

GR

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COMMERCIAL TEAM

OFFERING MEMORANDUM



FOR SALE · DEVELOPMENT LAND

Development Opportunity

Three ways to build

3301 N DIXIE HWY & 3328 NE 11TH AVE
OAKLAND PARK, FL 33334

TOTAL LAND AREA

26,780 SF

0.62 acres · two parcels

HIGHWAY FRONTAGE

158 FT

26,000 VPD on N Dixie

POTENTIAL PROGRAM

43–63 Units

or 13 townhomes · or retail

PRICE

Upon Request

Downtown / CRA Mixed Use

Property Overview

TWO CONTIGUOUS PARCELS

THE OPPORTUNITY

Two contiguous parcels totaling 26,780 square feet with 158 feet of frontage on N Dixie Highway, inside Oakland Park's Downtown/CRA Mixed Use District and directly across from new development. Approved under the Florida Live Local Act with a potential program of 43 to 63 units, the site offers strong absorption potential and long-term value in a fast growing corridor adjacent to Wilton Manors and Fort Lauderdale.

PROPERTY INFORMATION

3301 N Dixie Hwy	16,063 SF
3328 NE 11th Ave	10,717 SF
Total Land Area	26,780 SF (0.62 AC)
Highway Frontage	158 ft
District	Downtown / CRA Mixed Use
Price	Priced upon request

PROPERTY FEATURES

- Ideal for a 5–7 story mixed use development
- One existing office building provides immediate income or interim use
- Located across the street from new development
- Potential Brightline station to be approved — direct rail to Miami, Fort Lauderdale, Boca Raton, West Palm Beach and Orlando



SITE AERIAL · N DIXIE HWY AT NE 33RD ST

POTENTIAL PROGRAM

- 43–63 units (1BR)
- 1,600 SF of ground floor can be dedicated to live-work space
- Approved for parking garage; underground parking also possible
- Amenities include gym, clubhouse and pool
- Approved for the Florida Live Local Act

Development Potential

THREE WAYS TO BUILD

One parcel, three *very different* businesses

The Mixed Use District designation and the Live Local approval set the ceiling, not the plan. Each scenario below is a distinct route to value on the same 0.62 acres — different capital, different horizon, different buyer.

0.62
ACRES

158'
FRONTAGE

21.1
DU / ACRE

OPTION 01

01



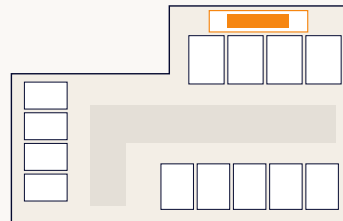
Mixed Use Mid-Rise

Highest density, longest horizon. 43–63 one-bedroom units over live-work ground floor.

43–63 **5–7** **1,600**
UNITS STORIES SF RETAIL

OPTION 02

02



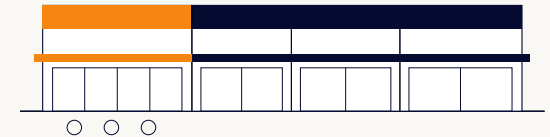
Townhomes

Fastest for-sale exit. Thirteen fee-simple homes with private two-car garages and a shared pool.

13 **2,148** **26**
UNITS AVG SF STALLS

OPTION 03

03



Retail & Restaurant

Lowest cost, quickest income. A single-story plaza using the full highway frontage.

±4,800 **158'** **26k**
SF PROPOSED FRONTAGE VPD

Conceptual studies shown for illustrative purposes only. Programs, areas, and unit counts are preliminary and subject to municipal review, permitting, and final design.

Mixed Use Mid-Rise

LIVE LOCAL ACT



CONCEPTUAL MASSING — OPTION 1 · MIXED USE MID-RISE

01 Density, *fully used*

A five-to-seven story building carrying 43 to 63 one-bedroom units, with 1,600 square feet of ground floor available as live-work space fronting Dixie Highway. Approved for a parking garage, with underground parking also possible — the configuration that puts the most of the site's entitlement to work.

Units (1BR)	43–63
Stories	5–7
Live-Work Ground Floor	1,600 SF
Parking	Garage approved
Entitlement	Florida Live Local Act

AMENITIES

Gym · clubhouse · pool

WHY IT WORKS

Live Local approval removes the density fight

DEMAND

Wilton Manors and Flagler Village rents, Oakland Park basis

UPSIDE

Brightline station under consideration on the corridor

INTERIM

Existing office building carries the site through entitlement

Townhomes

13 UNITS · FEE SIMPLE

THIRTEEN HOMES, FEE SIMPLE

Three-story townhomes averaging 2,148 square feet, each with a private two-car garage, arranged around a central drive with a shared pool deck at the north end. Twenty-six stalls against twenty required — two per home, with no dependence on street parking.

13

UNITS

2,148

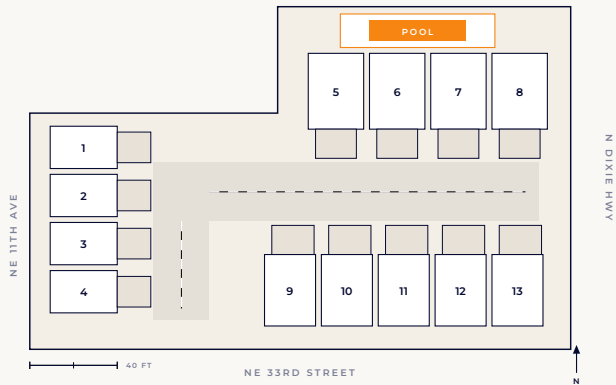
AVG SF

26

STALLS

34.5'

