

810 SOUTH DIXIE

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



STRATO 

PARTNERS

OFFERING MEMORANDUM

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An aerial photograph of a city, likely Miami, featuring a large stadium with a green field and a grey roof in the foreground. The stadium is surrounded by palm trees and parking lots. In the background, there are several high-rise apartment buildings and a golf course. The text "EXECUTIVE SUMMARY" is overlaid in the center in a large, white, sans-serif font.

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



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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

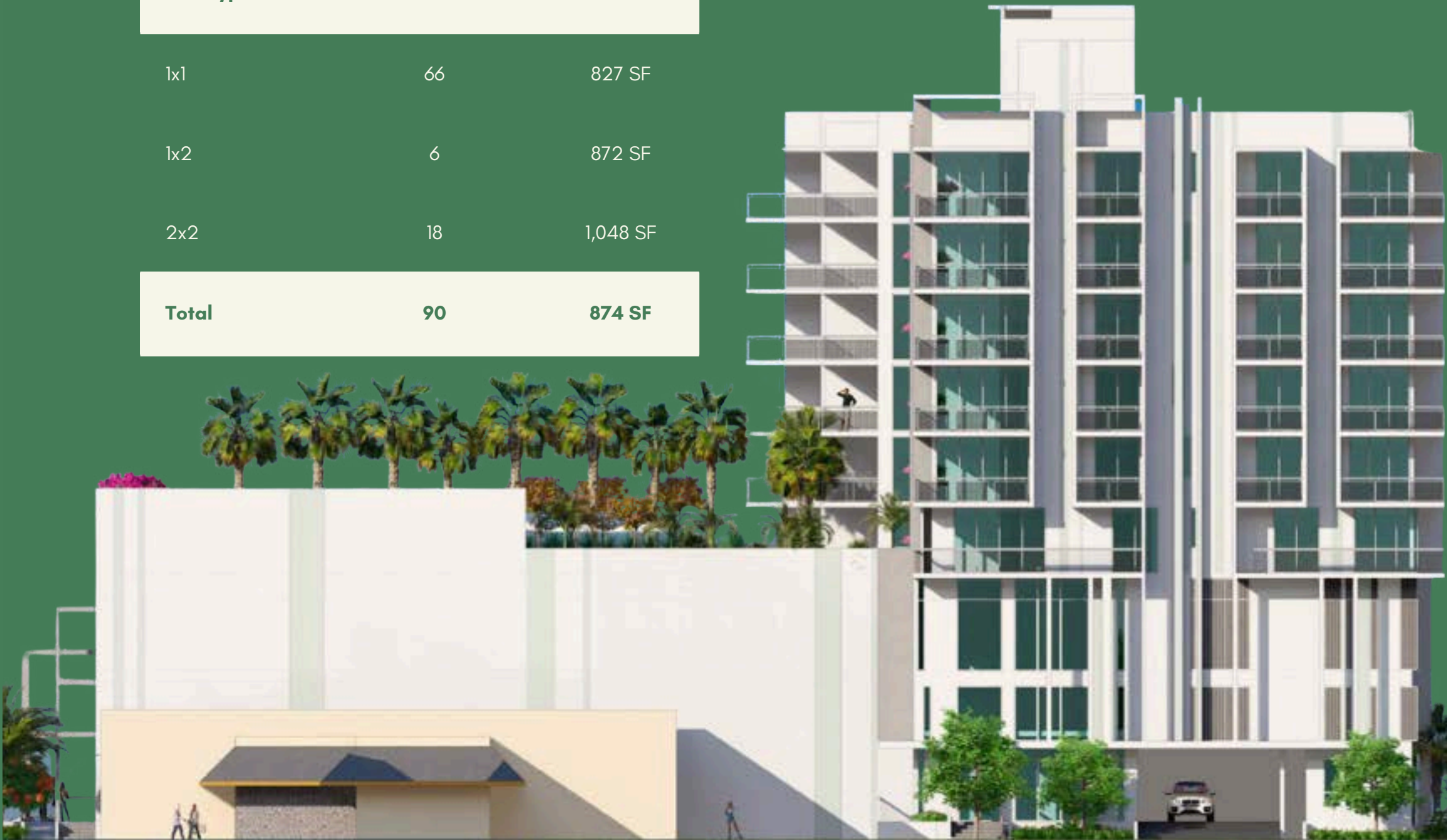
Site Calculation

Total Site Area	36,750 SF/0.84 Acres
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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

