

FOR SALE

DEVELOPMENT SITE

124-136 S FEDERAL HWY

■ HALLANDALE BEACH, FL 33009

GRIDLINE
PROPERTIES



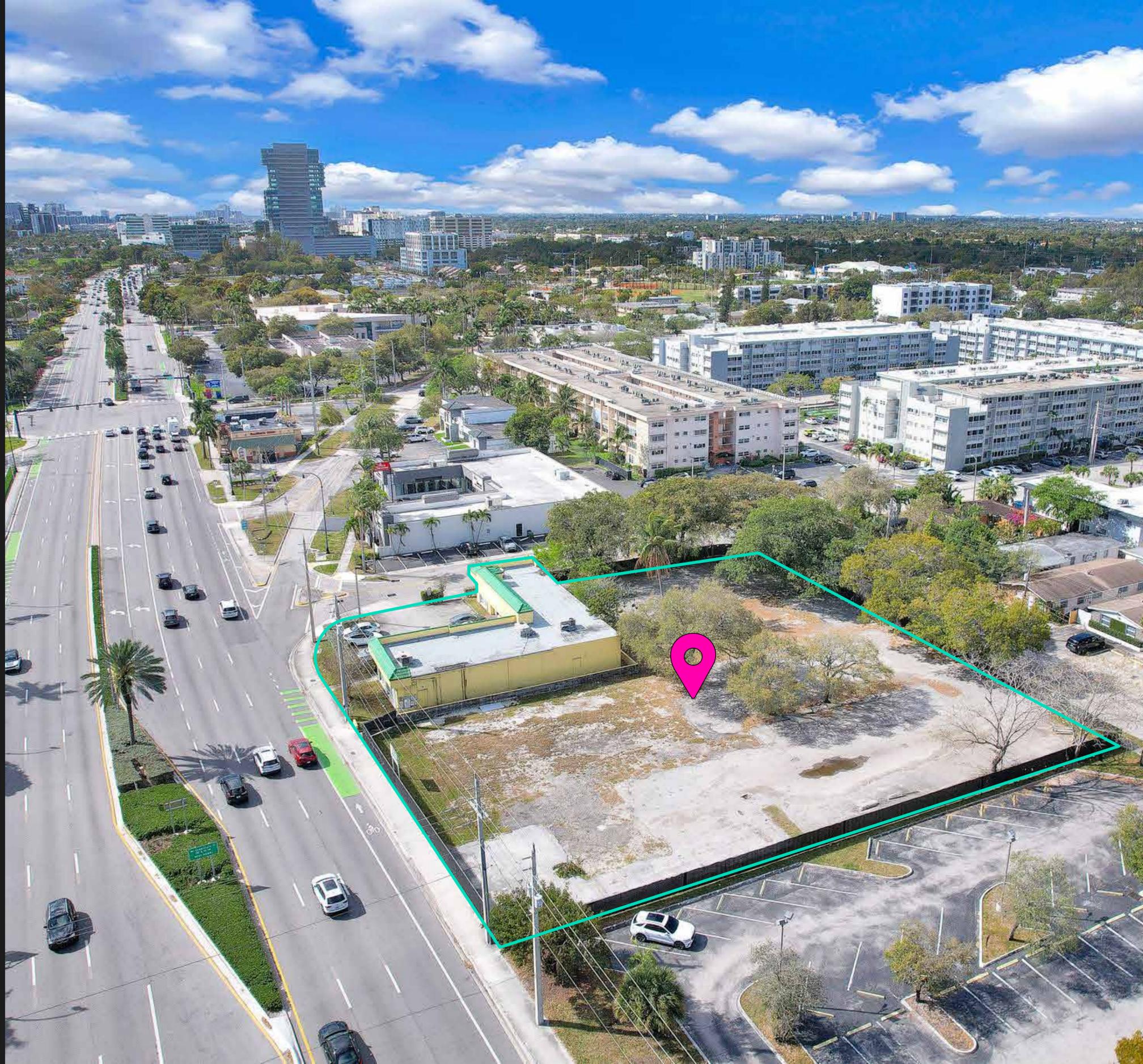
EXECUTIVE SUMMARY

124-136 South Federal Highway presents a premier corner development opportunity within the City of Hallandale Beach's Central RAC district. The ±48,368-square-foot site occupies a prominent position along US-1, offering exceptional frontage, and zoning capacity to accommodate a wide range of vertical development strategies.

