

VACANT LOT FOR HOTEL PROJECT



OPPORTUNITY TO ACQUIRE LAND

SAWGRASS CORPORATE PARKWAY SUNRISE, 33323

This 4.04 acre lot is conveniently located in Sawgrass Corporate Park, a highly coveted tourist destination near the world-famous Sawgrass Mills Mall complex. This land is approved by the City of Sunrise for an upscale lifestyle hotel which offers a unique opportunity for investment in an area where there is currently no other land available to build a hotel.



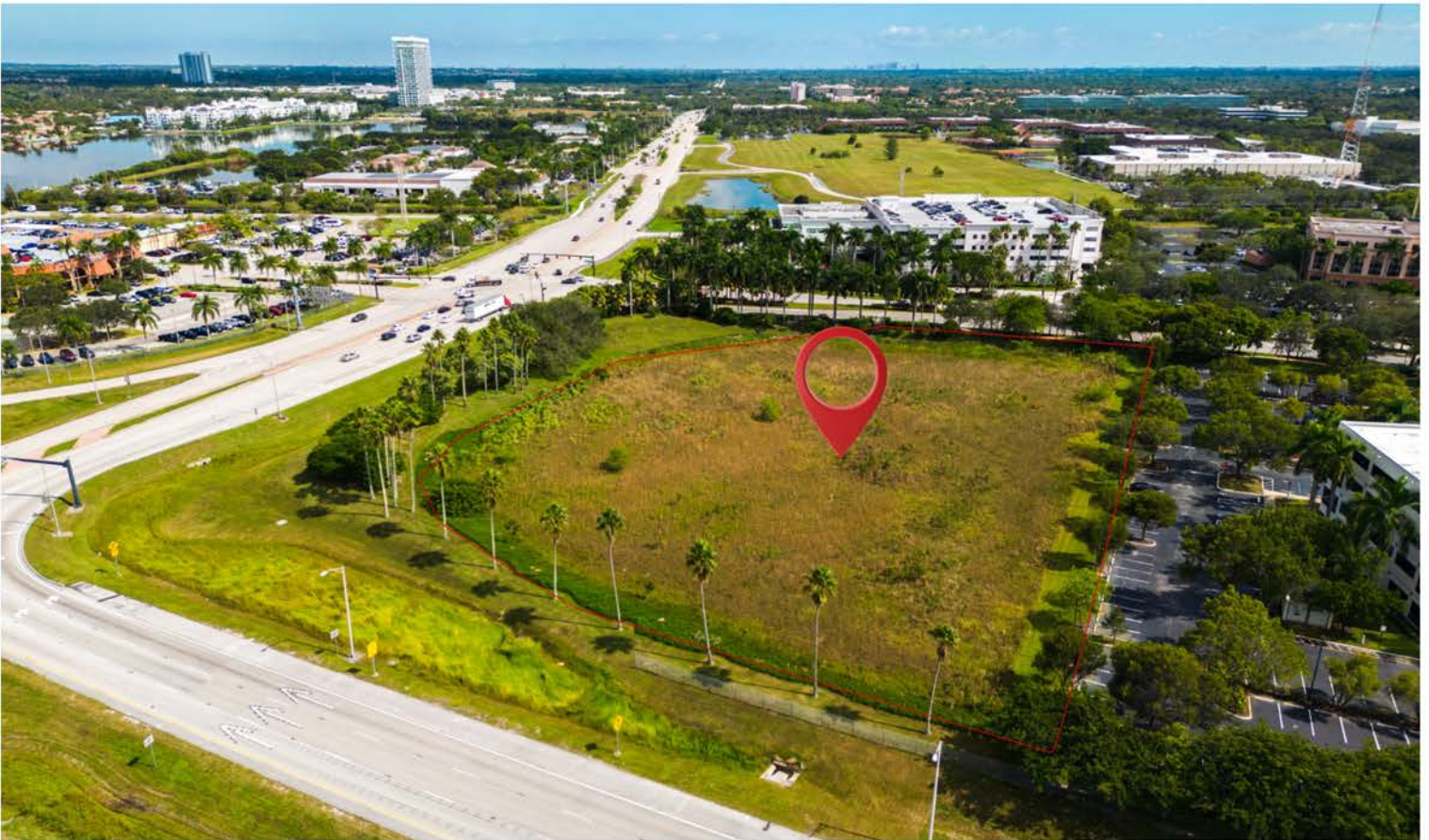
Monica Cataluña-Shand

Owner/Broker

954-812-1831

monica@korescorp.com

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OFFERING SUMMARY

Sale Price:	\$9,500,000
Lot Size:	4.04 acres
Commercial Area:	20%
Hotel Rooms:	250
Parking Spots:	450
Parcel ID #:	4940 34 03 0058
Zoning:	B-3 Zoning
Market:	South Florida
Submarket:	Western Broward

