

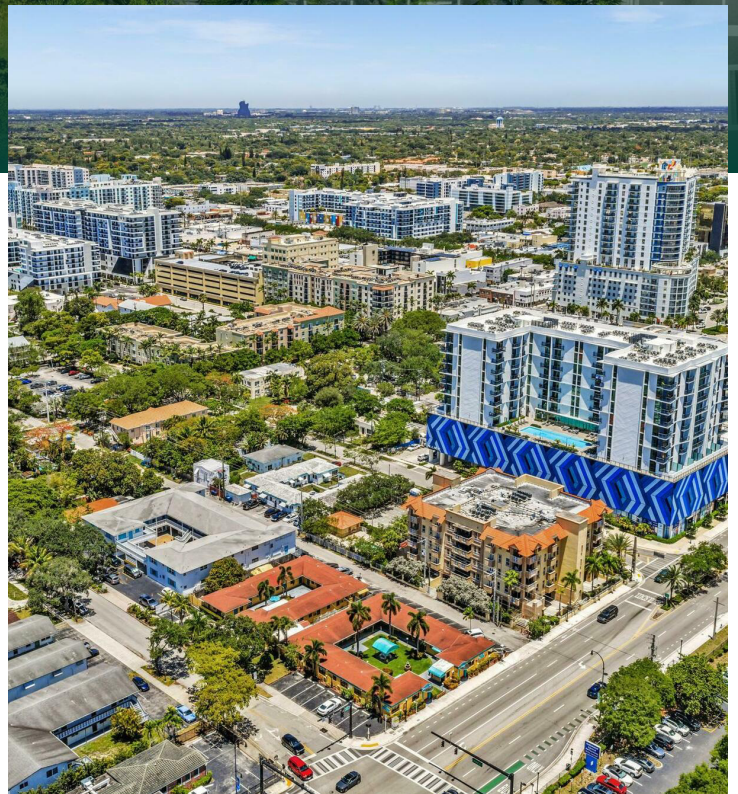
**418 South Federal Highway
Hollywood, FL 33020**

Sale Price

\$ 7,250,000 USD

Positioned in the heart of Downtown Hollywood's rapidly transforming urban core, Hill Motel presents a rare opportunity to acquire a prime redevelopment site just steps from Young Circle and the city's vibrant mixed-use district.

Surrounded by recently completed and proposed multifamily and mixed-use projects, including developments near Federal Highway and Young Circle, the site is strategically positioned to capitalize on continued residential and commercial demand in Broward County.



Filippo Vespa

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Associate*

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The Keyes Company 1535 Three Village Road, Weston, FL 33326 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Keyes Company in compliance with all applicable fair housing and equal opportunity laws.



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VIDEO

Property Description

The property spans approximately 0.62 acres along a highly trafficked stretch of Federal Highway and is currently improved with an income-producing boutique motel featuring short-term rental rooms and apartment units, allowing investors to generate interim cash flow while pursuing redevelopment approvals.

The site is zoned FH-2, permitting high-density residential, hospitality, or mixed-use development with allowable heights up to 18 stories (190 feet). The zoning supports a potential buildout exceeding 100,000 square feet for single-use projects and approximately 128,000 square feet for mixed-use configurations.

Offering Summary

Sale Price:	\$7,250,000 USD
Number of Rooms:	26
Lot Size:	0.62 Acres
Building Size:	8,969 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	978	3,564	11,654
Total Population	1,751	7,254	26,536
Average HH Income	\$70,510	\$77,204	\$76,799



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Located within Hollywood's CRA District and Opportunity Zone, the property benefits from favorable density incentives, tax advantages, and significant public infrastructure investment. Downtown Hollywood continues to experience substantial growth, with more than \$1.5 billion in active and planned developments reshaping the area into one of South Florida's emerging live-work-play destinations.

Location Description

Discover the vibrant neighborhood surrounding the property in Hollywood, FL. Situated among a thriving hospitality scene, the area boasts proximity to popular attractions such as Hollywood Beach, Gulfstream Park, and the Seminole Hard Rock Hotel & Casino. Enjoy a variety of dining and entertainment options, with the Hollywood Boardwalk just minutes away. The location offers a dynamic blend of leisure and business, attracting visitors year-round. With convenient access to major thoroughfares and a strong tourist presence, this prime location presents an appealing opportunity for a full-service hospitality investor. Experience the best of Hollywood's bustling atmosphere in this sought-after area.

