

Shovel Ready Residential Development Opportunity in the Heart of Hollywood, FL

1920 PIERCE

Property Tour Information

Strato Partners is pleased to present the opportunity to acquire 1920 Pierce. We invite prospective purchasers to review this Offering Memorandum and arrange a formal property tour. All inquiries, communications, and scheduling requests should be directed exclusively to the representatives listed herein. As exclusive agents of the Seller, Strato Partners respectfully requests that on-site management and tenants not be contacted in order to preserve the integrity of ongoing operations.

All offers should be submitted to Jonathan Singer or Jonathan Sultan, whose contact information is provided on the back cover. Interested parties are encouraged to submit a non-binding Letter of Intent outlining the principal terms of their offer, including—but not limited to—proposed purchase price, earnest money deposits, due diligence period, closing timeline, and a summary of the proposed capital structure. The Seller is seeking to engage with a qualified purchaser capable of delivering the most advantageous combination of value and terms. The Seller reserves the right, in its sole discretion, to amend or withdraw the offering or to modify the transaction process at any time without prior notice.

This Offering Memorandum has been prepared solely for the purpose of assisting interested parties in evaluating the property. While the information herein is believed to be reliable, neither the Seller nor Strato Partners, nor any of their respective affiliates, agents, or representatives, makes any representation or warranty—express or implied—as to the accuracy or completeness of the information contained herein. Prospective purchasers are advised to conduct their own independent investigations and due diligence. By accepting this document, recipients agree that neither the Seller nor Strato Partners shall have any liability for any errors or omissions, or for any use of this information.

JONATHAN SINGER

Principal - Brokerage & Development
JSinger@StratoPartners.com
786.223.3632

JONATHAN SULTAN

Principal - Capital Markets & Investments
JSultan@StratoPartners.com
954.940.2448

Property Overview

Physical Address	1914-1920 Pierce St, Hollywood, FL 33021
County	Broward
Proposed Unit Count	29
Lot Area Approximate	16,360 SF
Lot Area	0.38 Acres
Zoning Designation	ND-2

Approved Plans Details

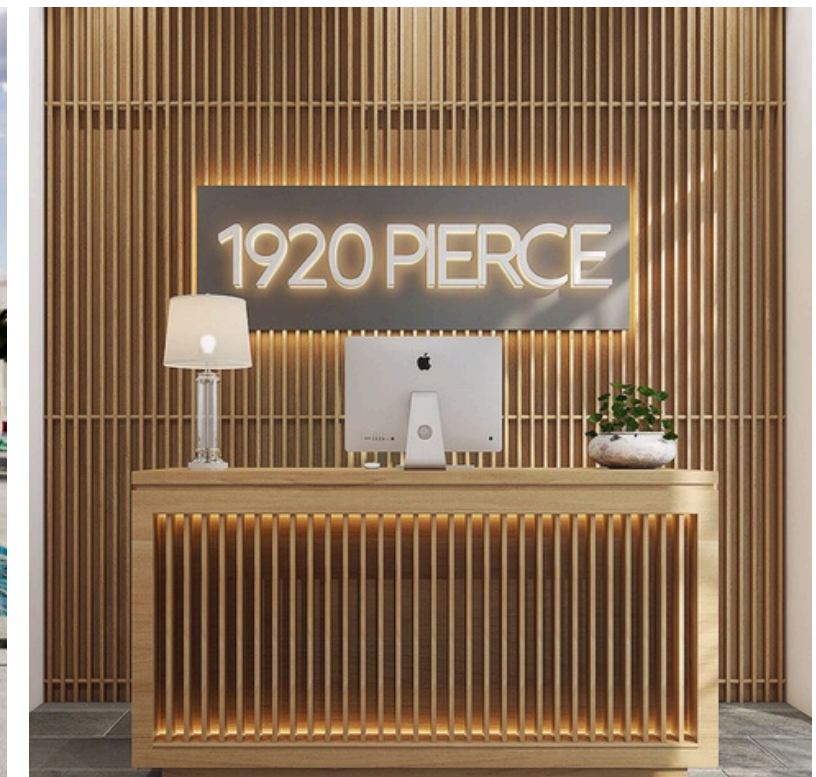
Total Building Floor Area (FAR)	32,351 SF
Total Open Areas	12,515 SF
Total Combined Area (Building + Open)	44,876 SF
Typical Apartment Mix	(1–3 Bedrooms)
Average Unit Size Range	±700 SF – 1,425 SF
Roof / Pool Deck Area	2,775 SF
Proposed Landscaped Area	4,136 SF / 25.31%
Number of Residential Units	29 Units
Total Parking Required	40 Spaces (Includes 2 ADA)
Total Parking Provided	44 Spaces (Includes 2 ADA, Double Stack / Lift System)



