



Bellamar Residences

— HOLLYWOOD DEVELOPMENT SITE —

1.07-ACRE TROPHY BEACHFRONT DEVELOPMENT SITE WITH
CONDOMINIUM SITE PLAN APPROVAL IN PLACE



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A1A

OFFERING SUMMARY
Hollywood, Broward County, FL



MIAMI BEACH
4.8 million SF of office space

BRICKELL/DOWNTOWN MIAMI
30 million SF of office space

AVENTURA COMMONS

RK DIPLOMATIC CENTER

ATLANTIC VILLAGE

70,000 SF restaurant & retail space
and 2 class A office buildings

DOWNTOWN AVENTURA
2.6 million SF of office space

SUNNY ISLES

Walmart

THE VILLAGE AT GULFSTREAM PARK

THE BIG EASY CASINO

AVENTURA MALL
NORDSTROM
Cheesecake Factory
MICHAEL KORS
BOSS HUGO BOSS
TED BAKER

SLS
SLS Resort Residence & Marina
Hallandale Beach (planned)

LOGGERHEAD MARINAS

BLUE

Terrazas

THE BEACH CLUB

Port South Bar & Grill

ETARU

DIPLMAT prime

The DIPLOMAT BEACH RESORT

Angela's on the Beach

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THE OFFERING

Jones Lang LaSalle (“JLL”) is pleased to exclusively offer the opportunity to acquire 1900 South Surf Road (the “Property”, “Site” or “Bellamar Hollywood”), a trophy 1.07-acre beachfront development site with full site plan approval in place for the construction of 25 ultra-luxury residences. Bellamar Hollywood affords investors the unique prospect to quickly and efficiently deliver the most exciting and beautifully designed beachfront condominium Hollywood has ever seen, while capitalizing on significant pent-up demand spurred by the ever-increasing migration to South Florida - 950 residents move to Florida daily.

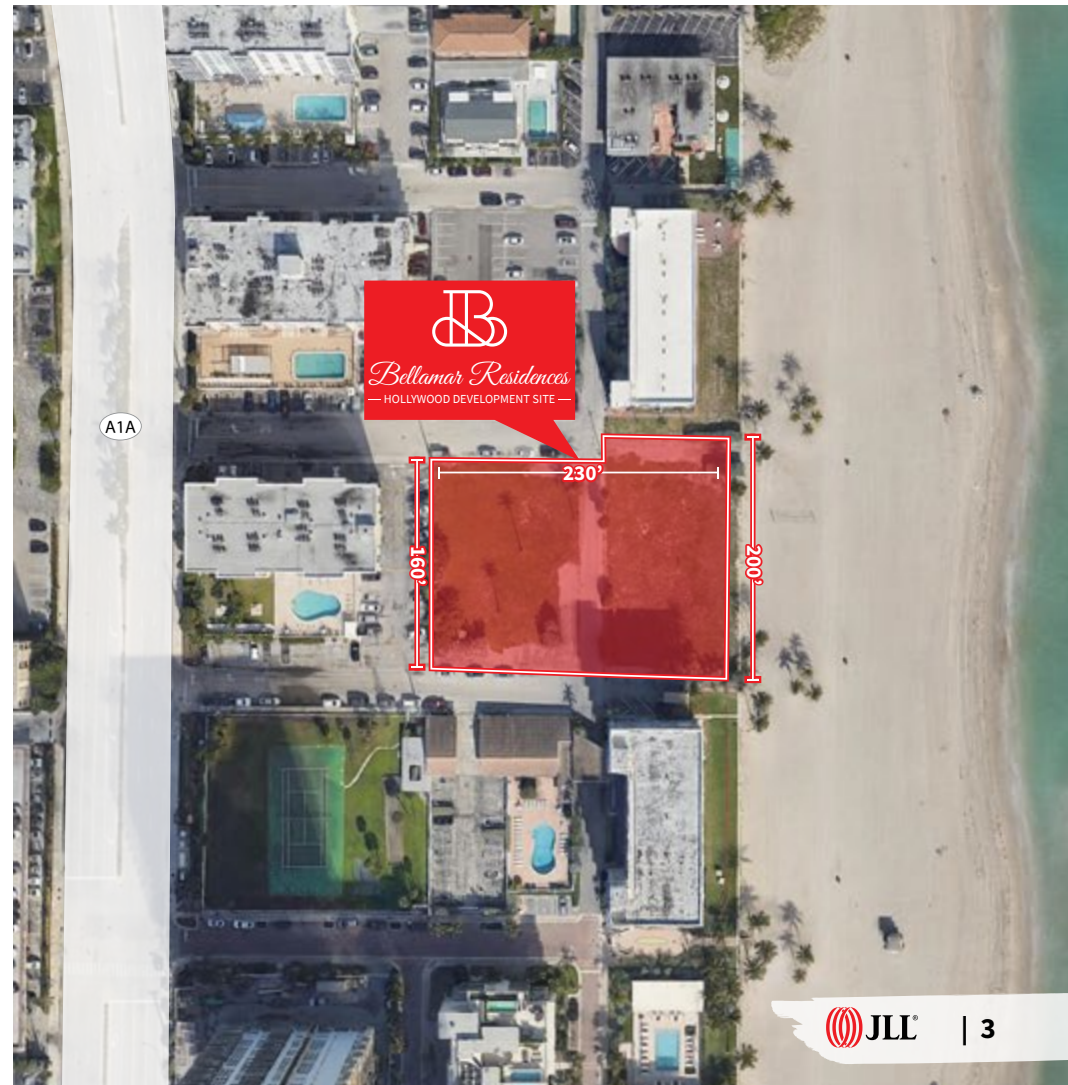
The completed project will feature luxury hotel-style amenities while benefiting from a superior location directly on the pristine shoreline of Hollywood Beach, just minutes from a plethora of the finest dining options and most vibrant entertainment the submarket has to offer.

