



## **CAPITAL BROKERS**

Real Estate Company

# OFFERING MEMORANDUM

6122 Garfield Street · Hollywood, FL 33024

Vacant Land · Zoning C-MU · 3-Unit Residential Development Opportunity

**NEW RESIDENTIAL TOWNHOUSE**  
GARFIELD ST. HOLLYWOOD FL 33024



**50 × 106 ft**

LOT SIZE

5,297 SF

**C-MU**

ZONING

Commercial Mixed-Use

**3 Units**

DEVELOPMENT

Residential

**6 Spaces**

PARKING

Off-Street

Exclusively Listed By

**Christian Giraldo**

Capital Brokers LLC

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## Executive Summary

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Capital Brokers LLC is pleased to present this exclusive investment opportunity at **6122 Garfield Street, Hollywood, Florida 33024**. This vacant land parcel offers a compelling ground-up development play in one of South Florida's most active and supply-constrained residential markets.

The site consists of a 50 × 106-foot vacant lot (approximately 5,297 SF) zoned **C-MU (Commercial Mixed-Use)** under the City of Hollywood's 2020 zoning code. Per the attached zoning feasibility report, the parcel supports the development of up to **3 residential dwelling units**.

There are no existing construction documents. The buyer will engage their own architect, engineer, and development team — a blank canvas in a market with proven demand for modern residential product.

### INVESTMENT HIGHLIGHTS

- Prime vacant lot in Hollywood, FL — immediate development potential
- Zoning: C-MU | Up to 3 residential units permitted (per feasibility report)
- Lot Size: 50 ft × 106 ft | 5,297 SF | Folio #: 514112050701
- No construction documents — buyer brings their own vision and team
- Diverse zoning allowances: residential, commercial, office, lodging & more
- Growing South Florida market with strong rental and ownership demand

