



COMPASS
commercial

2306

Van Buren St

Approved 36-Unit
Development Opportunity in
Hollywood

2306 Van Buren St, Hollywood, FL 33020





2306 Van Buren

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An aerial photograph of a city, likely Miami, showing a dense urban landscape with numerous buildings, streets, and a river or canal winding through the area. The image is darkened to serve as a background for the text.

01

2306 Van Buren

INVESTMENT OVERVIEW

INVESTMENT SUMMARY



Unlock Potential: Approved 36-Unit Development on This Double Lot at 2306 Van Buren Street, Hollywood, FL – DH-2 Zoning

- This prime property, zoned DH-2, offers exceptional redevelopment possibilities in a rapidly evolving neighborhood. The approved plans feature a diverse unit mix: 18 one-bedroom units, 12 two-bedroom units, and 6 three-bedroom units, ensuring a balanced layout that meets strong rental market demand.
- On-site structures are occupied, with tenants on flexible month-to-month leases, allowing for continued income generation while permits are pending. This site is a fantastic opportunity for developers aiming to maximize their investment in a high-potential project with an approved site plan for 36 units.
- Just 3 minutes from Downtown Hollywood and Young Circle, 5 minutes from US-1, and 10 minutes from both Fort Lauderdale–Hollywood International Airport and the beach, the property offers a rare combination of walkable urban access and unmatched regional connectivity for future residents.



PROPOSED 36-UNITS MULTI-FAMILY



INVESTMENT HIGHLIGHTS



LOCATION

Located strategically in the Downtown Hollywood area, this development site is part of a South Florida submarket undergoing sustained revitalization and positioned to benefit from continued institutional and private investment.

The Downtown Hollywood area offers a diverse mix of cultural, dining, and entertainment amenities that support consistent foot traffic and a stable base of residents and visitors. The submarket is experiencing meaningful growth, with multiple residential and mixed-use developments currently underway, reflecting sustained demand and expanding density in the immediate trade area.



UPSIDE POTENTIAL

The site benefits from strong regional connectivity, with convenient access to major transportation corridors and Fort Lauderdale-Hollywood International Airport, reinforcing the Downtown Hollywood area's emergence as a business district within Broward County. Anchor attractions including the Hollywood ArtsPark and the historic downtown core have contributed to increased interest from creative industries and technology-oriented tenants, broadening the area's commercial tenant base.

Supported by a local government prioritizing sustainable development and infrastructure investment, the Downtown Hollywood area presents investors with a favorable risk-adjusted opportunity to acquire a well-positioned development site in a submarket with demonstrated growth fundamentals and long-term upside potential relative to broader Broward County.

PROPOSED MULTI-FAMILY DEVELOPMENT

Covered

Land Play

Month to
Month

Lease

\$3766

NOI/mo

Site Plan
for
36-Units

1 BR = 18
2 BR = 12
3 BR = 6

PARKING
SPOTS
49





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PROPERTY SUMMARY

2306 Van Buren St



Hollywood, FL 33020



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KEY DETAILS	
Offered at:	\$2,000,000
Folio	5142 16 01 2640
Zoning	DH-2
Proposed Units	36
Lot Size SF	20,502

PROPERTY HIGHLIGHTS



FEATURES & HIGHLIGHTS

Lot Size 20,000+ Sq Ft

Zoning DH-2 supports strong redevelopment potential in an improving urban corridor

