

810 SOUTH DIXIE

0.84-ACRE ENTITLED MULTIFAMILY
DEVELOPMENT OPPORTUNITY IN
THE HEART OF HOLLYWOOD, FL



OFFERING MEMORANDUM

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An aerial photograph of a coastal city, likely Fort Lauderdale, Florida. The image shows a mix of high-rise residential and commercial buildings, including a prominent skyscraper. There are several green parks with manicured lawns and palm trees. A large bridge spans a body of water in the foreground. The sky is clear and blue.

EXECUTIVE SUMMARY

810 S DIXIE HWY

Strato Partners is pleased to offer 810 S Dixie Hwy, a 0.84-acre development opportunity located directly on South Dixie Highway, one of South Florida's busiest streets. The Property is fully entitled and clear of all contamination.

810 S Dixie Hwy is zoned DH-3 which allows for MAXIMUM DENSITY.

Address
810 S Dixie Hwy, Hollywood, FL, 33020

Folio 514216011190

Acres 0.84

Land SF 36,750

Zoning DH-3

Max. Height 140 Feet

Max Resi. Density by Right **Unlimited Du/Acre**

Max Resi Unit Count by Right **Unlimited**

Max FLR SF by Right 110,250

An aerial photograph of a vibrant urban landscape. In the foreground, a large, modern high-rise building with a light-colored facade and many windows stands prominently. To its left, another high-rise building with a similar design is visible. The area is lush with green trees and manicured lawns. A bridge with a distinctive curved design spans a road, connecting different parts of the city. The sky is clear and blue, suggesting a sunny day.

PROJECT OVERVIEW

ZONING OVERVIEW

DH-3 DIXIE HIGHWAY HIGH INTENSITY ZONING

DH-3 zoning (Dixie Highway High Intensity Mixed-Use District) in Hollywood, Florida, is ideal for developers and investors seeking to maximize land value. It allows mixed-use projects up to 10 stories (140 feet) with a 3.0 FAR, offering significant buildable space. Reduced parking for lower-level commercial uses boosts project feasibility. Located along the Dixie Highway corridor, it promotes pedestrian-friendly, live-work-play environments. DH-3 zoning provides strong development potential, high demand for urban living, and flexibility in use, making it a valuable asset in a growing market.



The Project

The site is fully entitled and free of any contaminations. Included are renderings and schematics showcasing the proposed designs submitted by the Seller.

Address	810 S Dixie Hwy, Hollywood, FL 33020
Units (As Planned)	90
Stories (As Planned)	10 (Includes attached parking garage)
Acres (As Planned)	0.84
Parking Spaces (As Planned)	123 (1.4 Per Unit)
Buildings	1
Average Unit Size (As Planned)	874 SF



