

# A MIXED USE OPPORTUNITY IN SOUTH FLORIDA



## OFFERING MEMORANDUM





# TABLE OF CONTENTS

- 04. THE OFFERING
- 06. INVESTMENT HIGHLIGHTS
- 08. SITE BREAKDOWN
- 10. SITE SURVEY & FLOOR PLANS
- 16. DEVELOPMENT OPPORTUNITY
- 18. COMPS
- 20. LOCATION MAP
- 22. MARKET DRIVERS

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# THE OFFERING

Colliers International Urban Core Division is pleased to present the opportunity to take part in the Revitalization of Dania Beach with the chance to acquire a 49,963 SF structure in two adjoining buildings, sitting on 2.53 acres of land with over 400 feet of Federal Highway frontage. The building offers endless possibilities for an investor to reimagine the space and leverage the new development in Dania Beach and the unmatched location. The property is uniquely located between South Florida's two main cities, Miami and Fort Lauderdale. The property is literally minutes from Downtown Fort Lauderdale, Fort Lauderdale International Airport, Port Everglades, I-95, I-595, and the beaches. Dania Beach has recently seen over \$1 billion in investments and more is to come. Unique opportunity to purchase in one South Florida fastest growing markets.



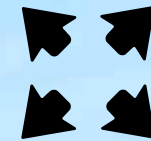
**Location:**  
481 S Federal Highway,  
Dania Beach, FL 33004