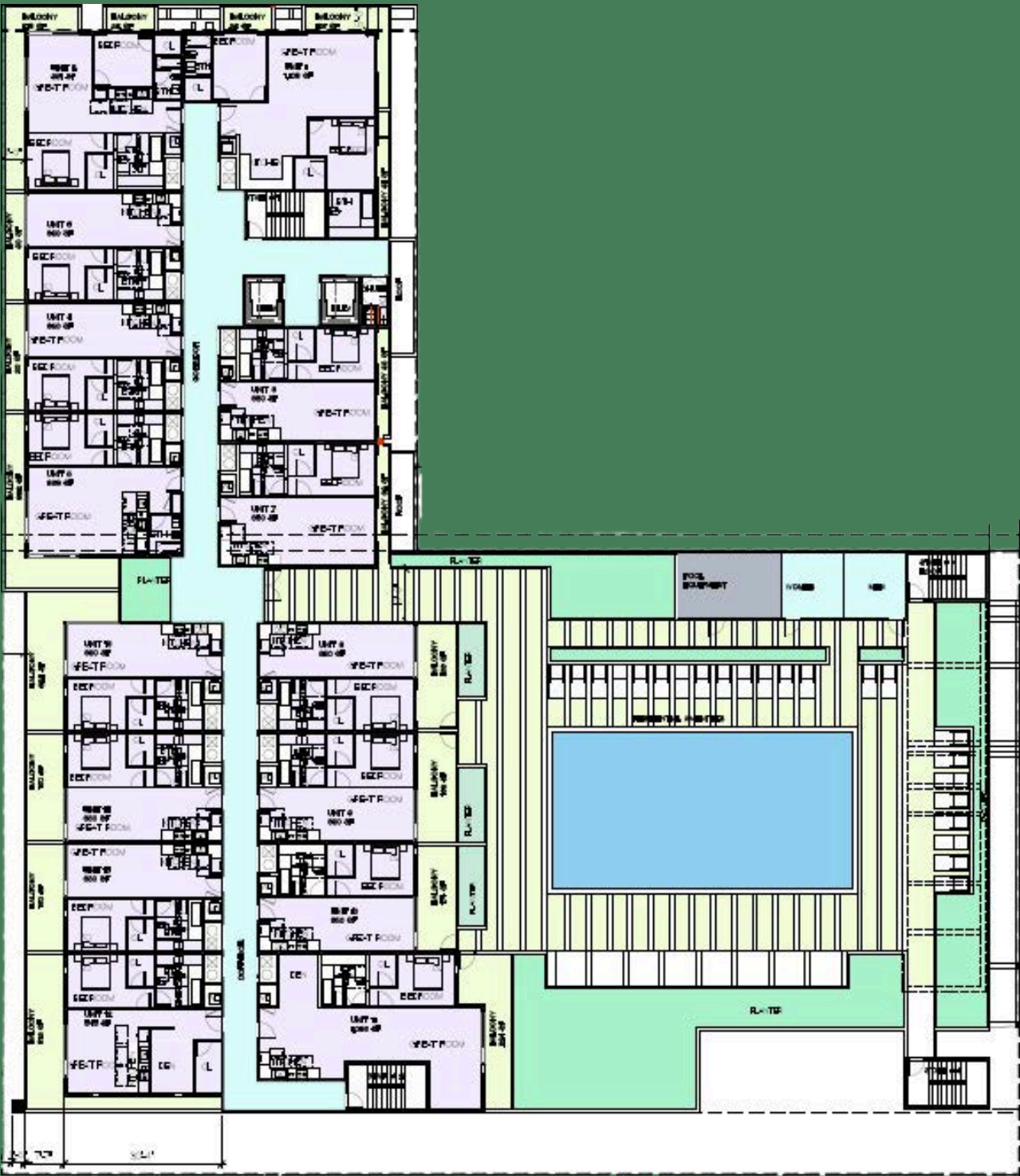
Unit Type	No. of Units	SF
1x1	66	827 SF
1x2	6	872 SF
2x2	18	1,048 SF
Total	90	874 SF



FLOOR PLANS SUMMARY

Typical Floor Plan
Floors 4-9

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



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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