RENDERINGS



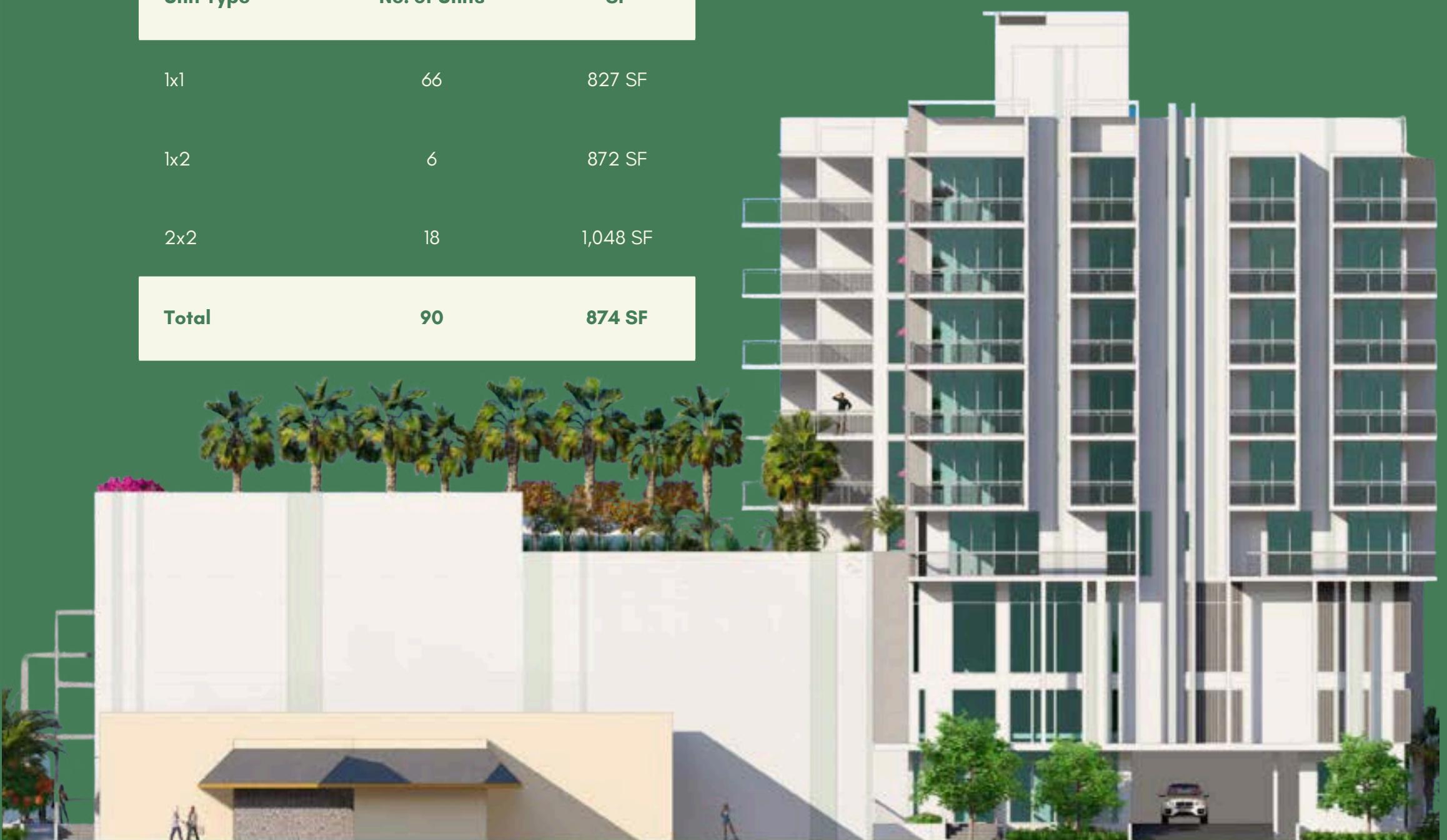
STACKING PLAN

PROPERTY OVERVIEW

Site Calculation

Total Site Area	36,750 SF/0.84 Acres
FAR Calculation	
36,750 SF	3.0 FAR
	110,250 SF
1st Floor	7,313 SF
2nd Floor	1,698 SF
3rd Floor	7,735 SF
4th Floor	14,513 SF
5th Floor	13,887 SF
6th Floor	13,887 SF
7th Floor	13,887 SF
8th Floor	13,887 SF
9th Floor	13,887 SF
Roof Plan	665 SF
FAR Provided	101,359 SF
FAR Allowed	110,250 SF

Unit Type	No. of Units	SF
1x1	66	827 SF
1x2	6	872 SF
2x2	18	1,048 SF
Total	90	874 SF



