

## EXECUTIVE SUMMARY

# Opportunity Overview



Strato Partners, as the sole and exclusive advisor, is proud to present Sheridan Street & Dixie Highway (the “Property”)—a premier development opportunity in the heart of Dania Beach, Florida. Comprising of 13 parcels, this rare hard-corner assemblage occupies one of the city’s most prominent and high-visibility intersections.

Strategically located within both a Qualified Opportunity Zone and an Enterprise Zone, the Property offers investors a powerful combination of potential tax incentives and long-term redevelopment upside. Its scale and positioning make it a standout candidate for transformative mixed-use development.

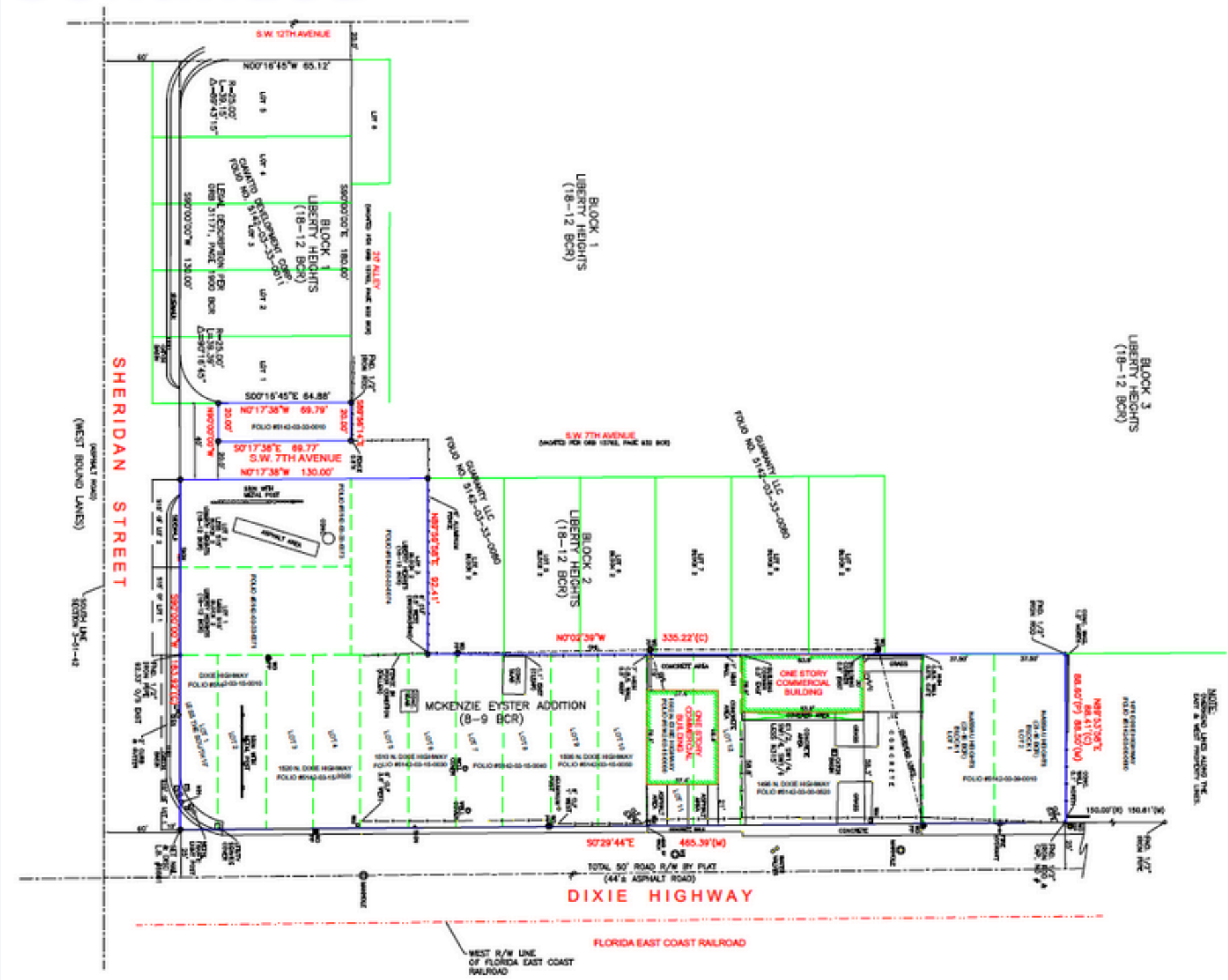
With 400+ feet of frontage on Sheridan Street and 45,000+ vehicles daily, it is the most prominent corner assemblage available in Dania Beach. Sites with this level of visibility rarely come to market, offering investors a chance to control a landmark corner.

The Property also benefits from exceptional connectivity—minutes from Fort Lauderdale-Hollywood International Airport, Port Everglades, Oakwood Plaza, Dania Pointe, and the beach—and is served by Tri-Rail and bus routes, supporting potential for transit-oriented, higher-density development.

With population and job growth driving demand for new housing and mixed-use projects, the Property represents a rare opportunity to create a transformative development in one of South Florida’s most dynamic and evolving submarkets.

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The property comprises 13 individual folios, offering flexibility for investors. While the assemblage can be acquired as a whole, each folio can also be purchased or leased separately. This structure provides an opportunity for investors seeking smaller parcels or a more tailored investment strategy.

Property Folios

- 514-203-330-000
- 514-203-330-010
- 514-203-330-011
- 514-203-330-071
- 514-203-330-073
- 514-203-330-074
- 514-203-150-010
- 514-203-150-020
- 514-203-150-030
- 514-203-150-040
- 514-203-150-050
- 514-203-150-060
- 514-203-000-620
- 514-203-390-010

This structure allows investors to tailor their acquisition strategy, whether seeking a single parcel, a small cluster of parcels, or the entire assemblage. Survey and additional information are available upon request.

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Physical Address	1510 West Dixie Highway Dania Beach, FL
County	Broward
Opportunity Zone	Yes
Lot Area Approximate	70,594 SF
Lot Area	1.62 Acres

Zoning Designation	NBHD-MU & RM2	
Category	NBHD-MU (Neighborhood Mixed-Use)	RM2 (Residential Multi-Family, Medium Density)
Maximum Height	2–3 Stories (approx. 24–35 ft); bonus height possible with incentives	5 Stories
Residential Density	18 du/ac	25 du/ac
Maximum Units	30 Units	42 Units
Max Buildable Area	Not specified; governed by form-based code	128,880 SF
Lot Coverage / Footprint	Not specified	25,776 SF
Incentives / Notes	Bonus height and density possible through incentive programs	Buildable area may vary with site-specific constraints
Opportunity Zone	Yes (tax incentives for qualified investors)	Yes (tax incentives for qualified investors)