



EXCLUSIVE OFFERING MEMORANDUM

**MIXED-USE
REDEVELOPMENT
OPPORTUNITY**
48-UNIT MIXED-USE

1610 N DIXIE HWY,
HOLLYWOOD, FL 33020

YOUR NEXT HIGH-RETURN INVESTMENT STARTS HERE

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01 ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Development Highlights
- Financials



INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present 1610 N Dixie Hwy, a rare **mixed-use value-add** opportunity featuring **48 units** across a 27,393 SF lot, including 41 studio apartments, 2 one-bedroom units, 3 office spaces, 1 retail store, and 1 storage unit, offering significant repositioning or **redevelopment upside**.

The site currently operates as a partially occupied mixed-use asset with only 13 units occupied, presenting investors with immediate value-add potential through rehabilitation and lease-up. The majority of units are vacant and ready for full rehab, creating a compelling opportunity to reposition the asset and maximize returns. Under existing DH-3 zoning, the site may support the development of approximately 90 residential units or alternative uses such as warehouse, positioning the property as a strong covered land play. The property is being sold with existing liens and violations, priced accordingly for cash-only buyers seeking an aggressive basis. Located just minutes from I-95, the property benefits from proximity to Downtown Hollywood, Young Circle, Fort Lauderdale-Hollywood International Airport, and the region's beaches, supporting strong long-term demand fundamentals.



\$4,750,000

LIST PRICE

DH-3

ZONING

27,393 SF

TOTAL LOT SIZE

14,430 SF

BUILDING SIZE

PROPERTY HIGHLIGHTS



CONNECTIVITY

- Strategically positioned along **N Dixie Hwy**, one of Hollywood's most active commercial corridors, with direct access to **Downtown Hollywood** and **Young Circle**
- Convenient access to I-95, US-1, and Fort Lauderdale-Hollywood International Airport

VISIBILITY

- **High-traffic** frontage on N Dixie Hwy offering **strong visibility** for retail and commercial tenants
- **Walkable** proximity to dining, retail, and entertainment within the Downtown Hollywood district
-

DEVELOPMENT POTENTIAL

- **DH-3** zoning supporting residential, mixed-use, and alternative redevelopment including warehouse use
- ±27,393 SF lot with potential to develop approximately **90 residential units**
- Sold with existing liens and violations, **priced for cash buyers** seeking an aggressive entry point

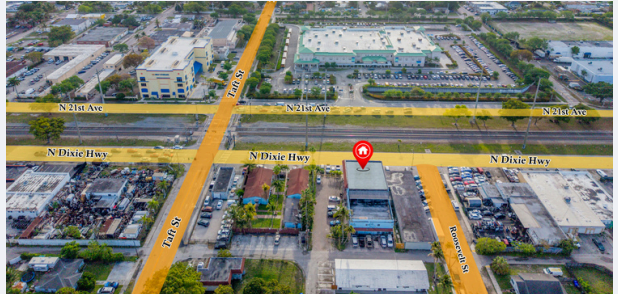
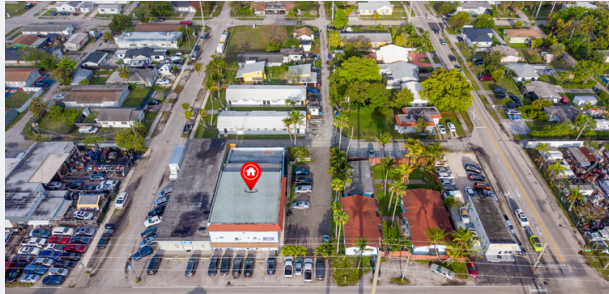
DEVELOPMENT HIGHLIGHTS

USE & ELIGIBILITY DH-3

USE	ELIGIBILITY
Multifamily Residential	Permitted
Live-Work	Permitted
Retail / Ground-Floor Commercial	Permitted
School / Educational Facility	Permitted
Office / Professional Services	Permitted