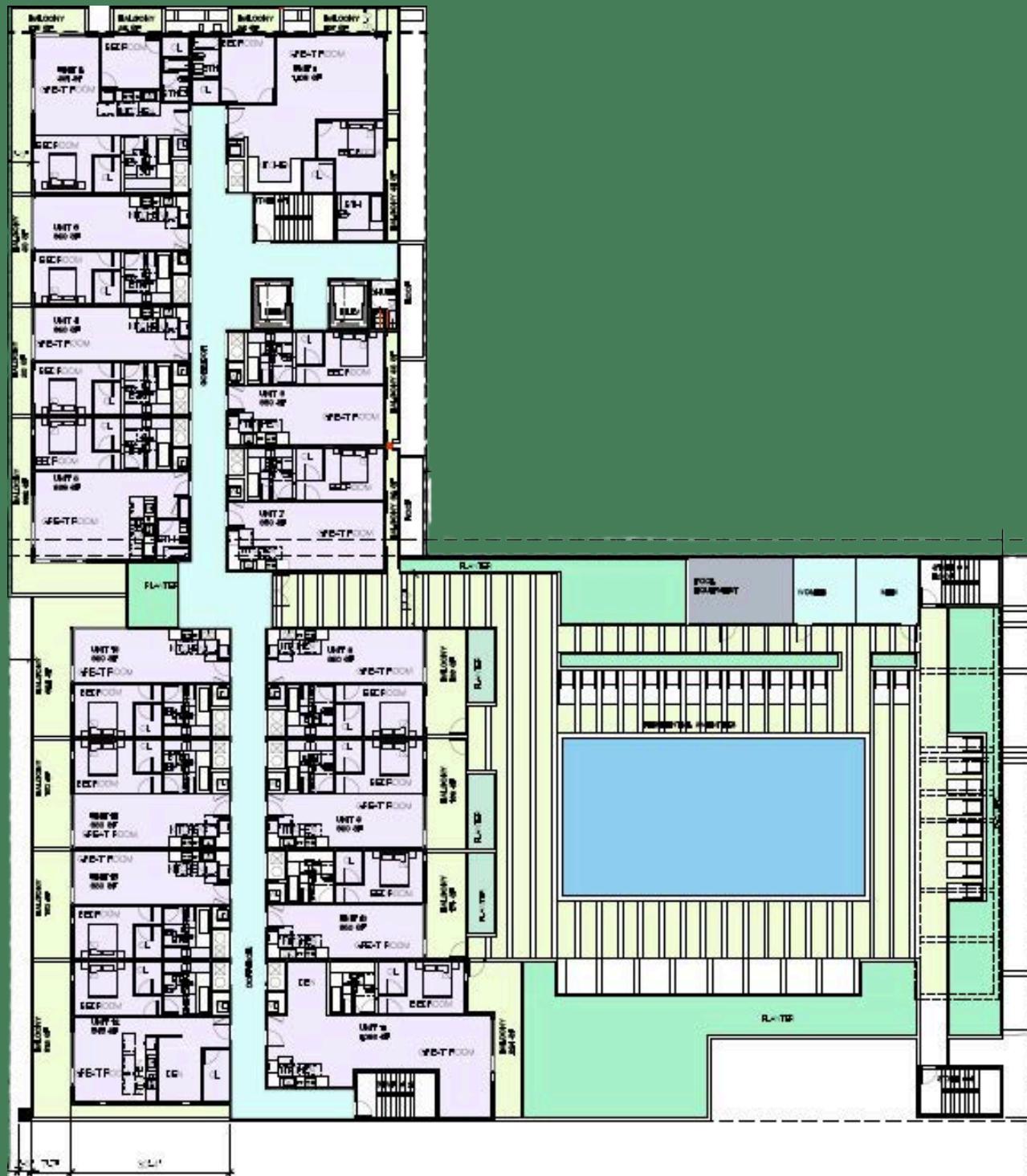
FLOOR PLANS SUMMARY

Residential Unit Areas

Levels 4-9 (6th Floors)

Unit Type	Balcony	Unit Area
Unit 1 (2x2) - 6 Units	299 SF	1,103 SF
Unit 2 (2x2) - 6 Units	265 SF	951 SF
Unit 3 (1x1) - 6 Units	90 SF	650 SF
Unit 4 (1x1) - 6 Units	90 SF	650 SF
Unit 5 (1x2) - 6 Units	102 SF	863 SF
Unit 6 (1x1) - 6 Units	55 SF	680 SF
Unit 7 (1x1) - 6 Units	62 SF	680 SF
Unit 8 (1x1) - 6 Units	166 SF	650 SF
Unit 9 (1x1) - 6 Units	169 SF	650 SF
Unit 10 (1x1) - 6 Units	174 SF	650 SF
Unit 11 (1x1) - 6 Units	224 SF	1,038 SF
Unit 12 (2x2) - 6 Units	319 SF	848 SF
Unit 13 (1x1) - 6 Units	160 SF	650 SF
Unit 14 (1x1) - 6 Units	160 SF	650 SF
Unit 15 (1x1) - 6 Units	145 SF	650 SF

Typical Floor Plan Floors 4-9



An aerial photograph of a vibrant urban landscape. In the foreground, a large, modern high-rise building with many windows stands prominently. To its left, another high-rise building is visible. The area is dotted with numerous palm trees and green spaces, including a large park with a blue swimming pool. In the background, more buildings and a bridge are visible, extending across the horizon. The overall scene is a mix of urban development and natural beauty.

