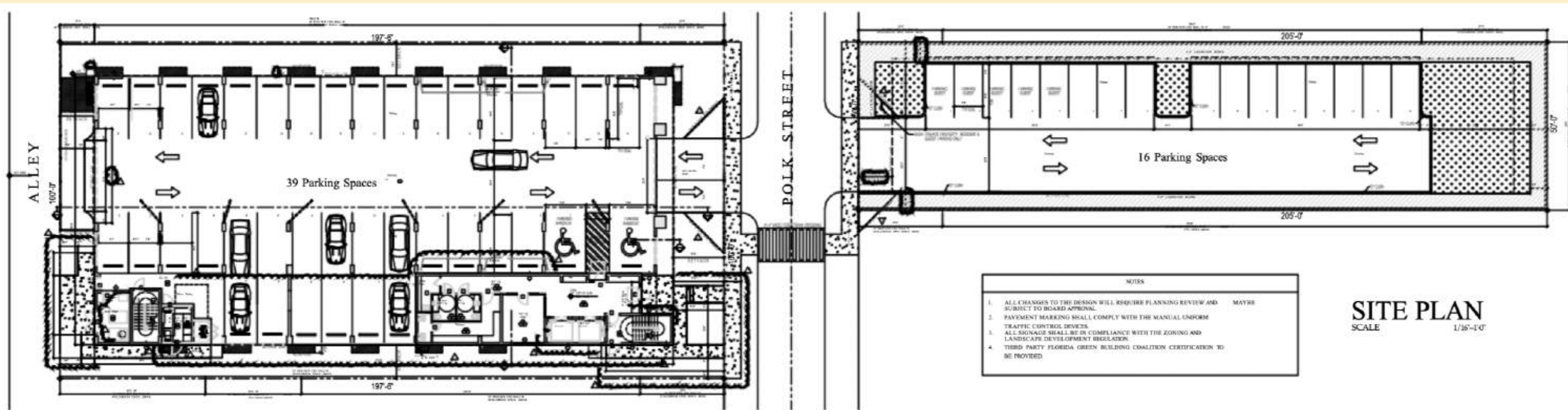
MULTIFAMILY RENDERING



MULTIFAMILY RENDERING



SITE PLANS



- NOTES
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAYBE SUBJECT TO BOARD APPROVAL.
 2. PAVEMENT MARKING SHALL COMPLY WITH THE MANUAL UNIFORM TRAFFIC CONTROL DEVICES.
 3. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LANDSCAPE DEVELOPMENT REGULATIONS.
 4. THIRD PARTY FLORIDA GREEN BUILDING COALITION CERTIFICATION TO BE PROVIDED.

SITE PLAN

SCALE 1/16"=1'-0"



PERVIOUS DIAGRAM
SCALE 1/32"=1'-0"

F.A.R. / ENCLOSED AREA CALCULATION

FIRST FLOOR	1,981 SQ. FT.
2ND THRU 4TH FLOOR	76,576 SQ. FT.
TOTAL ENCLOSED AREA	78,557 SQ. FT.

PARKING CALCULATION:

# 1 BR UNITS x 1.1/1	= 34 SPACES
# 2 BR UNITS x 1.1/1	= 9 SPACES
GRAND TOTAL	= 43 SPACES
	= 32.5 SPACES
	= 33 SPACES REQUIRED

2741 POLK STREET LANDSCAPE CALCULATION:

VUA - SITE - BUFFER AREA @ 10%	
VUA = 50,250 - 2,430 x 11%	= 3,176 SQ. FT.
PERVIOUS AREA	
LANDSCAPE REQUIRED (40%)	= 4100 SQ. FT.
LANDSCAPE AREA	
BUFFER AREA	= 1,480 SQ. FT.
	= 2,574 SQ. FT.
LANDSCAPE PROVIDED (48.2%)	= 6118 SQ. FT.
IMPERVIOUS AREA	
DRIVEWAY AREA	= 3743 SQ. FT.
PARKING AREA	= 2,399 SQ. FT.
LANDSCAPE PROVIDED (75.8%)	= 6118 SQ. FT.

LEGAL DESCRIPTION

2741 POLK ST.
 THE WEST OF 1/2 LOT 12, IN BLOCK 12 OF HOLLYWOOD LITTLE RANCHES ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2742 POLK ST.
 LOT 11, LESS THE SOUTH 7.5 FEET THERE OF, BLOCK 31, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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





HOLLYWOOD CITY HALL



SUBJECT SITES

YOUNG CIRCLE PARK

12
(12) The Trio
Hollywood

11
(11) 11 Modera
Hollywood

10
(10) 2233
Hollywood Blvd

9
(9) University
Station

7
(7) Soleste
Hollywood
Village

8
(8) Soleste
Hollywood Blvd
Village

5
(5) 181
Hollywood Blvd

6
(6) Soleste
La Piazza

1
(1) Nine
Hollywood

2
(2) Tropic
Hollywood

4
(4) Hollywood
Young Circle

3
(3) Hollywood
Bread Building

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.



CONTACT US

Ron Mann

Managing Director

305.490.1404

Ron@MCG-Realty.com



MCG REALTY
ADVISORS

