

**53 UNIT**  
**SHOVEL READY**  
DEVELOPMENT  
OPPORTUNITY

2021-2027 JEFFERSON ST



# EXCLUSIVELY LISTED BY

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## PROPERTY SUMMARY

**16,354 SF** designated for **residential use**

### Unit Mix:

- **4** Studio Units
- **28** One-Bedroom Units
- **21** Two-Bedroom Units

Minutes from **downtown Hollywood, the beach, major roadways, and public transit**

## DEVELOPMENT POTENTIAL

**DH-3** allows vertical development up to **10 stories**

**Fully approved plans** enable quick project commencement

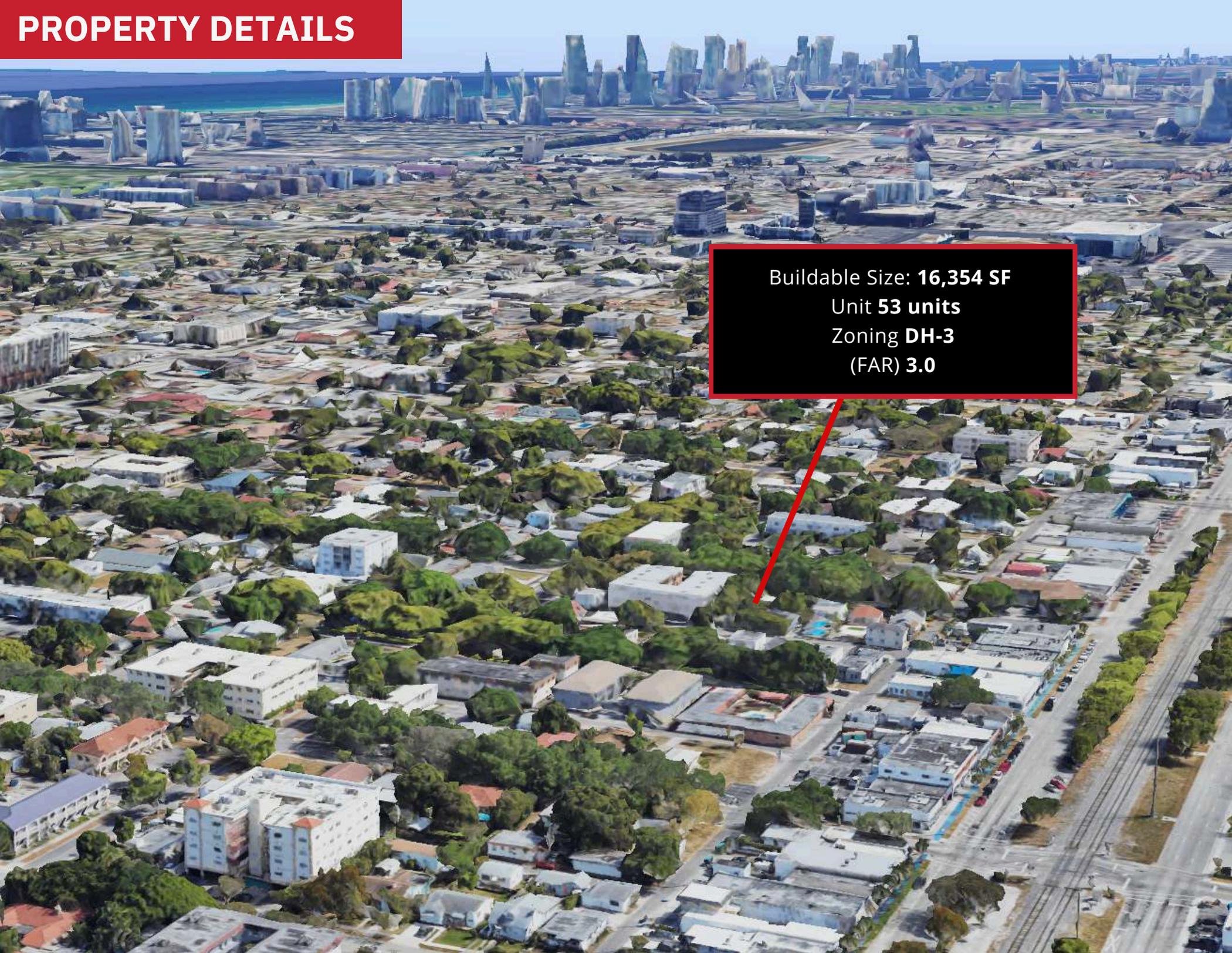
Hollywood's rapid growth **enhances long-term property value**, making it ideal for rental or condo development

# 53 UNIT DEVELOPMENT

*renderings*



# PROPERTY DETAILS



Buildable Size: **16,354 SF**  
Unit **53 units**  
Zoning **DH-3**  
(FAR) **3.0**

# FINANCIALS

## Projected Income/Expenses

4 Units X Studios (\$2000 per)

28 Units X 1 Bed/1 Bath (\$2400 per)

21 Units X 2 Bed/1 Bath (\$2950 per)

Other Income

Gross Income

## Annual Total

\$96,000

\$772,800

\$806,400

\$65,000

\$1,740,200

## Operating Expenses

Real Estate Taxes

Insurance

Utilities

Maintenance & Repairs

Vacancy (5%)