**Total Building Size:**  
49,963 SF



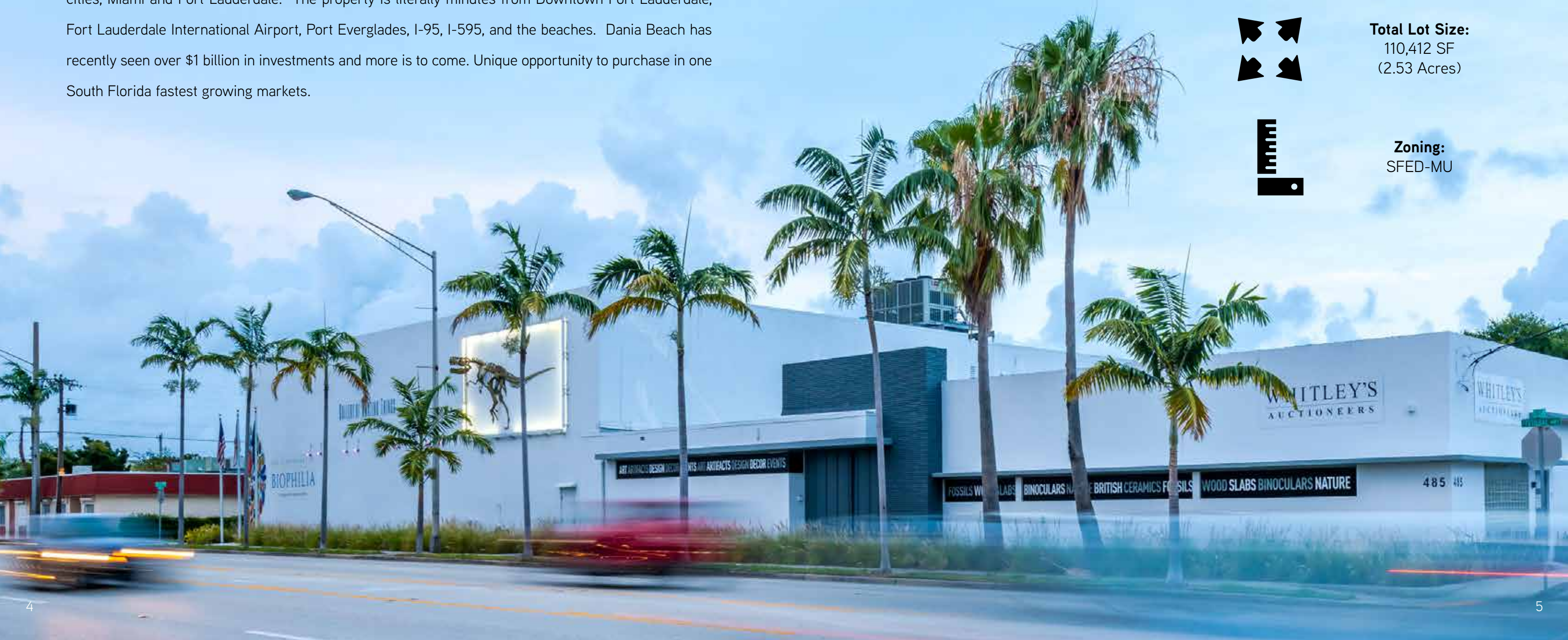
**8 Folios**



**Total Lot Size:**  
110,412 SF  
(2.53 Acres)



**Zoning:**  
SFED-MU





# INVESTMENT HIGHLIGHTS

- 49,963 SF of existing space in two adjoining buildings
- 2.53 acres of land
- 400+ feet of Federal Hwy frontage
- Parking for 200+ cars
- Multiple folios (8) – potential spin off
- Ceiling Heights 12-15 ft
- Great mixed-use zoning recently created by Dania (SFED-MU)
- Minutes away from FLL, Port Everglades, I-95, I-595, Virgin Trains USA, Dania Pointe
- Truly rare property available in South Florida
- Permitted uses include: Hotel, apartment buildings, office, medical office, restaurant, bar, school, health club, general retail, and many more

*The fastest growing age segment of Dania Beach's population are its millennials (age to 34). Dania Beach seems to be a destination for millennials - growing 19 percent since 2010, the City's millennial population is growing 2.7 times the national average. The growth in the number of residents over 65 is the slowest growing age segment of the City's population.*

