



— EXCLUSIVE DEVELOPMENT OPPORTUNITY

OFFERING MEMORANDUM

6122 Garfield Street · Hollywood, Florida 33024

5,297 SF

LOT SIZE
50 ft x 106 ft

C-MU

ZONING
Commercial Mixed-Use

3 UNITS

DEVELOPMENT POTENTIAL
Residential Build-Out

EXCLUSIVELY LISTED BY

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THE OFFERING

A Blank-Canvas Development Site

Capital Brokers is pleased to present 6122 Garfield Street, Hollywood, Florida — a vacant, shovel-ready infill parcel in one of South Florida's most active development corridors. The site offers a rare combination of flexible commercial mixed-use zoning and a residential setting, positioned between Miami and Fort Lauderdale.

The parcel measures 50 × 106 feet (approximately 5,297 SF) and is zoned C-MU under the City of Hollywood 2020 zoning code. Per the attached zoning feasibility analysis, the site supports up to three residential dwelling units, with allowances extending to eight stories and 34,547 SF of built area.

The buyer retains full creative latitude. No permits or approvals have been obtained and no design commitments carry over from a prior owner — the conceptual drawings included herein are illustrative studies only.

AT A GLANCE

Folio	5141 12 05 0701
Lot Area	5,297 SF
Frontage	49.91 ft
Depth	106.34 ft
Zoning	C-MU
Max Height	8 levels / 85 ft
Max Units	4 DU
Flood Zone	AH · BFE 10.0 ft

INVESTMENT HIGHLIGHTS

- Vacant, unencumbered infill lot with immediate development potential
- Exceptionally broad use table — residential, retail, office, lodging and artisan
- One mile to the I-95 interchange; two miles to the Florida Turnpike
- C-MU zoning permits up to 3 residential dwelling units per feasibility report
- No construction documents or carried-over approvals; buyer brings their own team
- Aging housing stock citywide creates real scarcity of new residential product



Property Details

Certified boundary survey by Arturo R. Toirac, PSM #3102, dated December 17, 2021, confirming boundaries, setbacks and the absence of structures on the parcel.



ENTITLEMENT

Zoning & Feasibility Analysis

The following figures are drawn from an official zoning feasibility report prepared by Gridics, LLC dated December 16, 2021. All allowances are based on general assumptions and must be independently verified with the City of Hollywood prior to design or acquisition.

C-MU ZONING ALLOWANCES	
Maximum Built Area	34,547 SF
Building Coverage	95%
Maximum Building Footprint	4,318 SF
Density	36 DU / acre
Dwelling Units Allowed	4 Units
Maximum Height	8 Levels / 85 ft
Minimum Open Space	5%

PROPOSED 3-UNIT CAPACITY	
Total Building Area	6,800 SF
Building Height	2 Levels
Building Footprint	3,400 SF
Building Coverage	95%
Residential Net Area	4,850 SF
Residential Units	3 Dwelling Units
Avg. Unit Size	1,616 SF

1,950 SF

PARKING STRUCTURE AREA

6 Spaces

TOTAL PARKING SPACES

1 Level

PARKING STRUCTURE HEIGHT

PERMITTED USES UNDER C-MU

RESIDENTIAL

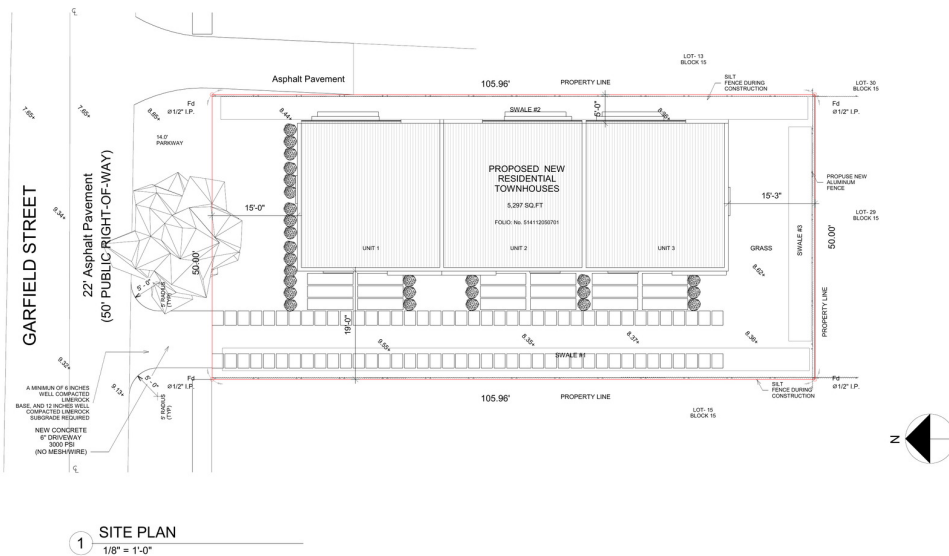
Multi-Family · Single-Family · Live-Work