Zoned Central RAC, the property permits multifamily, condominium, hotel, and mixed-use development with building heights of up to 20 stories. Base density allows approximately 70-90 units per acre, with the potential to increase to 120 units per acre through implementation of the Live Local Act.

Beyond its standalone potential, the site presents a compelling assemblage opportunity, offering the ability to expand the footprint and further enhance scale within one of Hallandale Beach's designated redevelopment districts. Please reach out to Shelly Poston for more information on this.

With limited remaining corner parcels along Federal Highway capable of supporting this level of vertical intensity, 124-136 South Federal Highway represents a rare opportunity to secure a strategically positioned development less than a mile away from Aventura.



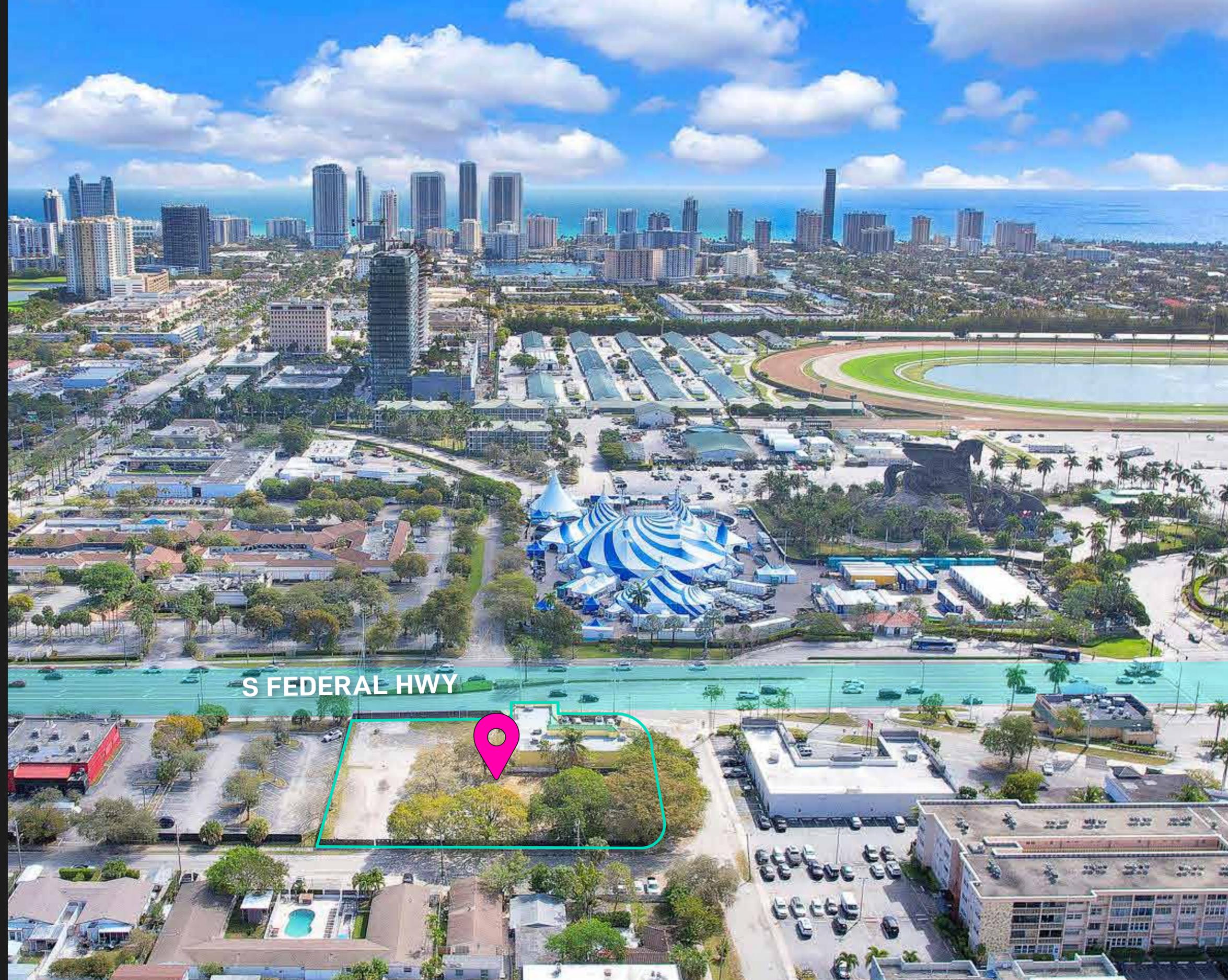
PROPERTY HIGHLIGHTS

FOR SALE

TYPE	Development Site
TOTAL LOT SIZE	48,368 SF
ZONING	Central RAC
PRICE	\$12,500,000

FEATURES

-  **PRIME CORNER DEVELOPMENT SITE** — ±48,368 SF prominently positioned along South Federal Highway (US-1)
-  **CENTRAL RAC ZONING** — Permits multifamily, condominium, hotel, and mixed-use development
-  **UP TO 20 STORIES PERMITTED** — Supports meaningful vertical development
-  **ASSEMBLAGE POTENTIAL** — Opportunity to expand footprint and enhance scale within the RAC district
-  **INCOME-PRODUCING ASSET** — Existing preschool tenant provides interim cash flow while planning or assembling
-  **LESS THAN ONE MILE FROM AVENTURA** — Positioned at the doorstep of one of South Florida's most affluent residential and retail markets
-  **HIGH-VISIBILITY US-1 FRONTAGE** — Exceptional exposure along a major north-south artery



LOCATION OVERVIEW

Strategically positioned along Federal Highway (US-1), Gulfstream Development Site offers exceptional frontage and high visibility within one of Hallandale Beach's primary growth corridors. Situated directly on US-1, the property benefits from irreplaceable exposure along one of South Florida's primary north-south arteries, providing seamless connectivity throughout the region's urban core.

Centrally located just two miles from Aventura Mall and the Aventura Brightline station, and one mile from the Hallandale Beach shoreline, the site is ideally situated to capture both local and regional demand.

Immediate area amenities include Aventura Hospital, Atlantic Village — a newly delivered mixed-use development, Shell Bay, and Gulfstream Park.

Well-suited for multifamily, condominium, hotel, or mixed-use development, Gulfstream Development Site presents the opportunity to deliver a project aligned with the city's continued evolution and long-term growth trajectory.