PROPERTY OVERVIEW

The vacant land is located within the Sawgrass Corporate Park complex just minutes away from some of Broward County's most popular attractions including: the popular tourist shopping attraction Sawgrass Mills Mall, the BB&T event & convention center and the American Express Corporate office complex.

Easy highway access and only 20 minutes from the Fort Lauderdale International Airport.



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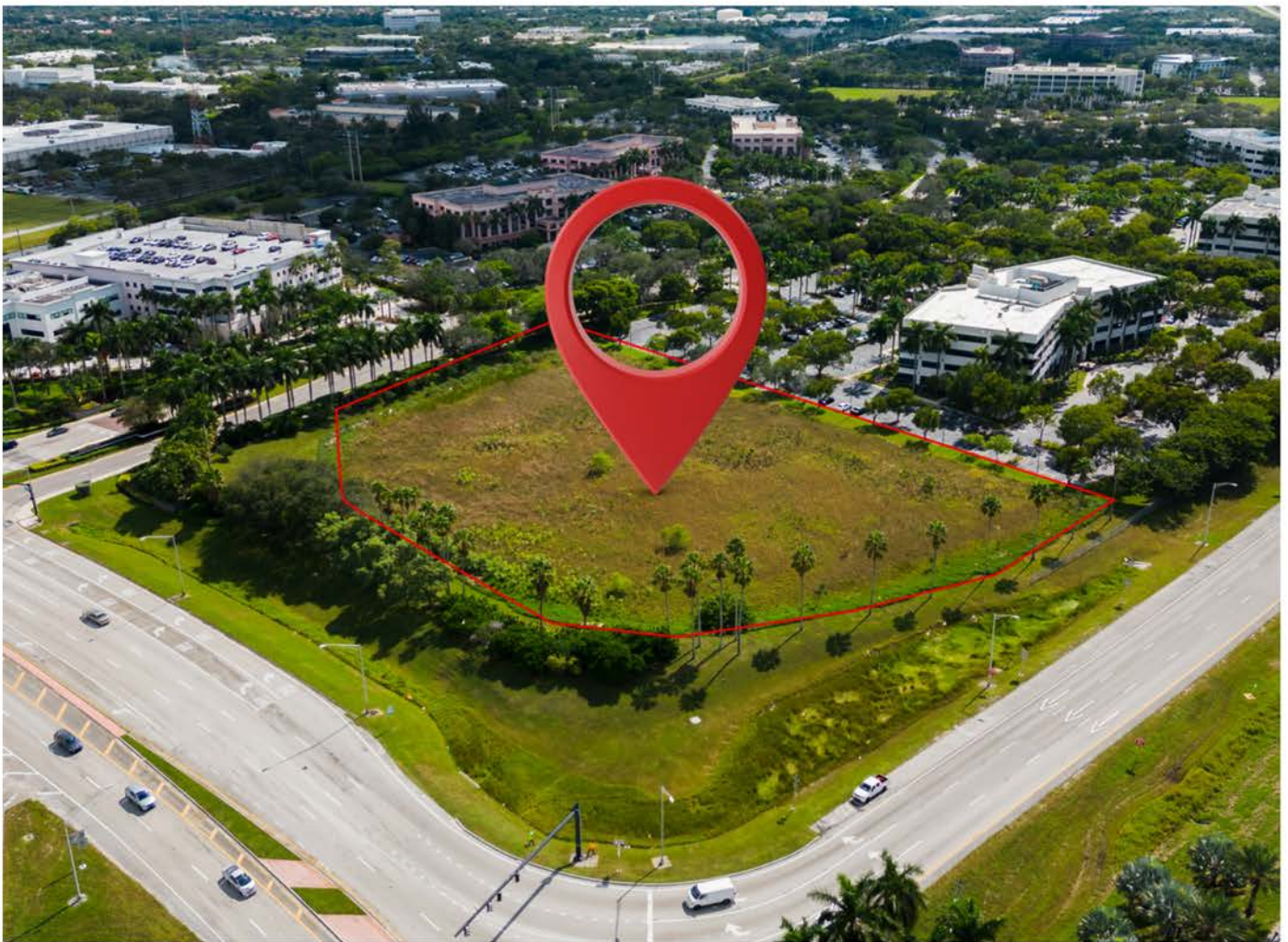
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- Great location next to the 869 Sawgrass Expressway with access to I75 & I595
- Minutes from Sawgrass Mills Mall - South Florida's main tourist shopping destination.
- Close to the BB&T Center - Broward County's premier event & convention center.
- 20 minutes from the Fort Lauderdale International Airport & 45 minutes from the Miami International Airport.
- 20 minutes from Fort Lauderdale & Hollywood Beach



