OFFERING MEMORANDUM

228 SE 9th Street

HALLANDALE BEACH, FLORIDA 33009 · HALLANDALE PARK

OFFERING PRICE	SITE SIZE	BUILDABLE	APPROVAL STATUS
$9,499,000	1.00 Acre / 43,125 SF	≈78,000 SF	DRC Approved

OFFERING MEMORANDUM

Confidentiality & Disclaimer

228 SE 9th Street, Hallandale Beach, FL 33009

This Offering Memorandum ("Memorandum") has been prepared for use by a limited number of parties and is furnished solely for the purpose of a review by a prospective purchaser of the property known as 228 SE 9th Street, Hallandale Beach, Florida 33009 (the "Property"). This Memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared primarily from information supplied by the Seller. It does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

Neither the Seller, Douglas Elliman Commercial, nor any of their respective officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal liability is assumed or to be implied with respect thereto. Prospective purchasers should conduct their own independent investigation and due diligence, including but not limited to zoning, entitlements, environmental conditions, survey, title, and financial matters.

This Memorandum is not intended to be, and shall not be construed as, a promise or representation as to the future performance of the Property. Any projections, opinions, assumptions, or estimates used in this Memorandum are for illustrative purposes only and may not represent current or future performance of the Property. All information is provided subject to correction of errors, omissions, change of price, prior sale, or withdrawal from the market without notice.

By accepting this Memorandum, the recipient agrees to keep confidential the information contained herein and agrees that this Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. The recipient further agrees that it will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Seller or Douglas Elliman Commercial, and that it will not use this Memorandum in any manner detrimental to the interest of the Seller.

SOURCE NOTICE

Property details, zoning designations, marketing description, demographic data, and climate risk data referenced in this Memorandum are sourced from the property listing on Crexi.com, as prepared by the listing brokerage, and from third-party data providers (including Zoneomics and First Street Technology, Inc.) referenced therein. All figures should be independently verified by the prospective purchaser.

EXECUTIVE SUMMARY

Investment Overview

A fully-approved, income-producing mixed-use development assemblage in South Florida's Central Regional Activity Center

Douglas Elliman Commercial is pleased to exclusively offer for sale 228 SE 9th Street, a nearly one-acre, six-folio land assemblage located in the heart of Hallandale Beach's most active redevelopment corridor. The site has received full Development Review Committee (DRC) approval for a mixed-use project of approximately 78,000 buildable square feet, combining residential and commercial components — allowing a developer to bypass much of the entitlement process and accelerate delivery timelines.

A key advantage of the existing approval is the ability to utilize surface-level parking rather than a structured parking garage, representing substantial construction-cost savings relative to comparable ground-up development sites in the surrounding market. The Property is further positioned within both an Opportunity Zone and a Regional Activity Center (RAC), qualifying it for flexible development standards and city-led incentives designed to encourage density, investment, and economic growth.

The site currently includes income-producing multifamily units with below-market in-place rent, providing carrying-cost offset during the entitlement-to-construction period. The Seller will consider an outright sale or a joint-venture structure with a qualified developer or Opportunity Zone investor.

1.00	43,125	≈78,000	$9.5M
ACRES / 6 FOLIOS	LAND SF	BUILDABLE SF (DRC-APPROVED)	ASKING PRICE

DRC-Approved Mixed-Use

Full Development Review Committee approval already in hand for a mixed residential/commercial project, materially reducing entitlement risk and time-to-market for a purchaser.

Surface Parking Advantage

Approved plans permit surface-level parking rather than a structured garage, meaningfully lowering projected construction costs versus competing sites.

Opportunity Zone + RAC

Dual designation unlocks preferential tax treatment for qualified investors alongside the City's flexible density and use standards for the Central Regional Activity Center.

Infill Growth Corridor

Positioned just west of Gulfstream Park and minutes from Aventura Hospital/Medical Center and the future Uptown Aventura mixed-use district.

In-Place Income

Existing multifamily units with below-market rent generate holding-period income while entitlements are finalized and construction is mobilized.

Flexible Deal Structure

Seller is open to an outright sale or a joint-venture partnership, providing flexibility for developers, institutional capital, and Opportunity Zone buyers alike.

THE OFFERING

Property Details

Site data and zoning summary

ADDRESS	**228 SE 9th Street, Hallandale Beach, FL 33009**
NEIGHBORHOOD	**Hallandale Park**
ASKING PRICE	**$9,499,000**
APN	**514227140370 (6 folios)**
PROPERTY TYPE	**Land – Commercial**
ACREAGE / LAND AREA	**1.000 Acres (≈43,125 SF)**
ZONING	**CENTRAL-RAC/N — Central Regional Activity Center, Neighborhood**
ENTITLEMENT STATUS	**DRC-Approved, ≈78,000 Buildable SF Mixed-Use**
PARKING	**Surface-Level (Approved) — No Structured Garage Required**
SPECIAL DESIGNATIONS	**Opportunity Zone; Regional Activity Center (RAC)**
EXISTING USE	**Income-Producing Multifamily (Below-Market Rent)**
DEAL STRUCTURE	**Outright Sale or Joint Venture**

Marketing Description

This is a rare opportunity for developers, investors, and Opportunity Zone buyers to acquire a fully approved mixed-use development site in one of South Florida's most dynamic growth markets. The assemblage's DRC approval, surface-parking allowance, in-place income, and reduced entitlement risk together position the site as a differentiated, ready-to-move development opportunity relative to raw or unentitled land competing in the same submarket.