NEIGHBORHOOD MAP

GOLDEN BEACH

SUNNY ISLES BEACH

MIAMI



AVENTURA MALL



AVENTURA HOSPITAL



WHOLE FOODS MARKET

GULFSTREAM

CITY OF HALLANDALE BEACH

PEGASUS & DRAGON STATUE

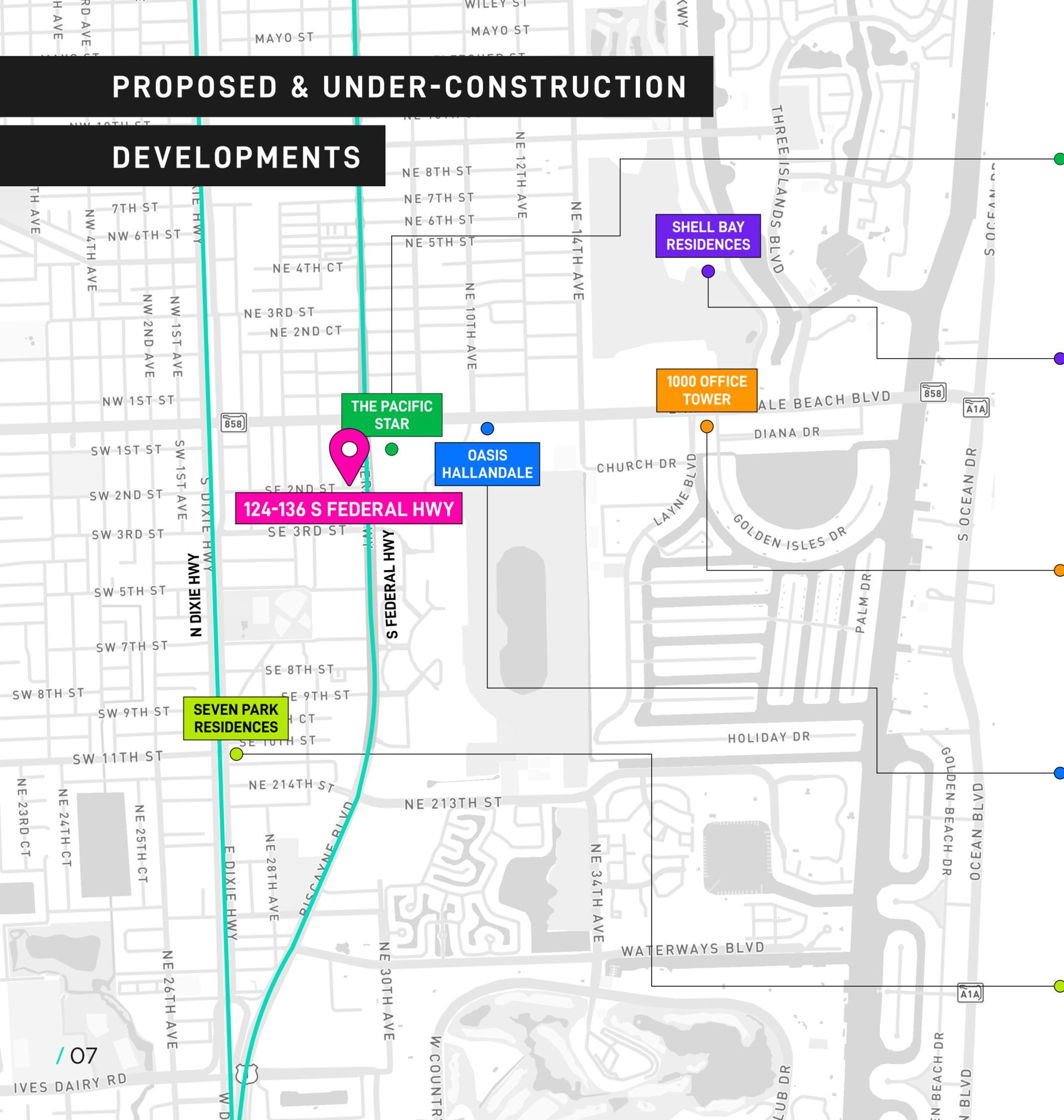
CIRQUE DU SOLEIL
LUZIA MIAMI

S FEDERAL HWY



PROPOSED & UNDER-CONSTRUCTION

DEVELOPMENTS



THE PACIFIC STAR



The Pacific Star development at 600 E Hallandale Beach Blvd is a proposed mixed-use project expected to bring approximately 720 residential units and over 130,000 SF of retail to the Hallandale Beach corridor.

SHELL BAY RESIDENCES



Shell Bay Residences is a luxury waterfront condominium development offering Auberge-branded residences within the exclusive Shell Bay Club community.

1000 OFFICE TOWER



Office Tower 1800 is a luxury 22-story office and retail tower with an amenity deck featuring a pool, fitness center, sauna, and recreational courts by PPG's Ari Pearl

OASIS HALLANDALE



Oasis Hallandale is a 10-acre, ~\$370M mixed-use development featuring two 25-story luxury condominium towers with 250 residences each, designed by Arquitectonica and developed by Giuseppe Iadiseria. The West Tower delivered in 2025, while the East Tower is currently under construction.

SEVEN PARK RESIDENCES



Seven Park Residences is a new \$70 million mixed-use development in Hallandale Beach featuring approximately 124 residential units and ground-floor retail, currently under construction near downtown

EXTERIOR







124-136 S FEDERAL HWY

READY TO SCHEDULE A TOUR?
CONTACT US

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FOLLOW US



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