Allowed: Retail | Office | Multi-Family

High-Demand Growing Area

Close to shops + cultural attractions

Try-County Transportation via TriRail + Brightline

Strong Market Demand

SOUTHEAST VIEW

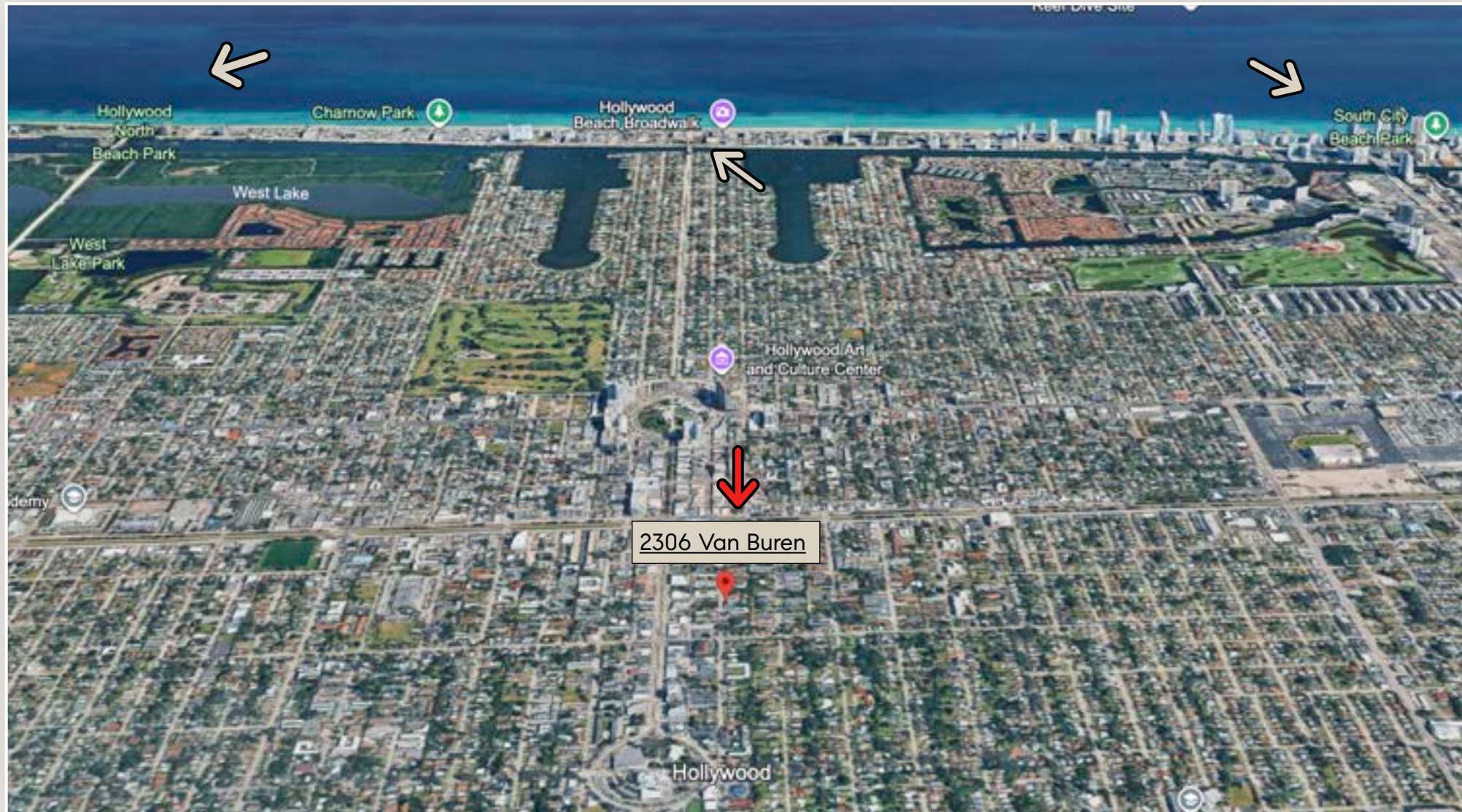


An aerial photograph of a city street grid, likely in New York City, showing a river and a large building on the right. The image is dark and serves as a background for the text.

02 | 2306 Van Buren

LOCATION OVERVIEW

MAP VIEW



HOLLYWOOD BEACH NEIGHBORHOOD



Hollywood, Florida is an evolving market in Broward County, strategically located between Fort Lauderdale and Miami. This prime location ensures easy access to major employment centers, driving strong residential demand. The area features a well-established housing inventory, thriving commercial corridors, and direct connectivity to key transportation routes like I-95, US-1, and the Fort Lauderdale-Hollywood International Airport. As redevelopment progresses, infill development opportunities in central Hollywood are becoming increasingly scarce, particularly for parcels along major corridors with high visibility and accessibility.



Location Highlights

- Direct access to US-1, I-95 and major Broward county east-west
- Minutes from Fort Lauderdale-Hollywood International Airport
- Limited availability of infill development sites in central Hollywood
- Strong demand for workforce and market-rate rental housing
- Established residential communities with long-term stability



PROPERTY ZONING



2306 Van Buren St, Hollywood, FL 33020 lies within the DH-2 Zoning Code of Hollywood.



DH-2: The DH-2 zoning designation supports innovative mixed-use developments, allowing for the integration of retail, office, and residential spaces, which can enhance community engagement and attract foot traffic.

