



N SURF ROAD AND ELM STREET

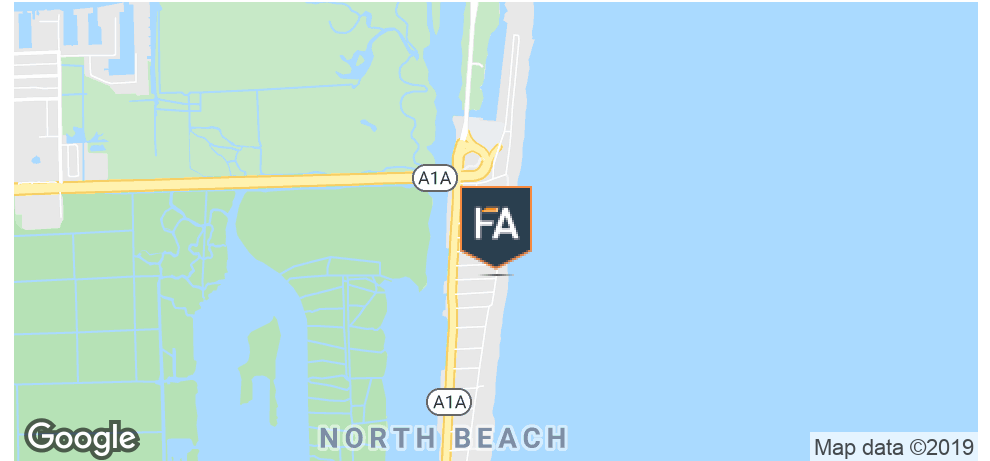
FOR SALE
BEACHFRONT RESIDENTIAL LAND LOTS
LOTS 19 & 20



EXECUTIVE SUMMARY

Land For Sale

N SURF ROAD AND ELM STREET,
HOLLYWOOD, FL 33019



OFFERING SUMMARY

Sale Price: \$3,900,000

Folio #1: 51-42-01-02-6670

Folio #2: 51-42-01-02-6680

Market: Hollywood, FL

PROPERTY OVERVIEW

Two pristine land lots are available for sale in the Hollywood beach area. Located in a private area facing the ocean just a few steps from the sand and sea surrounded by beautiful green vegetation. Nestled between Miami and Ft. Lauderdale, Hollywood, Florida is known for its beautiful stretch of beach, perfect for a beach vacation. With oceanfront hotels and resorts, you will find the perfect accommodation for a weekend getaway or staycation. You can find unique shopping, beachfront restaurants, and bars along Hollywood's Broadwalk, in addition to yearlong activities and live music. Convenient trolley service is available to take you to and from Hollywood Beach to Downtown Hollywood to make it easy for you to get out experience everything the city has to offer.

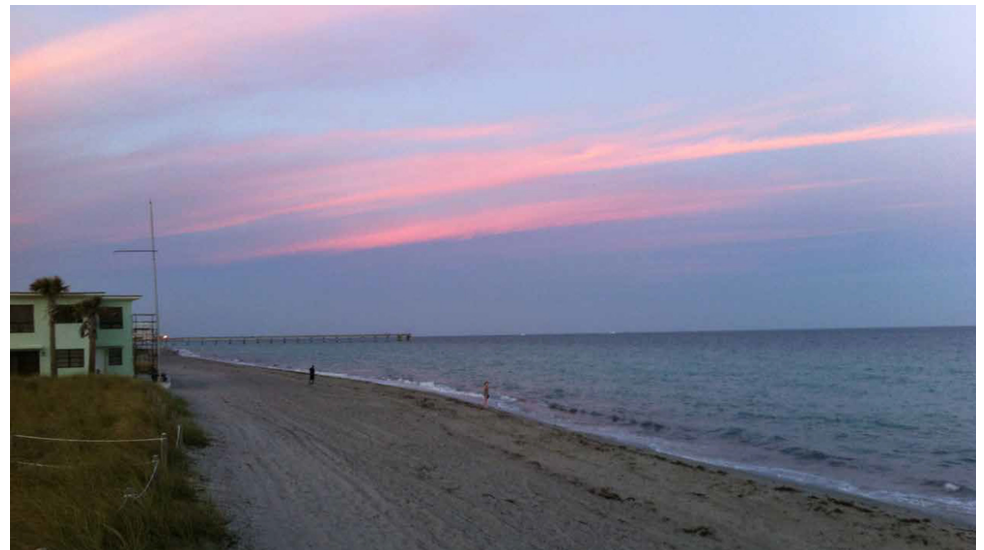
PROPERTY HIGHLIGHTS

- Beachfront Land; These lands can be divided and there could be single family homes on the beach
- Visibility & Frontage: the Atlantic Ocean and sand
- 8 Minutes to I95 Expressway & 13 Minutes to Fort Lauderdale International Airport
- 16 Minutes to Downtown Fort Lauderdale

