



MAIN
STREET
PLACE

4260 DAVIE ROAD DAVIE, FL 33314



THE TOWN OF DAVIE



Located in the heart of Broward County, with an estimated population of over 106,558.

Characterized as a “Town”, the rural environment, western theme district and educational complex make the Town of Davie a popular destination in Florida. The 165 miles of horse trails, parks and open spaces give an opportunity to live an equestrian lifestyle in the heart of metropolitan South Florida.

Davie is less than 10 miles from the City of Fort Lauderdale and approximately 18 miles from Miami. Along the everglades, Davie is close to all major highways: I-595, I-75 & Turnpike .

The Fort Lauderdale-Hollywood International Airport, with 27 million passengers annually, is less than 10 minutes from Davie, as well as, Port Everglades with the largest fleet of cruise ships in the world.

Fortune 500 companies, such as Andrx Pharmaceuticals, have made their home in the Town of Davie.

Located in the historical downtown district, The Davie Arena at the Bergeron Rodeo Grounds is a 72,000 square foot venue with seating for 5,000. The Bergeron Rodeo Grounds has served as Davie’s main tourist attraction for 40 years and annually hosts The Southeastern Circuit Finals Rodeo, one of the most important rodeos in the U.S. The Venue hosts many multi-cultural entertainment and family events throughout the year.

WITH MORE THAN 80,000 STUDENTS, THE SOUTH FLORIDA EDUCATION CENTER IS A CONSORTIUM OF EDUCATIONAL INSTITUTIONS LOCATED WITHIN THE TOWN OF DAVIE.



IDEAL LOCATION



LAS OLAS BEACH



EVERGLADES NATIONAL PARK



BERGERON RODEO



SEMINOLE HARD ROCK HOTEL & CASINO

DAVIE / BROWARD COUNTY

SOUTH FLORIDA EDUCATION CENTER

- **Nova Southeastern University**
- Florida Atlantic University
- **Broward College**
- American Heritage School
- McFatter Technical College & High School
- Broward Fire Academy

CENTRALLY LOCATED

- **Fort Lauderdale-Hollywood International Airport**
- Florida Turnpike
- I-95
- I-595
- I-75

SHOPPING & ENTERTAINMENT

- Seminole Hard Rock Hotel & Casino
- **Bergeron Rodeo**
- Las Olas Beach
- Sawgrass Mills Mall
- Botanical Gardens / Everglades National Park



FT. LAUDERDALE / HOLLYWOOD AIRPORT



SAWGRASS MILLS MALL



NOVA SOUTHEASTERN UNIVERSITY



BROWARD COLLEGE

REDEVELOPING THE TOWN OF DAVIE WHILE PRESERVING ITS RESOURCES



75,000 sq.ft. Shopping Plaza
The Promenade
MAIN



MAIN STREET LOFTS



PHASE I - 49 UNITS

MAIN STREET PLACE



150,000 sq.ft. Entertainment Complex

FRONTIER SQUARE

DAVIE RD.



PHASE II - 50 UNITS

NEW DEVELOPMENTS



MAIN STREET LOFTS



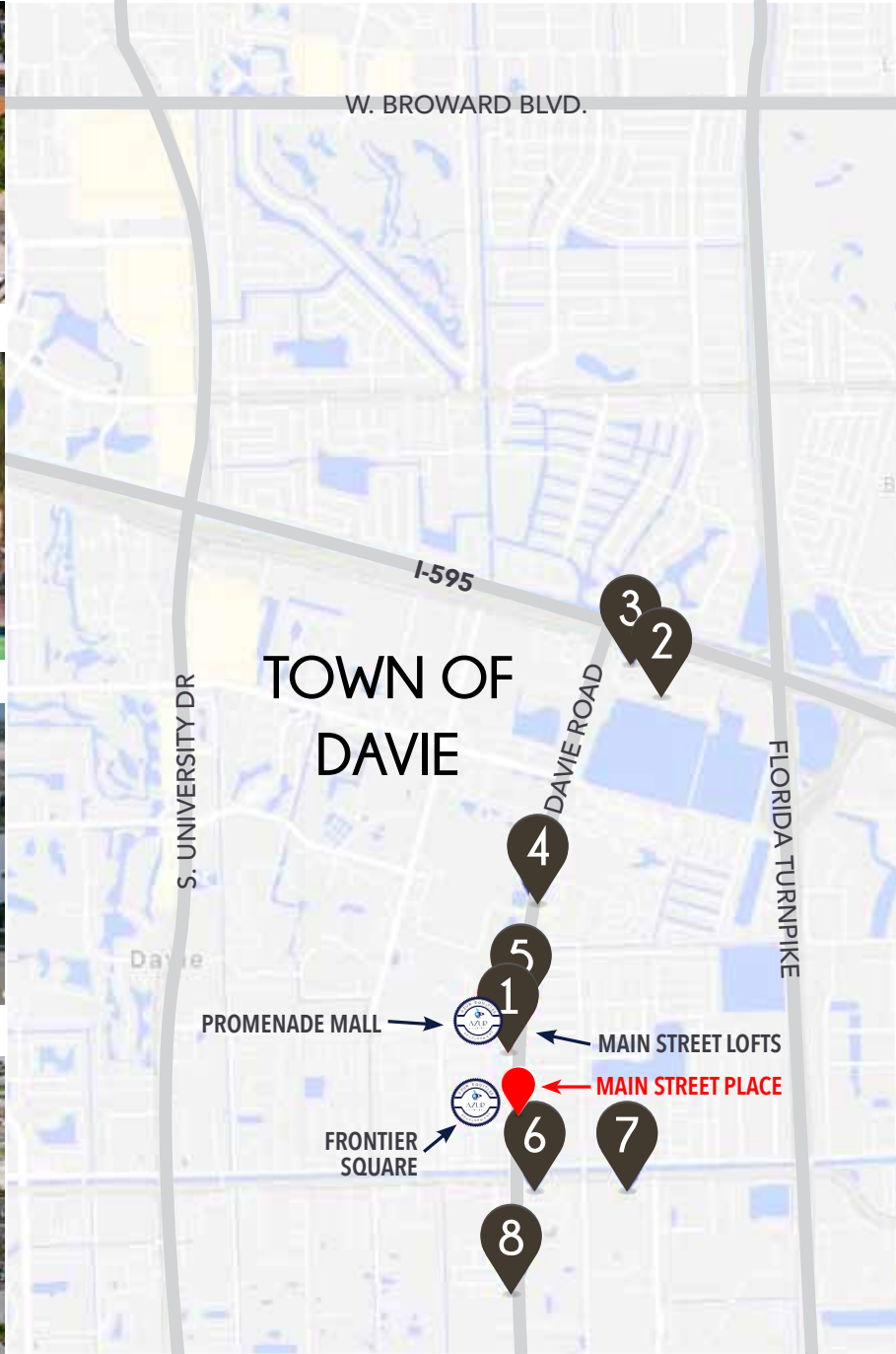
33 WEST



THE AVENUE



PARC 3400



ZONA VILLAGE



UNIVERSITY POINTE



PALOMINO LAKES



MAGNOLIA TRAILS

ACADEMICAL VILLAGE



The Academical Village will consist of 2,500,000 square feet of premier residential, retail, hotel, office, and medical space.

.....

The 825 urban-style apartments will feature balconies, campus views, pool, and health facilities.

.....

Residents will also have access to NSU facilities, including the largest library in the state.

.....

A 28,000 square foot Barnes & Noble Campus Bookstore will anchor 400,000 square feet of retail space.

.....

Office space will include up to 1,100,000 square feet for NSU research, classrooms, health care, and professional use.

.....

Phase I will comprise 350 apartments, 110,000 square feet of retail space, and 200,000 square feet of office space.

.....

Plans are currently underway for a hotel to be built during Phase II. The hotel will take advantage of ongoing campus activity, NSU amenities and facilities, and the central Broward marketplace.

Over the last 5 years, Azur Group's average land purchase price in Davie was **\$30,000/unit**.

Today, the market is currently selling at **+\$230,000/unit for a Type C+ property**, with renovation needed.



Davie townhome rental project sells for \$6M

The 26-unit Oak Landing & Town Square townhomes sold for \$229K per unit

TRD MIAMI / By Keith Larsen



4002-4082 Oak Landing Drive and Marcus & Millichap's Joseph P. Thomas, Adam G. Duncan and Alec Demetriou (Credit: Google Maps)

THE REAL DEAL

A townhome project in Davie sold for \$5.95 million, as investor interest rises in the Broward County suburbs.