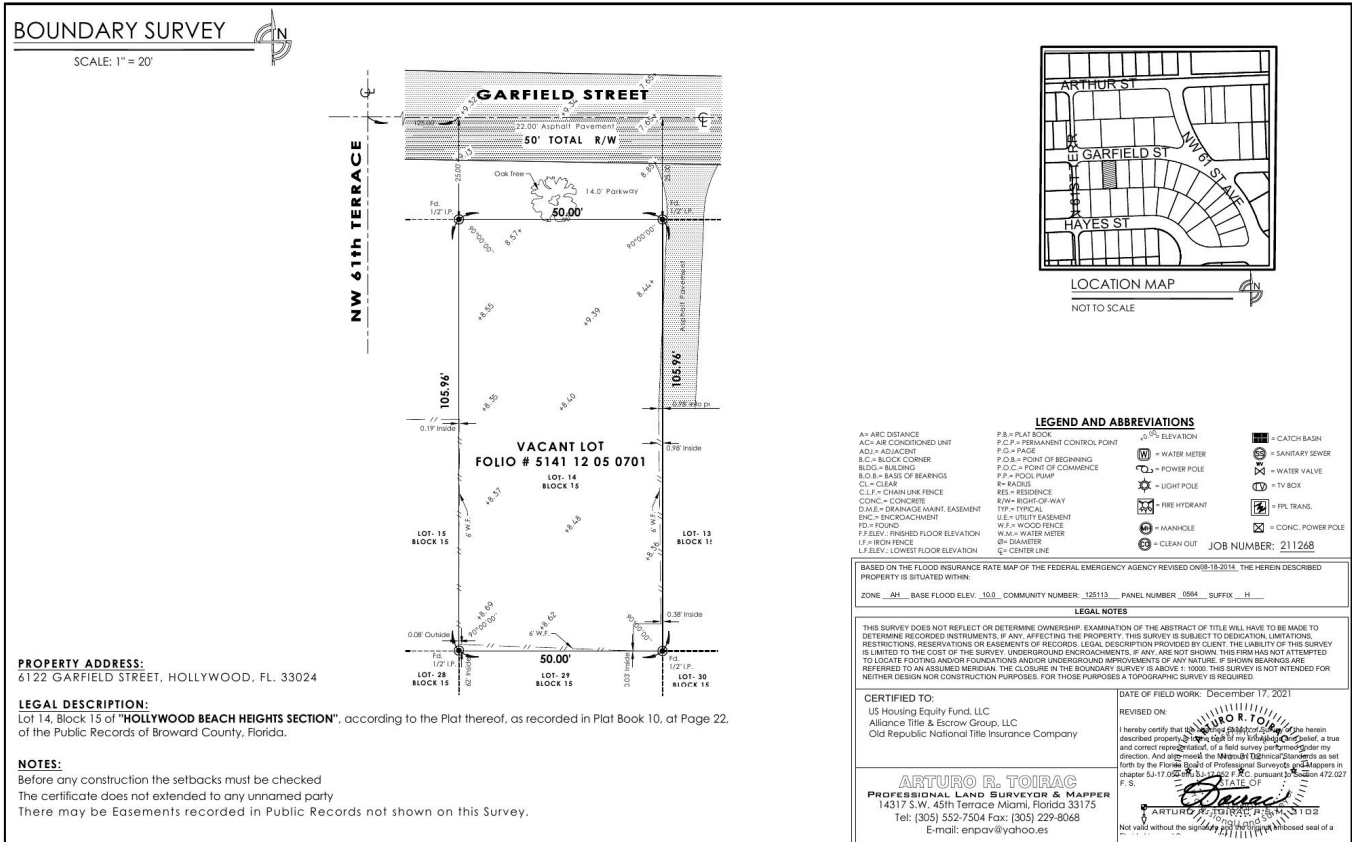
## Property Details

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<b>Property Address</b>	6122 Garfield Street, Hollywood, FL 33024
<b>Folio Number</b>	514112050701
<b>Legal Description</b>	Lot 14, Block 15 — Hollywood Beach Heights Section, Plat Book 10, Page 22, Broward County, FL
<b>Lot Dimensions</b>	50 ft x 106 ft (approx.)
<b>Lot Area</b>	5,297 SF (per public records)
<b>Parcel Zoning</b>	C-MU — Commercial Mixed-Use
<b>Zoning Code</b>	City of Hollywood — 2020
<b>Flood Zone</b>	Zone AH   Base Flood Elevation: 10.0 ft
<b>Community / Panel</b>	125113 / 0564H
<b>Average Slope</b>	0% (flat)
<b>Existing Improvements</b>	None — Vacant Land
<b>Construction Documents</b>	None — Buyer to develop with own team

### Boundary Survey

A certified boundary survey was performed by **Arturo R. Toirac, PSM #3102**, dated December 17, 2021, and certified to US Housing Equity Fund, LLC, Alliance Title & Escrow Group, LLC, and Old Republic National Title Insurance Company. The survey confirms lot boundaries, dimensions, elevations, and the absence of any existing structures on the parcel.



Boundary Survey — 6122 Garfield Street, Hollywood, FL 33024

# Zoning & Feasibility Analysis

Zoning data is sourced from a formal **Zoning Feasibility Report** prepared by Gridics, LLC on behalf of Capital Brokers LLC, dated December 16, 2021. All figures are based on general assumptions and must be independently verified prior to any design or investment decision.

## Zoning Allowances — C-MU

<b>Maximum Built Area</b>	34,547 SF
<b>Building Coverage</b>	95%
<b>Max. Building Footprint</b>	4,318 SF
<b>Dwelling Units per Acre</b>	36 du/acre
<b>Max. Dwelling Units</b>	4 Units
<b>Max. Building Height</b>	8 Levels / 85 ft
<b>Minimum Open Space</b>	5%

## Capacity Analysis — Proposed 3-Unit Development

<b>Total Building Area</b>	6,800 SF
<b>Building Height</b>	2 Levels
<b>Max. Building Footprint</b>	3,400 SF
<b>Building Coverage</b>	95%
<b>Residential Net Area</b>	4,850 SF
<b>Residential Units</b>	3 Dwelling Units (DU)
<b>Avg. Unit Size</b>	~1,616 SF
<b>Parking Area</b>	1,950 SF
<b>Total Parking Spaces</b>	6 Off-Street Spaces
<b>Parking Structure Height</b>	1 Level

