

Development
Opportunity



3301 N Dixie Hwy &
3328 NE 11th Ave
Oakland Park, Fl 33334

For more information:

Gilles Rais
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FOR SALE

3301 N Dixie Hwy: 16,063 SF
3328 NE 11th Ave: 10,717 SF
Total Land Area: 26,780 SF (0.62 Acres)
Hwy Frontage: 158 ft

PRICED UPON REQUEST

For more listings visit:
gillesraisfinehomes.com/properties/sale

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PROPERTY FEATURES

- 1 immediate “office space” building provide immediate income or interim use.
- Ideal for a 5-7 story mixed use development.
- Located across the street from new development.
- Potential Brightline Station to be approved, bringing direct rail access to Miami, Fort Lauderdale, Boca Raton, West Palm Beach and Orlando.
- Located within the Mixed Use District of Downtown/CRA Mixed Use.

POTENTIAL PROGRAM

- 43-63 units (1BR)
- 1600 SF of ground floor can be dedicated to live-work space.
- Approved for parking garage but underground parking is also possible.
- Amenities include: gym, clubhouse and pool.
- This site offers strong absorption potential and long-term value in a fast growing corridor adjacent to Wilton Manors and Fort Lauderdale.
- Approved for the Florida Live Local Act.



No warranty or representation, expressed or implied, is made regarding the accuracy of the information provided. All information is submitted subject to errors, omissions, price changes, rental or sale conditions, lease terms, financing, or withdrawal without notice. Any special listing conditions imposed by our principals apply. No guarantees are made concerning the condition of the property or the existence of any potential hazards.

The Future of Development in Oakland Park



This transformative mixed-use project from NR Investments is bringing the vision for a vibrant and walkable downtown to life. The Sky Building will include a mix of residential, commercial, and retail space to support local businesses and spur economic investment in the community. Through an innovative public-private partnership between the City and developer NR Investments, Oakland Park will move operations to the west side of Dixie Highway and serve as a landmark tenant in the Sky Building.

Designed by Zyscovich Architects, the project encompasses two buildings connected by a skybridge across Park Lane. Steps from Jaco Pastorius Park, the City is working with NR Investments to ensure the building complements Oakland Park's small-town charm and reflects the desired aesthetic for new development. The design will complement new City facilities projects underway to create a unified, signature look, that reflects the vision for Oakland Park's Second Century.

FOR MORE INFORMATION VISIT:

<https://www.oaklandparkfl.gov/748/Sky-Building>.



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The Future of Development in Oakland Park



The Horizon of Oakland Park is an exciting mixed-use project coming to the current site of City Hall. With high-quality residential units, commercial space, a park, public parking, and a potential train stop, the project will generate economic activity to support local businesses, stimulate economic development, and promote walkability and sustainability. Kaufman Lynn Falcone Group was selected to redevelop the city-owned property, following an extensive competitive search to find the right partner to bring the vision for the site to life.

“City staff worked diligently with the developer’s architects to achieve a design that was reflective of the emerging Oakland Park brand while still being mindful that the escalation of construction costs have made new development in pioneer areas financially challenging,” said City Manager David Hebert. “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. I am grateful and indebted to both the Horizon and Sky developers for their faith in our city’s future,” Hebert continued.

FOR MORE INFORMATION VISIT:

<https://falconegroup.info/portfolio-items/horizon-of-oakland-park/>



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Location Overview

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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 which means eligibility for grants and matching programs, tax incentives and added density/zoning flexibility.
- Close to Wilton Manors, Downtown Fort Lauderdale & Flagler Village, rising demand and land value.
- High daily traffic on N Dixie Highway offering strong visibility and built-in customer base.

TRAFFIC COUNTS



26,000 VPD
VIA N DIXIE HIGHWAY



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Demographics

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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

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