Project Renderings

Corner retail & building entrance — approved mixed-use design

Renderings below reflect the approved design concept for the mixed-use redevelopment of the assembled site, illustrating the ground-floor retail frontage, glass-clad upper levels, and pedestrian entry sequence contemplated under the DRC approval.

Street-level view of the corner retail entrance and glass curtain-wall massing

Aerial corner view showing ground-floor retail frontage and rooftop terrace

APPROVED DEVELOPMENT

Project Renderings

Full site context — commercial building & residential tower

The approved program combines the glass-clad commercial/retail building with an adjacent residential tower, wrapped in a shared architectural language of white canopy elements, dark metal screening, and warm wood-tone accents.

Aerial view of the full approved site plan — residential tower and commercial building

Street elevation of the residential tower and adjoining low-rise building

APPROVED DEVELOPMENT

Project Renderings

Residential tower — massing & facade detail

The residential component rises above a shared podium, with cantilevered balconies, a dark metal-and-glass facade, and wood-tone accents at the base that tie into the adjacent commercial building's materials.

Close-up view of the residential tower facade and cantilevered balconies


Combined view of the commercial building and residential tower from the adjacent parcel

LOCATION OVERVIEW

Site & Surrounding Market

Central Hallandale Beach — Broward/Miami-Dade county line corridor

The Property is located just west of Gulfstream Park, a few blocks north of the Aventura Hospital/Medical Center, and near the planned Uptown Aventura mixed-use district. The site offers strong access to major employment centers, retail destinations, entertainment venues, and regional transportation corridors, including I-95 and US-1, within one of South Florida's most active infill redevelopment areas.

Aerial view of the assembled parcels, approximate boundary outlined in red

Site looking east toward Gulfstream Park and the Sunny Isles / Aventura skyline

LOCATION OVERVIEW

Neighborhood Context

Key destinations within walking and short driving distance of the site

The site sits within a tight cluster of institutional and residential density anchoring central Hallandale Beach — adjacent to the YMCA, Seven Park, and Beacon Tower, directly across from Gulfstream Park, and a short distance from the Hallandale Oasis Towers and Optima Onyx Tower.

Immediate surroundings: YMCA, Seven Park, Beacon Tower, Gulfstream Park, Hallandale Oasis Towers, Optima Onyx Tower, and the future Uptown Aventura site

Looking further east, the site is minutes from the Aventura Hospital & Medical Center, Aventura Mall, and the emerging 1212 Aventura / Serena Hotel / Ivory 214 mixed-use cluster — placing the assemblage at the doorstep of one of South Florida's densest healthcare, retail, and hospitality corridors.

Regional context: Aventura Hospital & Medical Center, Aventura Mall, 1212 Aventura, Serena Hotel, Ivory 214, and Future Uptown Aventura

MARKET DATA

Demographics

1-, 3-, and 5-mile radii from 228 SE 9th Street

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	43,286	242,907	481,260
2020 Population	41,961	230,192	469,378
2024 Median Age	44.6	42.8	41.2

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Median Income	$65,790	$66,771	$65,586
Above $150k	3,265	17,409	29,829
$100k–$150k	2,388	14,696	27,186

HOUSING	1 MILE	3 MILES	5 MILES
Occupied Units	12,819	64,731	137,052
Vacant Units	5,302	37,741	50,105
Renters	7,487	45,790	84,077
Homeowners	10,634	56,682	103,080

2024 EMPLOYEES BY SECTOR	1 MILE	3 MILES	5 MILES
Total Employees	35,654	200,766	391,093
Management / Business / Science / Arts	11,504	51,157	88,329
Professional Services	4,633	19,047	34,033
Educational / Health Care	4,877	24,956	50,752
Retail Trade	3,547	15,568	30,665
Finance / Insurance	3,087	12,564	20,420

EXCLUSIVELY OFFERED BY

Contact Information

For additional due diligence materials, site plans, or to schedule a call, please contact:

Robert Plotkin

Douglas Elliman

License No. 3362423

Contact via Crexi listing / brokerage office

Joseph Azar

Douglas Elliman

License No. 3375463

Contact via Crexi listing / brokerage office

IMPORTANT NOTICE

This Offering Memorandum was prepared based on publicly available listing information as of July 2026 and is intended for informational and discussion purposes only. It does not constitute an offer to sell or a solicitation of an offer to buy any security or interest in real property. All prospective purchasers are advised to independently verify all information contained herein, including price, availability, entitlements, zoning, and site conditions, prior to making any investment decision.