The DH-2 zoning designation plays a vital role in shaping the future of Hollywood by encouraging sustainable urban development that meets the needs of a growing population. It aims to create a lively downtown atmosphere that attracts residents, businesses, and visitors, ultimately enhancing the city's economic and social fabric. This strategic zoning approach helps ensure that Hollywood remains a dynamic and desirable place to live and work.

Mixed-Use Developments: DH-2 zoning allows for a blend of residential, commercial, and office uses within the same development. This encourages a walkable community where residents can live, work, and play in close proximity.

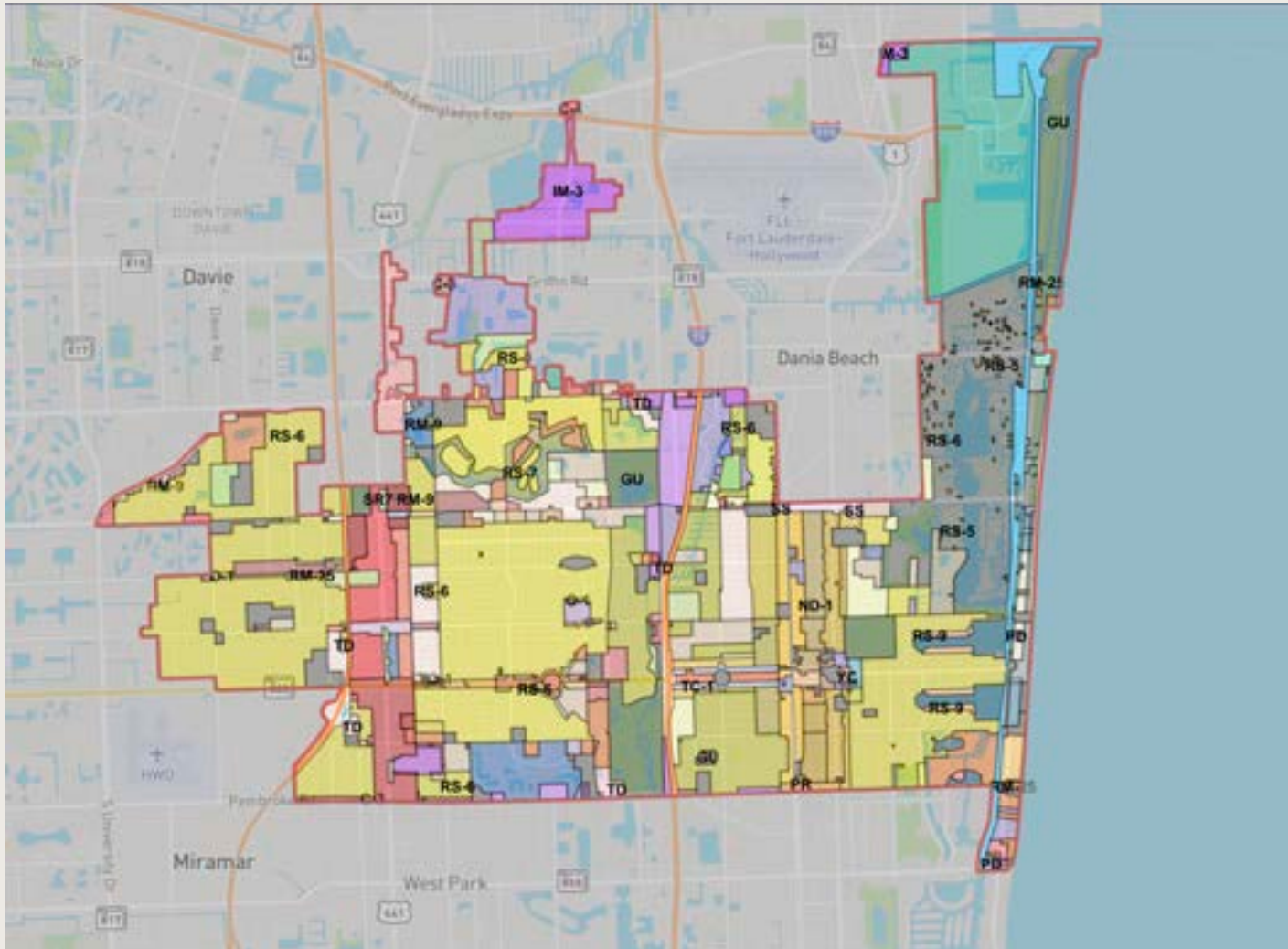
Higher Density: The DH-2 designation supports higher density development, which can accommodate a greater number of housing units and commercial spaces, thus maximizing land use and promoting urban living.