Fort Lauderdale-based Rental Asset Management LLC bought the 26-unit complex known as Oak Landing & Town Square townhomes at 4002-4082 Oak Landing Drive for \$228,846 per unit, records show. Casa Facil International Two LLC, managed by Rafael Fernandez, sold the property.

Marcus & Millichap's Joseph P. Thomas, Adam G. Duncan and Alec Demetriou represented the seller in the deal.

Oak Landing and Town Square townhouses were built in 2011 and 2013. The buildings consist of five two-story buildings.

The buyer is planning to update the property to raise rents by about \$100 per month, Thomas said. Current monthly rents start at \$1,400, according to RentCafe,

Davie and the nearby Broward suburbs of Pembroke Pines and Plantation have seen an explosion of interest from institutions, as renters seek Class A apartments at cheaper prices than in Fort Lauderdale and Miami.

In December 2018, Boardwalk Properties paid \$119 million for a nearly 400-unit apartment complex at 6220 Reese Road in Davie, three months after it hit the market. In nearby Pembroke Pines, NexPoint Residential paid \$322 million for a 1,520-unit multifamily property in September, marking the largest multifamily sale of 2019.

New multifamily projects are popping up across Broward County. Over 3,700 units were delivered in 2019, with another 10,000 units under construction, according to a recent report from CBRE.



50
RESIDENTIAL
UNITS

NEW DEVELOPMENT IN THE
HEART OF STUDENT LIFE

MAIN
STREET
PLACE

MAIN STREET PLACE

BUILDING A



FITNESS CENTER
MEDIA CENTER
STORAGE UNITS

3

OFFICE SPACES

4,200 SQ.FT

BUILDING B



MAIN STREET PLACE



MAIN
STREET
PLACE

MAIN STREET PLACE



BUILDING A / FRONT VIEW



BUILDING A / FRONT VIEW



BUILDING A / FRONT VIEW



BUILDING A / REAR VIEW



BUILDING B / FRONT VIEW



BUILDING B / FRONT VIEW



MAIN
STREET
PLACE

BUILDING B / REAR VIEW



BUILDING B / REAR VIEW



RESIDENCE CHARACTERISTICS

UNITS:

UNIT B	1 BED / 1 BATH	936 SF.	
UNIT C	1 BED / 1 BATH	725 SF.	
UNIT D	LOFT / 1 BATH	600 SF.	
UNIT E	LOFT / 1 BATH	668 SF.	
UNIT F	1 BED / 1 BATH	725 SF.	
UNIT G	LOFT / 1 BATH	625 SF.	
UNIT H	1 BED / 1 BATH	432 SF.	BALCONY 14 SF.
UNIT I	1 BED / 1 BATH	432 SF.	BALCONY 28 SF.

FEATURES:

- FULLY EQUIPPED KITCHEN WITH STAINLESS STEEL APPLIANCES
- WASHER/DRYER IN EACH RESIDENCE
- MODERN BATHROOM FIXTURES
- FITNESS ROOM
- MEDIA ROOM

ESTIMATED DELIVERY:
MAIN STREET PLACE
 1st quarter 2022



SITE PLAN

GROUND FLOOR / 5 UNITS

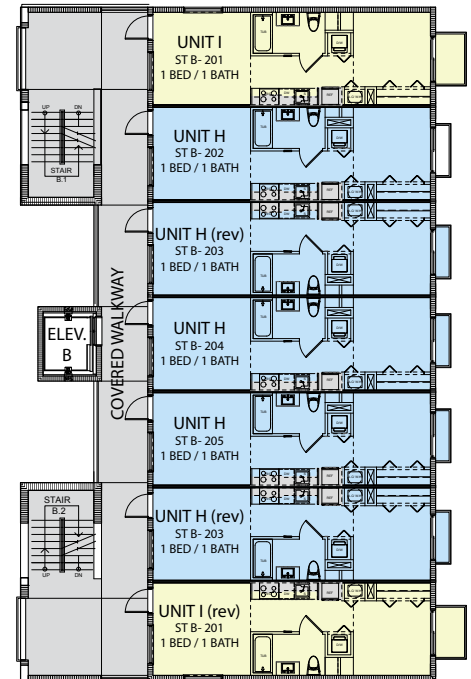
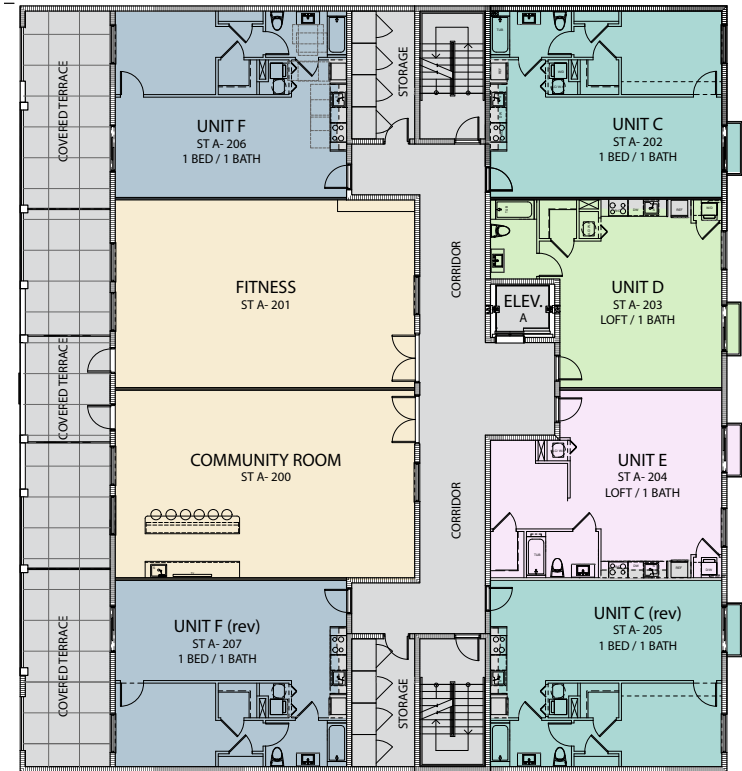
4280 SF RETAIL



The company reserves the right to make changes due to technical or administrative requirements.