1610 N DIXIE HWY



FINANCIALS

1610 N DIXIE HWY

INCOME	PRO- FORMA
Rental Income	\$835,200
GOI	\$835,200
EXPENSES	
Property Tax	\$127,649
Insurance	\$30,000
Vacancy (5%)	\$41,760
Maintenance and Repairs	\$10,000
Property Management (5%)	\$41,760
Landscaping	\$3,000
Garbage	\$9,000
TOTAL EXPENSES	\$263,169
NOI	\$572,031
CAP RATE	12.04%

UNIT BREAKDOWN

TYPE	# OF UNITS	RENT MONTHLY	PRO-FORMA MONTHLY	PRO-FORMA ANNUAL
Office	3	\$1,500	\$4,500	\$54,000
Retail Store	1	\$0	\$0	\$0
Storage Unit	1	\$0	\$0	\$0
1 Bed / 1 Bath	2	\$1,800	\$3,600	\$43,200
Studio	41	\$1,500	\$61,500	\$738,000
TOTAL	48	\$4,800	\$69,600	\$835,200



02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Demographics

Local Market Profile



VISIBILITY & CONNECTIVITY

Property located along the Dixie Highway corridor in Hollywood, Florida. High-exposure mixed-use asset positioned on a primary north-south arterial with direct frontage and strong visibility from one of Broward County's most active commercial corridors.



N Dixie Highway Corridor

Primary north-south arterial with direct connectivity to Downtown Hollywood, Fort Lauderdale, and surrounding Broward employment centers.

Downtown Hollywood & Young Circle

Minutes from Hollywood's entertainment core — Young Circle, ArtsPark, and Hollywood Boulevard's dining and retail.

Regional Accessibility

Quick access to I-95, US-1, and Fort Lauderdale-Hollywood International Airport, connecting Miami-Dade, Broward, and Palm Beach counties.

DEMOGRAPHICS

City of Hollywood

Established Broward County coastal city with strong residential density, proximity to major employment centers, and continued demand for rental housing.

POPULATION

- Approximately 155,000 residents within the City of Hollywood
- Diverse workforce supporting Broward County's service, tourism, and logistics sectors

HOUSEHOLDS

- Over 61,000 households supporting neighborhood retail and residential demand
- Established residential neighborhoods surrounding the development site

INCOME

- Household income levels supporting workforce and market-rate rental housing
- Diverse economic base across hospitality, healthcare, logistics, and professional services

EMPLOYMENT

- Located near major employment centers including Fort Lauderdale-Hollywood International Airport, Downtown Hollywood, and Broward County commercial corridors

HOUSINGS

- Growing demand for multifamily housing across the Hollywood / Dania Beach submarket
- Continued residential and mixed-use development activity throughout the area

155,000

POPULATION
CITY OF HOLLYWOOD

61,197

HOUSEHOLDS

\$67,000
(rounded market reference)

MEDIAN
HOUSEHOLD
INCOME

42

MEDIAN AGE

3.12

AVERAGE
HOUSEHOLD SIZE

LOCAL MARKET PROFILE

NEIGHBORHOOD

Hollywood, Florida is a mature Broward County market experiencing steady redevelopment driven by its central location between **Fort Lauderdale and Miami**, proximity to major employment hubs, and continued residential demand. The area benefits from established housing stock, active commercial corridors, and access to regional transportation infrastructure including **I-95, US-1, and Fort Lauderdale, Hollywood International Airport.**

Infill development opportunities in central Hollywood are increasingly limited, particularly for parcels positioned along major corridors with strong visibility and access.



CULTURE & RECREATION

Hollywood offers a mix of urban amenities and coastal lifestyle assets that support long-term residential demand.

The surrounding area includes neighborhood retail, regional parks, entertainment venues, and the well-known Hollywood Beach Broadwalk, creating a balanced live-work-recreation environment.

Nearby civic, hospitality, and recreational destinations contribute to consistent activity throughout the year, supporting retail and service uses.