Shovel Ready Development

1920 Pierce offers a unique opportunity for a developer to purchase a shovel ready site located in the heart of Hollywood, FL. Some of the competitive advantages of this unique development site include:

- 01** 29 Boutique units
- 02** Highly amenitized plans including a Courtyard Garden, Rooftop & Grilling Area, Pool and Gym
- 03** Versatile Floorplans for Every Kind of Resident ranging from 1 - 3 bedrooms



Floor Plans - One Bedrooms



1 Bedroom
of Units
788 SF



1 Bedroom + Den
of Units
715 SF

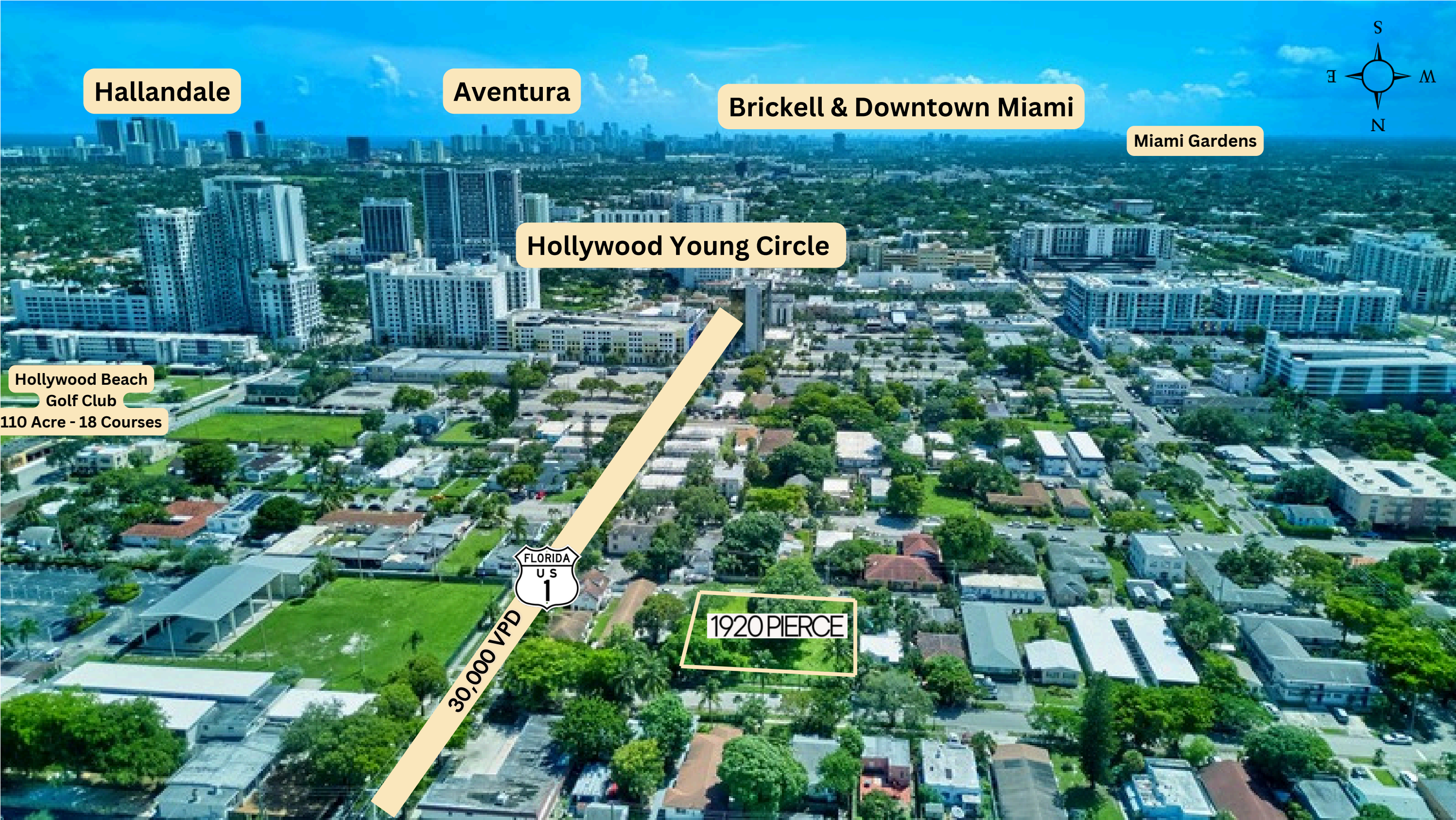
Floor Plans - Two & Three Bedrooms



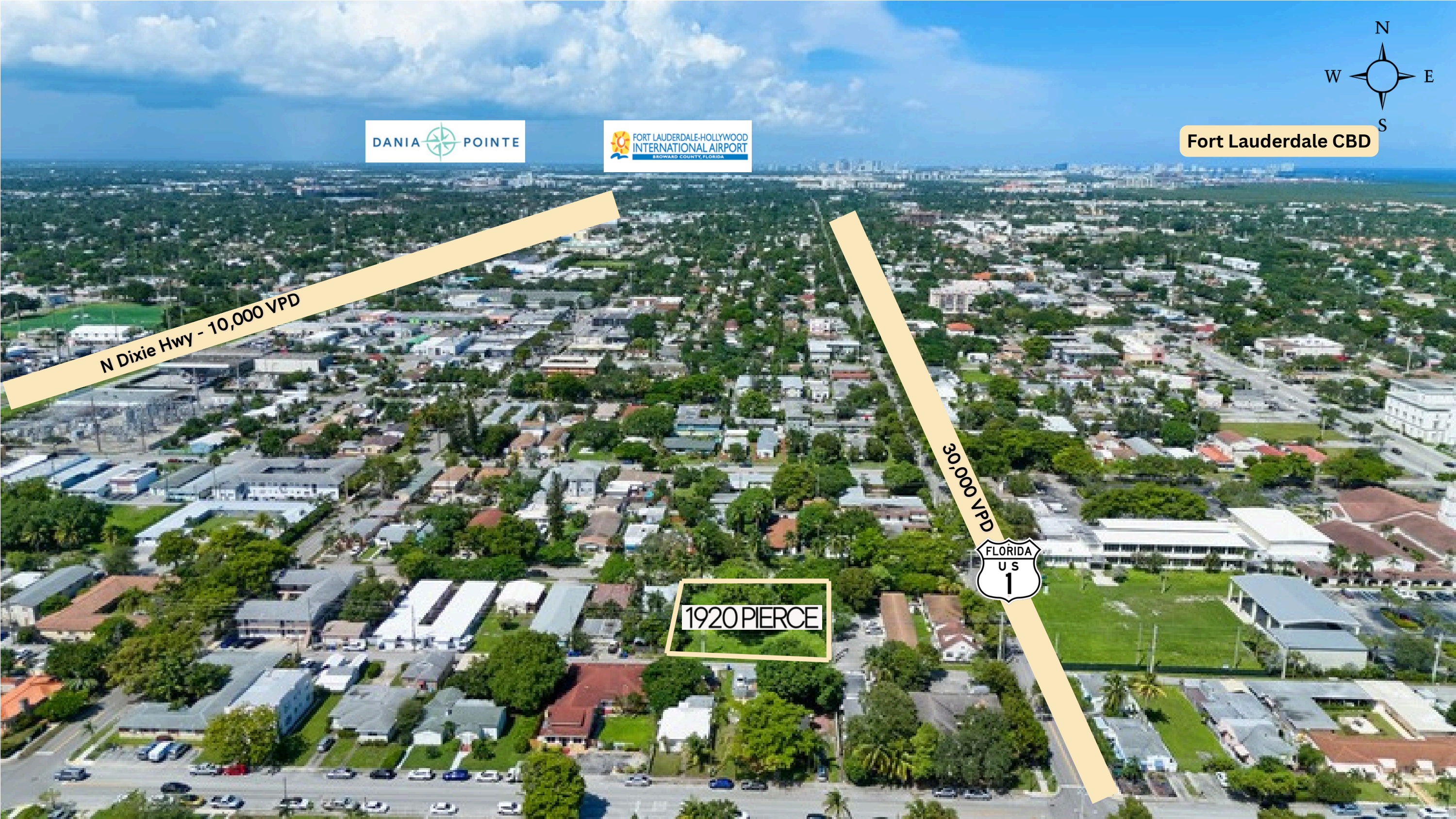
2 Bedroom + Den
of Units
1,294 SF



3 Bedroom + Den
of Units
1,600 SF







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.