SITE PLAN

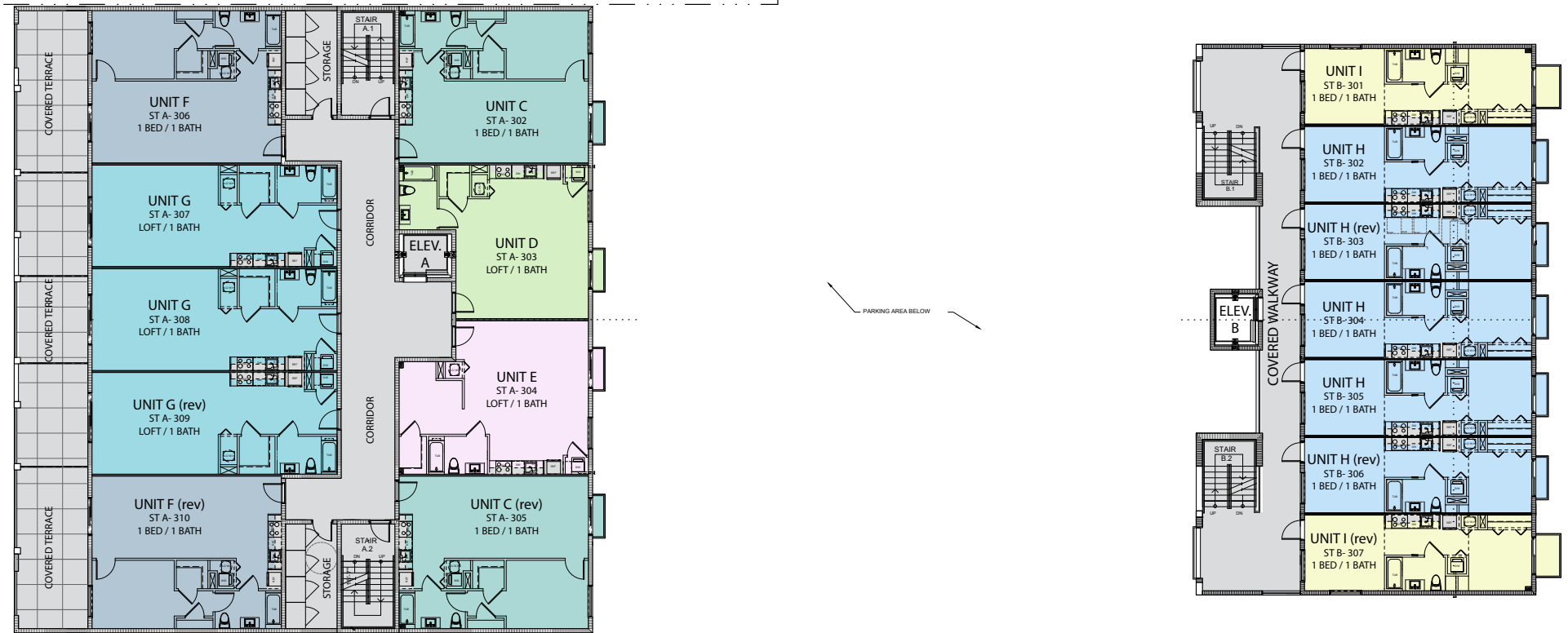
SECOND FLOOR / 13 UNITS



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SITE PLAN

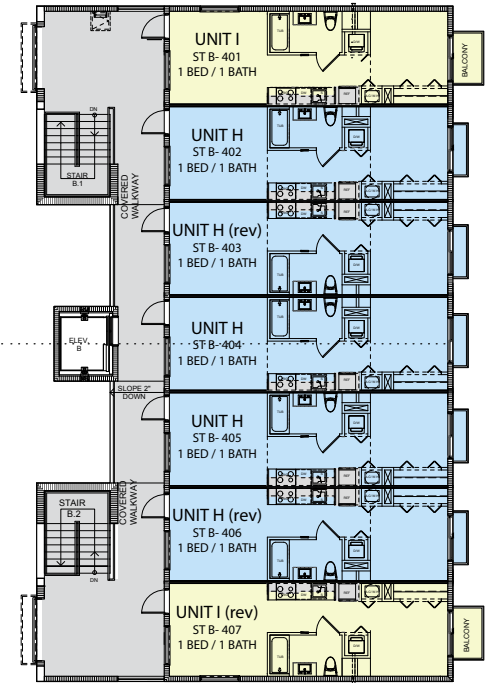
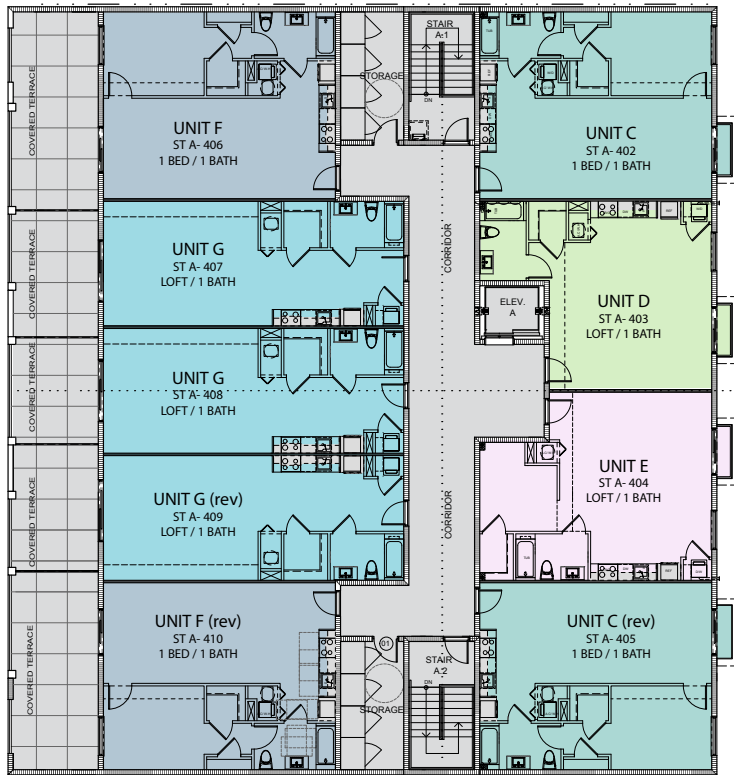
THIRD FLOOR / 16 UNITS



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SITE PLAN

FOURTH FLOOR / 16 UNITS



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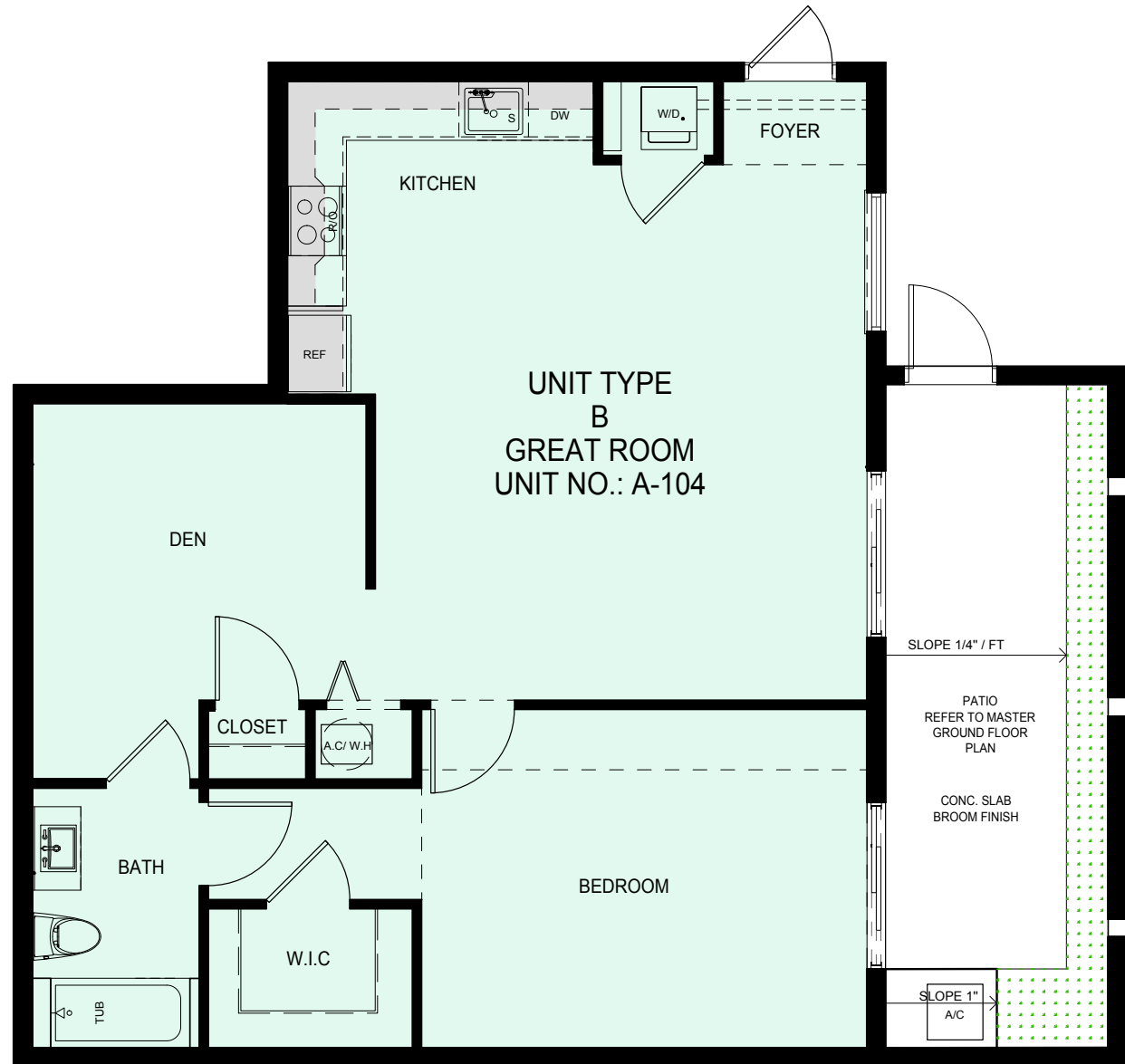
FLOOR PLAN

UNIT B

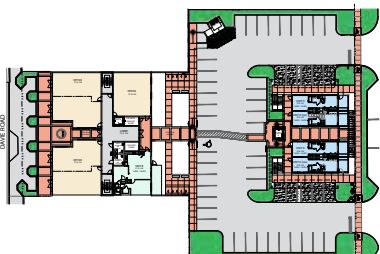
1 BED / 1 BATH
A/C 936 sf.