Site Description

2 sites totaling 0.62 acres. Zoning allows buildings up to 140 ft or 14 stories high.

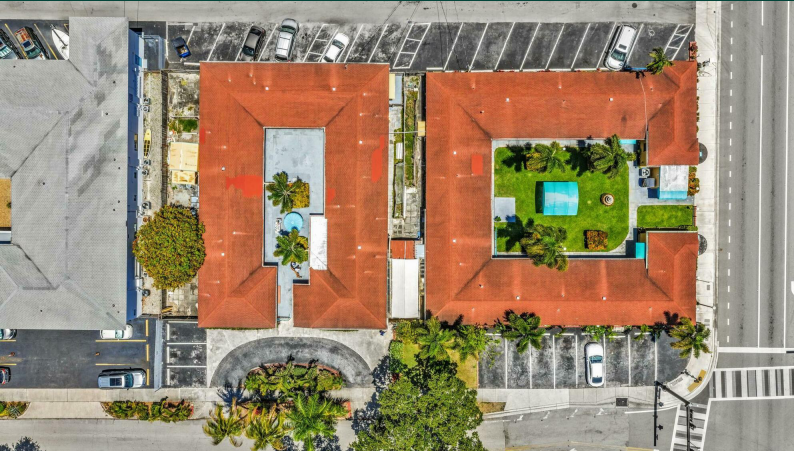


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Property Highlights

- Rare redevelopment opportunity along the highly trafficked Federal Highway corridor in the heart of Hollywood.
- Strategically positioned between Downtown Hollywood and the coastal residential communities, offering exceptional visibility and accessibility.
- Prime infill location surrounded by ongoing mixed-use, multifamily, and retail growth throughout South Broward County.
- Flexible redevelopment potential for multifamily, mixed-use, retail, medical, hospitality, or boutique commercial concepts, subject to municipal approvals.
- Strong demographic fundamentals with dense surrounding population, affluent coastal consumer base, and year-round tourism drivers.
- Immediate access to major transportation corridors including US-1/Federal Highway, Hollywood Boulevard, and I-95.
- Minutes from key regional demand generators including Downtown Hollywood, Hollywood Beach, and Fort Lauderdale-Hollywood International Airport.
- Favorable live-work-play dynamics continue to support residential absorption and retail demand throughout the immediate submarket.
- Excellent frontage and signage opportunity along one of Broward County's primary north-south commercial arteries.
- Opportunity to capitalize on continued migration trends and long-term redevelopment momentum across South Florida.
- Limited availability of comparable redevelopment parcels in established urban infill locations creates strong long-term value potential.
- Ideal opportunity for developers, investors, and owner-users seeking scale, visibility, and positioning within an evolving growth corridor.