INVESTMENT HIGHLIGHTS

WITHIN A 30-MINUTE DRIVE TO MAJOR EMPLOYMENT CENTERS

Plantation
8.4M SF of
Office

**South Florida
Education Center**
5 Institutions
65k Students
6,600 Employees

Miramar
8.7M SF of
Office

**Miramar
Commerce Park**
10,000 Employees

Ft. Lauderdale
10.1M SF of
Office

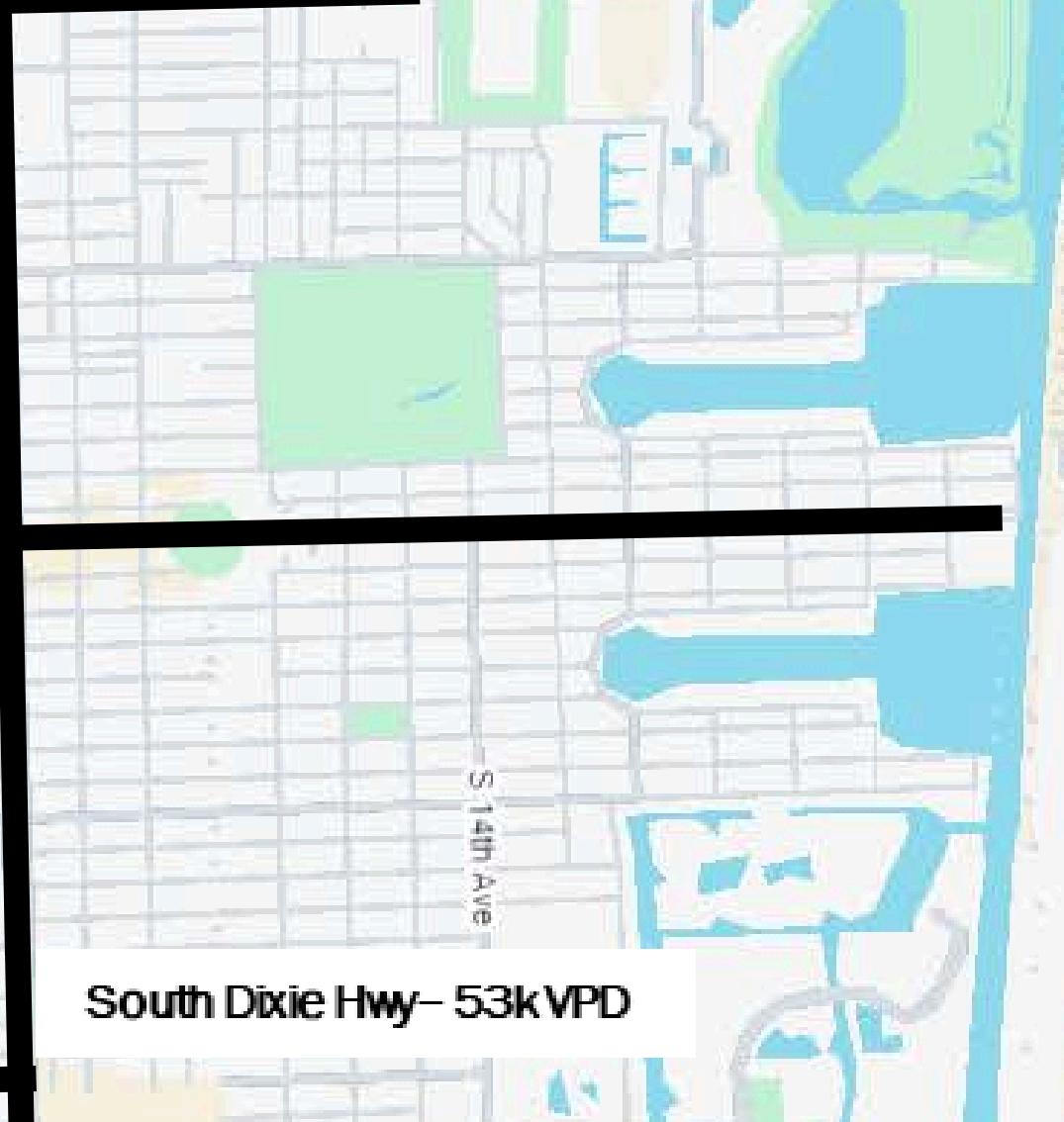
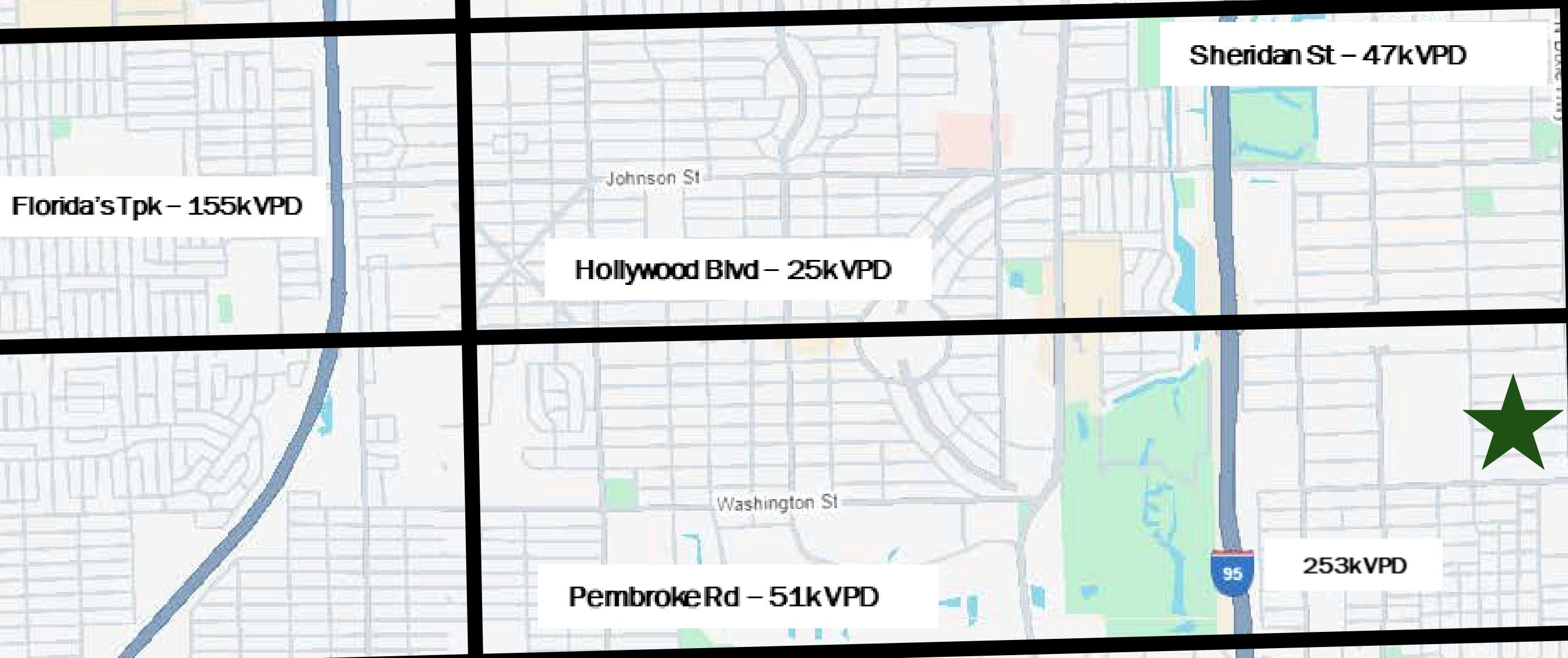
FLL Airport
12,500 Direct
Jobs