Flexibility in Design: Developers have the flexibility to create innovative designs that enhance the urban landscape, including buildings that can integrate retail spaces on the ground floor with residential units above.

Cultural and Community Focus: The zoning encourages developments that incorporate cultural, recreational, and community amenities, fostering a sense of place and enhancing the quality of life for residents.

Transportation Accessibility: DH-2 areas are typically located near major transportation corridors, making them accessible by public transit and promoting sustainable transportation options, such as walking and biking.

Support for Economic Development: By allowing for diverse uses, DH-2 zoning aims to attract businesses and stimulate economic growth, contributing to the overall vitality of Downtown Hollywood.



ZONING MAP

DH-2 — Dixie Highway Medium Intensity Multi-Family District Uses

Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
- Bed and Breakfast Inn - Multi-Family Residential - Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Any use a customarily associated with one of the Main Permitted Uses.	- Day Care Facility - Place of Worship, Meeting Hall, and Fraternal Lodge - Schools (All)	Any use not listed as a Main Permitted Use.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

DH-2 - Dixie Highway Medium Intensity Multi-Family District Development

MAXIMUM FAR

1.75

MAXIMUM HEIGHT

4 Stories, not to exceed 45 ft.

MINIMUM SETBACKS

Frontage	15 ft.
Side Interior	10 ft.
Rear	Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

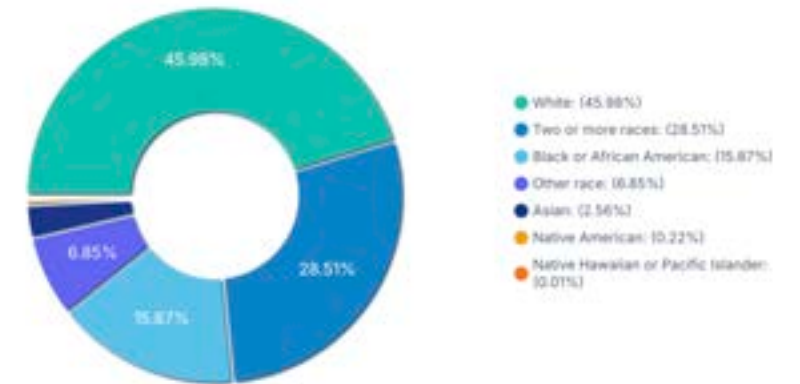
DEMOGRAPHICS

Hollywood Population Trends



Population by Race

All Hispanic Non-Hispanic



RACE	POPULATION ±	PERCENTAGE (OF TOTAL)
White	71,307	45.98%
Two or more races	44,215	28.51%
Black or African American	24,614	15.87%
Other race	10,617	6.85%
Asian	3,968	2.56%
Native American	338	0.22%
Native Hawaiian or Pacific Islander	23	0.01%

AERIAL VIEW



An aerial photograph of a city, likely Miami, with a dark, semi-transparent overlay. The text '03 | 2306 Van Buren' is prominently displayed in white, with '03' being significantly larger than the rest of the text. Below the main title, the words 'SITE ANALYSIS' are written in a smaller, all-caps font. The background shows a dense urban landscape with various buildings, including some with distinctive architectural features like rounded corners and flat roofs, and palm trees scattered throughout. The sky is overcast.

03 | 2306 Van Buren

SITE ANALYSIS

The site boasts an excellent location, with I-95 accessible in under three minutes and the beaches just 5 minutes away. Within a 20-minute drive, you can reach Hollywood Ft. Lauderdale International Airport, downtown Ft. Lauderdale, the Florida Turnpike, I-75, and further south to Miami, including the Design District, Wynwood, and Doral. Additionally, downtown Miami and Coconut Grove, as well as Miami International Airport, are within a 30-minute drive. This convenient access to key destinations enhances the site's competitive edge.

