

**3939 POWERLINE RD. OAKLAND PARK FL 33309**

**1.13 ACRE (49,467 ± SQFT LAND)**

## INVESTMENT OPPORTUNITY



### DRASTIC PRICE REDUCTION!

### OFF MARKET

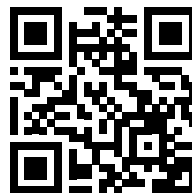


- Zoning PRZD: (Powerline Road Zoning District)
- Sweet Acacia is a mixed-use property
- Class A, Commercial / Residential Development
- Five (5) stories and 42,956 square feet of building area
- First-floor, lobby and retail space
- Four upper floors with 26 residential units
- The project offers a total of 106 parking spaces, 76% of which, will be structured parking provided using a state-of-the-art automated vehicle storage system with available EV charging stations
- Healthcare Facilities within a 10 mile radius

3-5 Year Hold Period	9% Pref Return Class A1, A2	22% Target IRR	GP commits >15% Equity
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Scan QR code or visit link for video & info

<https://bit.ly/4377t3W>



## PRICE NEGOTIABLE

### DRASTIC PRICE REDUCTION!



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**TREC**  
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[www.trecfl.com](http://www.trecfl.com)  
**954.341.3294**

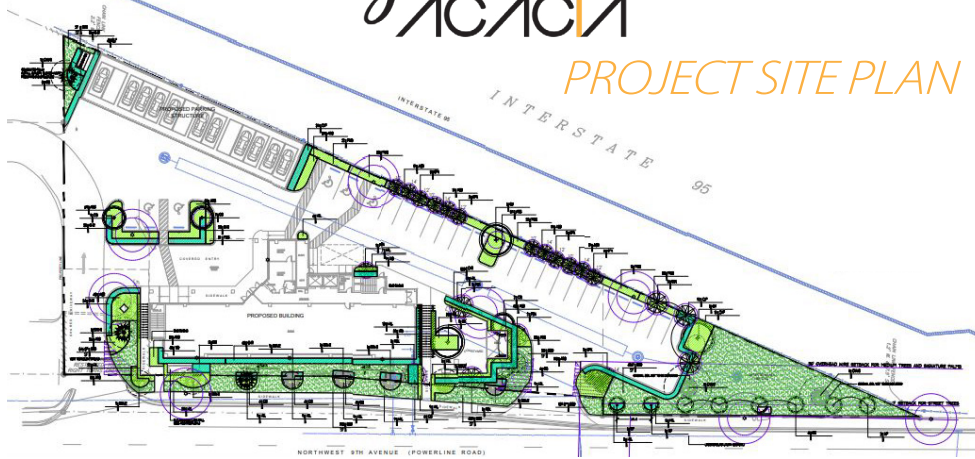
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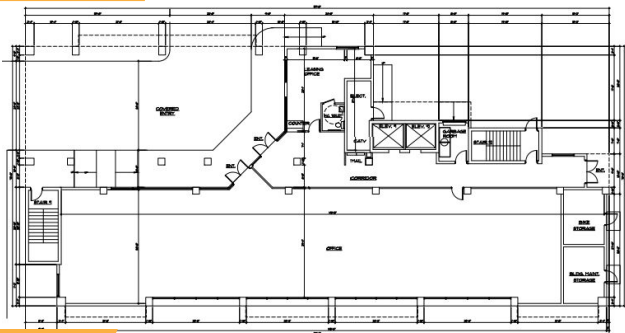
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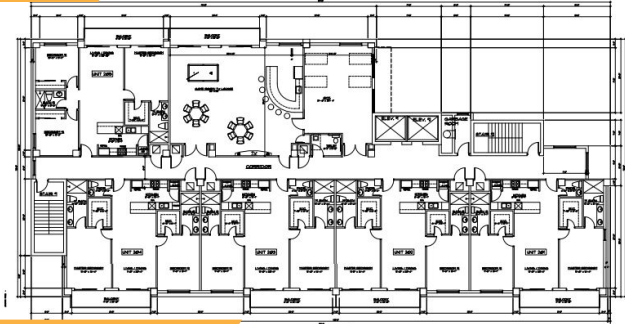
## PROJECT SITE PLAN



