



**NEW PRICE  
REDUCTION**

**From \$5.9M  
down to**

**\$4.45M**

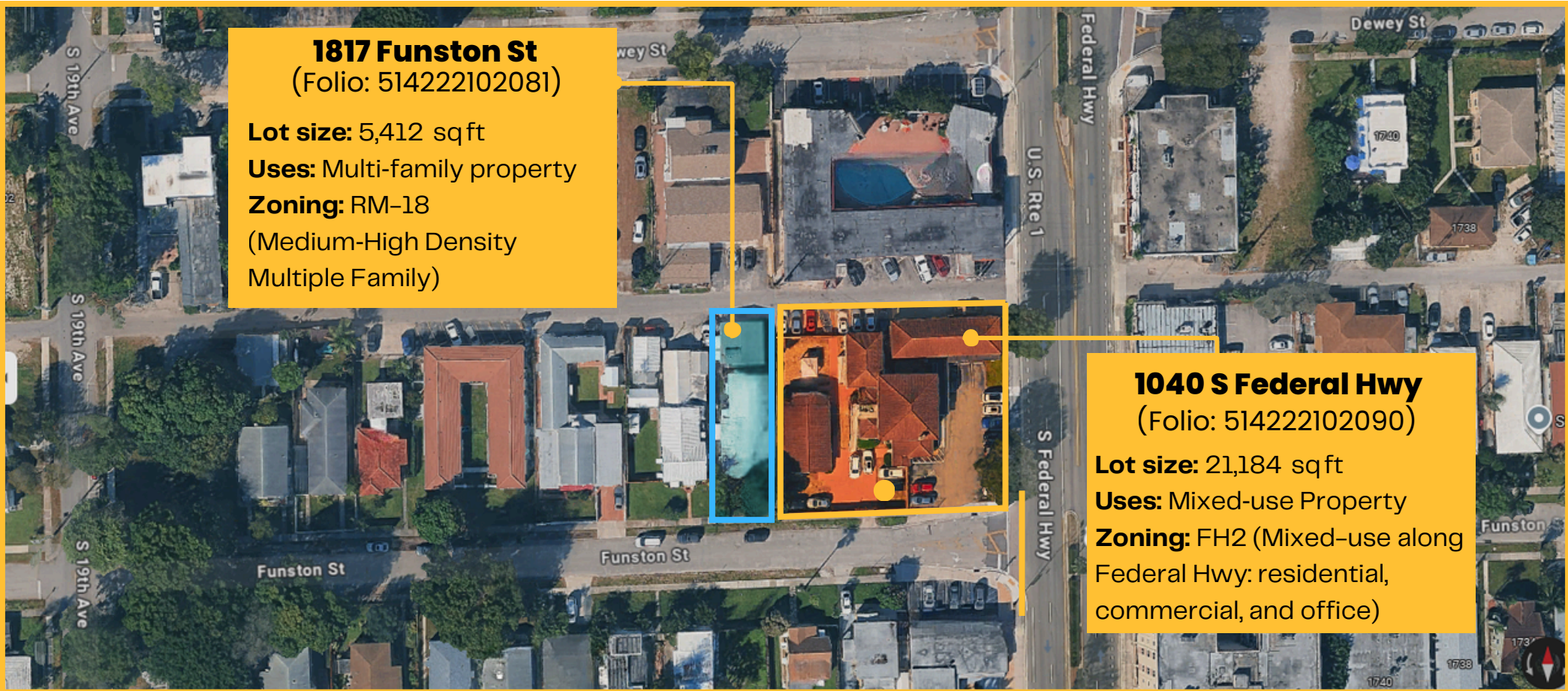
# HOLLYWOOD'S PREMIER DEVELOPMENT OPPORTUNITY

**1040 S FEDERAL HWY & 1817  
FUNSTON ST HOLLYWOOD, FL**

Now priced to move — a **26,596 SF FH-2 development site with premier US-1 frontage**, positioned inside Hollywood's Opportunity Zone. Ideal for **mixed-use, multifamily, or commercial redevelopment** with exceptional long-term upside.

Unlock short-term value while you build your vision — existing improvements provide flexible interim income as you plan your project.





**1817 Funston St**  
(Folio: 514222102081)

**Lot size:** 5,412 sqft  
**Uses:** Multi-family property  
**Zoning:** RM-18  
(Medium-High Density  
Multiple Family)

**1040 S Federal Hwy**  
(Folio: 514222102090)

**Lot size:** 21,184 sqft  
**Uses:** Mixed-use Property  
**Zoning:** FH2 (Mixed-use along  
Federal Hwy: residential,  
commercial, and office)

## STRATEGIC HIGHLIGHTS

- **Land Size:** 26,596 SF (FH-2 + RM-18  
Assemblage: 21,184 SF + 5,412 SF)
- **Price Down:** \$4.45M
- **Zoning:** FH-2 + RM-18
- **Frontage:** Premier US-1 visibility
- **Access:** High traffic counts + quick  
highway connectivity
- **Opportunity Zone:** Yes
- **Improvements:** Existing structures  
provide interim value



## INVESTMENT SUMMARY

This South Federal Highway site delivers prime redevelopment potential supported by strong demographics, zoning flexibility, and Opportunity Zone benefits. With unmatched visibility and high traffic flow, the property is perfectly positioned for mixed-use or multifamily development with compelling long-term appreciation.



## SEIZE THE OPPORTUNITY

Own a high-exposure 26,596 SF FH-2 development site priced at **\$4.45M**. Its combination of visibility, zoning advantages, and interim income makes it a standout investment opportunity in Hollywood's growth corridor.



**For full OM access, and private showings, reach out today!**



Presented Exclusively


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**UNLOCK FULL DETAILS, SITE PLANS, AND DENSITY POTENTIAL  
SCAN NOW!**