



EXCLUSIVE OFFERING MEMORANDUM

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**APPROVED 50-UNIT
MULTIFAMILY
DEVELOPMENT SITE
DH-3 ZONING**

504-520 N 20TH AVE,
HOLLYWOOD, FL 33020

50 UNIT PLAN APPROVED | DIXIE HIGHWAY CORRIDOR
HOLLYWOOD / BROWARD LOCATION

TABLE OF CONTENTS

01

ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Lot Breakdown
- Financials

02

LOCATION & DEMAND DRIVERS

- Visibility & Connectivity
- Location Context
- Demographics
- Local Market Profile

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01 ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Development Highlights
- Lot Breakdown
- Financials



INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present VISTA Multifamily, an approved 50-unit multifamily development site in Hollywood, Florida, located within the emerging Dixie Highway redevelopment corridor.

The 18,112 SF site benefits from approved site plans allowing for the construction of a mid-rise residential building with approximately 29,724 SF of residential space and ground-floor commercial activation. Zoned DH-3 (Dixie Highway Corridor District), the property supports higher-density residential development in one of Broward County's most active redevelopment corridors.

Strategically positioned just minutes from Fort Lauderdale-Hollywood International Airport, Downtown Fort Lauderdale, and major regional highways, the site provides strong connectivity to employment centers, transportation infrastructure, and growing residential demand.

With entitlements already in place, the property offers developers a streamlined path to construction, reducing approval timelines and delivering a rare opportunity to build a multifamily project in a rapidly improving urban corridor.



\$2,500,000

LIST PRICE

DH-3

ZONING

18,112 SF

TOTAL LOT SIZE

50 UNITS

APPROVED DEVELOPMENT

PROPERTY HIGHLIGHTS



CONNECTIVITY

- Located within Hollywood's **Dixie Highway redevelopment corridor**
- Minutes from Fort Lauderdale–Hollywood International Airport, Downtown Fort Lauderdale, and major regional highways

VISIBILITY

- Prominent **urban infill development site** within an established residential neighborhood
- Positioned within a **rapidly improving Broward County corridor**

DEVELOPMENT POTENTIAL

- **18,112 SF development site** with approved plans for a **50-unit multifamily project**
- **DH-3 zoning** supporting mid-rise residential development with ground-floor commercial activation

DEVELOPMENT HIGHLIGHTS

USE & ELIGIBILITY DH-3



Use	Eligibility
Multifamily Residential	Permitted
Mixed-Use Residential	Permitted
Ground-Floor Retail	Permitted
Restaurant / Food Service	Permitted
Office / Professional Services	Permitted
Neighborhood Commercial Uses	Permitted

LOT BREAKDOWN



FINANCIALS

504-520 N 20th Ave

PROJECTED INCOME	ANNUAL TOTAL
17 Units X Studio (\$1900 per)	\$387,600
27 Units X 1 Bedroom + Den (\$2500 per)	\$810,000
6 Units X 2 Bedroom (\$3000 per)	\$216,000
GROSS INCOME	\$1,413,600

OPERATING EXPENSES	ANNUAL TOTAL
Property Tax	\$391,458
Property Management (5%)	\$70,680
Insurance	\$12,000
Landscaping	\$900
Maintenance	\$6,000
Water & Sewage	\$3,000
Vacancy (5%)	\$70,680
TOTAL EXPENSES	\$554,718
NET OPERATING INCOME	\$858,882



6.5% CAP RATE	\$21,747,692 VALUE AT 6.5% Cap	\$434,954 VALUE PER UNIT
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02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Location Context