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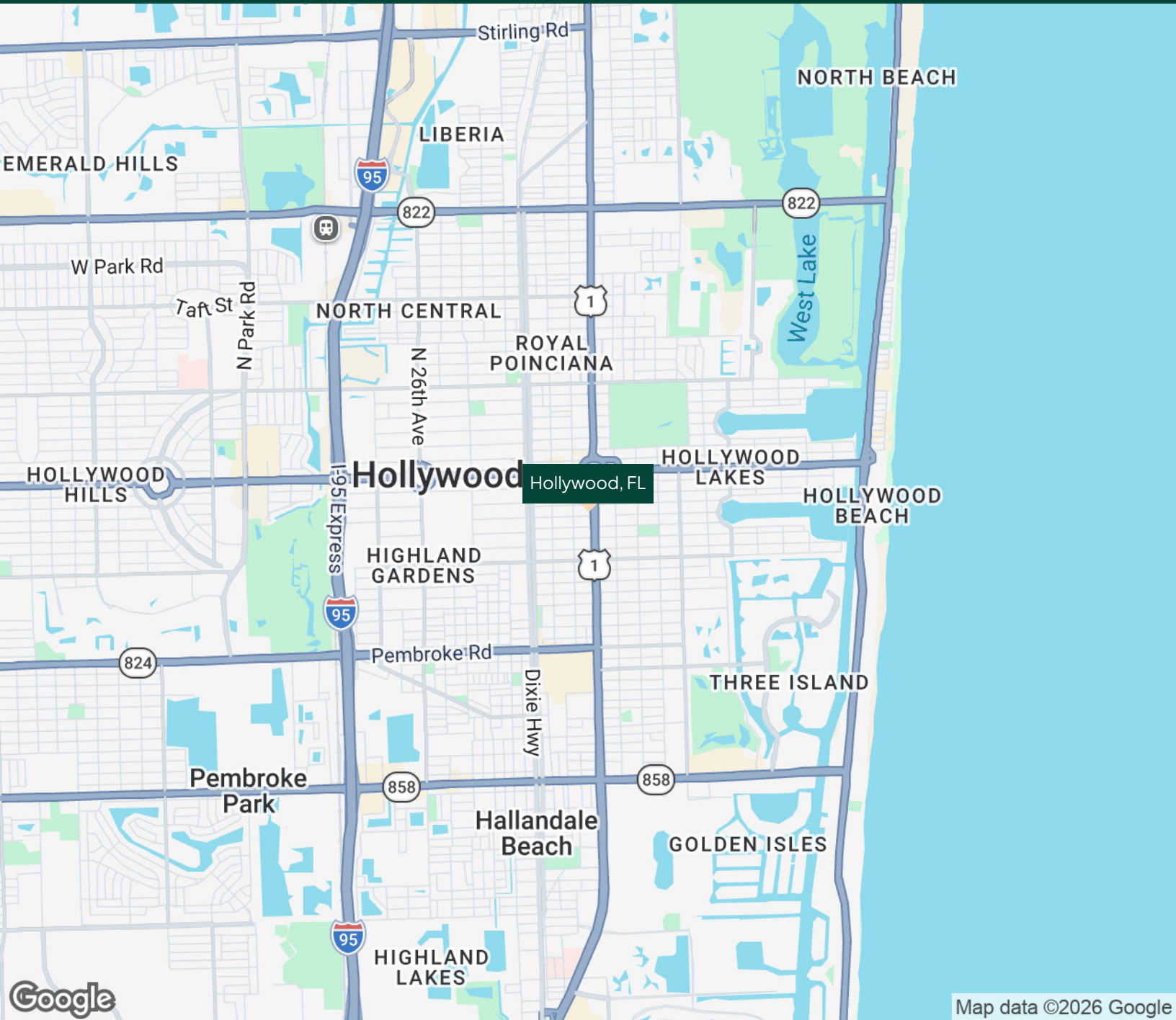
