

14-Story Development Opportunity

140 S Federal Highway | Dania Beach, Florida



Asking Price: \$11,500,000

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Property Overview

High-density development site along Federal Highway offering two viable 14-story development paths, providing entitlement certainty with significant upside.

Scenario 1: 14-Story Luxury Mixed-Use (Preferred)

- Subject to Dania Beach City Commission approval
- Signature glass high-rise opportunity
- ±125 luxury residential units plus ground-floor retail
- Projected NOI: \$4.0M–\$4.4M | Exit Value: \$72M–\$80M
- Condo-spec alternative could exceed \$100M sellout

Scenario 2: 14-Story Residential – Live Local Act (By-Right)

- Administrative approval with no City Commission vote required
- ±130–140 units with major property tax exemptions
- Estimated annual tax savings: \$350K–\$450K
- Faster approvals and reduced entitlement risk

Investment Highlights

- One of the last remaining vertical development sites in the corridor
- 14-story height materially enhances land value versus 7-story entitlement
- Multiple exit strategies: rental, mixed-use, or condo sellout

Offered exclusively to qualified investors and developers. Information deemed reliable but not guaranteed.