BUILDING A

104



KEY PLAN



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FLOOR PLAN

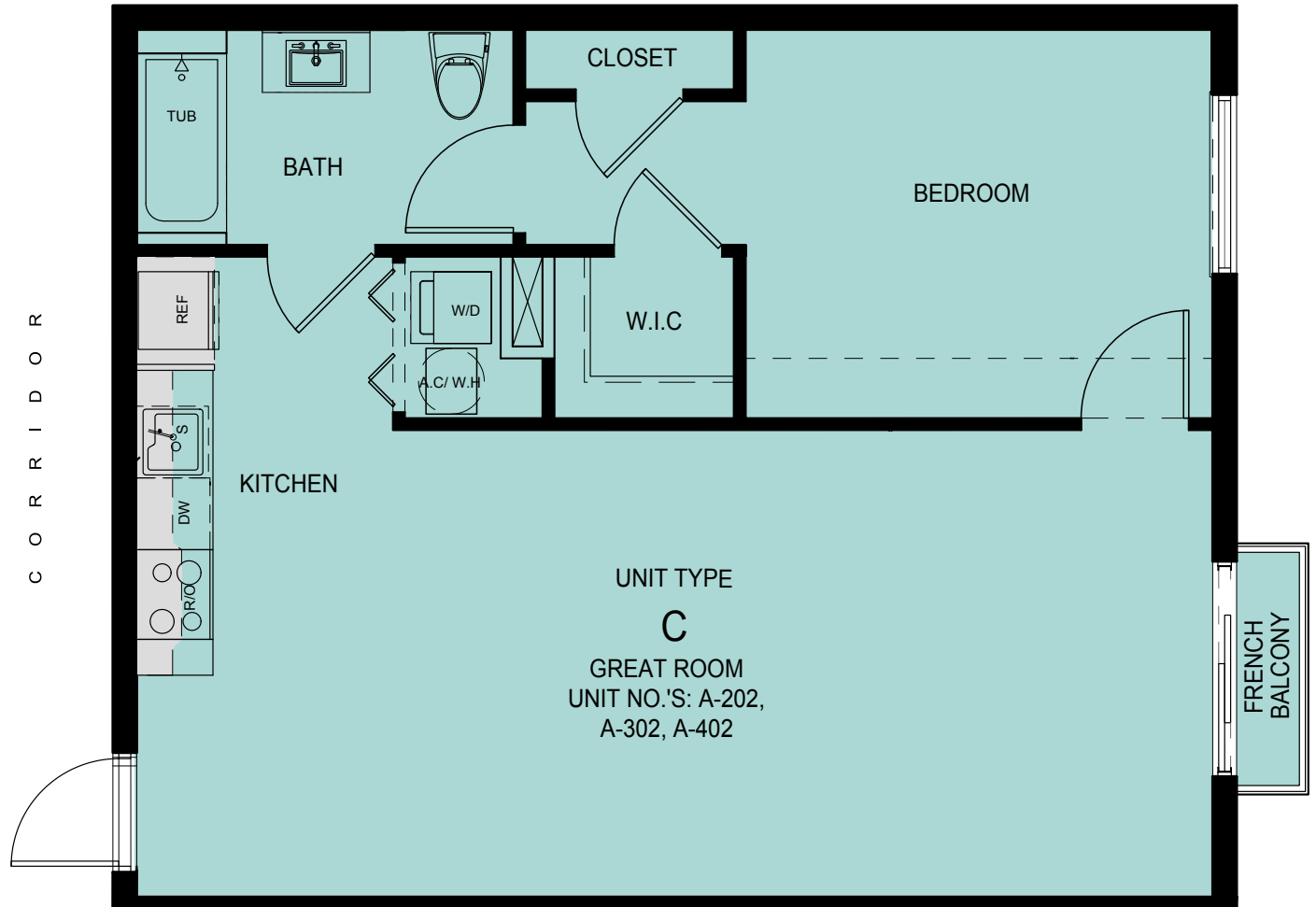
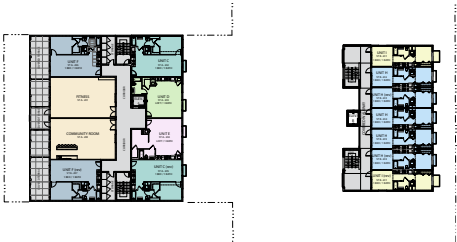
UNIT C

1 BED / 1 BATH
A/C 725 sf.

BUILDING A

202
302
402

KEY PLAN



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FLOOR PLAN

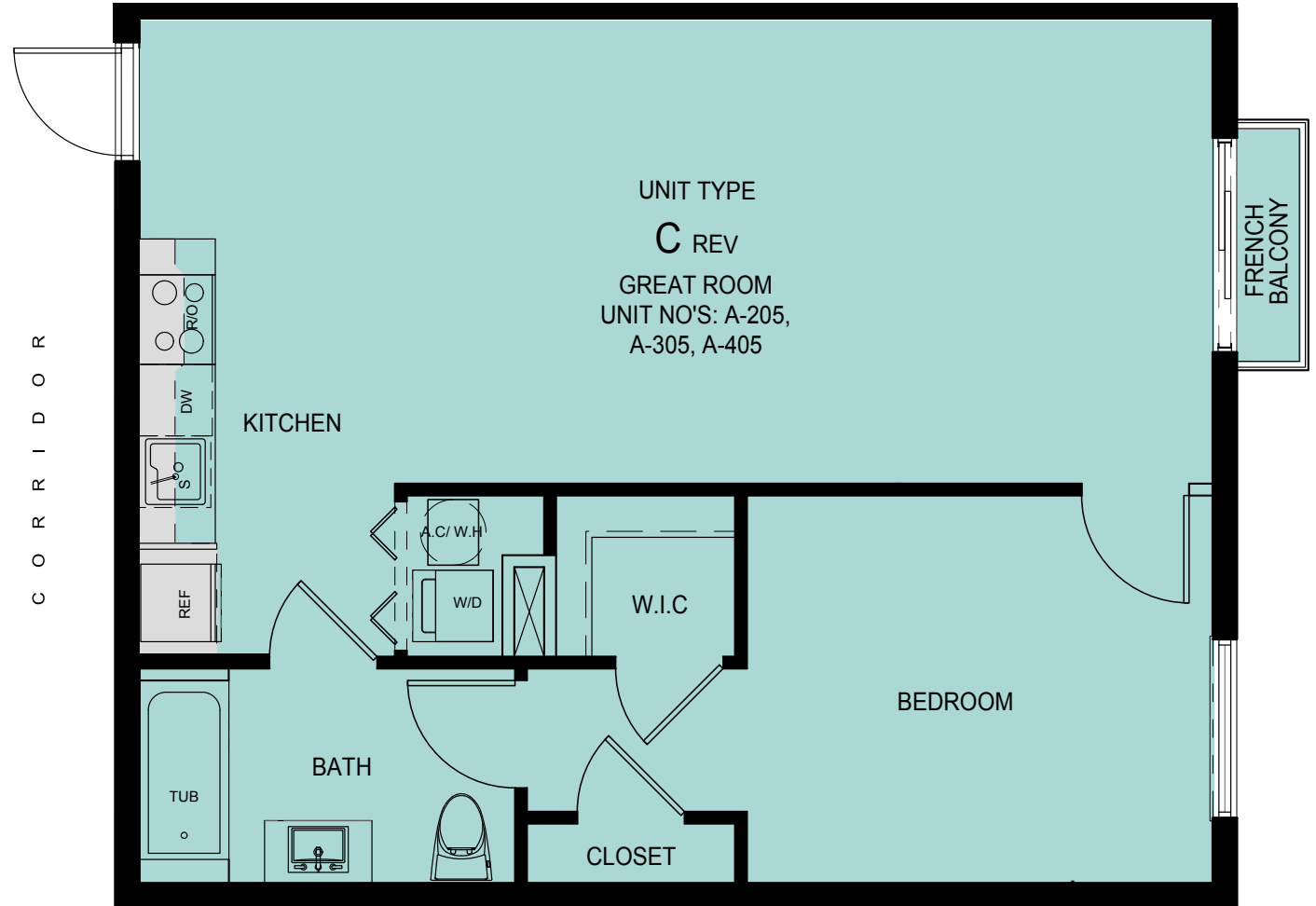
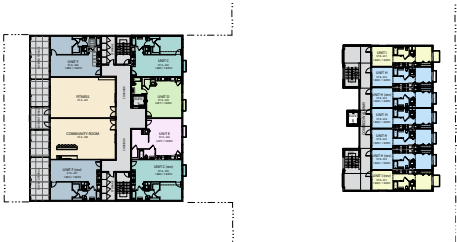
UNIT C REV