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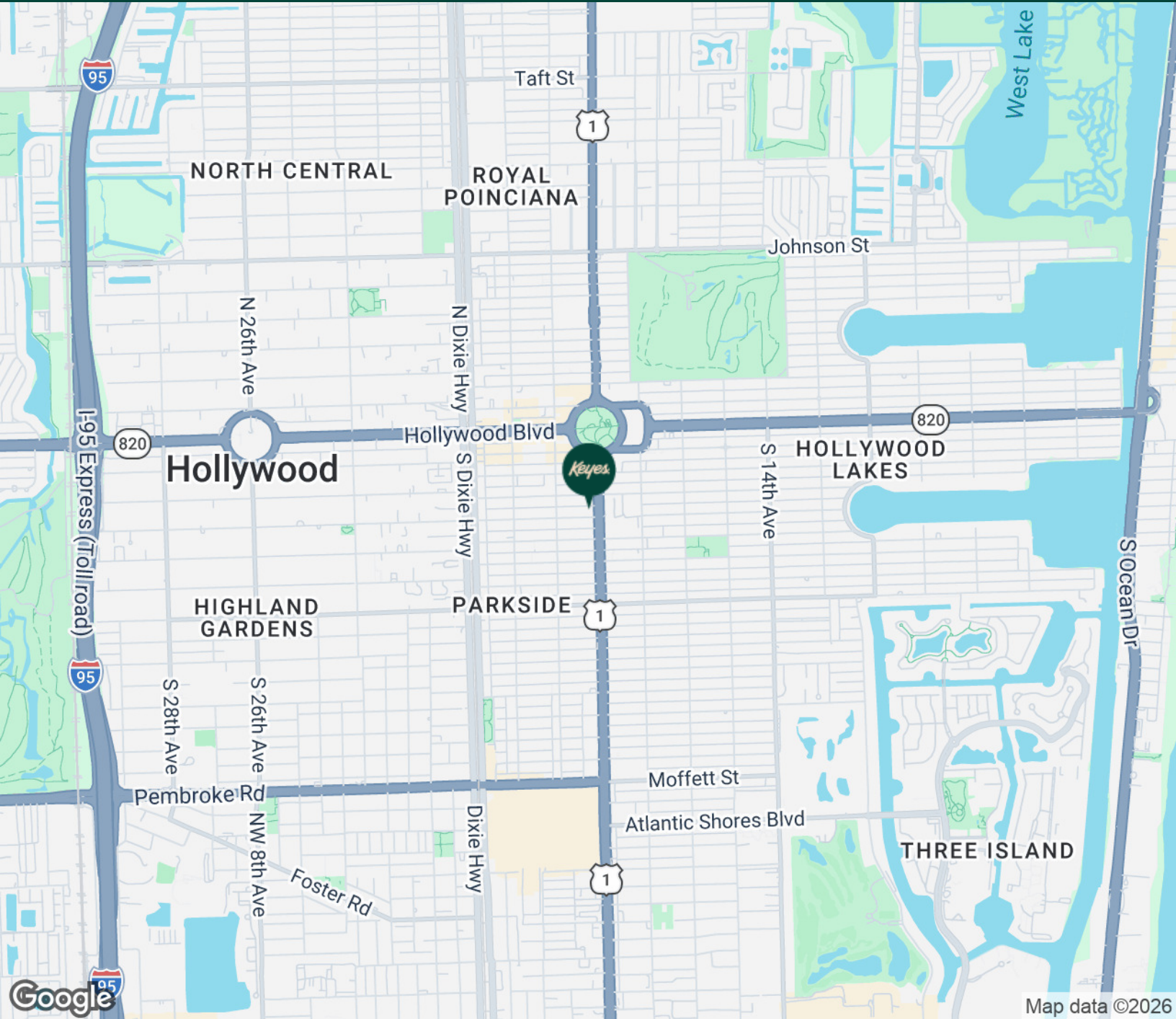
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