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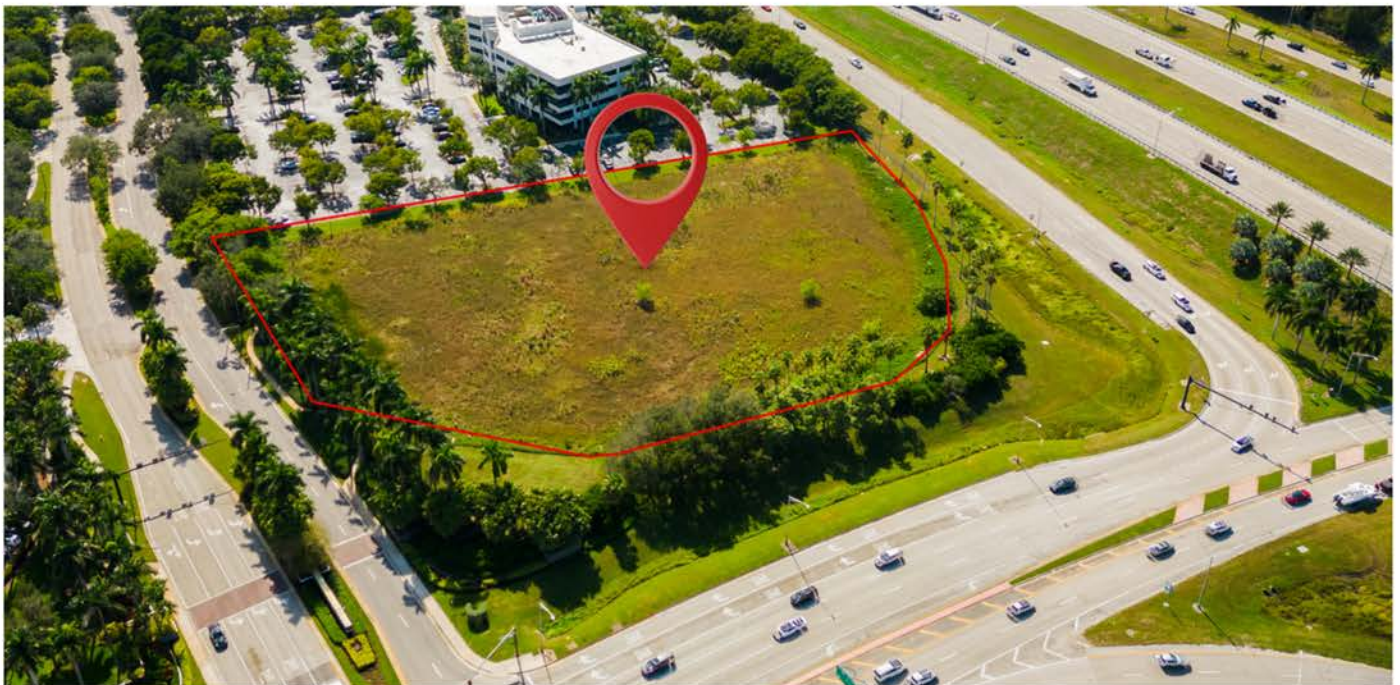
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- The current zoning of the land is framed by the B-3 General Business District standard. The property is within the Coverage Zone of the super zones "Western Sunrise Area" and "Western Sunrise Entertainment District", which allows Mixed uses, Commercial, Hotel and Offices.
- A minimum of 250 rooms (including suites) of at least 350 square feet (32.51 M2) is allowed in the standard with the aim of encouraging development with all services and amenities, ensuring an iconic presence in West Broward County.
- The allowed footprint "Lot Coverage" (approved in the development agreement) includes a footprint of the building plus a footprint of auxiliary constructions to access it of 24% of the Lot without including parking spaces. Including parking is 60% of the Lot. This approval is unique to this project.