Total Expenses

Net Operating Income

**Value (5% Cap)**

**Value per unit**

\$280,000

\$60,000

\$12,000

\$125,000

\$87,000

\$564,000

\$1,176,200

**\$23,524,000**

**\$443,849**

# 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

## DH-3 Zoning

The current DH-3 zoning Dixie 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: 223,728 SF

Minimum Frontage Setbacks:

Non-residential - 10ft

Residential - 15 t

Maximum Frontage Setbacks: 30 Ft

## DEVELOPMENT SCENARIO

**Units: 53**

Average Unit Size: 706 SF

### UNIT BREAK DOWN

4 Studio Units

28 One-Bedroom Units

21 Two-Bedroom Units

Total Rentable SF: 48,000 SF

# MARKET DRIVERS

1



**DOWNTOWN HOLLYWOOD**

4



**HARD ROCK CASINO AND HOTEL**

2



**YOUNG CIRCLE**

5



**FORT LAUDERDALE  
INTERNATIONAL AIRPORT**

3

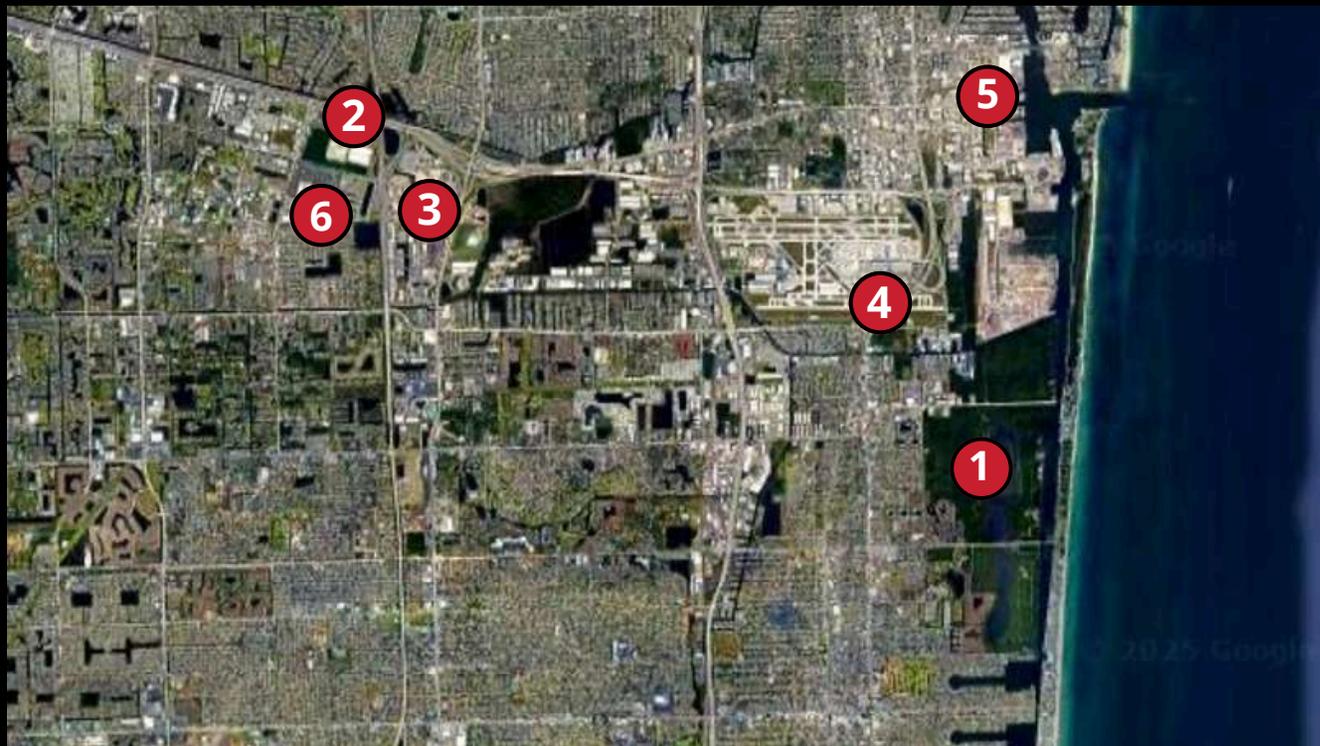


**HOLLYWOOD BEACH**

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

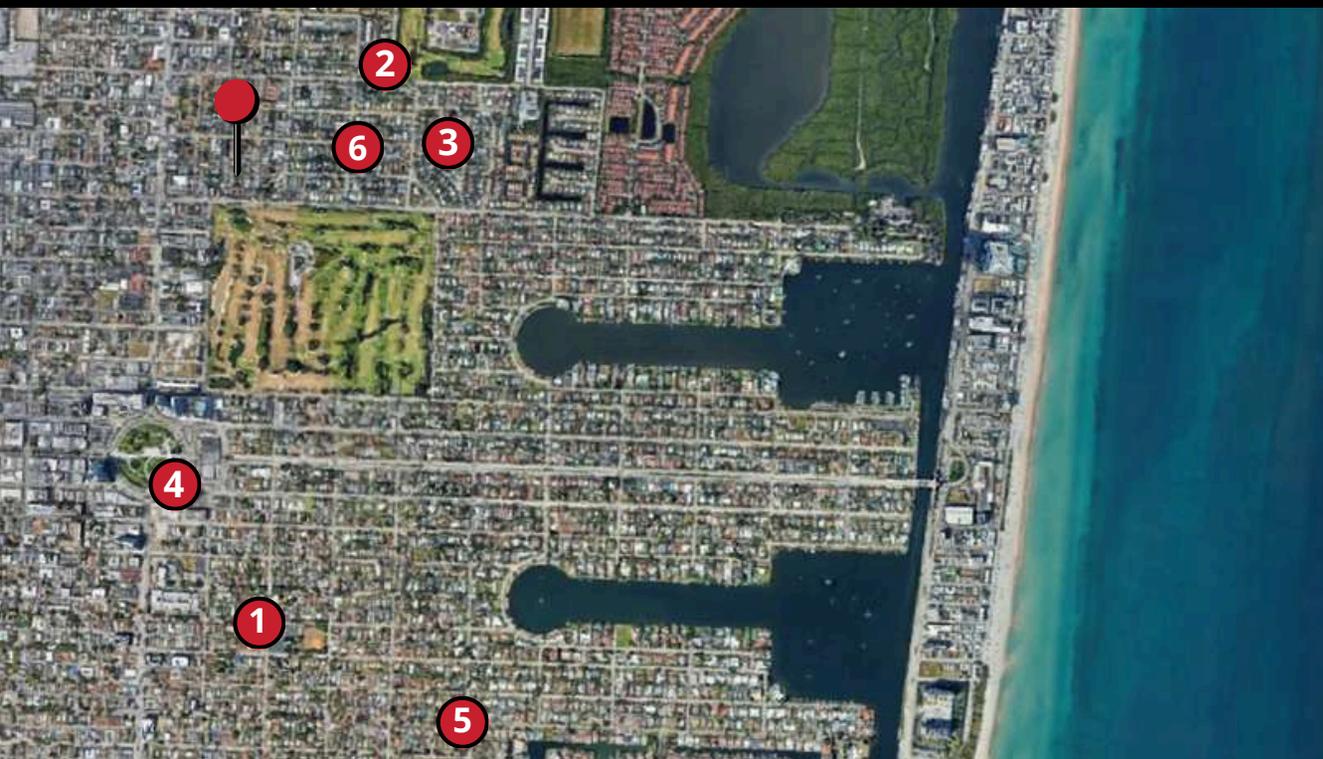
1701-1735 East Young Circle  
856 Units + retail/office.

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



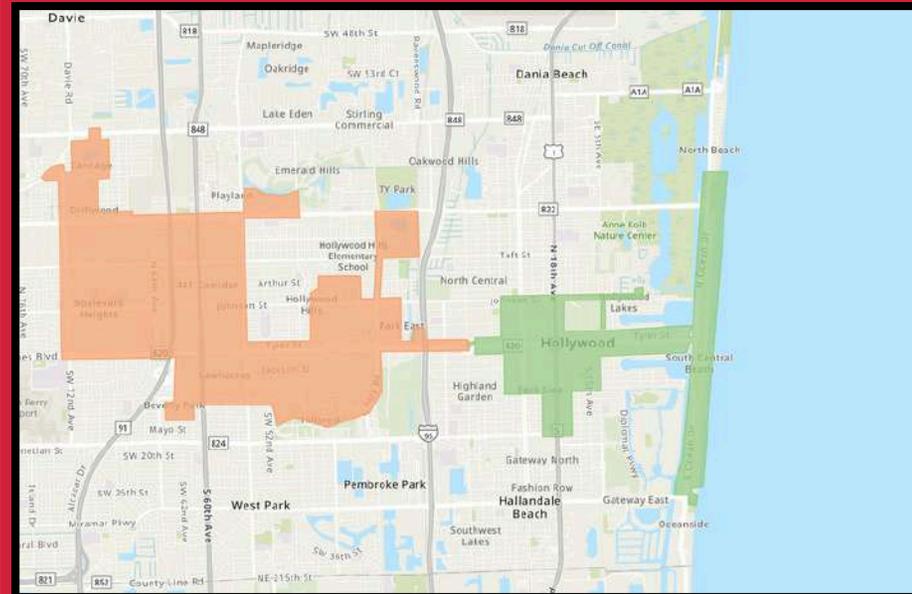
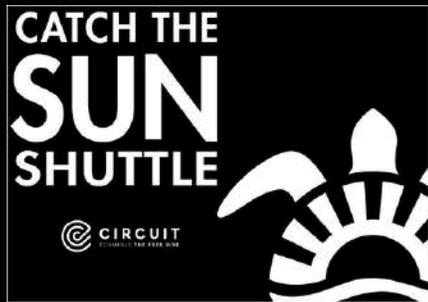
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# TRANSIT

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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