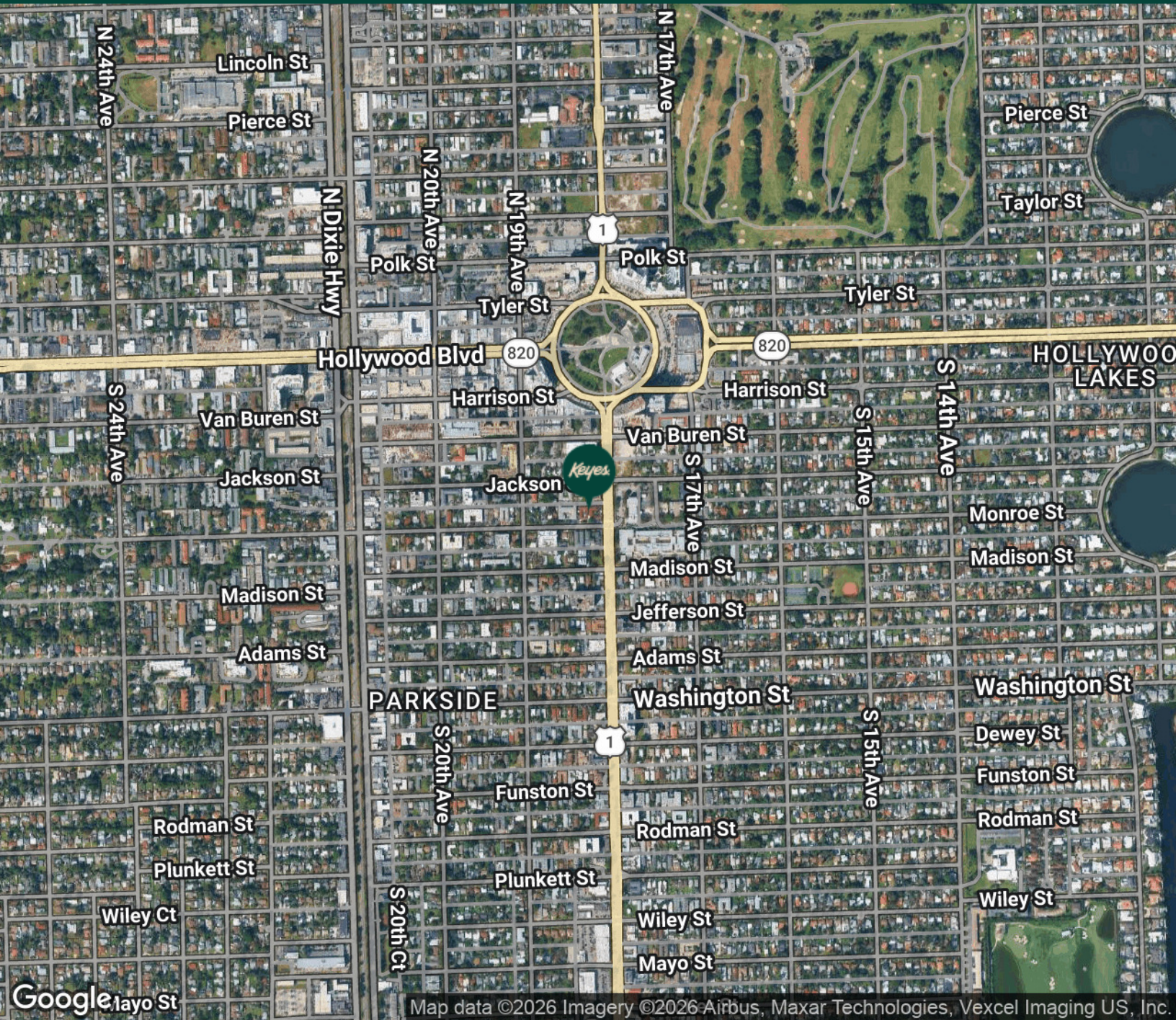
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Investment Overview