Port Everglades
13,000 Direct
Jobs

DCOTA
800k Office
3 Corporate HQs

Aventura
2.6M SF of
Office

SURROUNDED BY HIGHLY TRAFFICKED ROADS





MINUTES FROM TOP RATED HIGHER EDUCATION

810 S Dixie is located within 5 miles from South Florida's "Education Corridor", a consortium of five colleges with over 65,000 students at Nova Southeastern University, University of Florida, Florida Atlantic University, Broward College, and McFatter Technical College.

Area Schools

Hollywood is well-known for its commitment to education. Residents with children are assigned to the following Broward County Schools:

- West Hollywood Elementary (1.5 Mi)
- Hollywood Academy of Arts and Science Middle School (0.5 Mi)
- Hollywood Hills High (2.5 Mi)

Students within Broward County can also enroll in the Nova Schools which are all A-rated and located within relatively close proximity to the Property.

- Nova Forman Elementary
- Nova Eisenhower Elementary
- Nova Middle
- Nova High

All of these schools are top rated in the country. Nova High has been ranked in Newsweek Magazine as one of the top 100 schools in the country.



Home to over 25,000 students and is the largest private, non-profit university in Florida. The school is one of Broward County's largest employers with over 6,000 employees.

Located in Davie, the 152-acre campus alone is home to over 20,000 students enrolled.