Direct access to US-1, I-95, and major Broward east-west corridors

Minutes from Fort Lauderdale–Hollywood International Airport

Established residential communities with long-term stability

Strong demand for workforce and market-rate rental housing

Limited availability of infill development sites in central Hollywood

1610 N Dixie Hwy represents a rare opportunity to acquire **a high-upside mixed-use asset at a distressed basis**, with the zoning, location, and scale to support meaningful redevelopment in one of **South Florida's most connected submarkets.**

155K+

RESIDENTS IN THE
CITY OF HOLLYWOOD

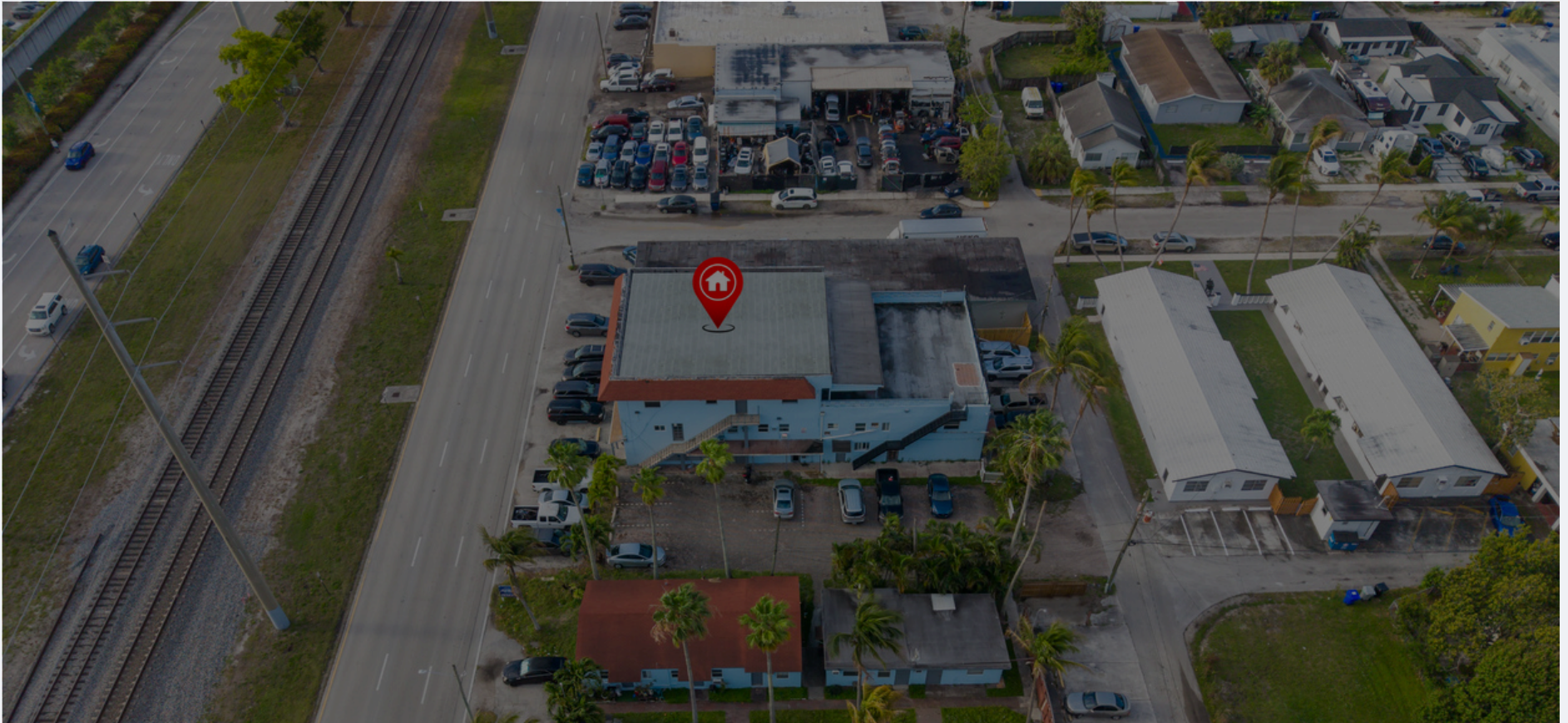
61K+

HOLLYWOOD
HOUSEHOLDS

\$67K

MEDIAN HOUSEHOLD
INCOME

Source: U.S. Census Bureau / City of Hollywood Economic Development



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