# SITE BREAKDOWN

Building 1  
**37,209 SF**

Building 2  
**12,754 SF**

Total Building Size  
**49,963 SF**

Parcel 1: 514203190010  
**20,459 SF**

Parcel 2: 514203190020  
**14,079 SF**

Parcel 3: 514203190040  
**19,096 SF**

Parcel 4: 514203190040  
**9,682 SF**

Parcel 5: 514203190050  
**9,682 SF**

Parcel 6: 514203190030  
**6,409 SF**

Parcel 7: 514203000160  
**11,325 SF**

Parcel 8: 514203000170  
**19,680 SF**

Total Size  
**110,412 SF**

SOUTH FEDERAL HIGHWAY

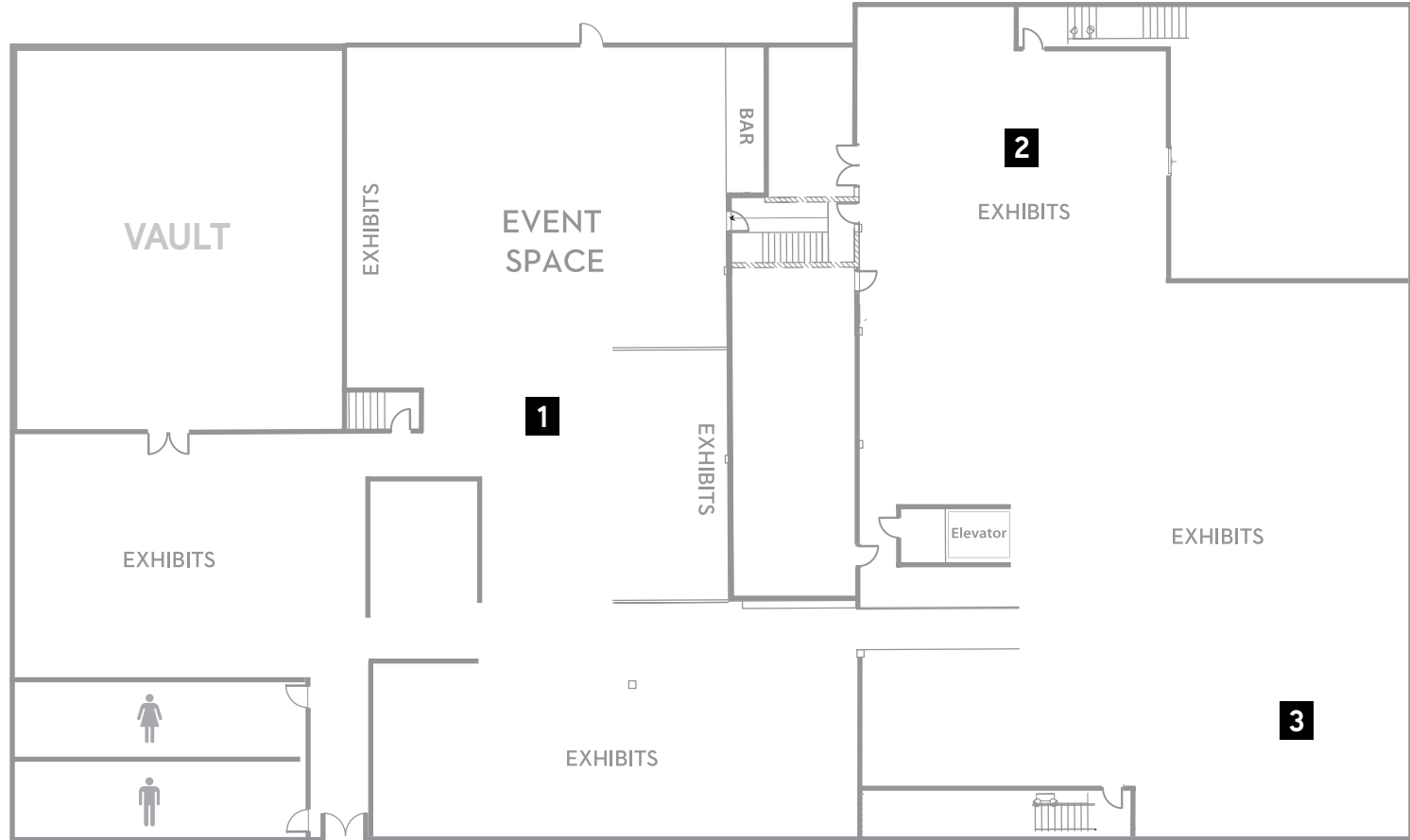
# FLOOR PLAN

Building 1 - 1st Floor



# FLOOR PLAN

Building 1 - 2nd Floor

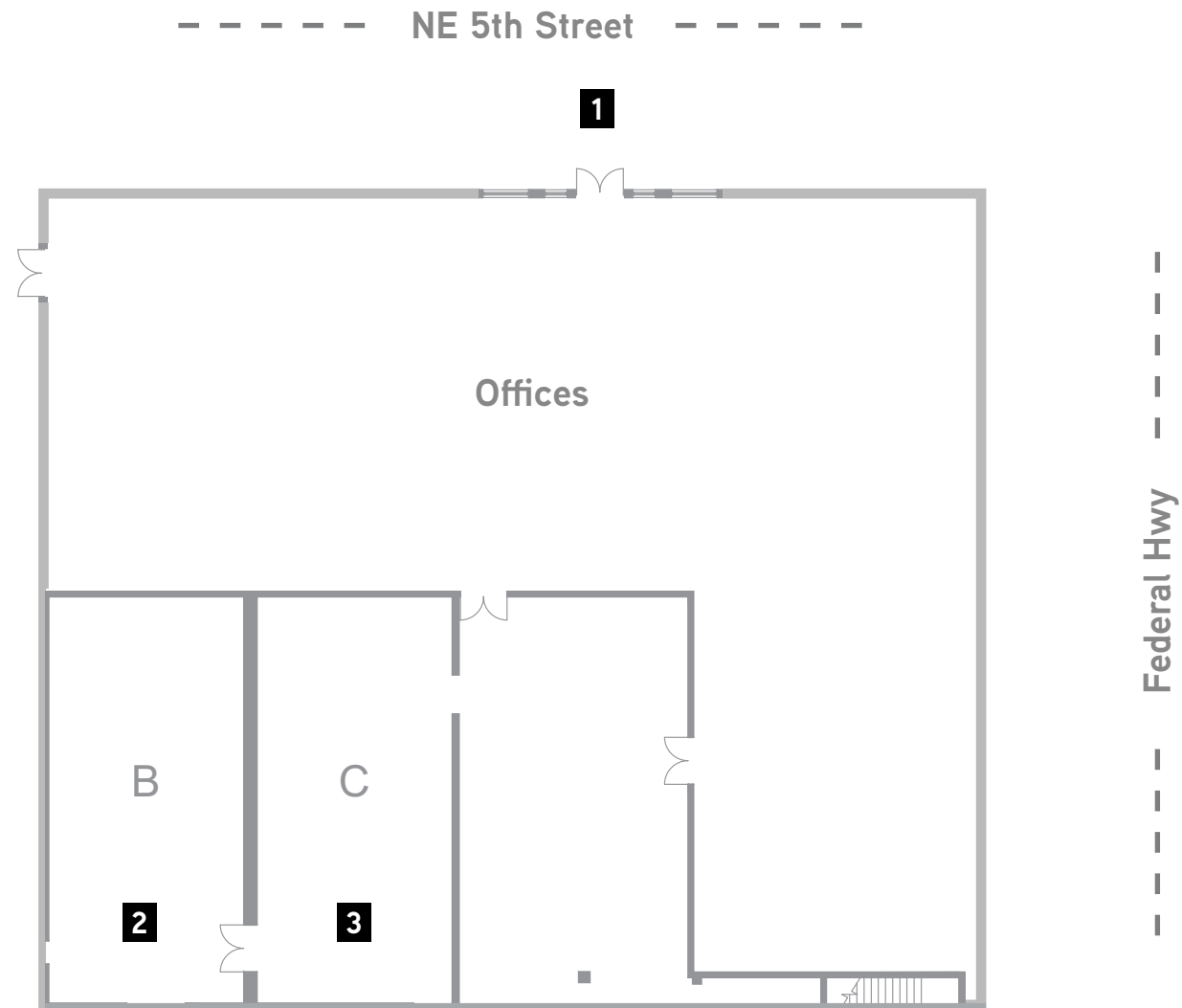


----- NE 4th Terrace -----



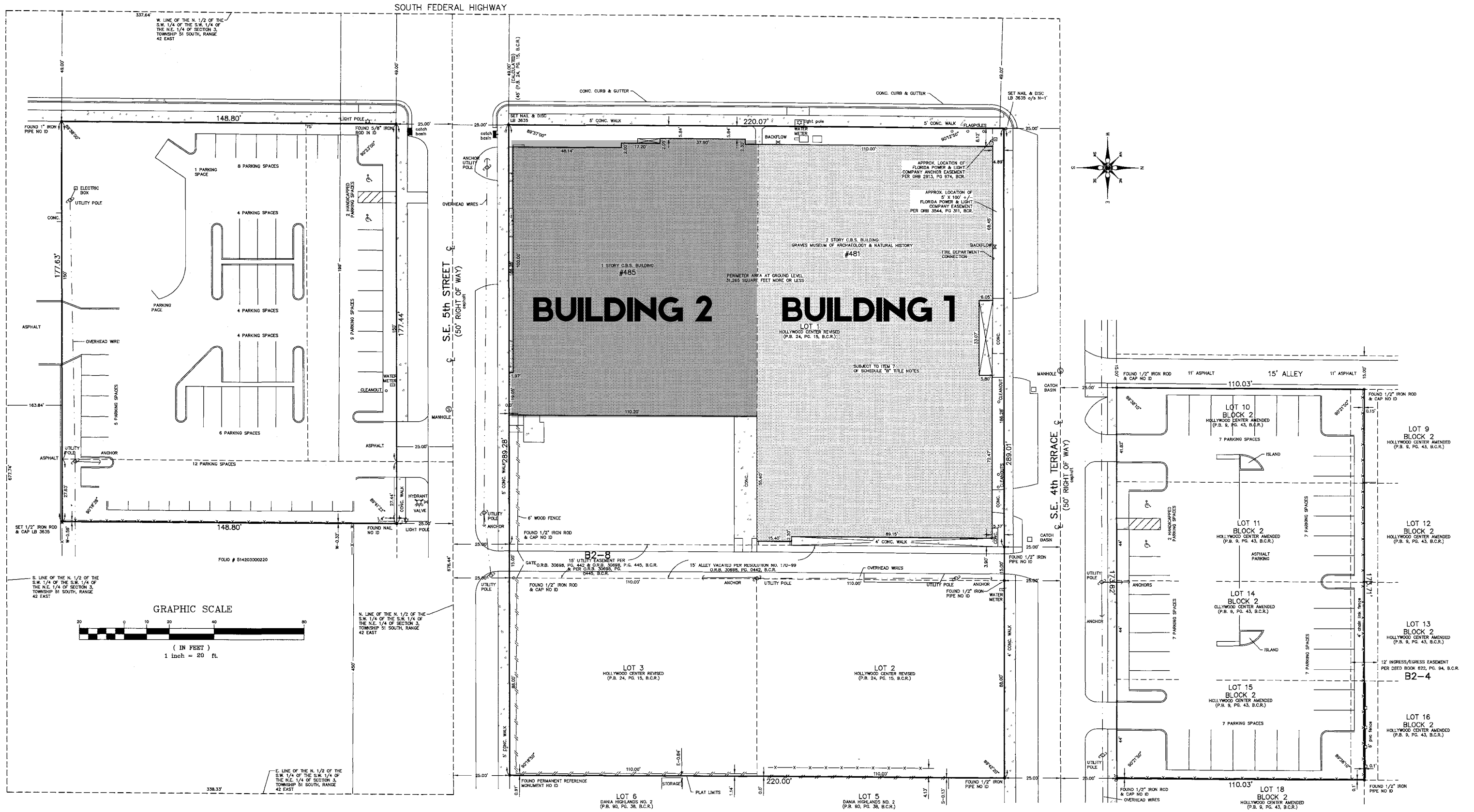
# FLOOR PLAN

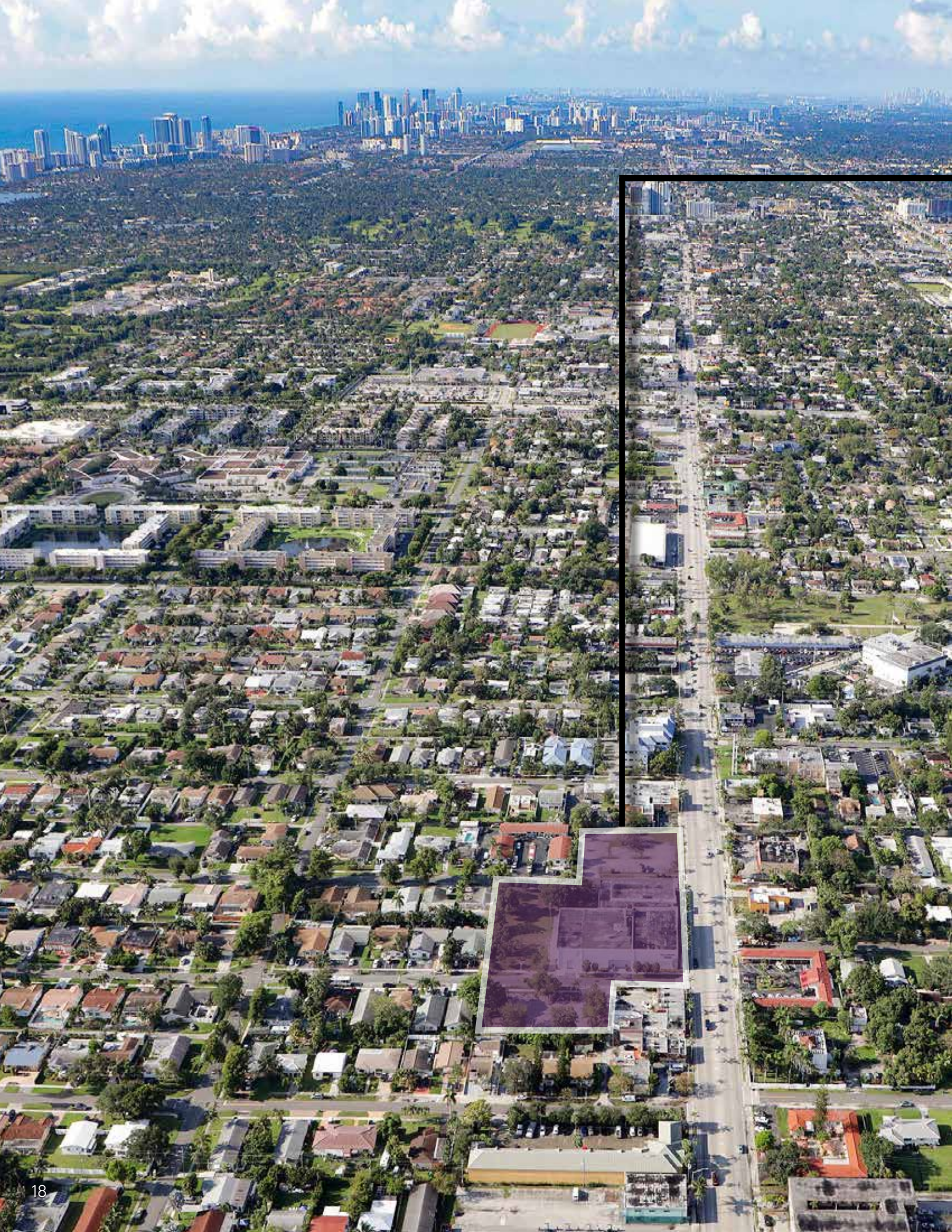
Building 2 - 1st Floor





# SITE SURVEY





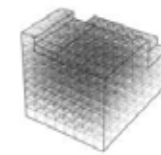
# DEVELOPMENT OPPORTUNITY

**Zoning Summary Intent & Purpose:** Redevelop the corridor with emphasis on the pedestrian and