



EXCLUSIVE OFFERING MEMORANDUM

**APPROVED 36-UNIT
DEVELOPMENT
OPPORTUNITY
DH-2 ZONING**

**2202 VAN BUREN ST,
HOLLYWOOD, FL 33020**

STRONG PRO FORMA INCOME POTENTIAL, AND
EXCELLENT ACCESS TO KEY DEMAND DRIVERS.

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01 ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Development Highlights
- Lot Breakdown
- Financials



INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present 2202 Van Buren St, a prime development opportunity in Hollywood. This shovel-ready development site is planned for 36 residential units, situated on a 20,501 SF lot, and offers a projected pro forma Gross Operating Income (GOI) of **\$1.3M**.

This is a rare opportunity for investors or developers to step into a fully entitled project with strong upside in a rapidly growing market. The property is zoned DH-2, providing excellent redevelopment flexibility and positioning the site for maximum value creation.

Ideally located just minutes from Downtown Hollywood, the site provides convenient access to major highways including I-95 and US-1, is approximately 10 minutes from Fort Lauderdale-Hollywood International Airport, and less than 15 minutes to Hollywood Beach.

Surrounded by strong rental demand, retail, dining, and employment centers, the location supports long-term growth and value appreciation, **making 2202 Van Buren St an exceptional opportunity in one of South Florida's most dynamic corridors.**



