

JUST LISTED!

HOLLYWOOD BREEZE

📍 2630-2634 Pierce St, Hollywood, FL 33020

INVESTMENT HIGHLIGHTS

- Rare Opportunity To Acquire 0.94 AC Development Site With Fully Approved Plans For Townhomes In The Heart Of North Central Hollywood
- Site Is Currently Vacant And Fully Shovel-Ready With Approved Plans and SPA Approval
- Lot Consists Of 2 Contiguous Parcels With North Side Fronting Pierce Street
- Demolition Already Completed And Major Entitlement And Zoning Risks Have Been Eliminated
- Can Strategically Position Asset To Be Build-To-Rent, Build-To-Sell, Or Parcel Off And Sell Individually
- Approximate Dimensions: $\pm$ 205'W x 200'D
- Proposed Plans For 14 Thoughtfully Designed Two-Story Luxury Townhomes With Total Gross Area Of 25,466 SF
- All Townhomes Would Be Spacious 3 Bedroom 2.5 Bathroom With Average Size Of 1,819 SF
- Plans Include Abundant Parking With 31 Spaces (2.2 Spaces/Unit)
- Located East Of I-95 And Just West Of N Dixie Hwy Close To Young Circle And Surrounded By New Developments
- Prime Hollywood Location Close To Restaurants, Retailers, Schools, Etc.

INVESTMENT DETAILS

Price	\$2,200,000
Number of Proposed Units	14
Proposed Building Size	25,466 SF
Price Per Land SF	\$53.66
Price Per Proposed Building SF	\$86.39





HOLLYWOOD BREEZE



RYAN WOLD (LEAD)
Senior Director
FL #SL3424080
954.312.1678
ryan.wold@franklinst.com

DAN DRATCH
Managing Director
FL #SL3341163
954.312.1677
dan.dratch@franklinst.com

NICOLE NEGRI
Associate
FL #sl3651110
954.271.4979
nicole.negri@franklinst.com

ALEC LAU
Brokerage Team Specialist
FL #SL3511365
954.487.1934
alec.lau@franklinst.com