COMMERCIAL & OFFICEOffices · Retail (indoor) · Restaurant · Bar & Lounge ·
Personal Services · Hotel / Motel**INDUSTRIAL & ARTISAN**Artisan & Maker · Contractor Shop & Storage (indoor) ·
Microbrewery / Distillery**CIVIC & EDUCATIONAL**Adult Educational Facilities · Institutional · Places of
Worship · Museum & Art Gallery

CONCEPT DRAWINGS

Proposed Site Plan

A preliminary three-unit townhouse scheme has been studied for the site by Fausto Guerrero, P.E. The drawings on this and the following pages are conceptual and illustrative only – they have not been permitted or approved, and a purchaser is under no obligation to adopt them.



CERTIFICATE NOTE:

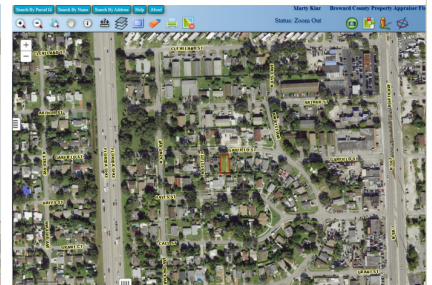
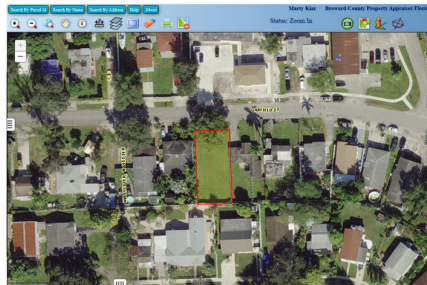
I hereby certify that the BOUNDARY SURVEY has been completed under my direction on June 10th, 2015, and that I am a duly licensed Professional Engineer in the State of Florida. I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 15, F.S., Florida Administrative Code pursuant to Section 475.007 Florida State Statutes.

LEGAL DESCRIPTION:

Lot 14, Block 15 of "HOLLYWOOD BEACH HEIGHTS SECTION", according to the Plat thereof, as recorded in Plat Book 16, at Page 22, of the Public Records of Broward County, Florida.
PROPERTY ADDRESS:
6122 GA HWY ELD 5 THE ET, HOLLYWOOD, FL 33024

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above legal description. Provided by Client.
- 2) The lands shown herein were not abstracted for easements or other recorded encumbrances nor shown on the plat and the same. If any may not be shown on this section.
- 3) Bearings shown herein are based on an assumed Meridian and referenced on the CONTROLLING OF 15.00' IN ANCHOR, and 15.00' IN ANCHOR.
- 4) Ownership subject to option of the Title.
- 5) Underground utilities are not depicted herein.
- 6) Underground portions of footings, foundations or other improvements were not located.
- 7) Existing and setbacks are not verified by this survey.
- 8) Fence ownership not determined by this survey.
- 9) Flood Elevation Information.
- 10) Community: 1. 2003A FIRM Panel: 1301 1 C0308B Flood Zone: AH
- 11) Date of FIRM: 06/10/2003
- 12) Elevation shown herein are relative to the 1988 (NA) 10.000 of mean sea level and are based on a benchmark setup by the engineering department of BROWARD County, Florida.
- 13) The maximum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of ground features. Signs are placed to record this requirement.
- 14) Well identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/2 inch.
- 15) Easements indicated herein are field measured by electronic measurement, unless otherwise noted.
- 16) Road markings not located unless otherwise shown.
- 17) Underground improvements and/or underground encroachments not shown unless otherwise indicated.