\$2,200,000

LIST PRICE

DH-2

ZONING

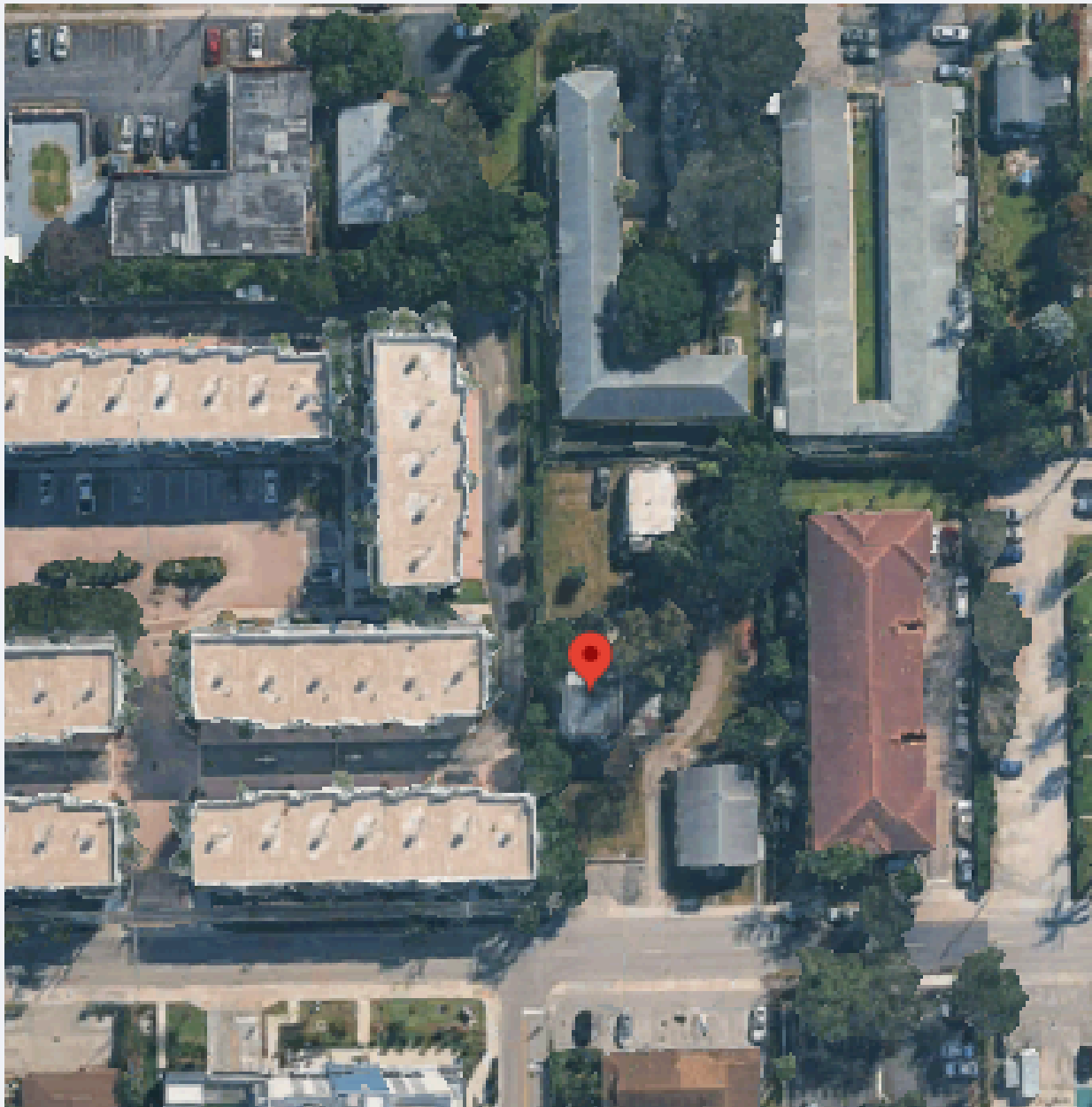
46,016 SF

TOTAL BUILDABLE SPACE

36 UNITS

BUILDABLE AVAILABLE

PROPERTY HIGHLIGHTS



CONNECTIVITY

- Located approximately 3 minutes from **Downtown Hollywood and Young Circle**
- 5 minutes from US-1 and 10 minutes from Fort Lauderdale–Hollywood International Airport and the beach

VISIBILITY

- Situated in a growing Hollywood redevelopment area with **strong residential demand drivers**
- Currently occupied with month-to-month tenants, providing income while preserving redevelopment flexibility

DEVELOPMENT POTENTIAL

- Approved plans for a 36-unit residential project on a 20,501 SF lot with a projected **pro forma Gross Operating Income (GOI) of \$1.3M**
- DH-2 zoning supports strong redevelopment potential in one of **South Florida's most dynamic urban corridors**

DEVELOPMENT HIGHLIGHTS

USE & ELIGIBILITY DH-2

| Use | Eligibility |
|--------------------------------|-------------|
| Multifamily Residential | Permitted |
| Mixed-Use Residential | Permitted |
| Ground-Floor Retail | Permitted |
| Restaurant / Food Service | Permitted |
| Office / Professional Services | Permitted |
| Neighborhood Commercial Uses | Permitted |



LOT BREAKDOWN



20,501 SF
LOT SIZE

FINANCIALS

2202 Van Buren St

| OPERATING EXPENSES | |
|-----------------------------|---------------------|
| Real Estate Taxes | \$306,000 |
| Insurance | \$30,000 |
| Maintenance & Repairs | \$10,000 |
| Landscaping | \$3,000 |
| Utilities | \$15,000 |
| Management Fee (5%) | \$26,130 |
| Vacancy (5%) | \$65,130 |
| Total Expenses | \$455,260 |
| Net Operating Income | \$847,340 |
| Value (5% Cap) | \$16,946,800 |
| Value per unit | \$434,533 |

| PROJECTED INCOME | |
|---|--------------------|
| 26 Units X 1 Bed/1 Bath (\$2500 per) | \$780,000 |
| 13 Units X 2 Bed/2 Bath (\$3350 per) | \$522,600 |
| Gross Income | \$1,302,600 |



02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Location Context

Demographics

Local Market Profile



VISIBILITY & CONNECTIVITY

Property located near the **Dixie Highway corridor in Hollywood, Florida**. Urban infill site positioned within a signalized neighborhood street grid with convenient access to major regional transportation routes.

N 20th Avenue Corridor

Local neighborhood corridor supporting residential development and neighborhood-serving retail.