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- The relationship between the useful built area and the building footprint (FAR: Floor Area Ratio) agreed with the city is unique for this project under current regulations and allows a maximum ratio of 1.5 for the built area without parking spaces and 1.87 with parking spaces.
- The parking spaces projected for the project are about 450 spaces. As an important fact to the conceptual development of the Hotel, a semi-basement is allowed to comply with the requirements of the standard. In addition to allowing use of elevated parking spaces, the standard allows agreements with third parties to provide parking spaces and valet parking. Additionally, there is an option to request the reduction of the size of parking spots from 10X20 to 9X18 square feet



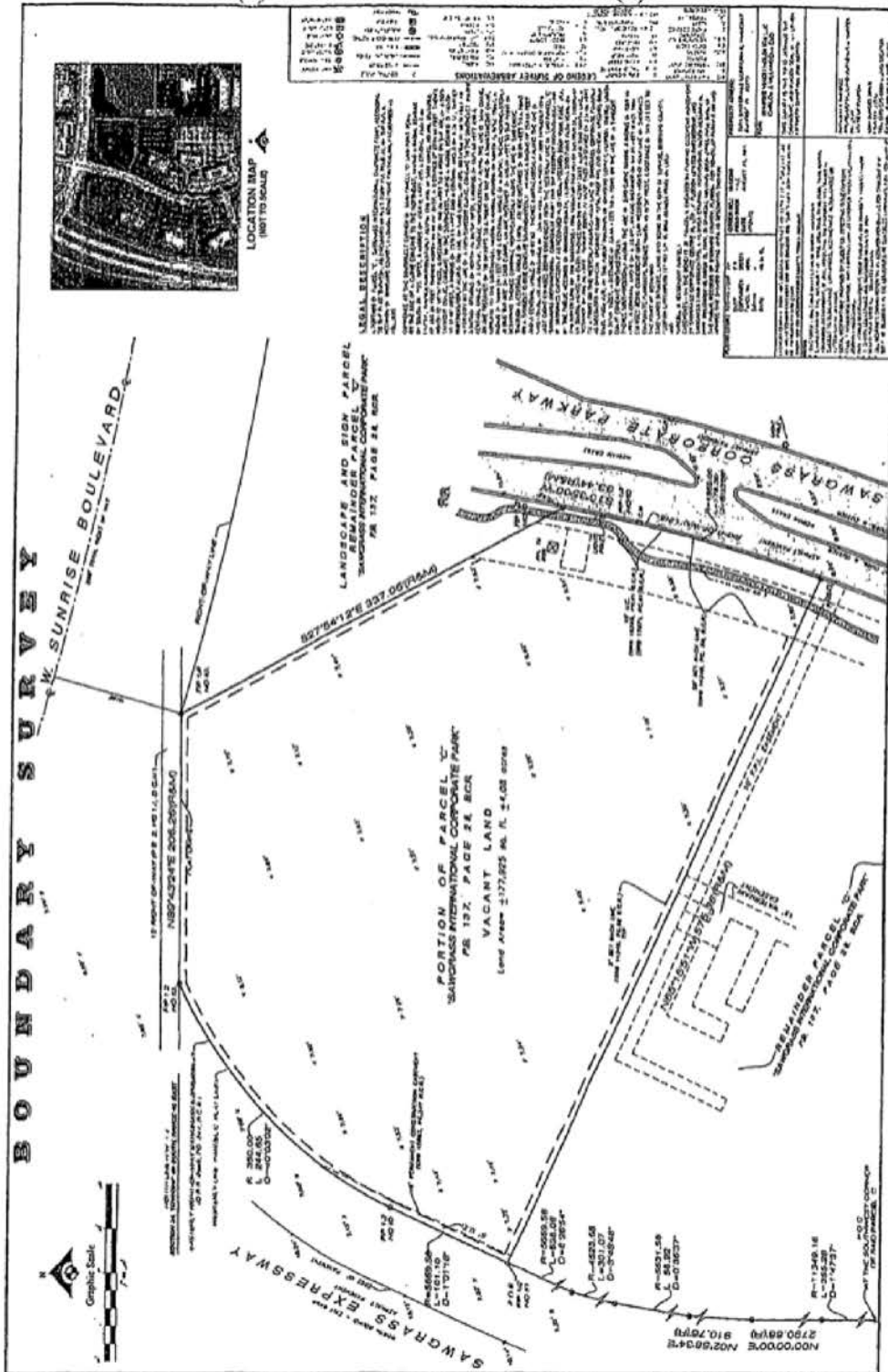
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CONCEPTUAL PLAN:



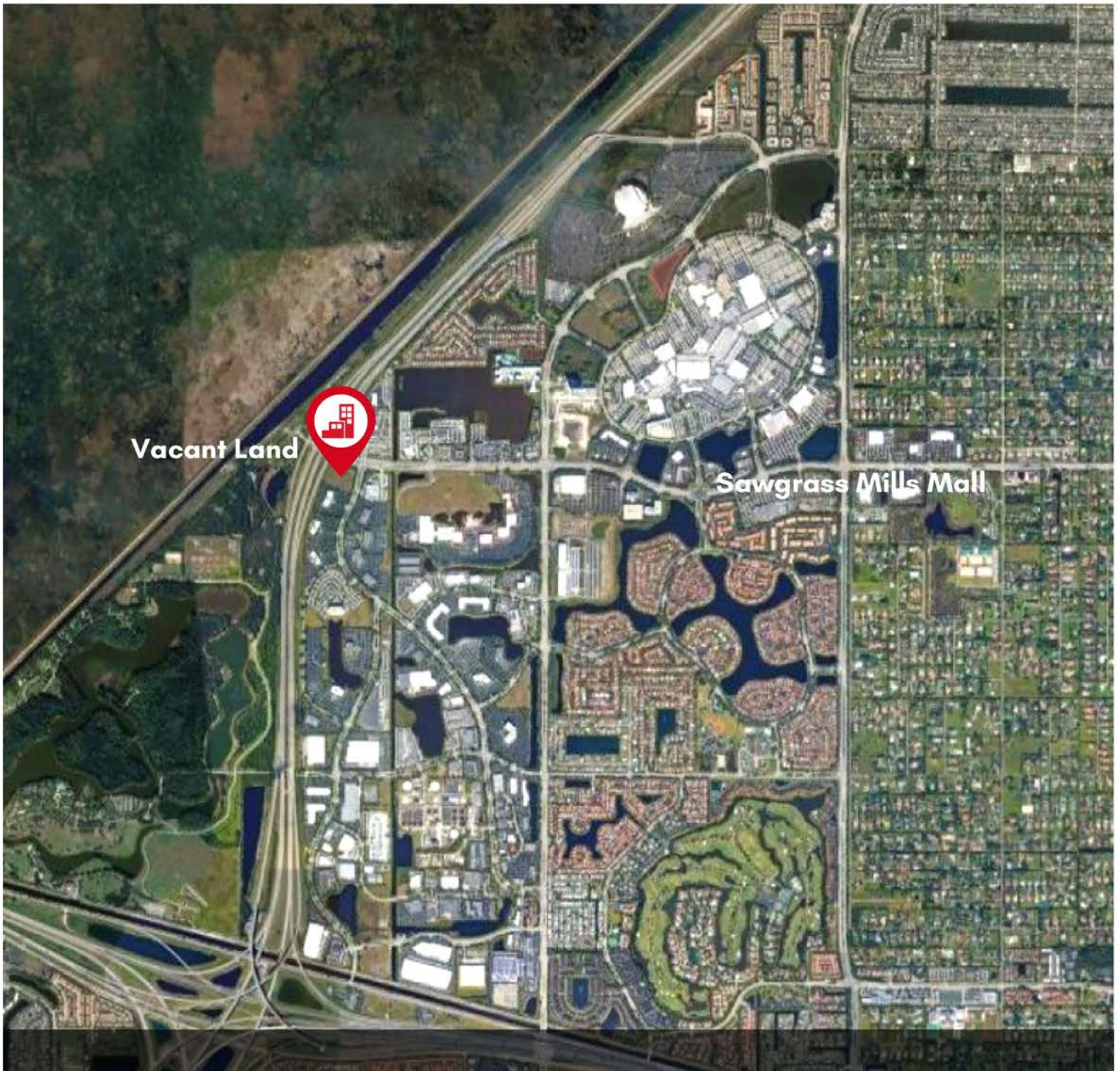
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Trusted Commercial Real Estate Services for Over 25 Years

CONTACT INFORMATION:



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