

CANVAS

REAL ESTATE

Developers / Investors

Owner-Users

Opportunity



**2000 N DIXIE HWY
HOLLYWOOD, FL 33020**

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Investment Opportunity:

This property presents a unique opportunity for developers, investors, and owner-users to capitalize on the versatile DH-3 zoning and strategic location within the vibrant City of Hollywood. Whether you aim to repurpose the existing structure or embark on a new development project, this property offers a robust foundation for a wide range of profitable ventures.

Situated between major urban centers, Miami and Fort Lauderdale, providing access to a large market and diverse workforce and in proximity to I-95 and I-595 for easy highway access, as well as Tri-Rail stations and other public transportation options for commuter convenience.



Property Overview:

Address: 2000 N Dixie Hwy, Hollywood FL 33020

Lot Size: 14,173 SF / 0.32 AC

Building Size: 8,287 SF

Building Type: Freestanding, Two-story

Existing Land Use: Industrial

Zoning District: DH-3

Price: \$ 3,000,000



Key Features:

- **Repurposing Opportunity:** The existing two-story, 8,287 SF building can be enhanced and repurposed for various uses in line with the zoning regulations.
- **New Development:** The favorable zoning allows for high-density and multi-story buildings, offering significant potential for a new development project.
- **Income Generation:** Lease the property while planning a new development project to generate income and offset holding costs.
- **Zoning:** Located within the Dixie Highway High Intensity Mixed-Use District (DH-3)
- **High Visibility:** Excellent exposure and accessibility from Dixie Highway.
- **Transportation:** Proximity to I-95 and I-595 for easy highway access, as well as Tri-Rail stations and other public transportation options for commuter convenience.
- **Strategic Location:** Midway between Miami and Fort Lauderdale with easy access to major highways (I-95 and I-595) and public transportation (Tri-Rail Stations).

Zoning and Permitted Uses

The Dixie Highway High Intensity Mixed-Use (DH-3) zoning district allows for a variety of uses, making this property highly versatile. Permitted uses include but are not limited to:

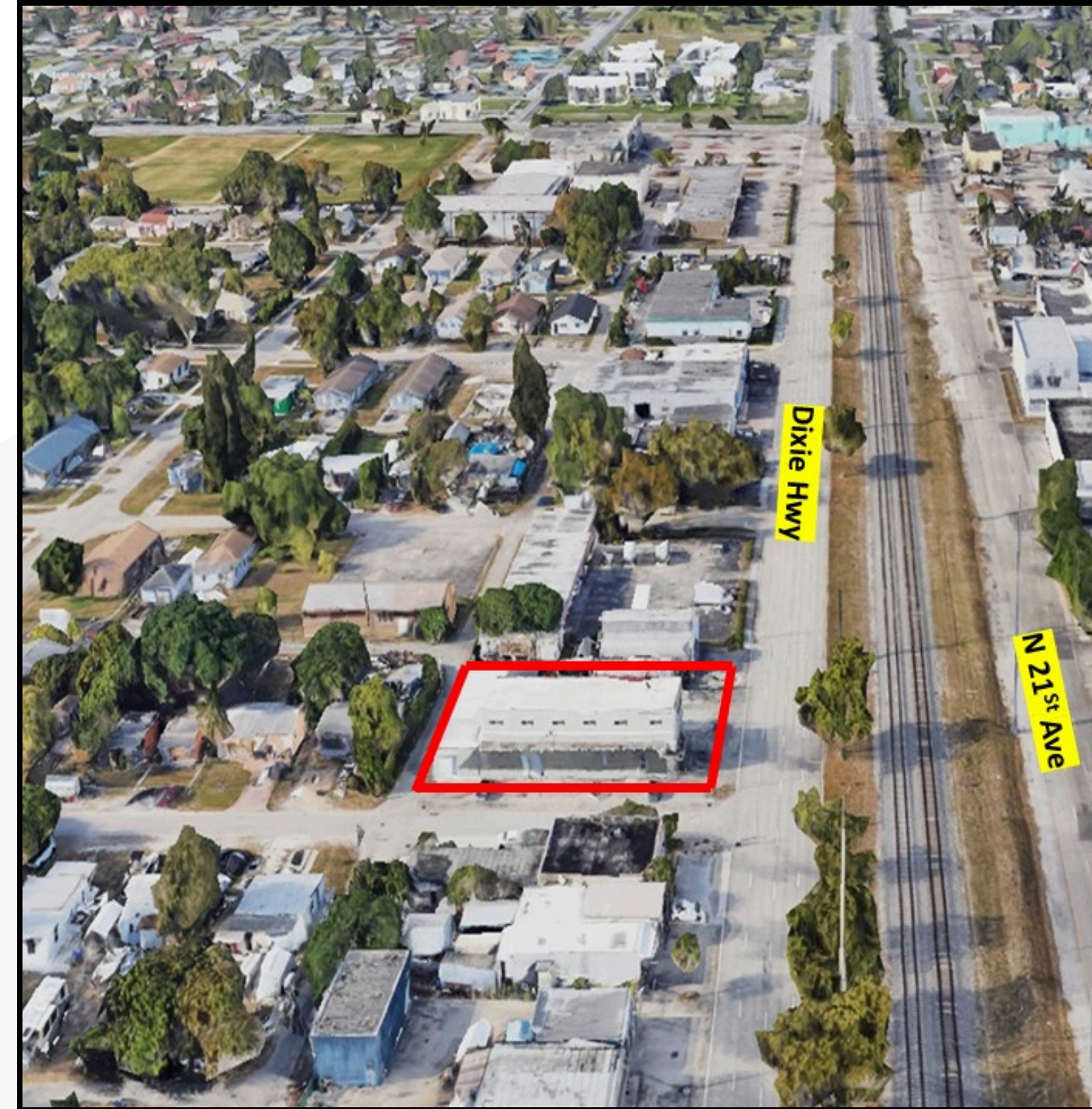
- Residential (3)
- Lodging (3)
- Office (1)
- Commercial (18)
- Civic (4)
- Educational (3)
- Industrial (6)