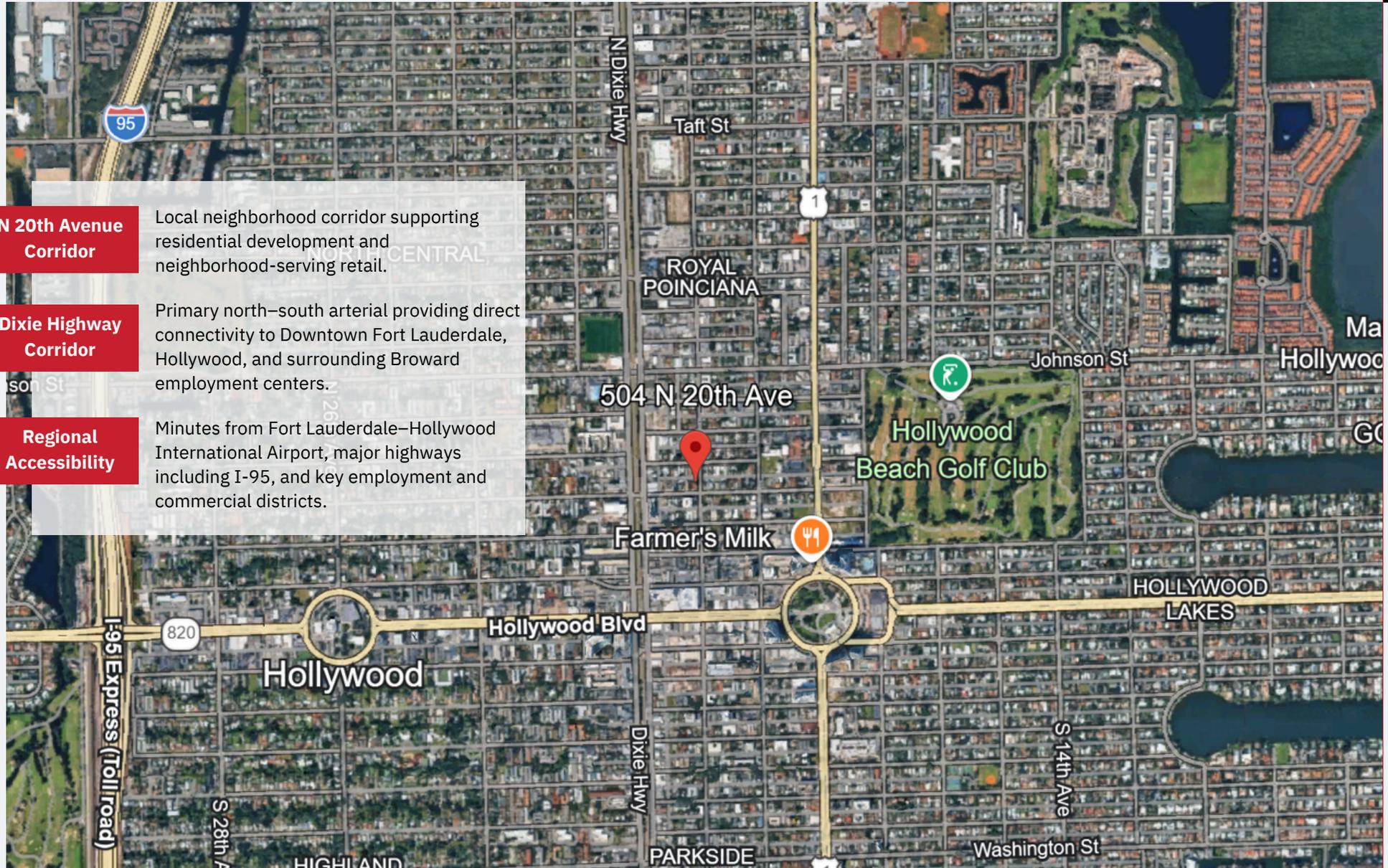
Demographics

Local Market Profile



VISIBILITY & CONNECTIVITY

Property located near the **Dixie Highway corridor in Hollywood, Florida**. Urban infill site positioned within a signalized neighborhood street grid with convenient access to major regional transportation routes.



N 20th Avenue Corridor

Local neighborhood corridor supporting residential development and neighborhood-serving retail.

Dixie Highway Corridor

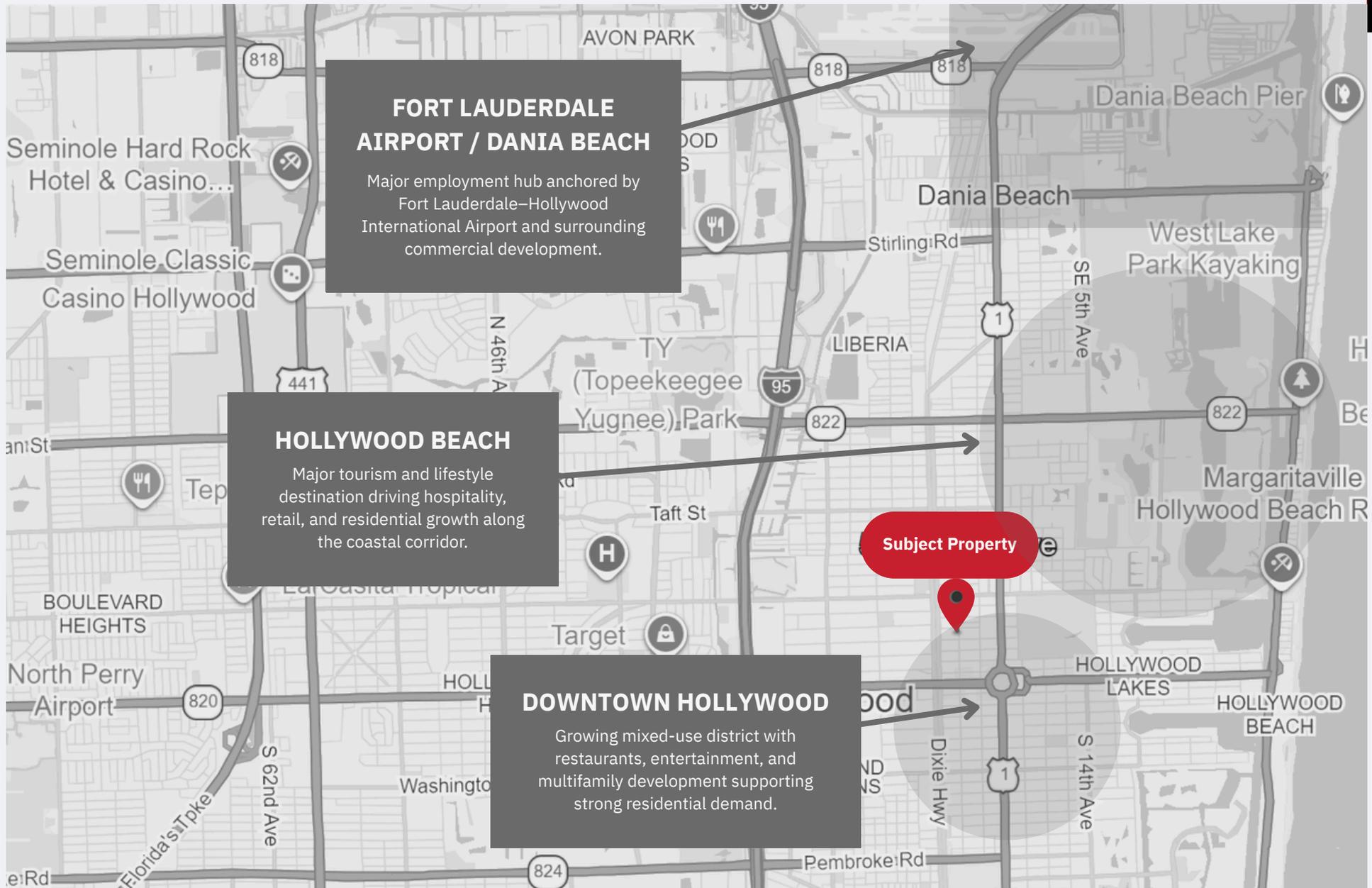
Primary north-south arterial providing direct connectivity to Downtown Fort Lauderdale, Hollywood, and surrounding Broward employment centers.