## Setback Requirements

Frontage	Type	Length	Min. Setback
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A (Primary)	Garfield St — Front	49.91 ft	15 ft
B & D (Sides)	Side Yards	106.34 ft	0 ft
C (Rear)	Rear Yard	49.91 ft	5 ft

## Aerial View & Zoning Map

# CENTURY 21

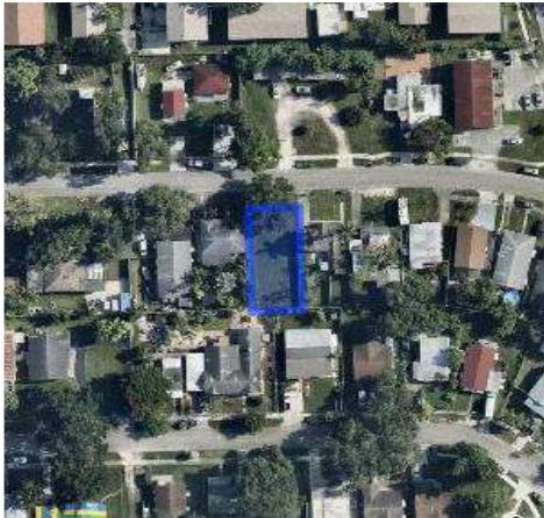
## ZONING ALLOWANCES

### Property Location

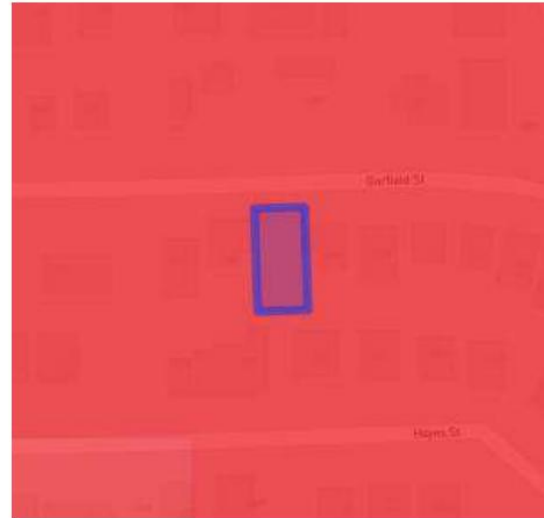
Folio Number 514112050701  
Address Garfield St  
City Hollywood

Lot Area 5297 sqft  
Zoning Code City of Hollywood - 2020  
Parcel Zoning C-MU

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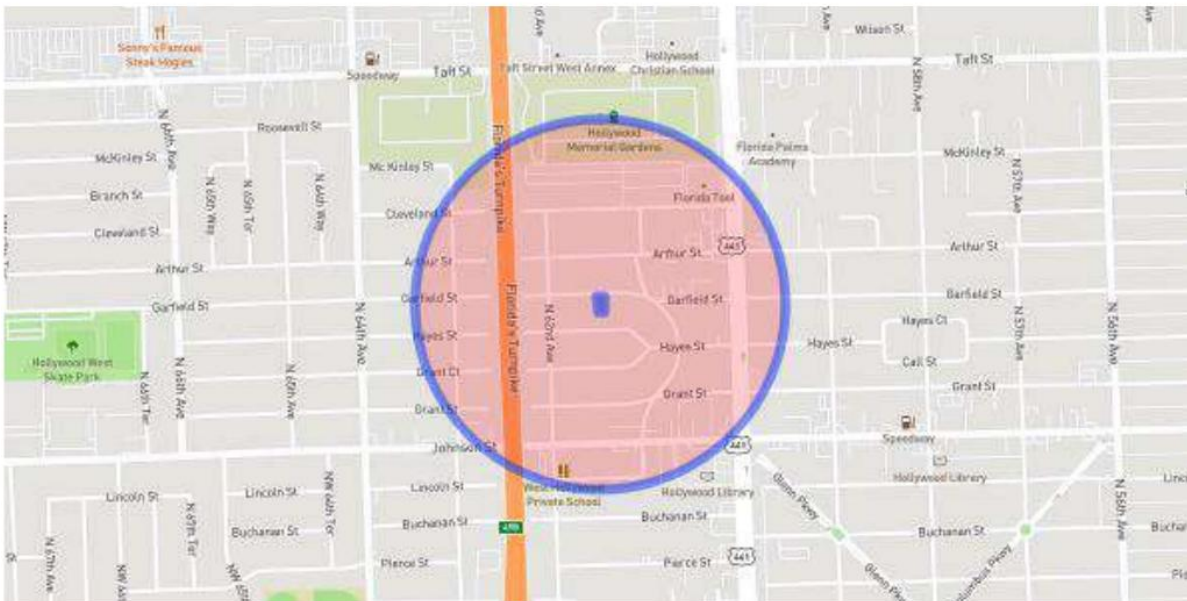


