

BUILD-READY SITE IN A HIGH-GROWTH MARKET

HALLANDALE BEACH | BROWARD, FL

N DIXIE HIGHWAY
VACANT & SHOVEL-READY PARCEL

\$1,300,000

LIST PRICE

±12,508 SF

TOTAL LOT SIZE

Central RAC

ZONING

\$104/SF

PRICE / SF



FAUSTO COMMERCIAL PRESENTS

A development site on North Dixie Highway, positioned for a high-density vertical build in one of South Florida's fastest-growing coastal submarkets. Hallandale Beach sits between Gulfstream Park, Aventura, and Downtown Hollywood, drawing on a 43,000-plus population and direct I-95 and US-1 access. With the city's development pipeline expanding and new product commanding premium pricing, this is a turnkey canvas to deliver urban-core scale at an entry-level land basis.

INVESTMENT HIGHLIGHTS

- Hard-corner parcel with signalized-corridor frontage
- Form-based zoning supports dense mixed-use development
- 24 major projects underway across the city pipeline
- New commercial product nearby trades past \$800/SF
- Built for build-to-suit, owner-user or 1031 capital

ALLOWABLE USES

MULTIFAMILY	MIXED-USE	OFFICE
LIVE/WORK	RETAIL	RESTAURANT
MEDICAL	HOTEL	ENTERTAINMENT

EXCLUSIVELY LISTED BY



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