Ft. Lauderdale
10.1M SF of
Office

FLL Airport
12,500 Direct
Jobs

Port Everglades
13,000 Direct
Jobs

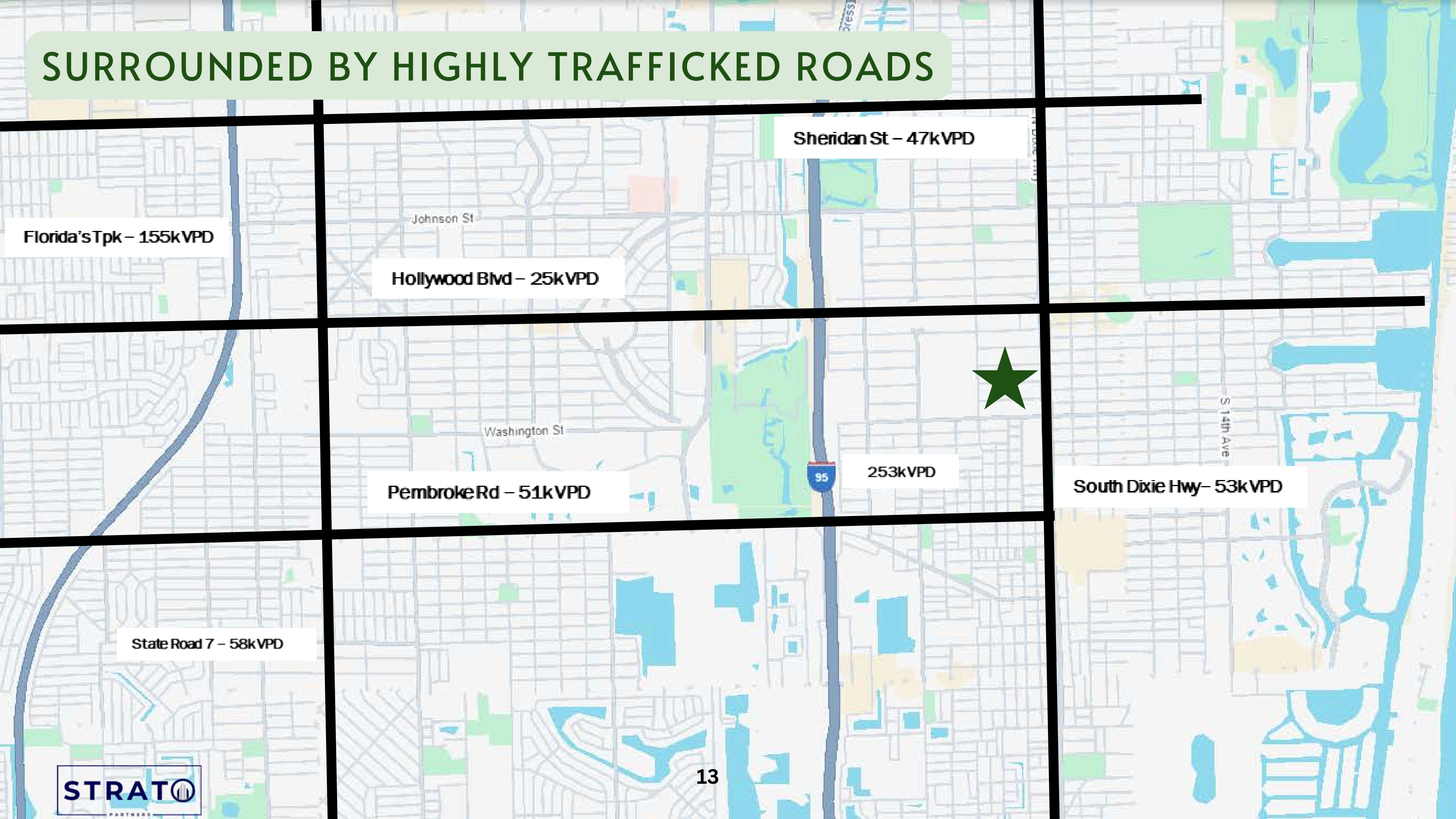
DCOTA
800k Office
3 Corporate HQs

Miramar
8.7M SF of
Office

**Miramar
Commerce Park**
10,000 Employees

Aventura
2.6M SF of
Office

SURROUNDED BY HIGHLY TRAFFICKED ROADS





Memorial
Regional Hospital
North

Sunset Golf
Course

Hollywood Beach
Golf Club

Margaritaville

David Park
Tennis Center

Hollywood
Boulevard

Young Circle

Hollywood Plaza

City Hall

Hollywood Beach
Boardwalk

Memorial
Regional Hospital
South

Ocean Drive

Orangebrook
Golf & Country
Club

**SURROUNDED BY MAJOR DEMAND AND ECONOMIC
DRIVERS WITHIN A 2-MILE RADIUS**

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

FASTEST-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

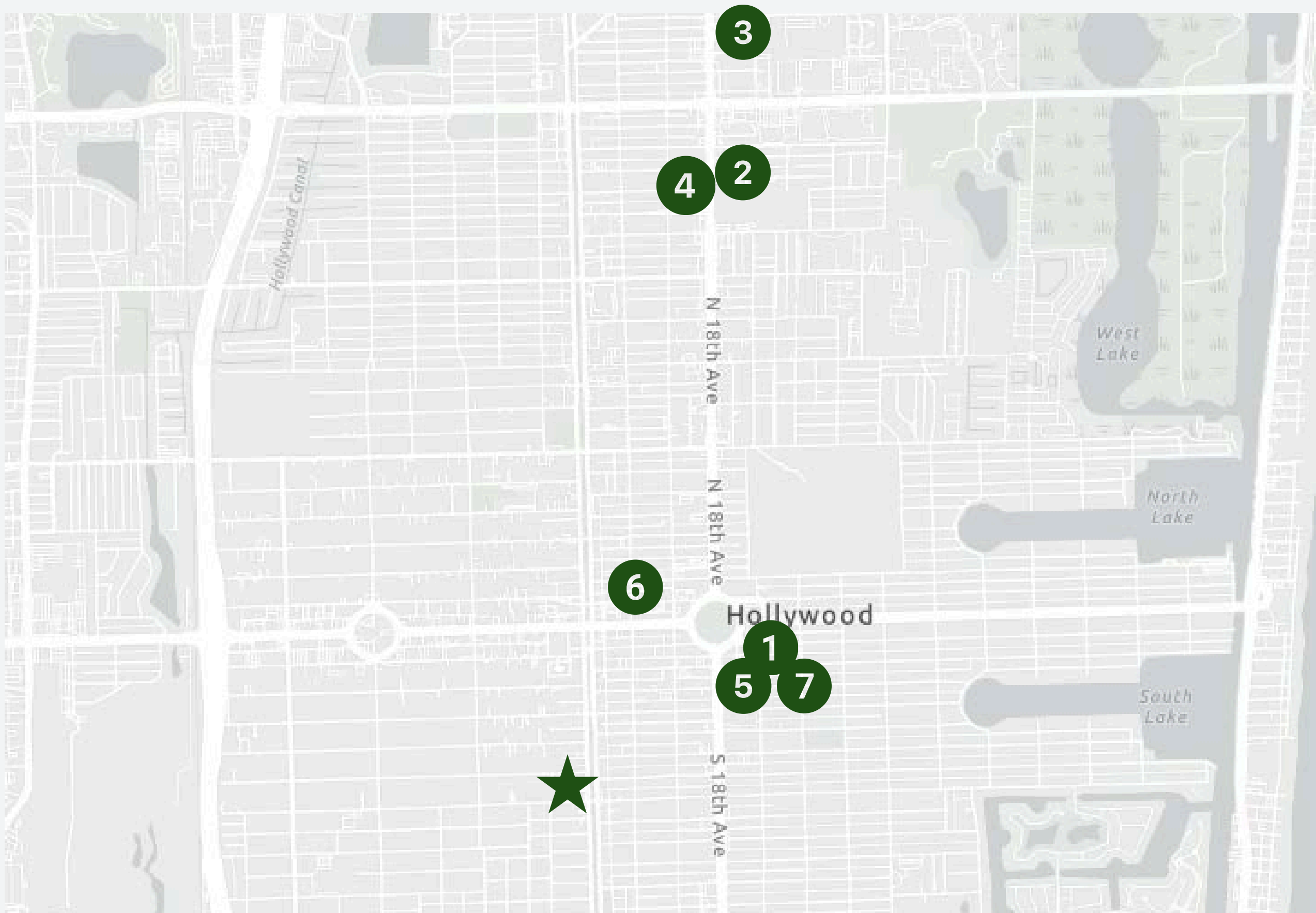
- Encompassing over 2,000 acres, Port Everglades is ranked as one of the top 10 container ports in the country, one of the top three cruise ports in the world and the primary hub for fuel distribution in Florida.
- Over 126M barrels of energy products were imported via Port Everglades in FY22.
- The 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 city, likely Miami, featuring a large stadium with a green field and a grey roof in the foreground. Surrounding the stadium are various buildings, including a tall, modern skyscraper and several smaller commercial structures. The city extends to the horizon, with a body of water visible in the distance. The image is framed by a green border.

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 city, likely Miami, showing a large stadium with a green field and a grey roof in the foreground. The stadium is surrounded by parking lots, palm trees, and other urban infrastructure. In the background, there are several high-rise apartment buildings and a golf course. The word "DEMOGRAPHICS" is overlaid in large white letters on a semi-transparent dark rectangle in the center of the image.

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

Households	1-Mile	3-Miles	5-Miles
2028 Projection			
Total Households	10,201	55,752	114,200
2023 Estimate			
Total Households	10,165	55,063	111,997
Average Household Size	2	2.1	2.3

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			
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 Gener			
Population by Gener	20,723	118,476	258,521
Male Population	52%	50%	49%
Female Population	48%	51%	51%

Major Employers

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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