street life consistent with Transit Oriented Development (TOD) principals. This will be accomplished by building close to the street, relocating parking facilities behind buildings, and mixing residential and commercial uses at medium intensities, designed to create interest and investment in the immediate neighborhood.



## Zoning

SFED-MU - South Federal Highway Corridor Mixed-Use District



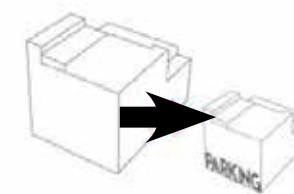
## Density

Max twenty-five (25) du/ac by right;  
up to fifty (50) du/ac with density bonus



## F.A.R.

Max 4.0



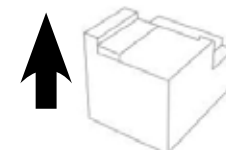
## Parking and Loading

Parking is permitted only in the second layer. Parking structures shall be set back from any secondary street by a minimum of thirty (30) feet, which setback may be occupied by a liner building.



## Previous landscaped lot area

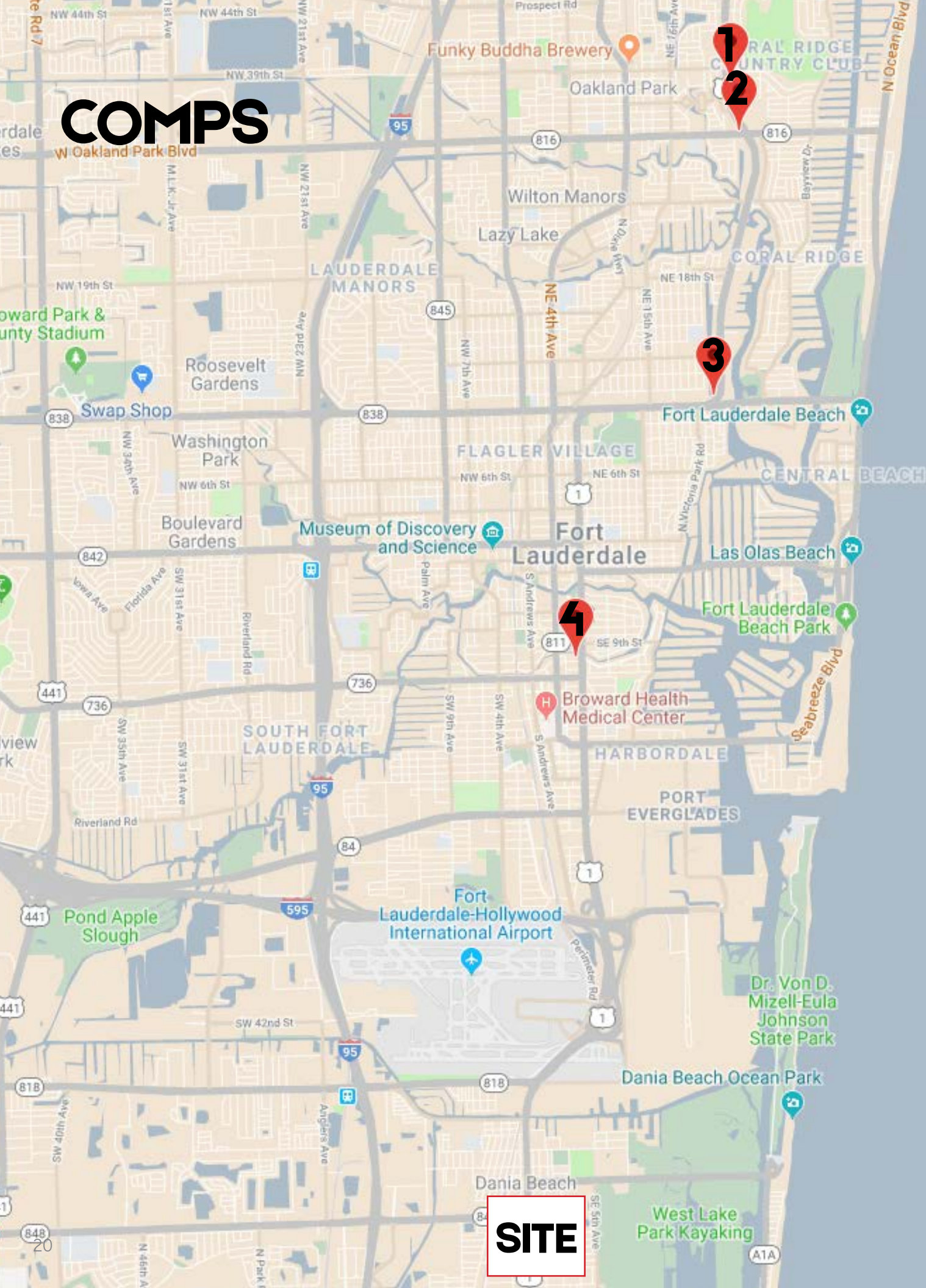
Minimum fifteen (15) percent; may be reduced to zero (0) percent with incentive bonuses