SP-1 – Site Plan · Proposed new residential townhouses · Scale 1/8" = 1'-0"

5,297 SF
SITE AREA

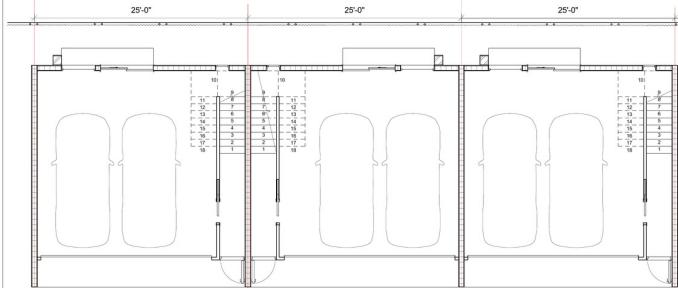
3 Townhouses
UNITS

15'-0"
FRONT SETBACK

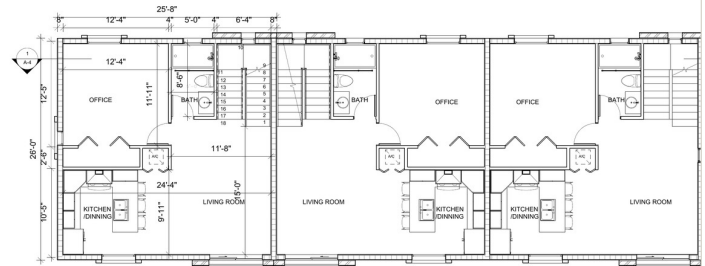
New 6" concrete
DRIVEWAY

CONCEPT DRAWINGS

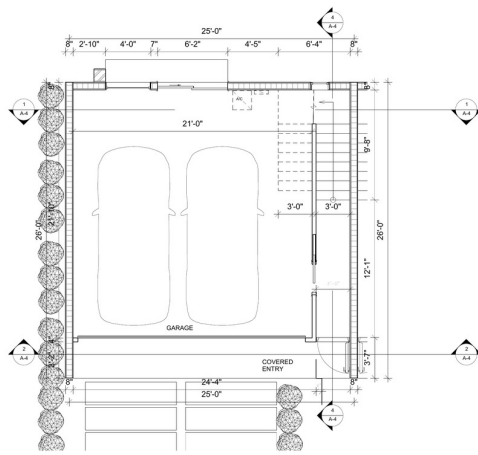
Floor Plans — Levels 1 & 2



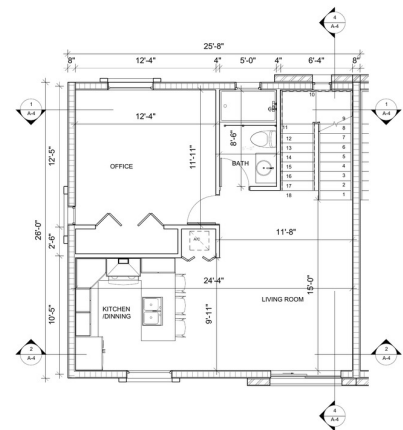
1 FIRST FLOOR PLAN
3/16" = 1'-0"



4 SECOND FLOOR PLAN GENERAL
3/16" = 1'-0"



2 FIRST FLOOR PLAN PARTIAL TYP UNIT
1/4" = 1'-0"



3 SECOND FLOOR PLAN
1/4" = 1'-0"

A-1 — First floor (garage & covered entry) and second floor (living, kitchen/dining, office, bath)