AERIAL VIEW



ZONING MAP

C-MU



1/4 mile radius

*Aerial View & Zoning Map (C-MU) — 1/4 Mile Radius | Source: Gridics, LLC*

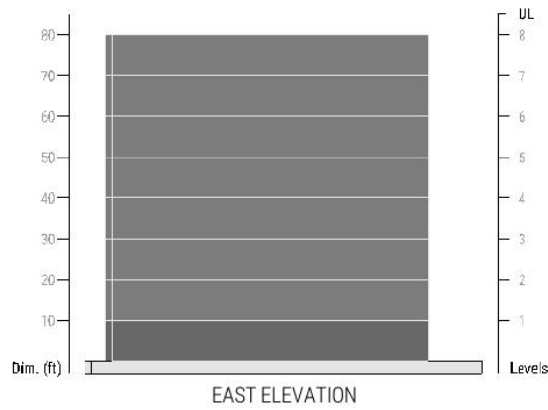
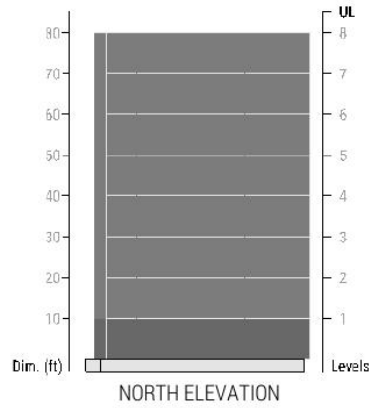
# CENTURY 21

## ZONING ALLOWANCES Illustrations

Folio Number 514112050701  
Address Garfield St  
City Hollywood

Lot Area 5297 sqft  
Zoning Code City of Hollywood - 2020  
Parcel Zoning C-MU

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■ Lot      ■ Main Building

*Maximum Capacity Illustration — 3-Unit Residential Development | Source: Gridics, LLC*