Access to Education

1920 Pierce 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.

Land Sale Comparables

Property Address	Sale Date	Land Area AC	Land Area SF	Sale Price	Price Per AC Land	Price Per SF Land	Zoning
1920 Pierce	-	0.38	16,360	-	-	-	ND-2
158 N Federal Hwy	Jul 2025	0.41	18,000	\$2,500,000	\$6,050,002	\$139	City Center (CC) District
2031 Polk Street	Jun 2025	0.74	32,240	\$8,747,623	\$11,819,052	\$271	PUD
2543 Polk St	Mar 2025	0.47	20,517	\$1,650,000	\$3,503,140	\$80	MC-1
1301 S Federal Hwy	Nov 2024	1.08	47,001	\$3,600,000	\$3,336,441	\$77	SFED-MU
2200 N Federal Hwy	Jun 2023	0.91	39,470	\$3,900,000	\$4,304,161	\$99	C-2
2100 N Federal Hwy	Feb 2023	1.48	64,469	\$6,500,000	\$4,391,877	\$101	C-2
1831 Plunkett St	Jun 2022	0.5	21,780	\$2,500,000	\$5,000,000	\$115	FH-2
500 E Dania Beach Blvd	Feb 2022	0.52	22,477	\$3,100,000	\$6,007,740	\$138	GTWY-MU
Average		0.76	33,244	\$4,062,203	\$5,322,717	\$122	

Multifamily Rent Comparables

Property Name	Year Built	No. of Units	Occupancy %	Avg. SF	Mkt. Rent Per Unit	Mkt Rent Per SF
Nine Hollywood	2024	204	83.30%	583	\$2,217	\$3.80
Hollywood Heights on the Boulevard	2024	324	48.10%	747	\$2,660	\$3.56
215 Park	2021	45	95.60%	950	\$2,899	\$3.05
1818 Park	2022	273	95.50%	868	\$2,651	\$3.05
Town Hollywood	2024	420	71.90%	944	\$3,186	\$3.38
Artsquare at Hallandale	2018	358	93.10%	937	\$2,694	\$2.88
Hollywood East	2020	247	95.80%	1,054	\$2,791	\$2.65
Total/Wgt. Avg.		1,919	78.24%	872	\$2,755	\$3.16

For-Sale Comparables

Property Name	2000 Ocean	Oasis Hallandale Beach	Icon Beach	Alleron Residences	Shell Bay	One Hollywood	Circ Residences	Seven Park Residences
Sales Status	Contract	Contract	Contract	Contract	Contract	Contract	Contract	Reservations
Percentage Pre-Sold	75%	West Tower 78% - East Tower 0%	15%	-	-	25%	-	-
Location	Oceanfront	Urban Core	Waterfront	Urban Core	Urban Core	Urban Core	Urban Core	Urban Core
Market	Hollywood	Hallandale Beach	Hollywood Beach	Dania Beach	Hallandale Beach	Hollywood	Hollywood	Hallandale Beach
Developer	KAR Properties	Private	Related Group & BH	Lynd Group	PPG Development & Witkoff Group	Star Developers	CCF Development	Kadima Developers
Number of Units	64	500	326	380	108	248	386	121
Number of Stories	39	25	38	17	21	23	27	8
Estimated Completion Year	2022	West Tower Q4 2025 - East Tower Q4 2026	Q4 2027	Q4 2027	Q1 2027	Q1 2027	Q4 2024	Q1 2027
Unit Type Range	3-5 Beds	1-4 Beds	1-3 Beds	1-3 Beds	1-3 Beds	Studio-3 Beds	1-3 Beds	Studio-3 Beds
Unit Size Range (SF)	2,913-5,832	900-4,650	945-2,580	442-2,200	900-2,600	521-1,429	741-1,451	500-1,645
Price PSF	\$1,400	\$920	\$1,250	\$773	\$2,200	\$825	\$700	\$700

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Investment Contacts

JONATHAN SINGER

PRINCIPAL - BROKERAGE & DEVELOPMENT

JSINGER@STRATOPARTNERS.COM

786.223.3632

JONATHAN SULTAN

PRINCIPAL - CAPITAL MARKETS & INVESTMENTS

JSULTAN@STRATOPARTNERS.COM

954.940.2448



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www.StratoPartners.com