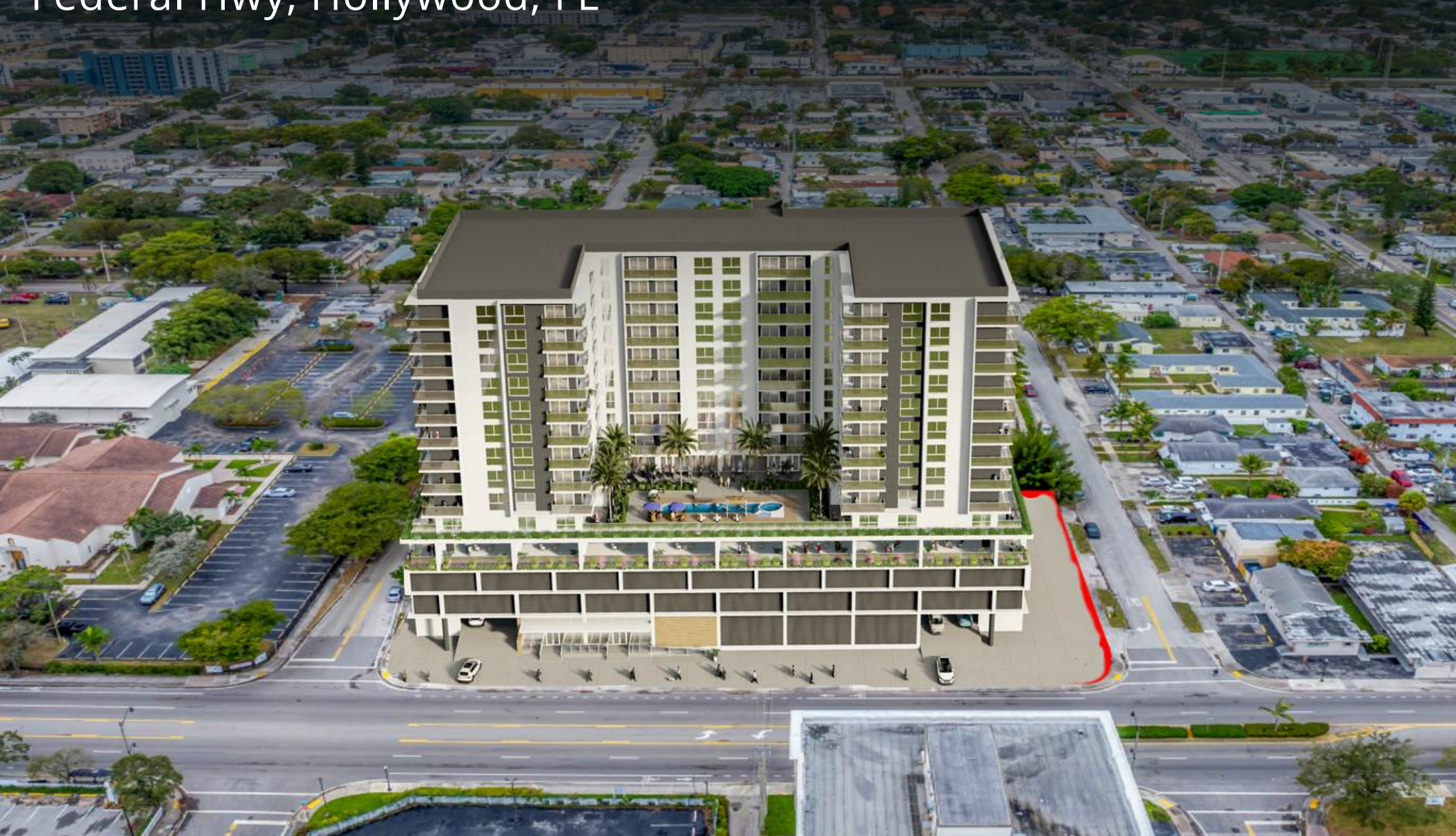


# Prime 170-Unit Development Opportunity

## Federal Hwy, Hollywood, FL



**720 N FEDERAL HWY**

**#WEBUILDCOMMUNITIES**

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# PROPERTY SUMMARY

## PROPERTY SUMMARY

**High-Density Zoning**, Ideal for large-scale development

**Strategic Location**, Young Circle

**High Visibility & Accessibility**, Strong exposure with easy access to key infrastructure.

## DEVELOPMENT POTENTIAL

**Strong Market Demand**, ideal for rental or condo development, capitalizing on Hollywood's rapid growth and transformation

**FH-2 zoning, a 3.0 FAR**, and vertical development potential up to **14 stories**, this site presents a top-tier investment opportunity in one of South Florida's most sought-after markets.