## Height

Up to 70' and 6 stories with zoning incentives used

# COMPS



**3696 N Federal Highway**  
**Land Area SF:** 59,677  
**Acres:** 1.37  
**\$/SF Land Gross:** \$142.43  
**Sale Price:** \$8,500,000  
**Building SF:** 37,184 SF  
**Price/SF:** \$228.59



**3101 N Federal Highway**  
**Land Area SF:** 110,207  
**Acres:** 2.53  
**\$/SF Land Gross:** \$158.78  
**Sale Price:** \$11,666,667  
**Building SF:** 86,000 SF  
**Price/SF:** \$203.48



**1055 N Federal Highway**  
**Land Area SF:** 102,728  
**Acres:** 2.36  
**\$/SF Land Gross:** \$133.85  
**Sale Price:** \$13,750,000  
**Building SF:** 53,750 SF  
**Price/SF:** \$255.81



**1051 S Federal Hwy**  
**Land Area SF:** 98,097  
**Acres:** 2.25  
**\$/SF Land Gross:** \$112.13  
**Sale Price:** \$11,000,000  
**Building SF:** 58,094 SF  
**Price/SF:** \$189.35

**Sale Criteria:**

- Trailing 24 months
- 35,000 SF+ existing building
- 1.25+ acres land
- Broward County
- Federal Highway frontage

# LOCATION MAP



DOWNTOWN FTL

PORT EVERGLADES

FLL

DANIA CASINO

CITY CENTER REDEVELOPMENT

FEC RAIL LINE VIRGIN TRAINS

DANIA POINTE



SITE



# DANIA BEACH REDEVELOPMENT

On Tuesday August 27th, 2019 The Dania Beach City Commission unanimously voted to start negotiations with developers for a \$634 million mixed-use project on city land. Virginia Beach based Armada Hoffer Properties (NYSE: AHH) and Boca Raton based Capital Group were the winning bidders in the request for proposals (RFP) for a public-private partnership (P3) for its 6.42 acre municipal property located at 100 W Dania Beach Blvd.

The developers want to lease the city property and buy the land directly to the east between Southwest First Avenue and Federal Highway – excluding the Hotel Morrison that was recently developed. Its long-term development plan calls for 1.18 million square feet with approximately 900 residential units. That would include office buildings of 202,500 and 138,000 square feet and a 150-room hotel. There would be 41,000 square feet of ground-floor retail and restaurant space.

The office buildings and the hotel would be one of the later stages of the project on the property along Federal Highway.

The developers would also build – at no capital costs to the city – a \$30 million 63,000-square-foot municipal building with city hall, a library, the chamber of commerce and the women’s club, plus a \$3.6 million 12,000-square-foot fire station.