5 Minutes Drive



20 Minutes Drive



30 Minutes Drive



DESTINATION	DRIVE TIME	MILES
Hollywood Beach Boardwalk	11 Minutes	2.9
Florida Turnpike	13 Minutes	8.9
Aventura Mall	14 Minutes	6
Ft. Lauderdale-Hollywood Airport	16 Minutes	6.2
Las Olas Boulevard	23 Minutes	10.3
Miami Worldcenter	29 Minutes	19.9
Miami International Airport	30 Minutes	21.4
Boca Raton, Florida	31 Minutes	27.1
Florida Keys	80 Minutes	82.4
Orlando, Florida	190 Minutes	219

SOUTH VIEW

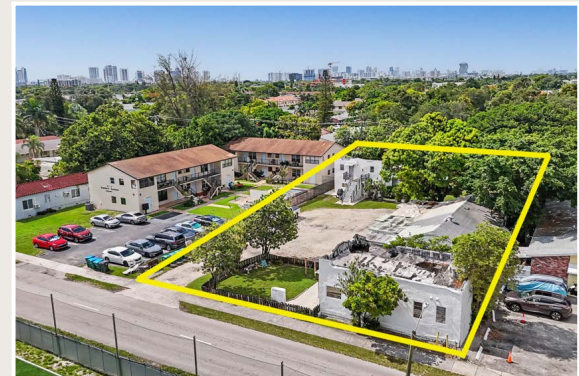


An aerial photograph of a city, likely Miami, showing a dense urban landscape with various buildings, palm trees, and a distant skyline. The image is darkened with a semi-transparent black overlay to make the white text stand out.

04 | 2306 Van Buren

PROPERTY PHOTOS

AERIAL VIEWS



RENDERINGS + PLANS



An aerial photograph of Hollywood Beach, Florida, showing a dense residential area with many houses and buildings. The beach and ocean are visible in the background. The image is darkened with a semi-transparent black overlay, and white text is superimposed on the left side.

05

| 2306 Van Buren

HOLLYWOOD BEACH
OVERVIEW

HOLLYWOOD BEACH, FL



HOLLYWOOD DISTRICTS

1

Hollywood Beach

Famous for its beautiful sandy beaches and the iconic Hollywood Boardwalk, this district is a hub for outdoor activities.

2

Downtown Hollywood

This vibrant area features a mix of shops, restaurants, and cultural attractions. The Hollywood ArtsPark is a highlight, offering outdoor events, art installations, and a playground.

3

East Hollywood

This district features a mix of residential and commercial zones, with a focus on community-oriented services. It includes schools, parks, and local businesses.

4

North Hollywood

This area is primarily residential, with a blend of single-family homes and multi-family units. North Hollywood is known for its proximity to various amenities, including shopping centers and parks,