1 BED / 1 BATH
A/C 725 sf.

BUILDING A

205
305
405

KEY PLAN



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FLOOR PLAN

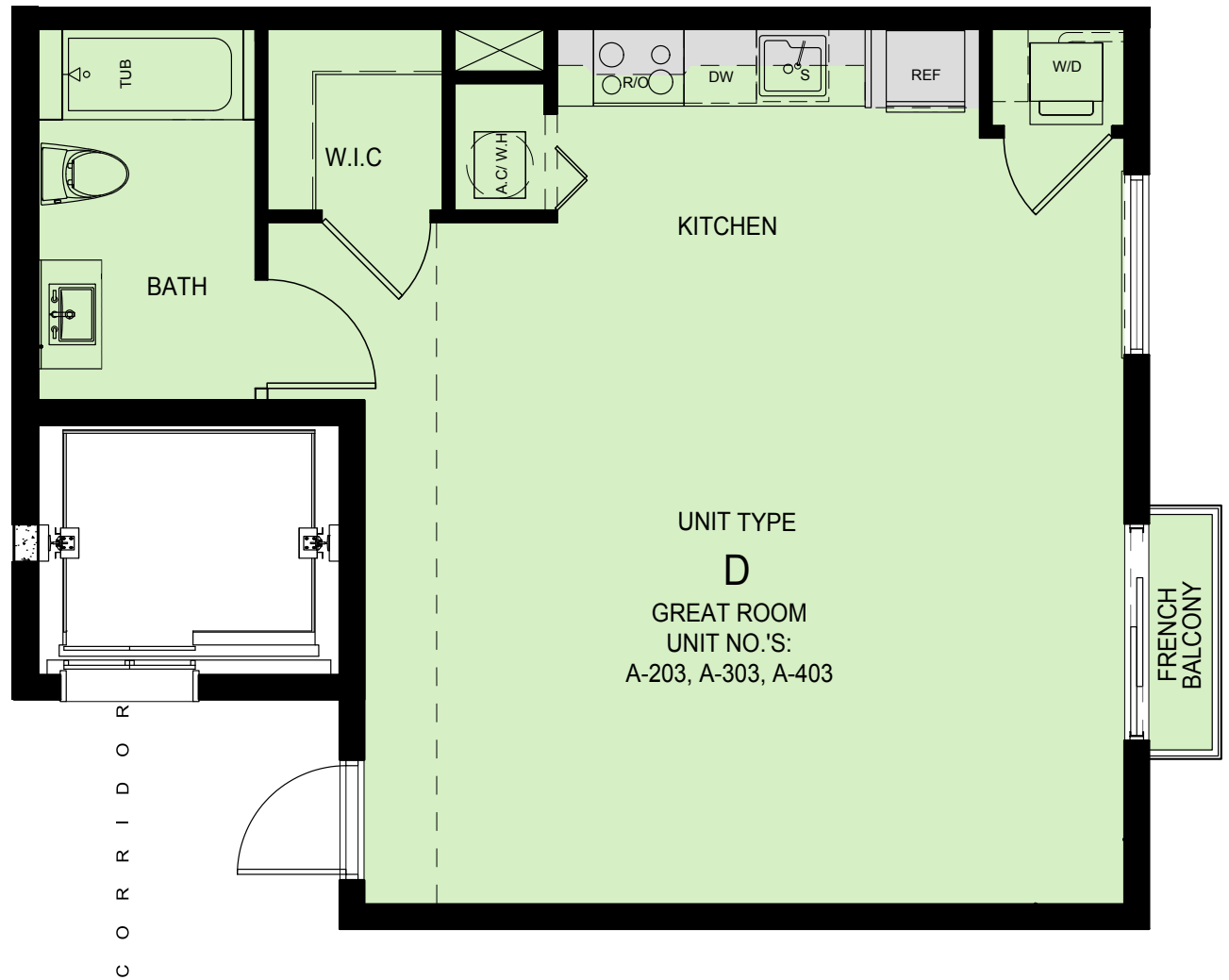
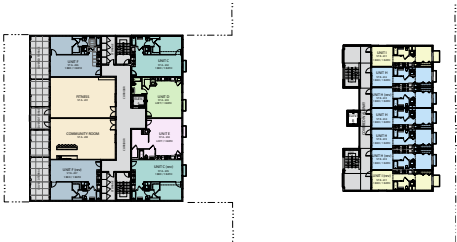
UNIT D

LOFT / 1 BATH
A/C 600 sf.

BUILDING A

203
303
403

KEY PLAN



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FLOOR PLAN

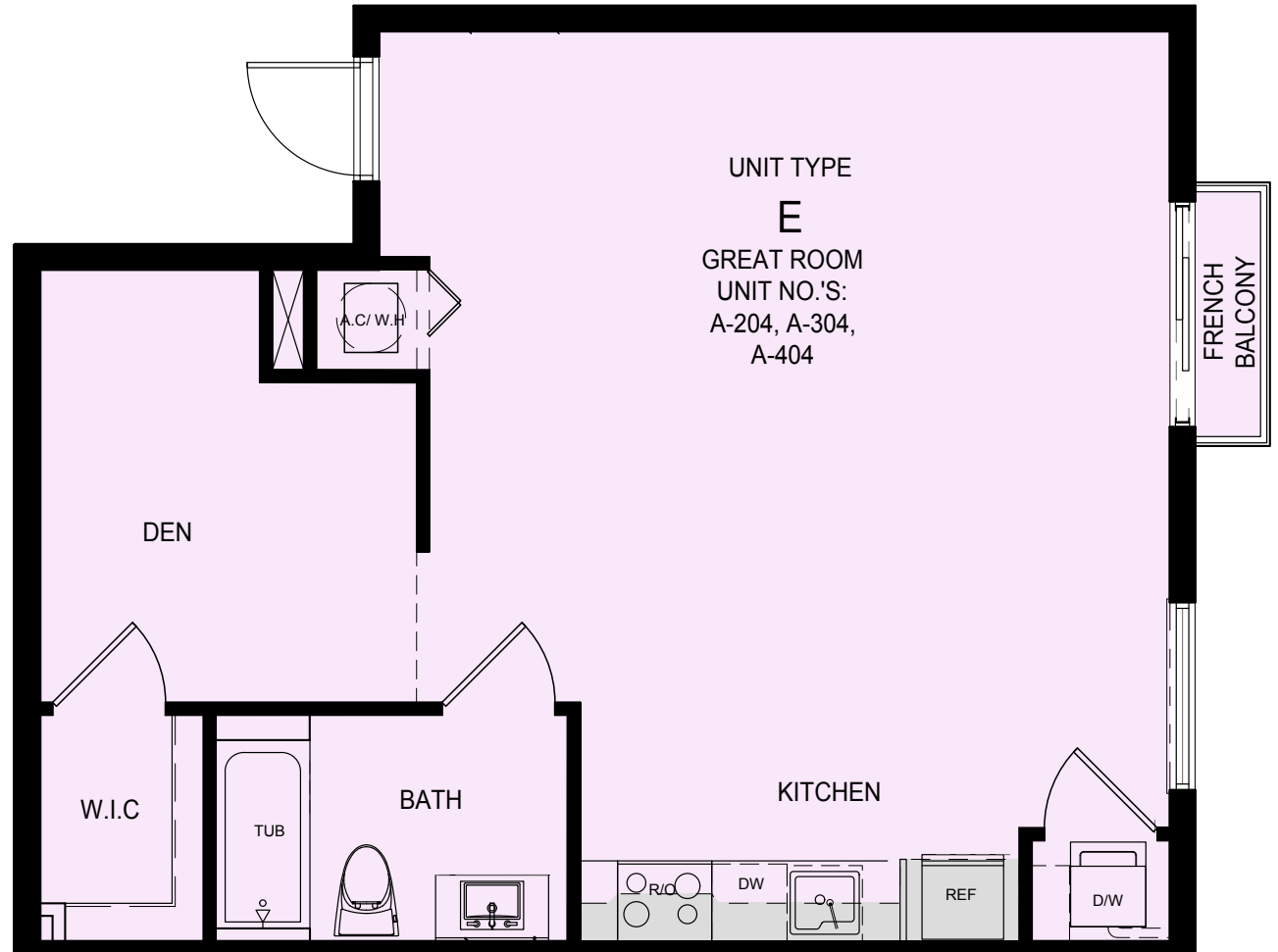
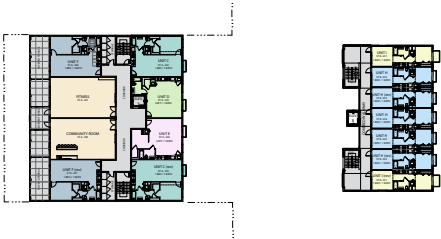
UNIT E

LOFT / 1 BATH
A/C 668 sf.