The developer would spend another \$3 million on common areas. The city parking garage would remain. The entire project is expected to take 9 years and will completely transform Downtown Dania Beach.

Colliers International South Florida handled the RFP for the City of Dania Beach.

# DANIA POINTE



## ABOUT THE DEVELOPMENT

Dania Pointe is a 102-acre premier mixed-use development with approximately 850,000 square feet of retail and with at least 25 new restaurants, in addition to 500,000 square feet of Class A offices, two Marriott hotels with 350 total rooms, 600 upscale rental apartments and several public event spaces.

With 1,600 linear feet of frontage on I-95 and immediate proximity to the Fort Lauderdale-Hollywood International Airport, Port Everglades Cruise Port, and the DCOTA Design Center, Dania Pointe's sophisticated mix of shop, work, live, play and stay options will make it Broward County's preeminent lifestyle destination. The first phase of its community retail section recently opened with tenants such as: BrandsMart, Hobby Lobby, TJ Maxx, Shoe Carnival, Men's Wearhouse, Ulta Cosmetics, Five Below, America's Best Optical, Verizon, Starbucks, Aspen Dental, First Watch, and Padrino's Cuban Café. Under construction with scheduled openings in the near future are Lucky's Market, Outback Steakhouse, Too Jay's Deli, and PDQ Chicken.

The second "lifestyle" phase of the development, which broke ground in July 2018, is estimated to include an additional 370,000 square feet of retail with a new 64,000SF Regal Cinema and 30,000SF Bowlero family entertainment center and more than a dozen full service and casual dining restaurants.

In addition, the first building of 264 residential units, to be known as "Avery Dania Pointe Residences", and a combination Marriott full service hotel with 200 rooms and the "Urban-branded" Marriott AC Hotel are under construction with opening in early 2020. The City also recently approved the site plan for two 250,000-square-foot office buildings to be called "The Park at Dania Pointe".

Dania Pointe is positioned to be a dynamic entry feature to help create Dania Beach as a major "Destination" in Broward County.

- 102-acre premier mixed-use development with 1,000,000+ SF of retail and with at least 25 new restaurants, 250,000 SF Class A offices, two Marriott hotels with 350 total rooms, 600 upscale rental apartments and several public event spaces.
- 1,600 linear feet of frontage on I-95 and immediate proximity to the FLL, Port Everglades Cruise Port, and the DCOTA Design Center, Dania Pointe's sophisticated mix of shop, work, live, play and stay options will make it Broward County's preeminent lifestyle destination.
- New Spirit Airlines Headquarters with over 7,000 employees



# MARKET DRIVERS

HOLLYWOOD-FORT LAUDERDALE  
INTERNATIONAL AIRPORT

**3.5**

MILES TO  
THE AIRPORT



**353**

DAILY DEPARTURE  
FLIGHTS

**32.5**

MILLIONS PASSENGERS  
PER YEAR



## DOWNTOWN FORT LAUDERDALE

MORE THAN

**120**

SPECIALTY  
RETAIL SHOPS

**432**

HOTEL ROOMS  
DELIVERED IN 2018

Downtown Fort Lauderdale has been transformed into a walkable "live, work & play" cosmopolitan environment

## BEACHES

**23**

MILES OF SUNKISSED  
BEACHES

**2.5**

MILES  
DANIA BEACH  
STATE PARK

## MARINE INDUSTRY

BOAT SHOW ATTRACTING MORE THAN

**130,000**

VISITORS ANNUALLY

BROWARD COUNTY IS KNOWN AS THE "INTERNATIONAL MARINE HUB" AND THE "YACHTING CAPITAL OF THE WORLD"

## PORT EVERGLADES

**#1**

FLORIDA SEAPORT FOR  
EXPORTS (\$12.1 BILLION IN 2017)

OVER  
**4.1**

MILLION CRUISE  
PASSENGERS EACH YEAR (2017)



GALLERY OF AMAZING THINGS

WMODA  
WORLD MUSEUM OF ORNITHOLOGY AND DIAPYCNIA

CHRISTOPHER MARLEY

BIOPHILIA

A Dialogue with Art, Nature and Science



CHRISTOPHER MARLEY

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GALLERY OF AMAZING THINGS





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