Regional Accessibility

Minutes from Fort Lauderdale-Hollywood International Airport, major highways including I-95, and key employment and commercial districts.

LOCATION & DEMAND DRIVERS

LOCATION CONTEXT



DEMOGRAPHICS

City of Hollywood

Established Broward County coastal city with strong residential density, proximity to major employment centers, and continued demand for rental housing.

POPULATION

- Approximately 155,000 residents within the City of Hollywood
- Diverse workforce supporting Broward County's service, tourism, and logistics sectors

HOUSEHOLDS

- Over 61,000 households supporting neighborhood retail and residential demand
- Established residential neighborhoods surrounding the development site

INCOME

- Household income levels supporting workforce and market-rate rental housing
- Diverse economic base across hospitality, healthcare, logistics, and professional services

EMPLOYMENT

- Located near major employment centers including Fort Lauderdale-Hollywood International Airport, Downtown Hollywood, and Broward County commercial corridors

HOUSINGS

- Growing demand for multifamily housing across the Hollywood / Dania Beach submarket
- Continued residential and mixed-use development activity throughout the area

155,000 POPULATION
CITY OF HOLLYWOOD

61,197 HOUSEHOLDS

\$67,000 MEDIAN
HOUSEHOLD
INCOME
(rounded market reference)

42 MEDIAN AGE

3.12 AVERAGE
HOUSEHOLD SIZE

LOCAL MARKET PROFILE

NEIGHBORHOOD

Hollywood, Florida is a mature Broward County market experiencing steady redevelopment driven by its central location between **Fort Lauderdale and Miami**, proximity to major employment hubs, and continued residential demand. The area benefits from established housing stock, active commercial corridors, and access to regional transportation infrastructure including **I-95, US-1, and Fort Lauderdale, Hollywood International Airport.**

Infill development opportunities in central Hollywood are increasingly limited, particularly for parcels positioned along major corridors with strong visibility and access.



CULTURE & RECREATION

Hollywood offers a mix of urban amenities and coastal lifestyle assets that support long-term residential demand.

The surrounding area includes neighborhood retail, regional parks, entertainment venues, and the well-known Hollywood Beach Broadwalk, creating a balanced live-work-recreation environment.

Nearby civic, hospitality, and recreational destinations contribute to consistent activity throughout the year, supporting retail and service uses.

Direct access to US-1, I-95, and major Broward east-west corridors

Minutes from Fort Lauderdale–Hollywood International Airport

Established residential communities with long-term stability

Strong demand for workforce and market-rate rental housing

Limited availability of infill development sites in central Hollywood

504-520 N 20th Ave represents a rare infill development opportunity positioned in a well-established Broward County residential market with strong connectivity to major employment centers and coastal amenities.

155K+

RESIDENTS IN THE
CITY OF HOLLYWOOD

61K+

HOLLYWOOD
HOUSEHOLDS

\$67K

MEDIAN HOUSEHOLD
INCOME

Source: U.S. Census Bureau / City of Hollywood Economic Development



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