FAU Davie is FAU's second largest campus next to its main campus located in Boca Raton. The Davie campus alone has over 5,500 students enrolled.

McFatter runs a 2,500-student technical school and a 600-student college preparatory and vocational magnet high school.

THE GUITAR HOTEL AT SEMINOLE HARD ROCK HOLLYWOOD (15 MINUTE DRIVE)

Completed in Q4 of 2019, the Hard Rock Hotel & Casino, is the world's first guitar shaped hotel.

The \$1.5B expansion features a 35-story hotel with an expanded casino and larger performance venues.

The 400-foot guitar includes 638 rooms combined with an existing 632 rooms, 141,000 SF of meeting space, 41,000 SF spa, over 60,000 SF of retail and a 7,000 seat performance venue.



BROWARD COUNTY - A TRAVEL HUB FOR THE SOUTHEAST



Fort Lauderdale International Airport

FASTEAST-GROWING HUB AIRPORT IN NORTH AMERICA

- FLL is currently the fastest growing airport in the USA; FAA independent passenger forecasts project FLL will have the highest passenger growth rate amongst large hub airports through 2035.
- In 2023, FLL served 35.1M passengers, making a 10.8% increase from nearly 32M in 2022.
- FLL provides nearly 18,000 direct local jobs and over 250,000 indirect jobs.
- FLL also creates \$37.5B in economic impact.

Port Everglades

ONE OF THE TOP 3 CRUISE PORTS IN THE WORLD

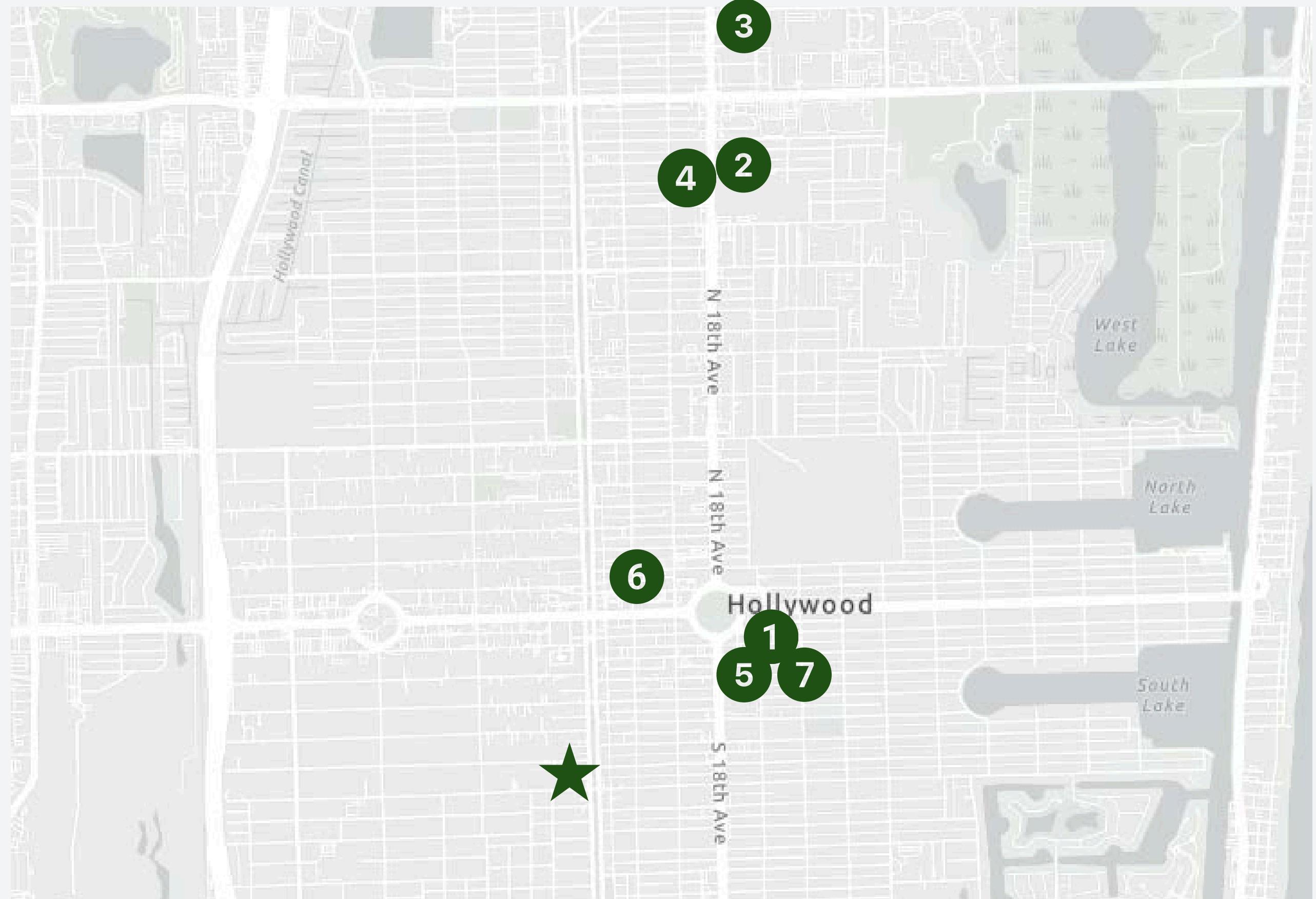
- Encompassing over 2,000 acres, Port Everglades is ranked as one of the top 10 container ports in the country, one of the top three cruise ports in the world and the primary hub for fuel distribution in Florida.
- Over 126M barrels of energy products were imported via Port Everglades in FY22.
- The Port currently supports over 13,000 direct jobs and a total of over 230,000 statewide jobs.
- The total value of economic activity at Port Everglades is nearly \$34B.