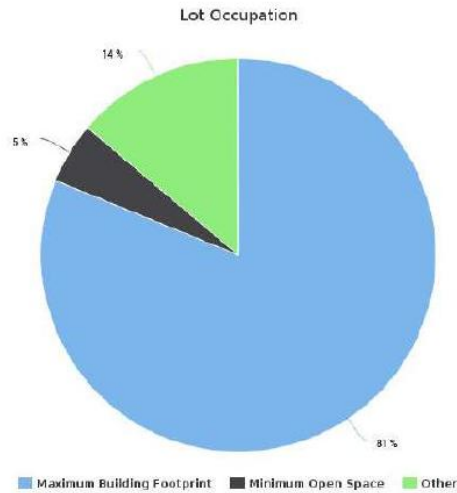
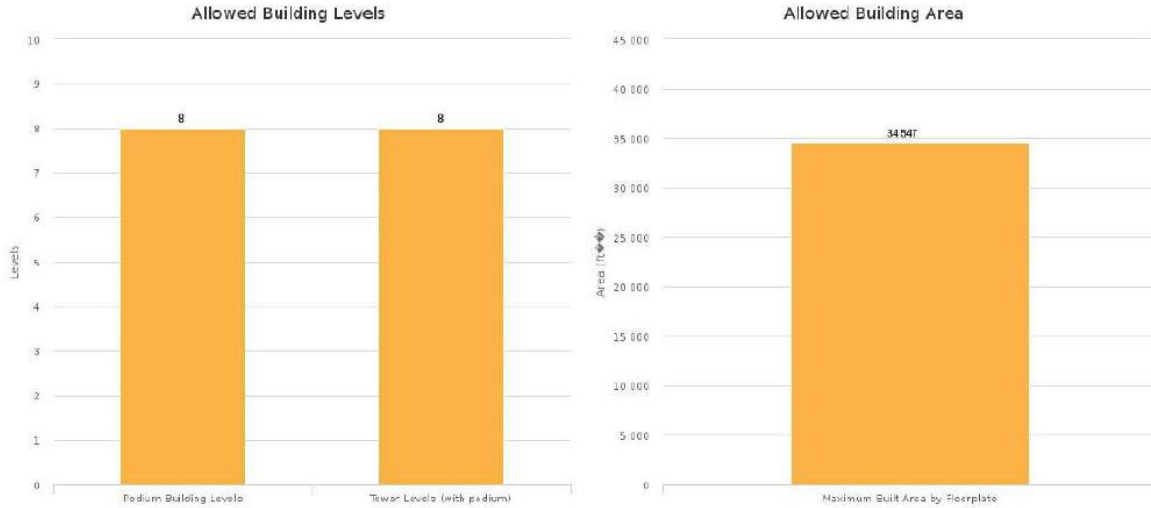
# CENTURY 21

## ZONING ALLOWANCES Statistics

Folio Number 514112050701  
Address Garfield St  
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Lot Area 5297 sqft  
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*Site Plan (Ground Level) — Residential + Parking Layout | Source: Gridics, LLC*

## Permitted Uses — C-MU Zoning

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The C-MU (Commercial Mixed-Use) designation supports an exceptionally broad range of development types, giving investors maximum flexibility in how they develop or position the asset.

### RESIDENTIAL

- Multi-Family Residential
- Single-Family Residential
- Live-Work

### LODGING

- Hotel
- Motel

### OFFICE

- Offices

### COMMERCIAL

- Amusement Uses (Indoor/Outdoor)
- Antique, Consignment & Vintage Stores
- Automotive Rental & Sales
- Bar, Lounge, or Night Club
- Coin Laundry
- Dry Cleaner
- Food Processing
- Funeral Homes
- Personal Services
- Restaurant
- Retail Sales (Indoor)
- Parking Lots & Garages

### CIVIC

- Day Care Facilities (SE)
- Institutional
- Places of Worship
- Museum, Art Gallery & Cultural Uses

## EDUCATIONAL

- Adult Educational Facilities
- Business/Vocational Schools
- University-Level Schools

## INDUSTRIAL / ARTISAN

- Artisan & Maker
- Contractor Shop & Storage (Indoor)
- Microbrewery, Microdistillery & Microwinery

*P = Permitted by Right | SE = Special Exception Required | NP = Not Permitted. Source: City of Hollywood Zoning Code 2020 via Gridics, LLC feasibility report.*

# Conceptual Renderings

The following architectural renderings illustrate a conceptual **3-unit residential townhouse** design commissioned for this site. These are preliminary and illustrative only — no construction documents, permits, or architectural approvals have been obtained. The buyer is free to engage their own design and development team to realize a custom vision for the property.



Conceptual Renderings — New Residential Townhouse | 6122 Garfield St, Hollywood FL 33024

## Location Overview

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Hollywood, Florida is a vibrant coastal city in **Broward County**, strategically positioned between Miami (15 miles south) and Fort Lauderdale (5 miles north). The city benefits from direct access to I-95, the Florida Turnpike, and US-1 (Federal Highway) — one of South Florida's most connected corridors for both residents and businesses.