Price	\$7,250,000
Price per SF	\$808
Price per Unit	\$278,846



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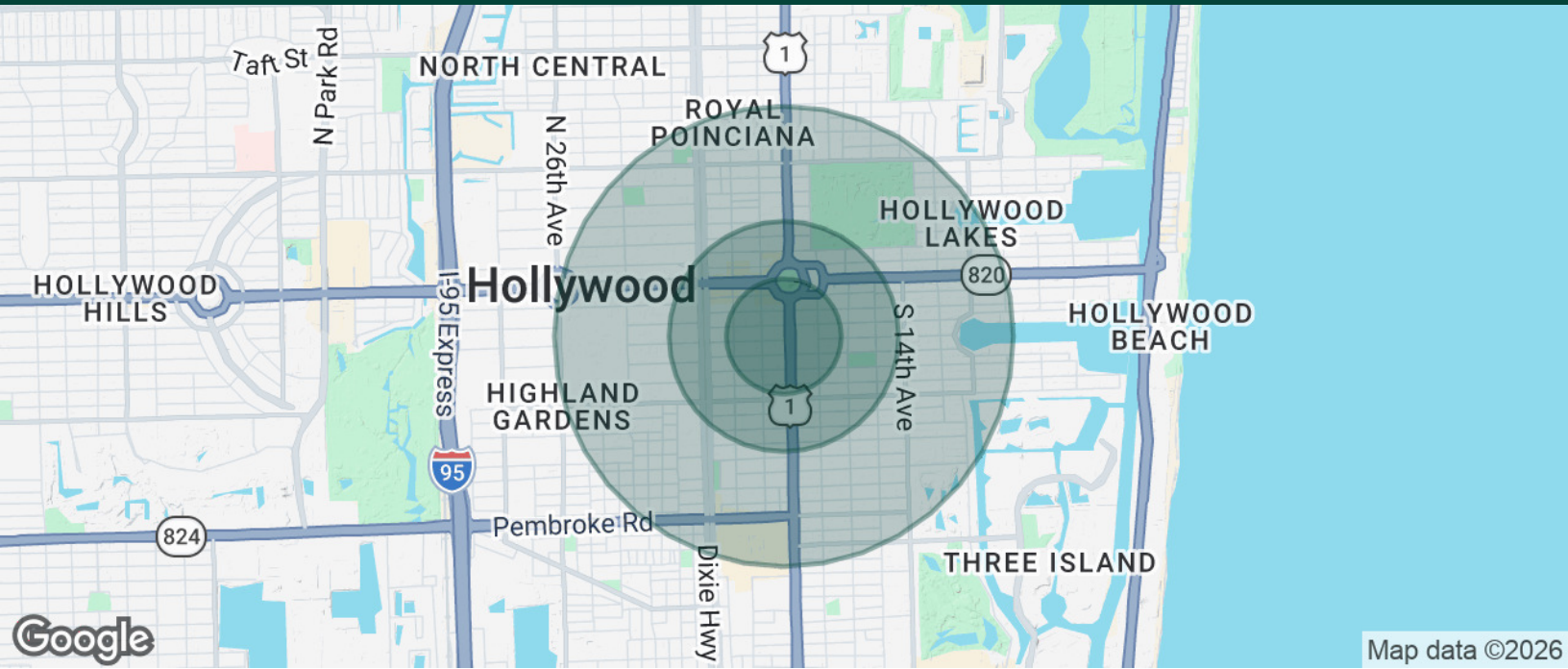
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,751	7,254	26,536
Average Age	38.1	37.6	39.6
Average Age (Male)	33.8	35.4	38.4
Average Age (Female)	40.7	38.3	39.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	978	3,564	11,654
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$70,510	\$77,204	\$76,799
Average House Value	\$313,755	\$387,407	\$437,331

2023 American Community Survey (ACS)



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Global, media companies
around the world
are talking about Keyes

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People

MANSION GLOBAL

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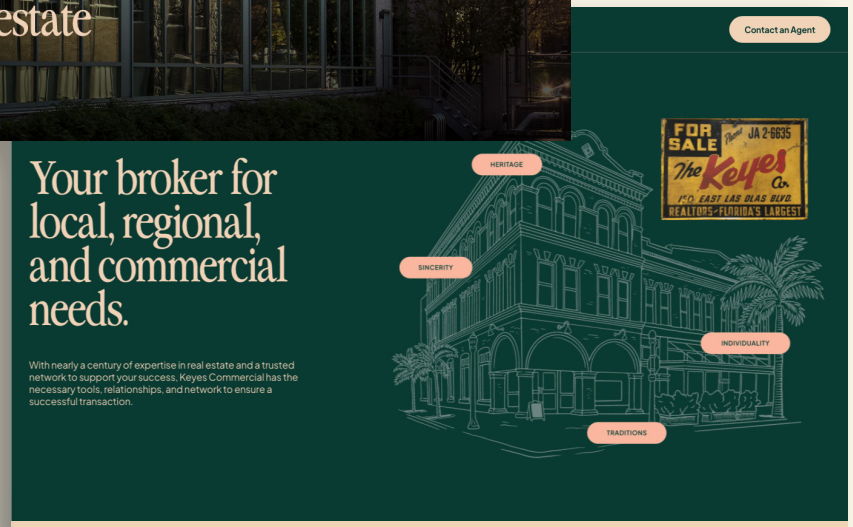
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The New York Times

Business Generating Technology

TOP WEBSITES FOR LISTINGS AND SEARCHES



Marketing Plan of Action

Keyes[®]

Enter listing into
Loopnet & CoStar

Schedule
Property Photos

Distribute Virtual
and Youtube Video

"For Sale" Signs &
24 Hour Hotline
Riders installed

Review Showing Tips

Prepare Property
Offering
Memorandum

Create Advertising
Plan and Schedule

Eblast Property
Flyer to REALTOR[®]
Community

Showcase Property
on 900 Real Estate
Websites

Continue Ongoing
Communication
Through Seller
Report

Conduct Personal
Showings

Provide You
with Feedback On
Showings

Continued Ongoing
Communication
With You

Show Property to
Potential Buyers
& Investors

Evaluate Current
Positioning in the
Market Place, including
Price, Value, etc.