BUILDING A

204
304
404

KEY PLAN



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FLOOR PLAN

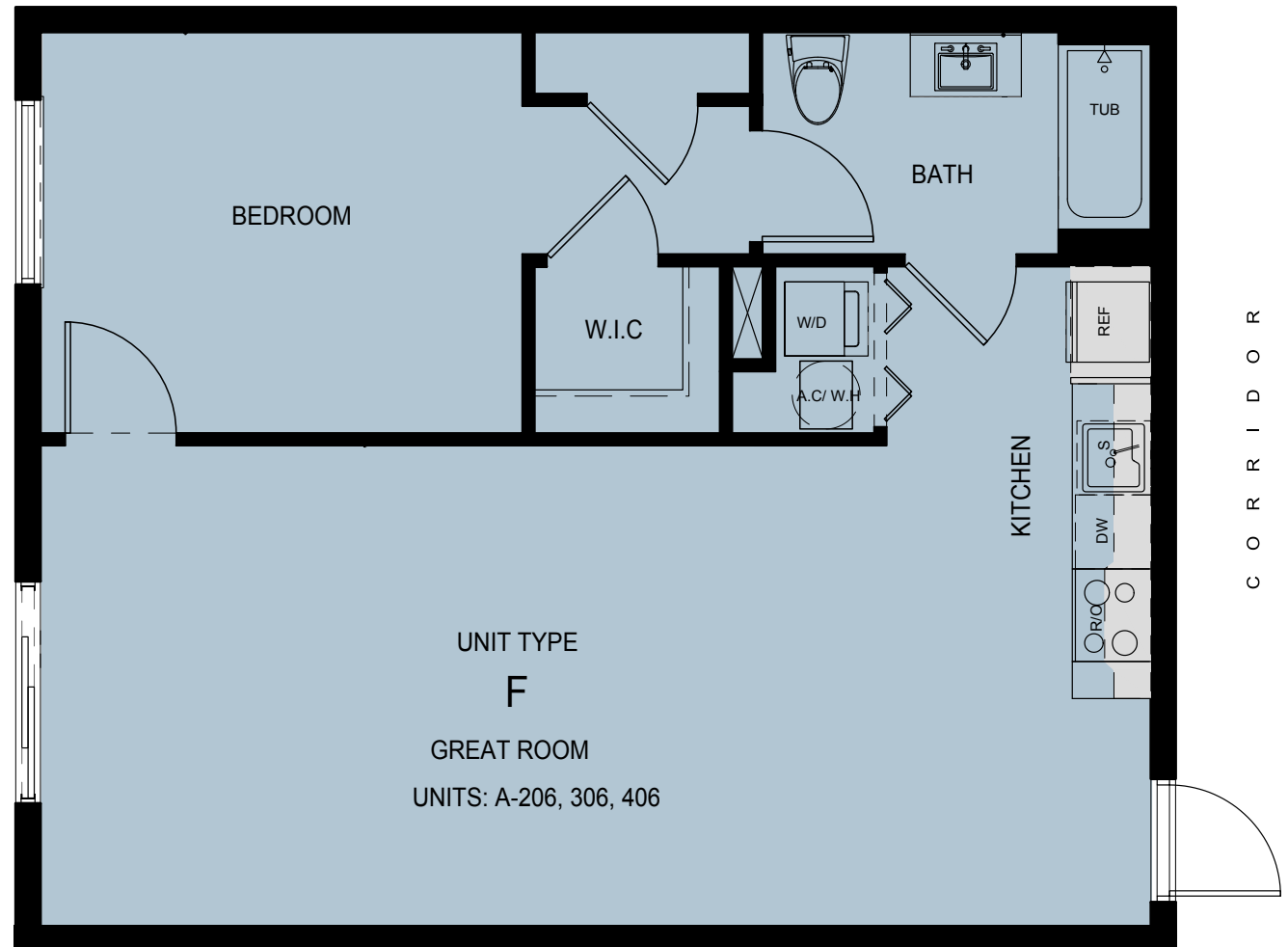
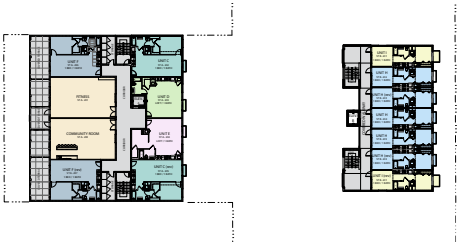
UNIT F

1 BED / 1 BATH
A/C 725 sf.

BUILDING A

206
306
406

KEY PLAN



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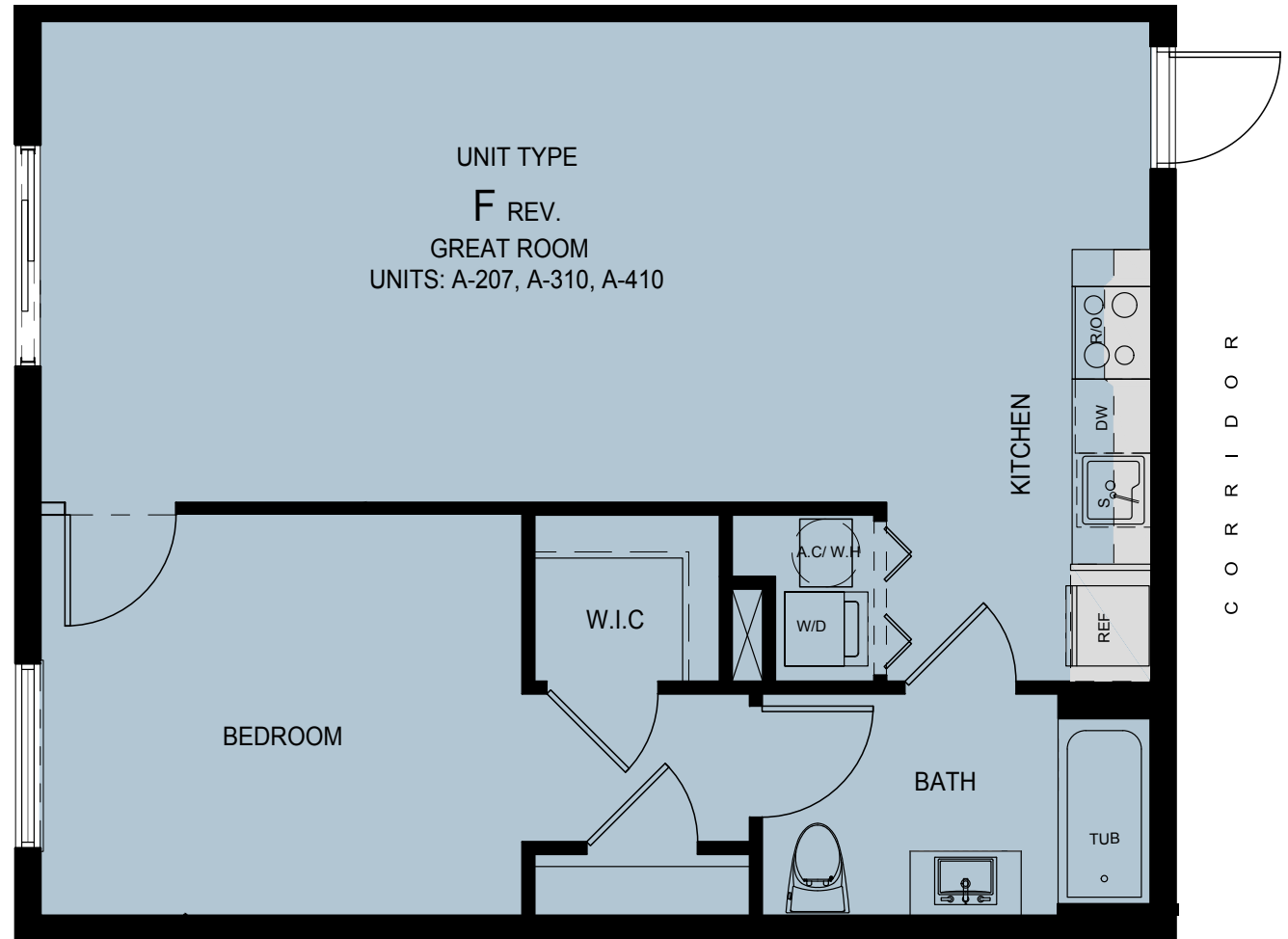
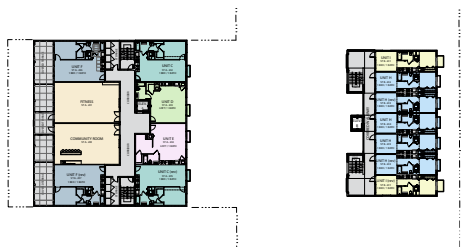
UNIT F REV