25'-0" wide
TYPICAL BAY

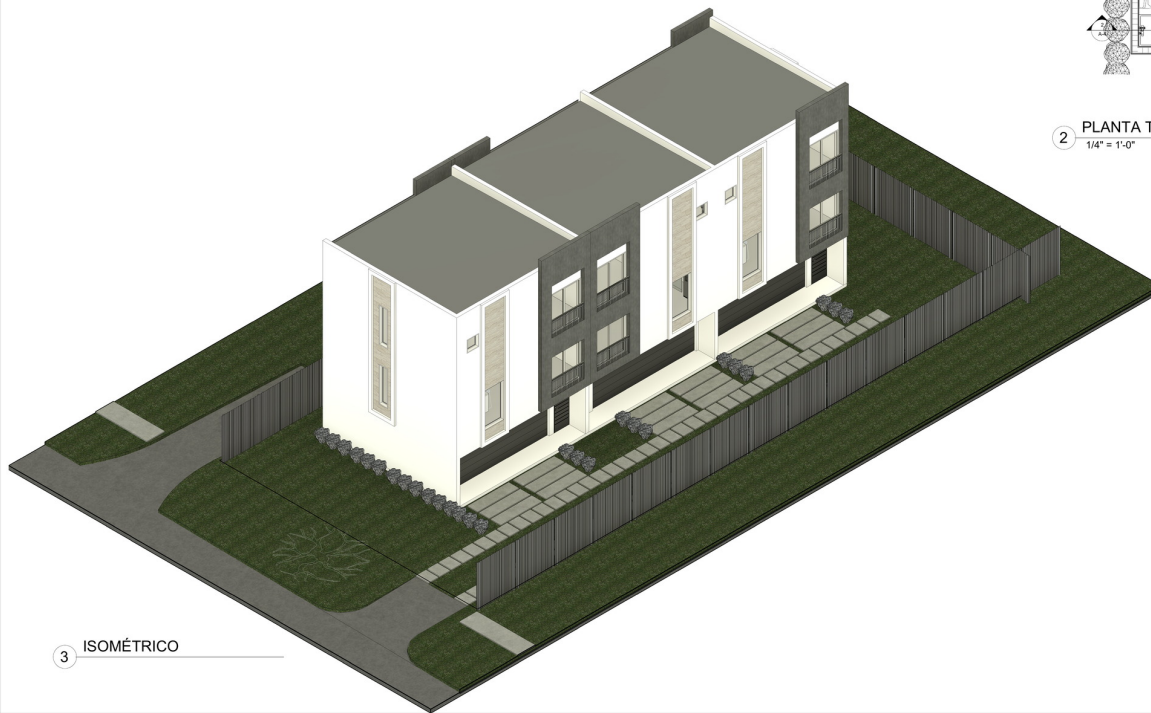
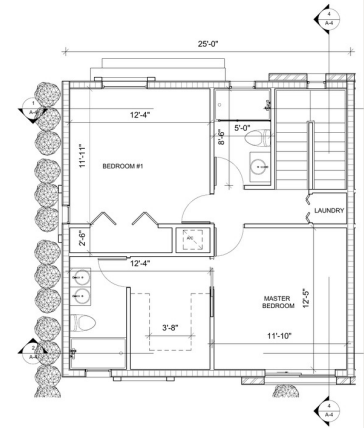
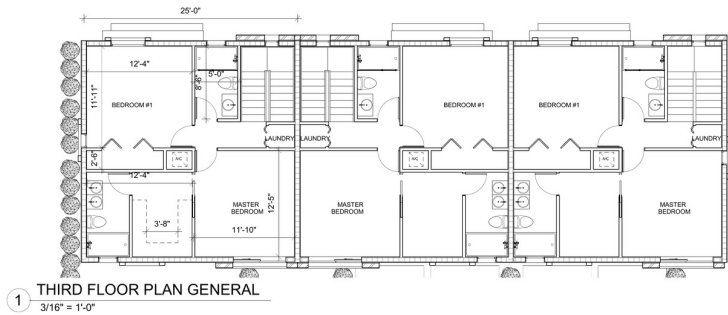
26'-0"
UNIT DEPTH

2 cars per unit
PARKING

Living · Kitchen · Office
LEVEL 2

CONCEPT DRAWINGS

Third Floor & Massing



A-2 — Third floor plan (master bedroom, bedroom #1, laundry) with isometric massing study

2 per unit
BEDROOMS

Master + shared
BATHS

In-unit
LAUNDRY

3 attached volumes
MASSING

CONCEPT DRAWINGS

Building Elevations



A-3 — Front, side, west and right elevations · overall height 32'-0"

32'-0"
OVERALL HEIGHT

3
OCCUPIED LEVELS

Parking & entry
GROUND LEVEL

Stucco & stone
FACADE

CONCEPT DRAWINGS

Study Renderings



Preliminary renderings of the three-unit townhouse study — conceptual, not permitted or approved for construction.

3 townhouses
PROGRAM

3 + ground parking
LEVELS

1,616 SF
AVG. UNIT SIZE

Concept only
STATUS

ALTERNATE DIRECTION

Conceptual Renderings

A second, more contemporary treatment of the same three-unit program, commissioned to illustrate the design range the parcel can support. Preliminary and illustrative only.



Conceptual renders — new residential townhouse, Garfield Street, Hollywood FL 33024

POSITION

Location Overview

Hollywood is a coastal city of roughly 162,000 residents in central Broward County, sitting between Miami to the south and Fort Lauderdale to the north. The city has direct access to I-95, the Florida Turnpike and US-1, making it one of the most connected submarkets in South Florida.