An aerial photograph of a coastal city, likely Fort Lauderdale, showing a mix of high-rise residential and commercial buildings, green parks with palm trees, and a large parking lot. The image is partially obscured by a dark, semi-transparent rectangular overlay that contains the text.

MARKET ANALYSIS

COMPARABLE LAND SALES MAP



COMPARABLE LAND SALES

Property Name	Address	Date Sold	Sale Price	Zoning	AC	Price Per Acre	Lot SF	Price PSF	No. of Units	Price Per Unit
810 S Dixie Hwy	810 S Dixie Hwy	-	-	DH-3	0.84	-	36,750	-	90	-
1) City of Hollywood	1702-1710 & 1716 Harrison St	Dec-24	\$4,968,000	ND-3	0.49	\$10,236,322	21,141	\$235	N/A	N/A
2) 2105 N Federal Hwy	2105 N Federal Hwy	Dec-24	\$2,500,000	FH-2	0.62	\$4,047,424	26,906	\$93	N/A	N/A
3) 1301 S Federal Hwy	1301 S Federal Hwy	Nov-24	\$3,600,000	SFED-MU	1.01	\$3,554,870	44,113	\$82	N/A	N/A
4) 21 Hollywood	2100 N Federal Hwy	Feb-23	\$6,500,000	FH-2	1.48	\$4,402,600	64,312	\$101	200	\$32,500
5) The Tropic	1744-53 Federal Highway	Sep-21	\$4,200,000	FH-2	1.02	\$4,130,215	44,296	\$95	223	\$18,834
6) Soleste Hollywood	2001 Hollywood Blvd/2000 Van Buren St	Sep-21	\$15,250,000	ND-3	2.26	\$6,759,570	98,274	\$155	503	\$30,318
7) Parc Place	1727-1745 Van Buren St	Jun-21	\$11,000,000	PD	2.75	\$3,994,931	119,942	\$92	433	\$25,404
Total/Avg.					1.37	\$5,303,705	59,855	\$122		

RENT COMPARABLES

Property Name	Year Built	No. of Units	Occupancy	Avg. Sq.Ft.	Market Rents	Rents PSF
1) Hollywood East	2021	247	95.12%	1,140	\$2,645	\$2.32
2) 1818 Park	2022	273	96.70%	1,110	\$3,284	\$2.96
3) Circ Residence	2018	386	92.50%	1,046	\$3,037	\$2.90
Total/Wgt. Avg.		906	94.48%	1,091	\$3,004	\$2.75



Hollywood East
2165 Van Buren St, Hollywood, FL 33020

Owner: GMF Capital

Management: Bryten Real Estate Partners

Type	Units	% of Units	Avg. SF	Market Rents	Rents PSF
Studio	25	10.1%	671	\$1,922	\$2.86
1 Bedroom	106	42.9%	899	\$2,242	\$2.49
2 Bedroom	96	38.9%	1,313	\$2,750	\$2.09
3 Bedroom	20	8.1%	2,173	\$5,175	\$2.38
Total/Avg.	247	100.0%	1,140	\$2,645	\$2.32