1 BED / 1 BATH
A/C 725 sf.

BUILDING A

207
310
410

KEY PLAN



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FLOOR PLAN

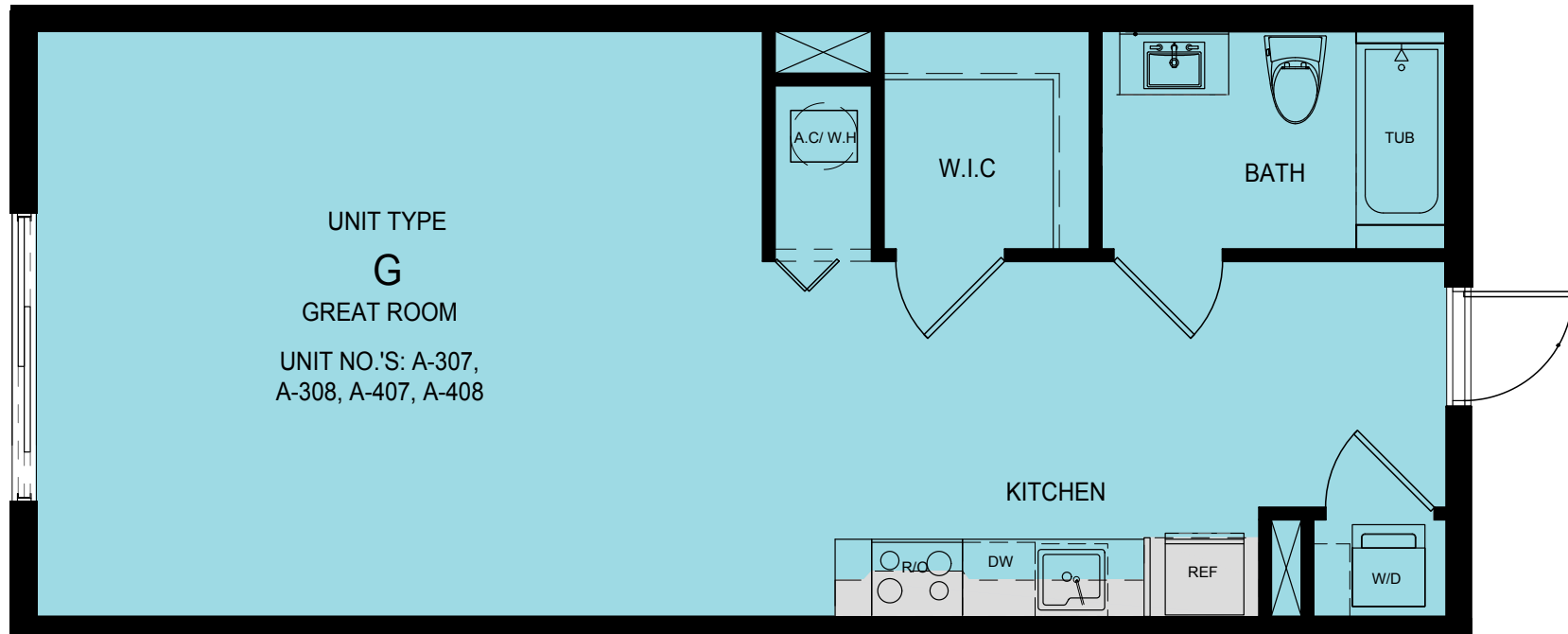
UNIT G

LOFT / 1 BATH
A/C 625 sf.

BUILDING A

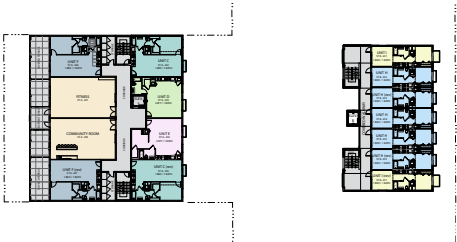
307 / 308
407 / 408

COVERED
TERRACE



UNIT TYPE
G
GREAT ROOM
UNIT NO.'S: A-307,
A-308, A-407, A-408

KEY PLAN



The company reserves the right to make changes due to technical or administrative requirements.



UNIT H

1 BED / 1 BATH

A/C 432 sf.

BALCONY 14 sf.