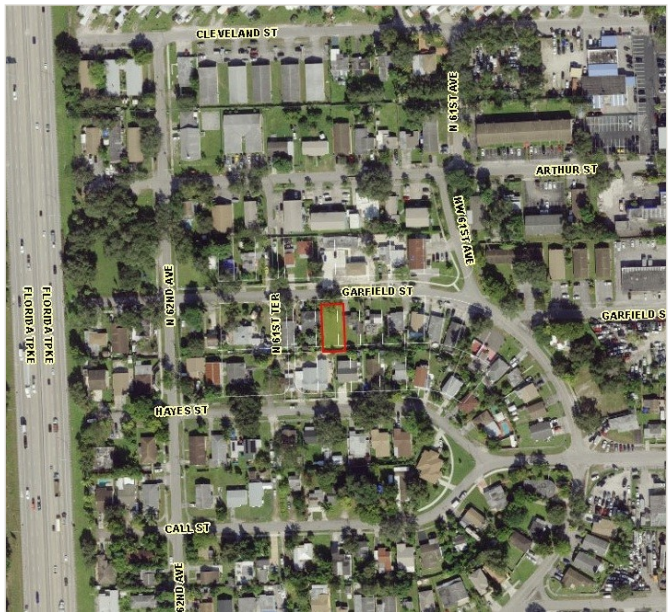
6122 Garfield Street sits within a quiet residential block inside a mixed-use corridor, minutes from downtown Hollywood's ArtsPark, the Broadwalk, regional shopping and major employment centers.

NEARBY POINTS OF INTEREST

I-95 Interchange	1 mi
Downtown Hollywood ArtsPark	2 mi
Memorial Regional Hospital	2 mi
Oakwood Plaza	2 mi
Florida Turnpike	2 mi
Hard Rock Hotel & Casino	3 mi
Hollywood Beach Broadwalk	3 mi
Ft. Lauderdale–Hollywood Intl. (FLL)	5 mi



Parcel outline — Broward County Property Appraiser



Neighborhood context — Turnpike & State Road 7 corridors

15 mi south
MIAMI

5 mi north
FORT LAUDERDALE

5 mi
FLL AIRPORT

3 mi east
ATLANTIC BEACH

FUNDAMENTALS

Market & Demographics

162,199

CITY POPULATION
2026 estimate

\$71,067

MEDIAN HH INCOME
Hollywood, FL

\$475,200

MEDIAN HOME VALUE
Owner-occupied

\$1,886

MEDIAN GROSS RENT
Per month

POPULATION

Population Growth (annual)	0.97%
Population Density	5,837 / sq mi
Median Age	40 years
Foreign-Born Population	40.1%
Hispanic / Latino	42.9%
Avg. Commute Time	28.8 min

INCOME & HOUSING

Per Capita Income	\$41,519
Homeownership Rate	58.9%
Total Housing Units	~72,553
Median Construction Year	1969
Built 2010–2019	2.8%
Cost of Living Index	120.1

RESIDENTIAL MARKET INSIGHT

Hollywood's housing stock is aging — the median construction year is 1969, and only 2.8% of homes were built between 2010 and 2019. That scarcity of modern product supports a clear premium for newly built units. With more than 40% of residents foreign-born and a homeownership rate under 59%, rental demand for small multi-unit residential is durable. Mean prices for 3-to-4-unit residential structures have reached \$748,689.

Sources: U.S. Census Bureau, City-Data.com and DataUSA estimates, 2024–2026. Figures are approximations provided for context only.



IMPORTANT NOTICES

Disclaimer & Due Diligence

GENERAL

This Offering Memorandum has been prepared by Capital Brokers 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. Information has been obtained from sources believed to be reliable but has not been verified for accuracy, completeness or fitness for any particular purpose.

ZONING & FEASIBILITY

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 that analysis, and all results must be independently verified before being relied upon for any design, development or investment decision. Under no circumstances shall this document be considered an approval or permit for any project.

DRAWINGS & RENDERINGS

All site plans, floor plans, elevations and renderings contained herein are preliminary conceptual studies. No construction documents have been permitted or approved, and no design or entitlement commitments transfer with the property. A purchaser is free to engage their own design and engineering team.

MARKET DATA

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

BUYER DUE DILIGENCE

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 and its agents make no representations or warranties, express or implied, as to the accuracy of the information contained herein.

FOR MORE INFORMATION

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