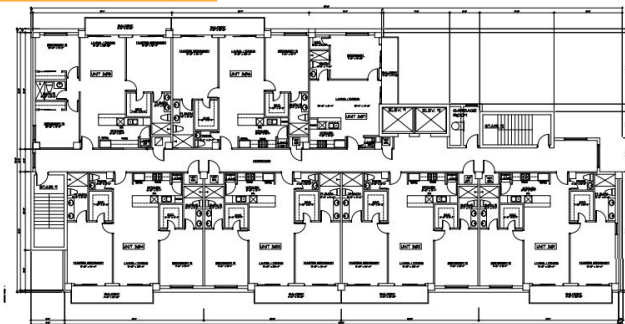
### GROUND FLOOR



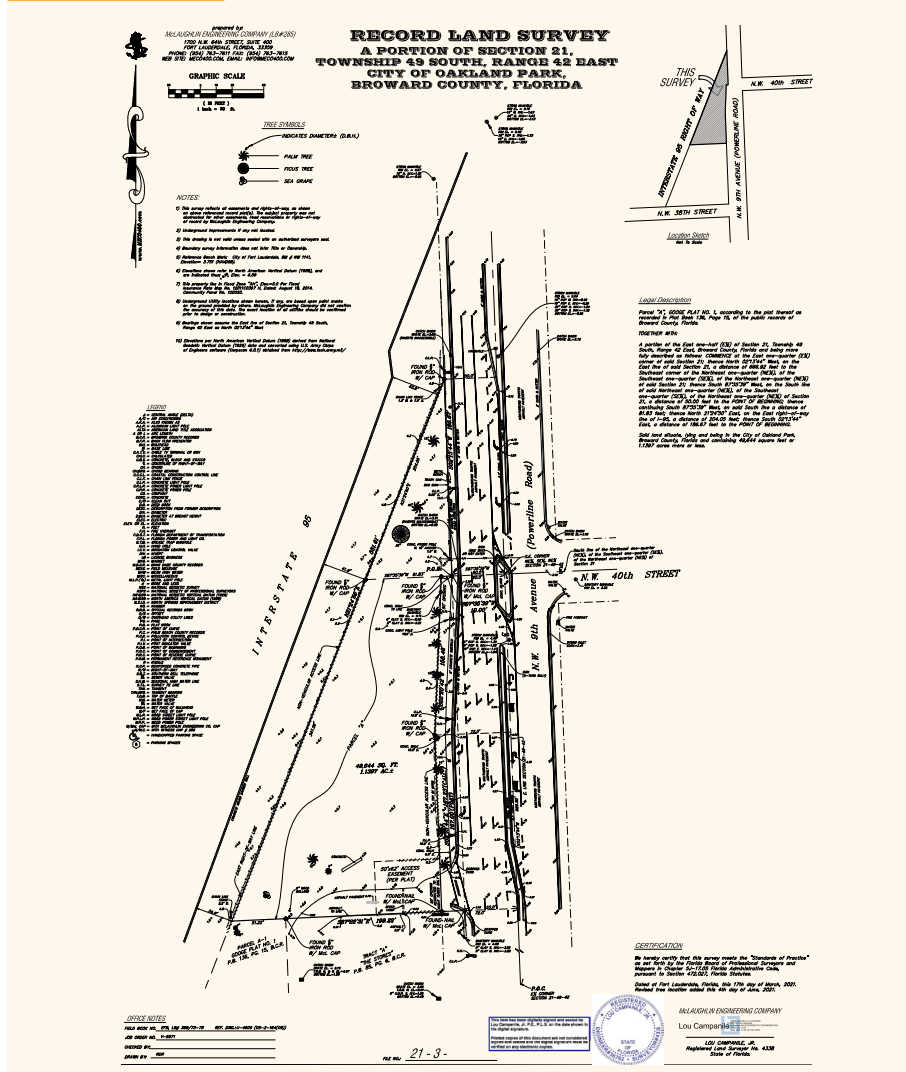
### 2ND FLOOR



### 3RD, 4TH and 5TH FLOORS



### SURVEY



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