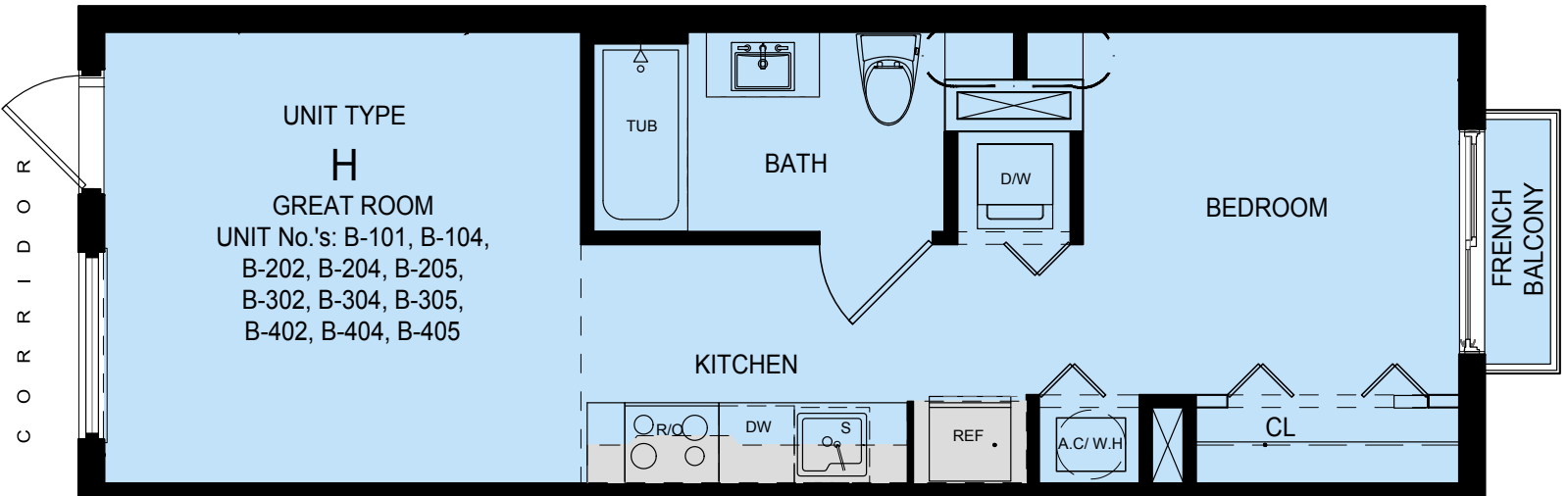
BUILDING B

101/104

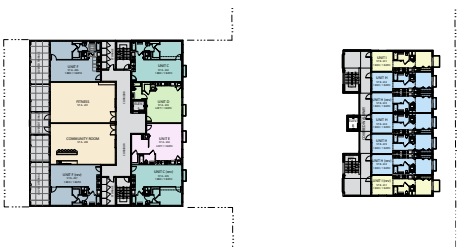
202/204/205

302/304/305

402/404/405



KEY PLAN



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UNIT H REV

1 BED / 1 BATH

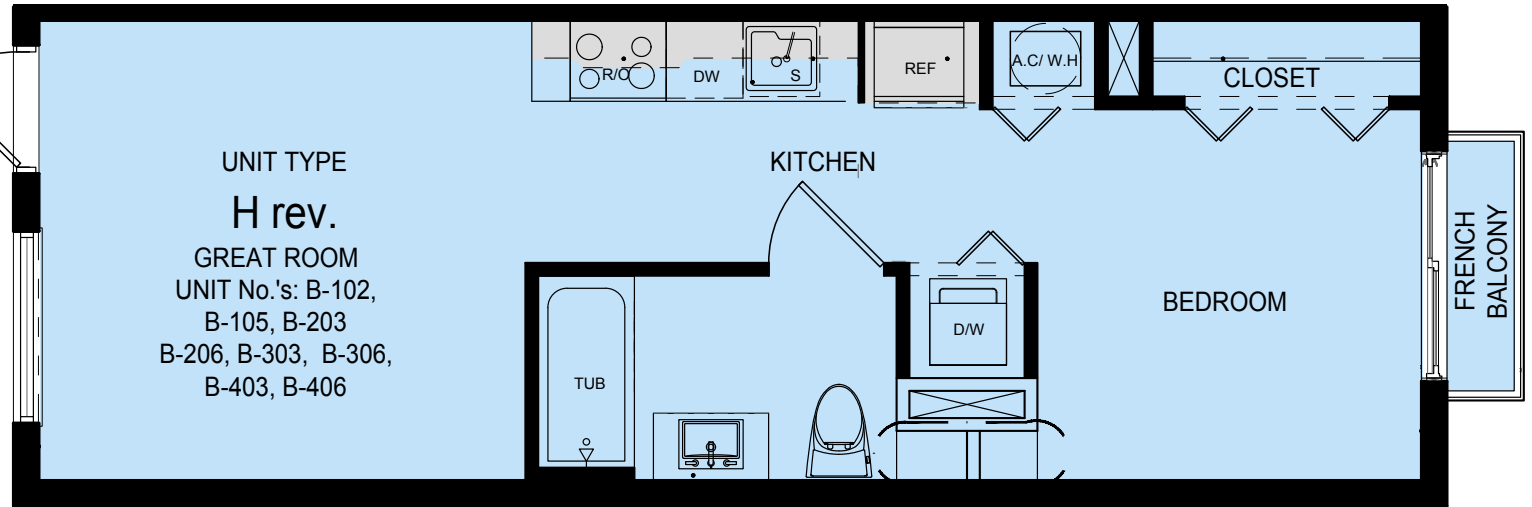
A/C 432 sf.

BALCONY 14 sf.

BUILDING B

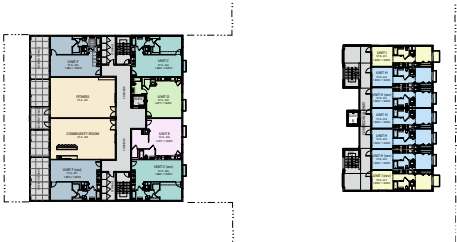
- 102/105
- 203/206
- 303/306
- 403/406

R
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R
O
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C



UNIT TYPE
H rev.
GREAT ROOM
UNIT No.'s: B-102,
B-105, B-203
B-206, B-303, B-306,
B-403, B-406

KEY PLAN



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FLOOR PLAN

UNIT I

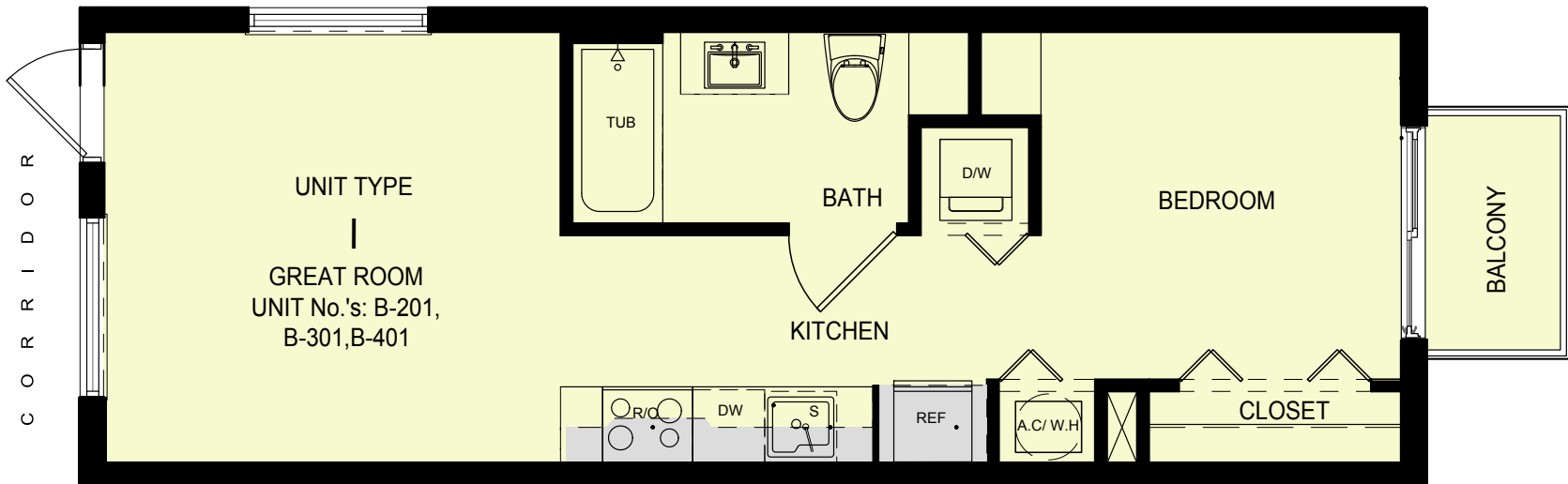
1 BED / 1 BATH

A/C 432 sf.

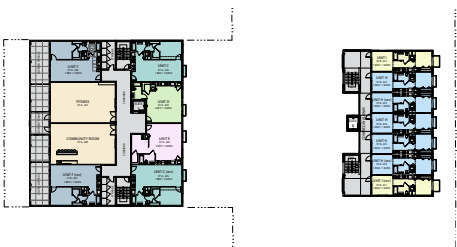
BALCONY 28 sf.

BUILDING B

201
301
401



KEY PLAN



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UNIT I REV

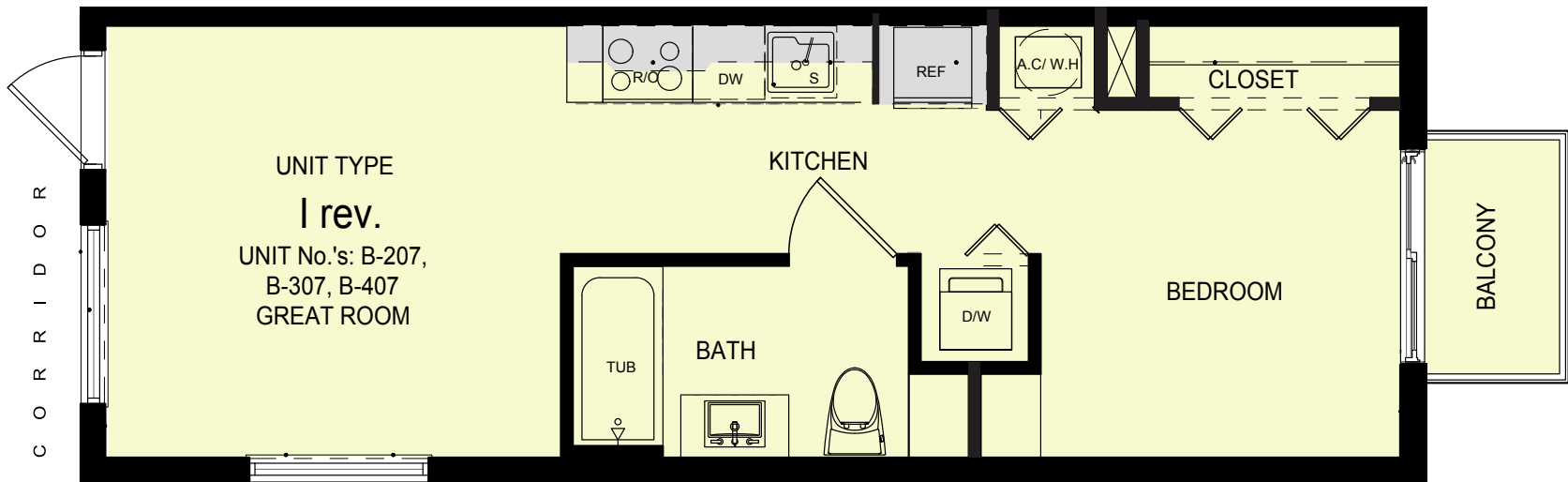
1 BED / 1 BATH

A/C 432 sf.

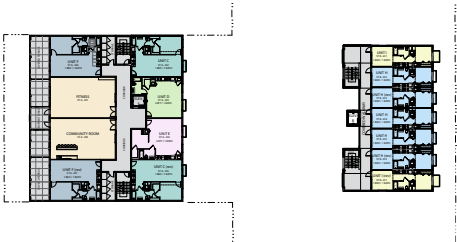
BALCONY 28 sf.

BUILDING B

207
307
407



KEY PLAN



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LIVING ROOM



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SECURE LOBBY



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BEDROOM



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MAIN
STREET
PLACE

MEDIA ROOM



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FITNESS ROOM



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MAIN
STREET
PLACE



AZUR GROUP

“We are not just developers,
We are community developers ...”

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