Obtain and Negotiate
an Acceptable Contract
on Your Property

Marketing Strategy



MAXIMIZE YOUR EXPOSURE

- Design a full-color property postcard, detailing all information and distribute to target markets.
- List the property on - Southeast Florida Regional MLS Listing Service, LoopNet Commercial Website, and Co-Star Website.
- Market your property on Keyes.com and KeyesCommercial.com.
- Direct Mail Campaigns - Newspapers, Magazines, Social Media.
- Marketing throughout our 50+ offices with our 4,000+ Associates.
- Partner with international companies to promote your property worldwide.
- E-mail blasts to an expansive list of registered buyers every day.
- Network with other Commercial REALTORS® on a daily basis by telephone, direct mail, internet and scheduled commercial meetings.

THE *Keyes* CO. 7030 Haverhill Road, Riviera Beach, FL *For Sale*

Property Description
The industrial building located at 7030 N. Haverhill Road, Riviera Beach, FL, offers a prime opportunity for investors or businesses seeking a versatile and spacious industrial property. Boasting a substantial 12,814 square feet of interior space and 4000 sf of outside overhang storage with an two (2) ton Crane this building sits on a generous 2.7173 acres of land, providing ample room for various industrial operations or future expansion. The building features 2000 sf of a second floor C bathroom and shower, snowroom on the first floor, and seven (7) bay doors 10' x 12', 20' high cast-in-place concrete with concrete roof. The exterior is fenced for security and has an overhang roof with a loading dock area. Abundance of outside storage. The site totaling 2.7173 Acres. Attached to the building is an additional outside storage with a 2 ton crane. Featuring a strategic location in Riviera Beach, this property is in close proximity to key transportation routes.

Offering Summary

Sale Price:	\$7,550,000
Number of Units:	1
Lot Size:	2.717 Acres
Building Size:	12,814 SF

David Joseph
Commercial Sales Director
561.789.7726
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THE Keyes Company 21065 Powerline Road, Suite 207 Boca Raton, FL 33433
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3157 N University Drive, Space 101-102 THE *Keyes* CO.
Davie, FL 33024

OFF MARKET

10 - 2 Beds 1 Bath Multifamily Property
721 NW 3 AVE, FORT LAUDERDALE, FL 33311

THE *Keyes* CO.

Keyes Commercial
Keyes Commercial Boca Raton
21065 Powerline Road, Suite 207
Boca Raton, FL 33433
P: 561.985.2286
www.keyescommercial.com

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360° visit



More Videos
on Youtube



Extra Photos
36/Property



Digital Profiles
Property Website



24-Hour
Info Hotline



Social Media
Interactions



Listing Syndication
+900 Websites & MLS

90% of buyers use the internet to
search for commercial properties

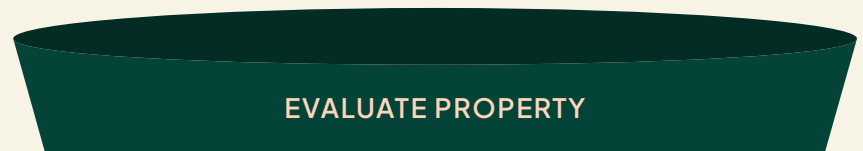
Keyes[®]

The Process Funnel

Keyes®

01. Evaluate Property

Identify the strengths and weaknesses of your property.



02. Identify Property Best Use

Determine the best use to obtain the maximum and optimal selling price.



03. Identify Target Market

Establish based on the best use.



04. Market Analysis

Identify comparable properties, perform analysis, and identify current trends.



05. Establish Market Price

Establish based on the market analysis.



06. Identify Media Outlets

Selected based on the target market.



07. Sales Materials Design and develop full color sales and marketing materials.



08. List & Advertise