PROPERTY OVERVIEW

Site Address	1900 South Surf Road, Hollywood, FL 33019
Folios	514224020350; 514224020360; 514224020370; 514224020380; 514224020390
Site Size	1.07 Acres (46,600 SF)
Zoning Designation	RM-25-SCB, South Central Beach Residential Multifamily

APPROVED PROJECT

Planned Development	Residential Condominium
Gross Building Area	204,227 SF
Building Height	12 Floors (130 Feet)
Number of Residences	25 Units
Number of Parking Spaces	57 Spaces
Average Unit Size	3,026 SF
Average Terrace Area	2,865 SF
Total Residential Area	147,284 SF
Expiration of Approvals	December 31st, 2025



UNIQUE OPPORTUNITY TO ACQUIRE A TROPHY 1.07-ACRE GREENFIELD DEVELOPMENT SITE DIRECTLY ON THE BEACH

TROPHY, SHOVEL-READY LAND

The Site has been fully approved for the development of 25 spacious, ultra-luxury condo units with superb, panoramic views of Hollywood Beach's pristine shoreline and vibrant neighborhood.

BEACHFRONT SCARCITY PREMIUM

As the only greenfield, trophy, beachfront development site in the area, Bellamar Hollywood presents an unmatched opportunity for developers to quickly and efficiently create the most exciting beachfront condominium development Hollywood has yet to experience, capitalizing on significant pent-up demand from the local population and mass influx of northerners to South Florida. Recent migration trends have shown over 950 people moving to Florida daily (ISG Miami Report – Summer 2020).

IMMEDIATE BEACH ACCESS WITH DIRECT PROXIMITY TO PROMINENT DEMAND DRIVERS

The Site's unparalleled beachfront location and proximity to a wealth of upscale dining, shops, and entertainment options along the Hollywood Boardwalk, nearby golf clubs, and A-rated schools drive significant residential demand for the area. The Property also enjoys convenient accessibility via A1A to other major submarkets and employment hubs such as Fort Lauderdale (15-minute drive) and Aventura (10-minute drive).

HIGHLY EDUCATED & AFFLUENT DEMOGRAPHIC PROFILE

Hollywood is one of Broward County's most affluent submarkets, offering shopping, fine dining, and excellent schools. Household incomes within a 1-mile radius average a spectacular \$110,966. The City of Hollywood has also experienced 8% population growth over the last 10 years.

YOUNG CIRCLE/DOWNTOWN

Publix

Holly
B
BU

LaVendetta



\$1.6M Average Single-family Home
Sales Over The Last Two Years

LOGG
MA

TOWN HOLLYWOOD

wood
read
UILDING



DANIA POINTE



+\$1 Billion mixed used development incorporating 1 million SF of retail and restaurant space over 102 acres



A1A

**DOWNTOWN
FORT LAUDERDALE**

15-Minute Drive Time





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