This zoning is designed to promote and encourage new developments by offering favorable density and height restrictions.

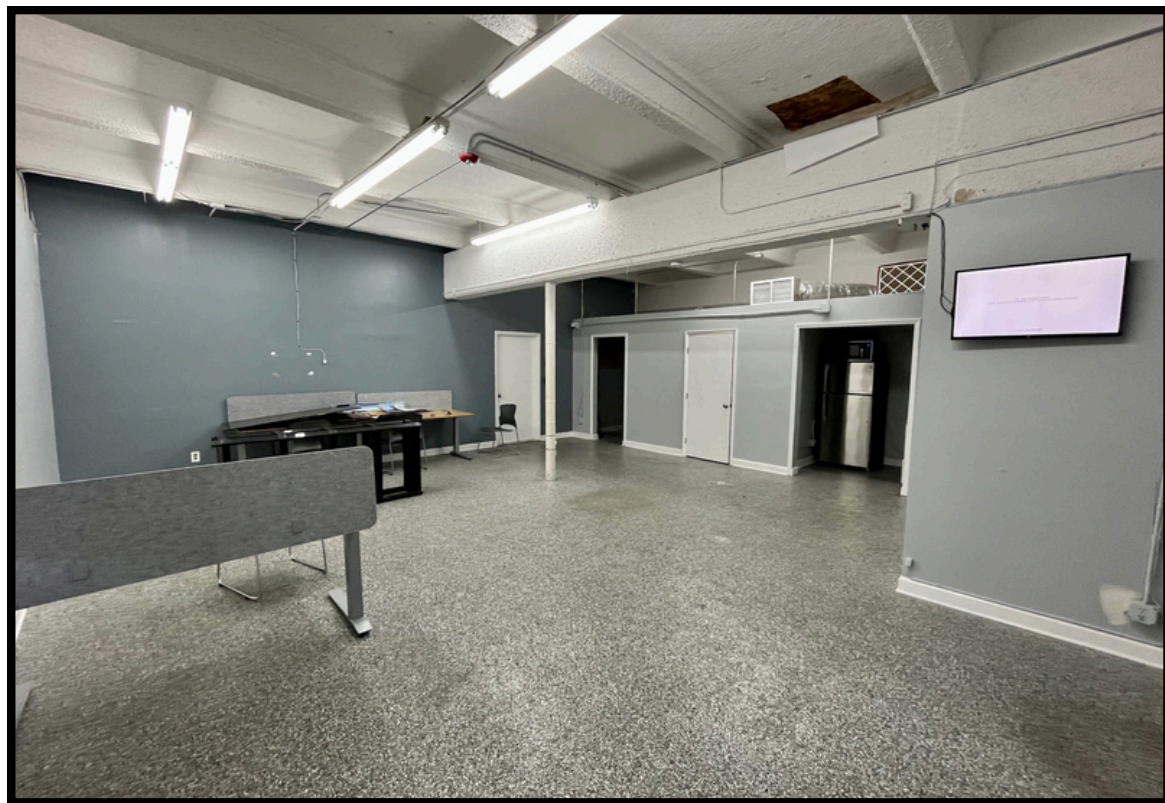
For additional information about Zoning, Permitted Uses and Building Intensity visit:

<https://map.gridics.com/us/fl/hollywood?>

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Point of Interest

Colleges

Broward Community College south,	 : 17 min (6.6 mi)
Broward A. Hugh Adams Central	 : 14 min (9.4 mi)
FAU Davie West,	 : 14 min (9.7 mi)
FIU at I-75 Campus	 : 27 min (14.6 mi)



Sports Venues

Hard Rock Hotel & Casino	 : 15 min (6.0 mi)
Hard Rock Stadium	 : 20 min (10.1 mi)
Gulfstream Park Racing & Cas	 : 11 min (3.7 mi)

Hospitals

Joe DiMaggio Children's	 : 7 min (2.6 mi)
Memorial Regional Hospital	 : 7 min (2.5 mi)

Beaches

Hollywood Beach	 : 8 min (2.9 mi)
Fort Lauderdale Beach	 : 25 min (15 mi)

Airports

Miami International	 : 26 min (22.6 mi)
Fort Lauderdale International	 : 11 min (4.4 mi)



HOLLYWOOD, FLORIDA

Incorporated in 1925, Hollywood Florida, also known as the “Diamond of the Gold Coast,” is a city located in southeast Broward County on Florida’s southern Atlantic Coast. Hollywood is 10 minutes south of Fort Lauderdale, and 25 minutes north of Miami. The City of Hollywood had a population of 152,650 as of July 1, 2023.

Hollywood is the primary home to Port Everglades, South Florida’s powerhouse port and one of the most diverse seaports in the United States. With \$28 billion in annual economic activity, Port Everglades ranks as Florida’s #1 seaport by revenue. It is among the top cruise ports in the world and one of the most active containerized cargo ports in the United States, serving as South Florida’s main seaport for petroleum products such as gasoline and jet fuel. Hollywood is now primarily a resort-residential city with some diversified industry, including printing and light manufacturing, and is a retirement centre. Services are also important. Guided tours along the Intercostal Waterway are common in Hollywood. The Intercostal Waterway, parallel to the Atlantic Ocean, provides both tourists and locals with the exploration of nature and observation of surroundings. Major Employers in the city are HEICO Corporation, Memorial Healthcare System, Diplomat Beach Resort, Brandsmart, Chewy.com.

Hollywood provides easy access to all of the arts, cultural, and entertainment offerings of nearby Miami as well as the South Florida metropolitan area. Some of the more notable attractions in and around Hollywood include The AH-TAH-THI-KI Museum, The Arts Academy of Hollywood, The Art and Culture Center of Hollywood, ArtWalk, a series featuring art exhibits, music and refreshments offered by more than two dozen Hollywood merchants, The Buehler Planetarium, The Butterfly World, The Florida’s Museums, The Flamingo Gardens.

Situated between Fort Lauderdale and Miami, and a hub for international trade, Hollywood is adjacent to the Fort Lauderdale-Hollywood International Airport and within a 30 minute drive to Miami International Airport and Palm Beach International Airport. Neighboring Executive Airports such as Opa-Locka, Fort Lauderdale and Boca Raton are just a short drive away.

Demographic

Population			
2023 Estimated Population	21,669	127,072	279,127
2028 Projected Population	22,253	137,201	291,972
Projected Annual Growth 2023 to 2028	0.53%	1.55%	0.90%
Households & Growth			
2023 Estimated Households	9,897	56,734	117,543
2028 Projected Households	10,242	61,849	123,888
Projected Annual Growth 2023 to 2028	0.69%	1.74%	1.06%
Race & Ethnicity			
2023 Estimated White	49.1%	48.9%	45.7%
2023 Estimated Black or African American	20.1%	19.5%	20.2%
2023 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.7%
2023 Estimated Asian or Pacific Islander	1.8%	2.0%	2.3%
2023 Estimated Other Races	9.8%	9.2%	10.1%
2023 Estimated Hispanic	34.5%	34.1%	37.3%
Income			
2023 Estimated Average Household Income	\$72,988	\$86,403	\$91,356
2023 Estimated Median Household Income	\$51,285	\$54,739	\$57,229
Businesses & Employees			
2023 Estimated Total Businesses	1,269	11,207	25,167
2023 Estimated Total Employees	6,406	80,576	191,181

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Marlen Ybarz
Commercial Specialist
mybarz@canvasre.com
786-232-5107



Heriberto Rios
Commercial Specialist
hrios@canvasre.com
954-646-3222