# 170-UNIT DEVELOPMENT

*renderings*





# PROPERTY DETAILS



Zoning: **FH-2**

Floor Area Ratio (FAR): **3.0**

Total Buildable Area: **144,000 SF**

Proposed Unit Mix: **170 units**

## UNIT BREAK DOWN

119 ONE-BED Units (700 SF each)

32 Studio Units (500 SF each)

19 TWO- BED Units (900 SF each)



HOLLYWOOD  
SOUTH CENTRAL  
BEACH



Sunny  
Isles Beach



Hallandale  
Beach



Miami



Hollywood



ArtsPark at  
Young Circle



N Federal Hwy

Buchanan St

Buchanan St

Buchanan St



Lincoln St

Lincoln St

Lincoln St

N Federal Hwy







# FINANCIALS

## Projected Income/Expenses

32 Units X Studios (\$2000 per)	\$768,000
119 Units X 1 Bed/1 Bath (\$2300 per)	\$3,284,400
19 Units X 2 Bed/1 Bath (\$2950 per)	\$672,600
Other Income	\$210,000
Gross Income	\$4,935,000

## Operating Expenses

Real Estate Taxes	\$1,020,000
Insurance	\$340,000
Utilities	\$163,000
Maintenance & Repairs	\$195,000
Landscaping	\$57,000
Vacancy (5%)	\$246,750
Total Expenses	\$2,021,750
Net Operating Income	\$2,913,250
Value (5% Cap)	\$58,265,000
Value per unit	\$342,735



# MARKET OVERVIEW

Hollywood, Florida, is a thriving coastal city strategically located between Miami and Fort Lauderdale, making it a prime spot for commercial real estate investment. With its rapidly growing population, booming tourism driven by attractions like the Hollywood Broadwalk, and easy access to major transportation hubs like Fort Lauderdale-Hollywood International Airport, the city offers strong demand for retail, hospitality, and mixed-use developments. Hollywood's pro-business environment and ongoing infrastructure improvements further solidify its appeal as a dynamic market with long-term growth potential.



154,000  
HOLLYWOOD'S  
POPULATION



\$56,912  
AVG INCOME



57,000  
MEDIAN  
PROPERTY VALUE





# ZONING AND DEVELOPMENT PAGE

## FH-2 Zoning

The current FH-2 zoning Federal Highway Intensity Mixed-Use District zoning allows for a future development of various uses including residential, office, hotel, self storage and commercial with the following development guidelines:

**FAR (floor area Ratio): 3.0**

**Buildable FAR: 144,000 SF Minimum**

**Frontage Setbacks: Non-residential - 10ft**

**Residential - 15 t Maximum Frontage**

**Setbacks: 30 Ft**

## DEVELOPMENT SCENARIO

**Units: 170**

Average Unit Size: 706 SF

### UNIT BREAK DOWN

119 ONE-BED Units (700 SF each)

32 Studio Units (500 SF each)

19 TWO- BED Units (900 SF each)

Total Rentable SF: 144,000



# MARKET DRIVERS

1



**DOWNTOWN HOLLYWOOD**

4



**HARD ROCK CASINO AND HOTEL**

2



**YOUNG CIRCLE**

5



**FORT LAUDERDALE  
INTERNATIONAL AIRPORT**

3



**HOLLYWOOD BEACH**

6



**PORT EVERGLADE**



1. Downtown Hollywood

2. Young Circle

3. Hollywood Beach

4. Hard Rock

5. Fort Lauderdale Airport

6. Port Everglade



# DEVELOPMENTS IN THE AREA

1



## SOLESTE HOLLYWOOD

North Dixie Hwy & Hollywood Blvd  
324 Units

4



## HOLLYWOOD UNIVERSITY STATION

421 N 21st Ave, Hollywood  
216 units

2



## MODERA HOLLYWOOD

Jackson St and South Dixie Hwy  
395 Units

5



## HALLANDALE CITY CENTER

505 NW 2 Ave  
8000 sqft of commercial/retail space.

3



## BLOCK 57

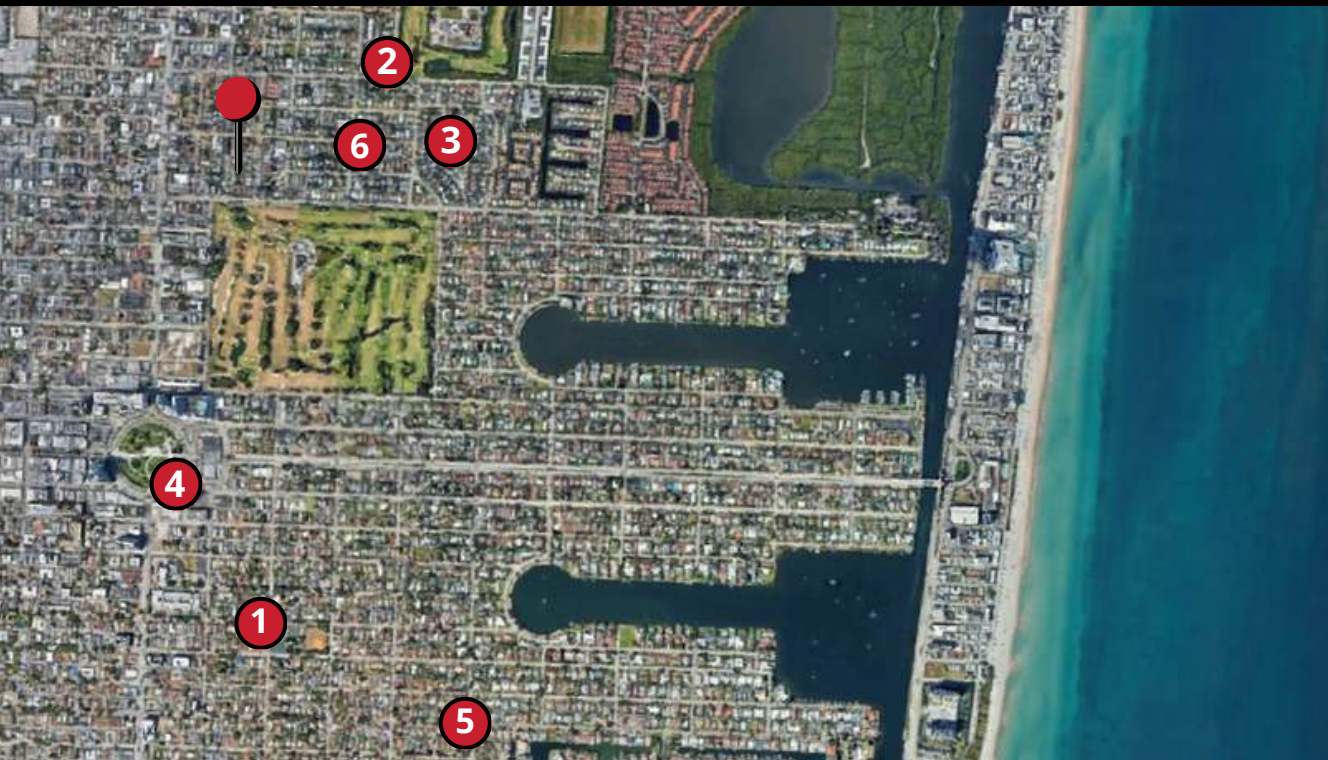
1701-1735 East Young Circle  
856 Units + retail/office.

6



## PINNACLE 441

890 N. State Road 7, Hollywood  
113 units



1. Soleste Hollywood

2. Modera Hollywood

3. Block 57

4. Hollywood University Station

5. Hallandale City Center

6. Pinnacle 441



720 N FEDERAL HWY

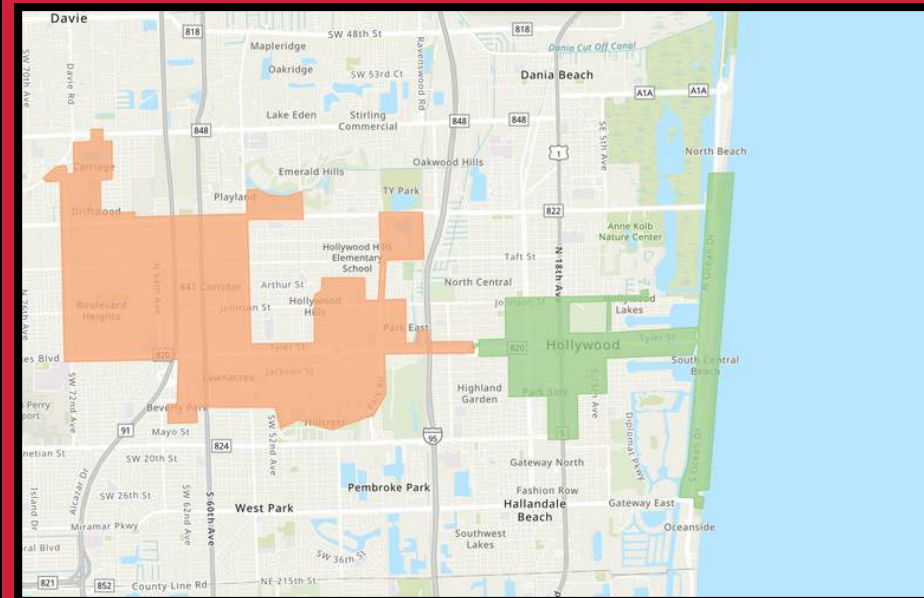


# TRANSIT

The City of Hollywood offers a variety of transportation services to accommodate residents and visitors.

**Sun Shuttle:** The Sun Shuttle operates independently in two zones, (Zone 1 - East, Zone 2 - West). You can connect from one zone to another at City Hall. This is an on-demand shuttle service that is just \$2 per rider. Download the "Ride Circuit" app to start riding today and check the app frequently for available promo codes. This service is funded in partnership with the CRA and the City of Hollywood.

**Holly-Go Community Shuttle:** A FREE shuttle service with fixed routes within the City of Hollywood. Connections to various routes available to access hot spots within Hollywood. Relevant connections to other transportation options (methods) including Broward County Transit (BCT), Sun Shuttle, and more. Patrons are expected to pay fares for connections outside of the Community Shuttle network. This is funded by Broward County Surtax.





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An aerial photograph of a multi-story commercial building with a flat roof and a parking lot in front. The building is surrounded by other commercial structures and parking areas. A large red 'X' is drawn over the bottom right corner of the image.

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