HEIGHT



CONCEPTUAL SITE PLAN — OPTION 2 · THIRTEEN TOWNHOMES, 26 STALLS

UNITS GARAGES POOL DECK DRIVE

HOUSING

Units	13 · 3-story
Beds / Baths	39 / 19.5
Average Size	2,148 SF

PARKING

Stalls Provided	26
Stalls Required	20
Ratio	2.00 / unit

SITE

FAR	1.04
Building Coverage	38.8%
Density	21.1 DU/AC

WHY IT WORKS

For-sale exit — no lease-up, no operating risk

PRODUCT GAP

Little new three-bedroom fee-simple stock on the corridor

EFFICIENCY

100% inline units · no earthwork export · no retention ponds

SCALE

34.5 ft height sits comfortably beside existing single-family

Retail & Restaurant Plaza

±4,800 SF · FOUR BAYS

INCOME FIRST, ENTITLEMENT INTACT

A single-story plaza of roughly 4,800 square feet using the full 158 feet of highway frontage, with parking and service behind. Four bays let a restaurant anchor the corner while smaller tenants absorb everyday trade — the lowest-cost path to income, eligible for CRA grants and tax incentives, and the one that keeps the residential entitlement on the shelf for later.

±4,800

4

±26

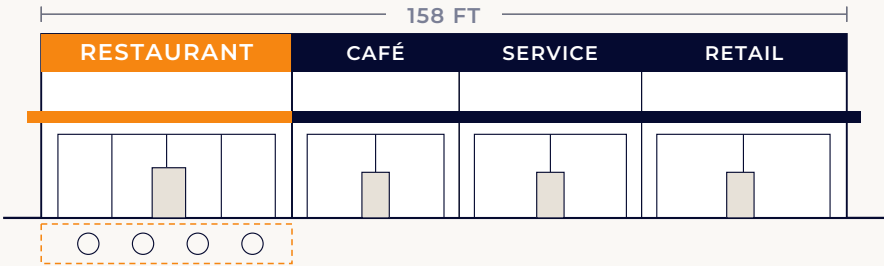
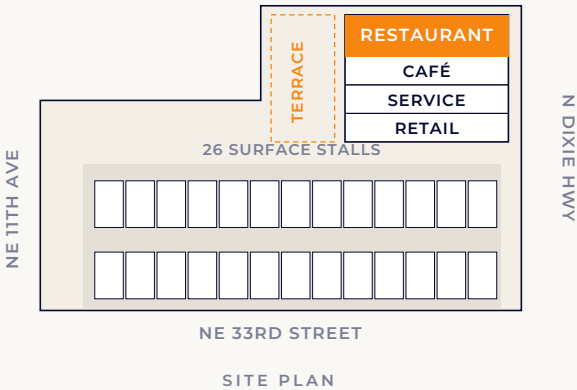
158'

SF RETAIL

BAYS

STALLS

FRONTAGE



CONCEPTUAL STUDY — OPTION 3 · NOT TO SCALE, PENDING SITE PLAN

BAY 01 · RESTAURANT ±2,000 SF Corner anchor with terrace	BAY 02 · CAFÉ ±1,000 SF Morning trade	BAY 03 · SERVICE ±1,000 SF Salon, studio or clinic	BAY 04 · RETAIL ±800 SF Wine, grocer or specialty
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PROGRAM

Retail Area	±4,800 SF
Stories	1

POSITION

Frontage	158 ft · 26,000 VPD
Interim Use	Existing office

WHY IT WORKS

Income in months, not years — the entitlement stays on the shelf

ACCESS

One mile from I-95 · ideal for QSR traffic

CATCHMENT

20,468 people within one mile · \$107,432 average income

CONTEXT

Sky Building and Horizon bring daytime population within blocks

Location Overview

26,000 VPD • N DIXIE HWY

LOCATION FEATURES

- Approximately 1 mile from I-95 — ideal for logistics, customer access and QSR traffic
- 20 minutes to Fort Lauderdale-Hollywood International Airport (FLL)
- Within Oakland Park's CRA — eligibility for grants and matching programs, tax incentives and added density/zoning flexibility
- Close to Wilton Manors, Downtown Fort Lauderdale and Flagler Village — rising demand and land value
- High daily traffic on N Dixie Highway offering strong visibility and a built-in customer base



LOCATION MAP • 3301 N DIXIE HWY & 3328 NE 11TH AVE

DEMOGRAPHIC SUMMARY	1 MILE	3 MILES	5 MILES
Population	20,468	135,908	348,104
Households	9,221	65,983	157,808
Average Household Income	\$107,432	\$128,915	\$118,537

The Future of Oakland Park

The city is rebuilding its core, *two blocks away*

Two public-private projects are reshaping downtown Oakland Park, and a Brightline station is under consideration on the same corridor. Whichever program is built at 3301 N Dixie, it delivers into a district with new daytime population, new civic anchors and improving transit.



NR INVESTMENTS

Sky Building

A mixed-use project of residential, commercial and retail space, designed by Zyscovich Architects as two buildings joined by a skybridge across Park Lane. The City will move operations to the west side of Dixie Highway and serve as landmark tenant.



KAUFMAN LYNN FALCONE GROUP

The Horizon Project

A mixed-use redevelopment of the current City Hall site with residential units, commercial space, a park, public parking and a potential train stop — selected after a competitive search for the city-owned property. “As we enter the second century of Oakland Park, this landmark project will join the Sky building and new city facilities to become the foundation of our city,” said City Manager David Hebert.

TRANSIT UPSIDE

A Brightline stop on *this corridor*

A station is under consideration for Oakland Park, which would put direct rail to Miami, Fort Lauderdale, Boca Raton, West Palm Beach and Orlando within walking distance of the site.

To I-95	±1 mile
To FLL	20 minutes
Daily traffic	26,000 VPD

— FOR MORE INFORMATION, CONTACT

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