RENT COMPARABLES

1818 Park
1818 Hollywood Blvd, Hollywood, FL 33020

Owner: Gold Coast Florida
Management: Crow Residential

Type	Units	% of Units	Avg. SF	Market Rents	Rents PSF
Studio	27	9.9%	482	\$1,935	\$4.01
1 Bedroom	115	42.1%	876	\$2,739	\$3.13
2 Bedroom	106	38.8%	1,295	\$3,636	\$2.81
3 Bedroom	25	9.2%	2,085	\$5,754	\$2.76
Total/Avg.	273	100.0%	1,110	\$3,284	\$2.96



Circ Residences
1776 Polk St, Hollywood, FL 33020

Owner: Gold Coast Florida
Management: Crow Residential

Type	Units	% of Units	Avg. SF	Market Rents	Rents PSF
1 Bedroom	101	26.2%	806	\$2,536	\$3.15
2 Bedroom	272	70.5%	1,115	\$3,147	\$2.82
3 Bedroom	13	3.4%	1,457	\$4,615	\$3.17
Total/Avg.	386	100.0%	1,046	\$3,037	\$2.90



An aerial photograph of a coastal city, likely Fort Lauderdale, Florida. The image shows a mix of urban development with numerous high-rise apartment buildings and office complexes, and natural landscapes including a large green golf course and various parks with green lawns and palm trees. The water of the Atlantic Ocean is visible in the background. The overall scene is a blend of urban living and natural beauty.

DEMOGRAPHICS

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2028 Projection Growth	0.53%	0.95%	1.37%
Total Population	20,833	119,605	262,063
2023 Estimate			
Total Population	20,723	118,476	258,521

Housing Units	1-Mile	3-Miles	5-Miles
Occupied Units			
2028 Projection	12,126	69,884	142,859
2023 Estimate	12,122	69,480	141,433
Owner Occupied	4,087	26,728	62,140
Renter Occupied	6,079	28,500	50,524
Vacant	1,957	14,253	28,769
Persons in Units			
2023 Estimate Total Occupied Units	10,166	55,227	112,664
1 Person Units	42%	38%	34%
2 Person Units	34%	34%	33%
3 Person Units	13%	14%	15%
4 Person Units	7%	8%	10%
5 Person Units	3%	3%	5%
6 Person Units	2%	2%	3%

DEMOGRAPHICS

Households By Income

2023 Estimate	1-Mile	3-Miles	5-Miles
\$200,000+	5.50%	6.40%	7.50%
\$150,000-\$199,999	3.9%	4.60%	4.70%
\$100,000-\$149,000	12.70%	12.90%	13.40%
\$75,000-\$99,999	9.60%	10.90%	11.40%
\$50,000-\$74,999	16.90%	16.70%	17.10%
\$35,000-\$49,999	14.80%	13.70%	13.30%

Average Household Income	\$74,494	\$81,140	\$87,519
Median Household Income	\$47,836	\$52,087	\$55,849
Per Capita Income	\$36,871	\$38,028	\$38,276

Population Profile	1-Mile	3-Miles	5-Miles
Population by Age			
2023 Estimate Total Population	20,723	118,476	258,521
Under 20	17.00%	18.90%	20.20%
20-34 Years	18.40%	17.60%	17.60%
35-39 Years	7.50%	7.30%	7.00%
40-49 Years	15.10%	13.80%	13.40%
50-64 Years	24.60%	22.00%	21.20%
Age 65+	17.30%	20.40%	20.60%
Median Age	44.8	44.4	43.8
Population by Education Level	16,288	90,831	194,232
High School Graduate	26.10%	26.50%	27.90%
Some College	19.10%	19.30%	18.70%
Associate Degree Only	12.50%	10.50%	10.00%
Bachelor's Degree Only	20.60%	20.10%	19.50%
Graduate Degree	12.00%	12.90%	12.70%
Population by Gender	20,723	118,476	258,521
Male Population	52%	50%	49%
Female Population	48%	51%	51%

Major Employers

Rank	Employer	Employees
1	USA Banesco	5,000+
2	Hollywood Kindred Hospital	4,700+
3	Seminole Hard Rock Casino	3,300+
4	Seminole Tribe of Florida	3,100+
5	Eulen America Inc	2,900+
6	Princess Cruise Lines	2,300+
7	Sheridan Health Corp.	2,000+
8	Diplomat Beach Resort	1,500+
9	City of Hollywood	1,300+
10	Broward County Human Services Department	750+

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