5

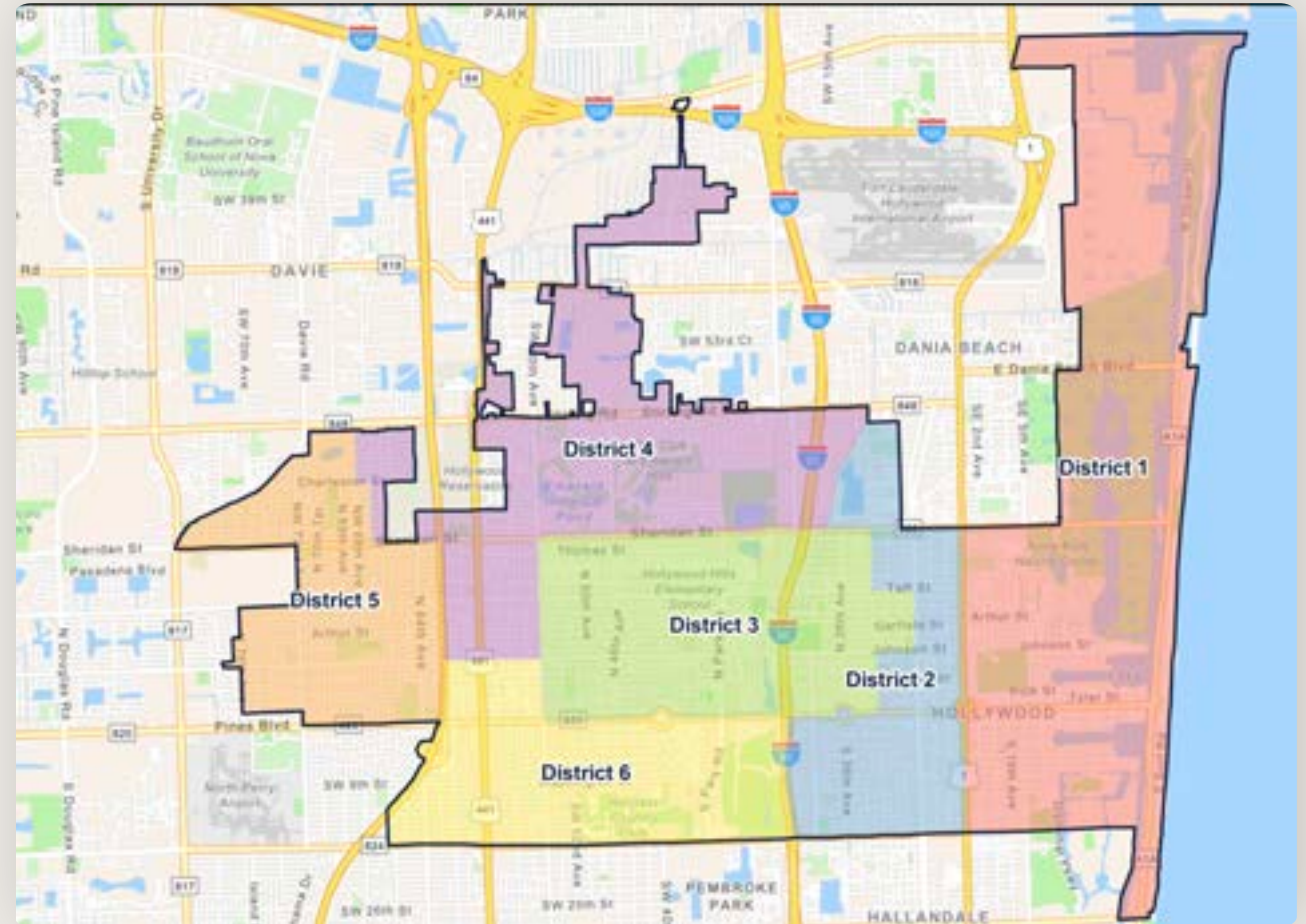
West Hollywood

Primarily residential, West Hollywood is known for its family-friendly atmosphere and parks. The district includes various neighborhoods with single-family homes, making it a quieter area compared to the bustling beach and downtown districts.

6

South Hollywood

Characterized by its diverse neighborhoods, South Hollywood offers a range of housing options and community resources. The area includes parks, recreational facilities, and access to local schools.



NEIGHBORHOOD ATTRACTIONS



BEACH BOARD WALK + BOAT TOUR

The Hollywood Beach Boardwalk, a picturesque promenade stretching nearly two and a half miles along the Atlantic Ocean, is known for its vibrant atmosphere, lined with palm trees, shops, and eateries. Visitors can enjoy leisurely strolls or bike rides while soaking in the ocean views. Boat tours in the area offer a unique perspective of South Florida's beautiful coastline, allowing guests to explore the Intracoastal Waterway, spot local wildlife, and admire stunning waterfront homes. Whether relaxing on the beach or cruising the waters, the Hollywood Beach Boardwalk and its boat tours provide a delightful blend of relaxation and adventure.



ARTS PARK AT YOUNG CIRCLE

Featuring 10 acres of lush green space, jogging grounds, a children's play area, and an interactive fountain, this revolutionary park is an ideal area to unwind, soak in the sun and enjoy a relaxing picnic.

- J+ Group at Compass specializes in Investment Residential Sales, Commercial Sales & Leasing for Multifamily, Retail, Office, industrial and Development Opportunities in the Miami core and sub-core markets. Led by Jesse Spencer, J+ Group works to connect different perspectives of the real estate industry so that investment decisions are made with a complete understanding of value and where unseen opportunity may exist. Whether investing for the first time or overseeing large institutional acquisitions J+ Group has a history of hands-on experience and has created a niche for relaying data, understanding value and interpreting hidden upside.
- Through their approach, J+ Group is bridging the gap between analytical analysis and luxury sales strategies, which have led the group to the achievement of numerous record-breaking sales transactions in multiple categories.



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