Dixie Highway Corridor

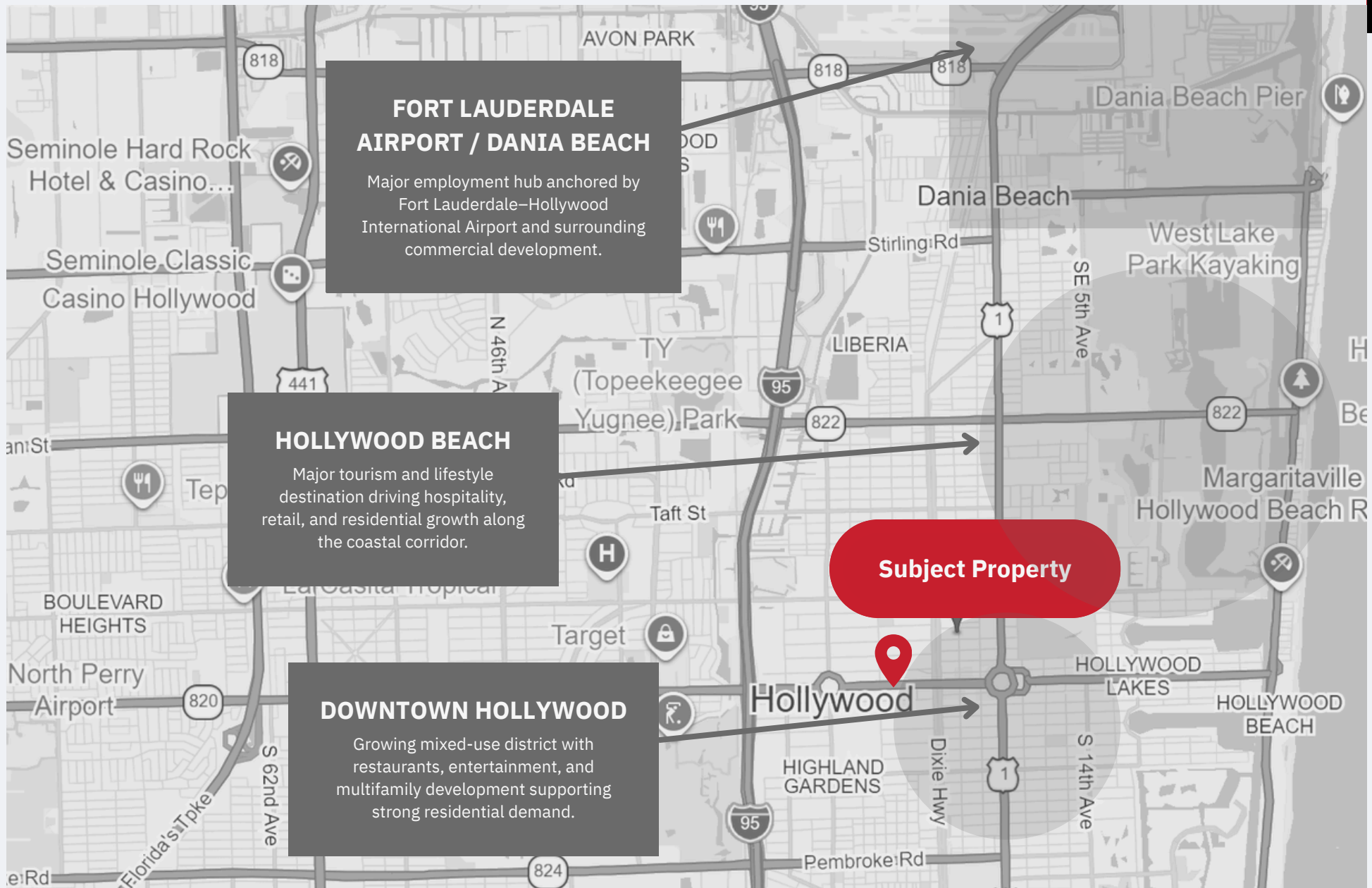
Primary north-south arterial providing direct connectivity to Downtown Fort Lauderdale, Hollywood, and surrounding Broward employment centers.

Regional Accessibility

Minutes from Fort Lauderdale-Hollywood International Airport, major highways including I-95, and key employment and commercial districts.



LOCATION CONTEXT



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

504-520 N 20th Ave represents a rare infill development opportunity positioned in a well-established Broward County residential market with strong connectivity to major employment centers and coastal amenities.

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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