The subject property on Garfield Street sits within a mature residential and mixed-use neighborhood with easy proximity to major employment centers, retail, healthcare, and South Florida's world-famous beachfront. The area is experiencing renewed developer interest as aging housing stock creates demand for modern, well-designed residential product.

### Nearby Points of Interest

- • Hollywood Beach Broadwalk & Atlantic Ocean — approx. 3 miles east
- • Downtown Hollywood ArtsPark & Young Circle — approx. 2 miles
- • Hollywood Memorial Regional Hospital — approx. 2 miles
- • Fort Lauderdale-Hollywood International Airport (FLL) — approx. 5 miles
- • Hard Rock Hotel & Casino — approx. 3 miles
- • Oakwood Plaza Shopping Center — approx. 2 miles
- • I-95 interchange — approx. 1 mile | Florida Turnpike — approx. 2 miles
- • Tri-Rail Station (Dania Beach) — approx. 4 miles

## Market Demographics

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Hollywood, Florida offers a robust and growing demographic base that underpins strong residential demand across all price points. The following data reflects 2024–2026 estimates from the U.S. Census Bureau, City-Data.com, DataUSA, and WorldPopulationReview.

### Population & Growth

<b>162,199</b> Population (2026 Est.)	<b>+0.97%</b> Annual Growth Rate
<b>5,837 / mi<sup>2</sup></b> Population Density	<b>40 yrs</b> Median Age
<b>42.9%</b> Hispanic / Latino	<b>40.1%</b> Foreign-Born Population

### Income & Housing

<b>\$71,067</b> Median Household Income	<b>\$41,519</b> Per Capita Income
<b>\$475,200</b> Median Home Value	<b>\$1,886</b> Median Gross Rent / Month

**58.9%**

Homeownership Rate

**~72,553**

Total Housing Units

## Market Context & Investment Rationale

Hollywood's housing stock is significantly aged — the **median construction year is 1969** — creating persistent demand for newly built residential product. Only 2.8% of the city's homes were built between 2010 and 2019, meaning genuinely new construction commands a meaningful price and rental premium.

The city's diverse, internationally-oriented population (over 40% foreign-born) and strong renter base (41.7% renter-occupied) sustain demand for quality multi-unit residential properties. Mean prices for 3-to-4-unit residential structures in Hollywood have reached **\$748,689**, providing a compelling exit benchmark for a well-designed 3-unit development on this site.

With the city's cost of living index at 120.1 (vs. the U.S. average of 100), consistent population growth, and proximity to major South Florida employment and tourism corridors, 6122 Garfield Street sits at the intersection of supply scarcity and sustained demand.

## Contact & Due Diligence Notice

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<b>Listing Agent</b>	Christian Giraldo
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<b>Email</b>	cgiraldo@capitalbrokersusa.com
<b>Folio Number</b>	514112050701
<b>Property Address</b>	6122 Garfield Street, Hollywood, FL 33024



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#### **DISCLAIMER**

This Offering Memorandum has been prepared by Capital Brokers LLC for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any interest in the property described herein.

Zoning data and feasibility analysis are sourced from a report prepared by Gridics, LLC dated December 16, 2021. The City of Hollywood does not guarantee the accuracy or completeness of the zoning analysis, and all results must be independently verified before being relied upon for any design, development, or investment decision. Under no circumstances shall this report be considered an approval or permitting for any project.

Demographic and market data referenced herein are sourced from publicly available U.S. Census Bureau estimates, City-Data.com, DataUSA, WorldPopulationReview, and other third-party sources as of 2024–2026. These figures are approximations provided for contextual purposes only.

Prospective purchasers are encouraged to conduct their own independent due diligence regarding zoning verification, title, permitting, environmental conditions, market conditions, and any other factors relevant to their investment decision. Capital Brokers LLC and its agents make no representations or warranties, express or implied, as to the accuracy of the information contained herein.