ADDITIONAL PHOTOS

Land For Sale

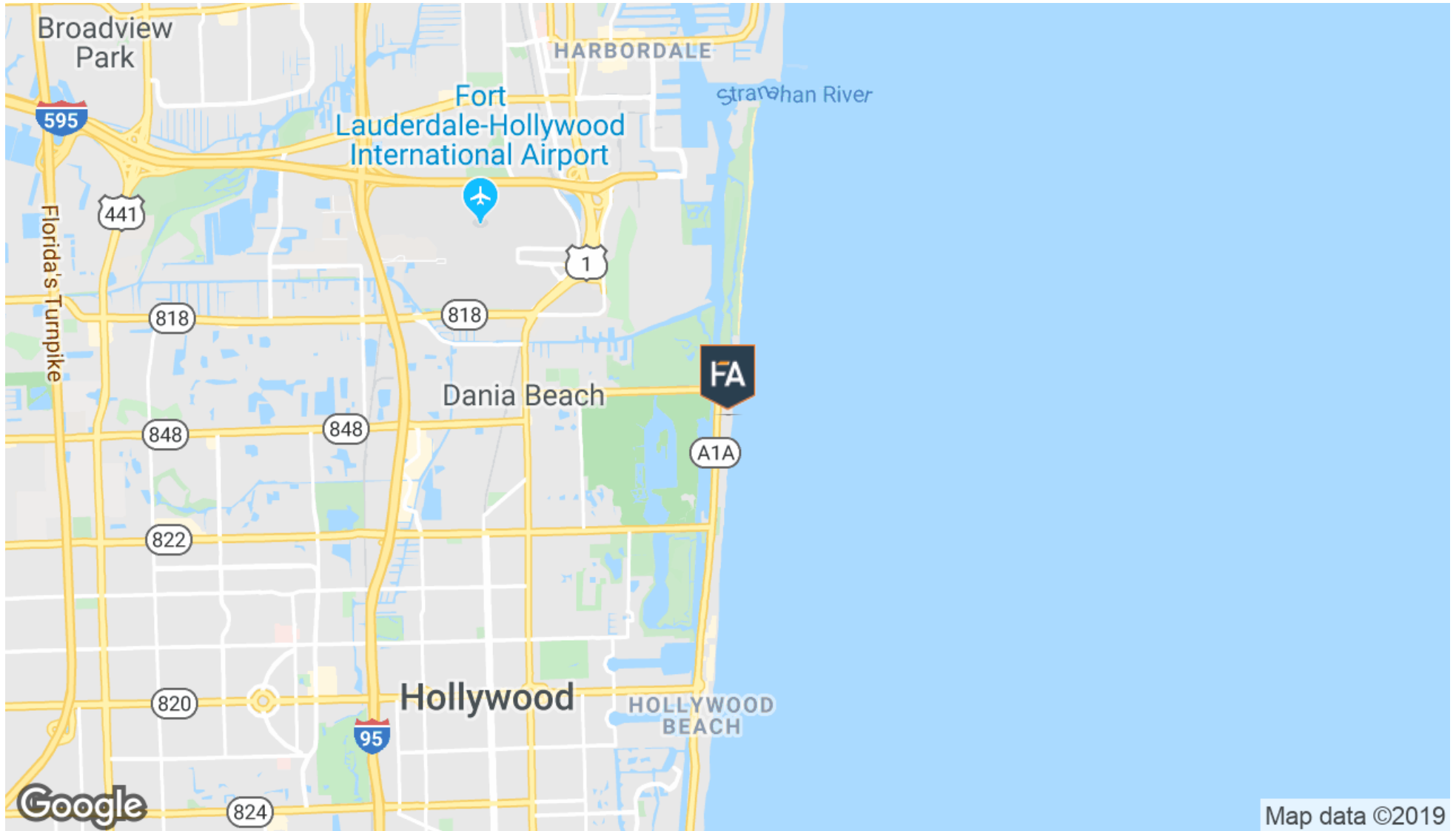
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LOCATION MAPS

Land For Sale

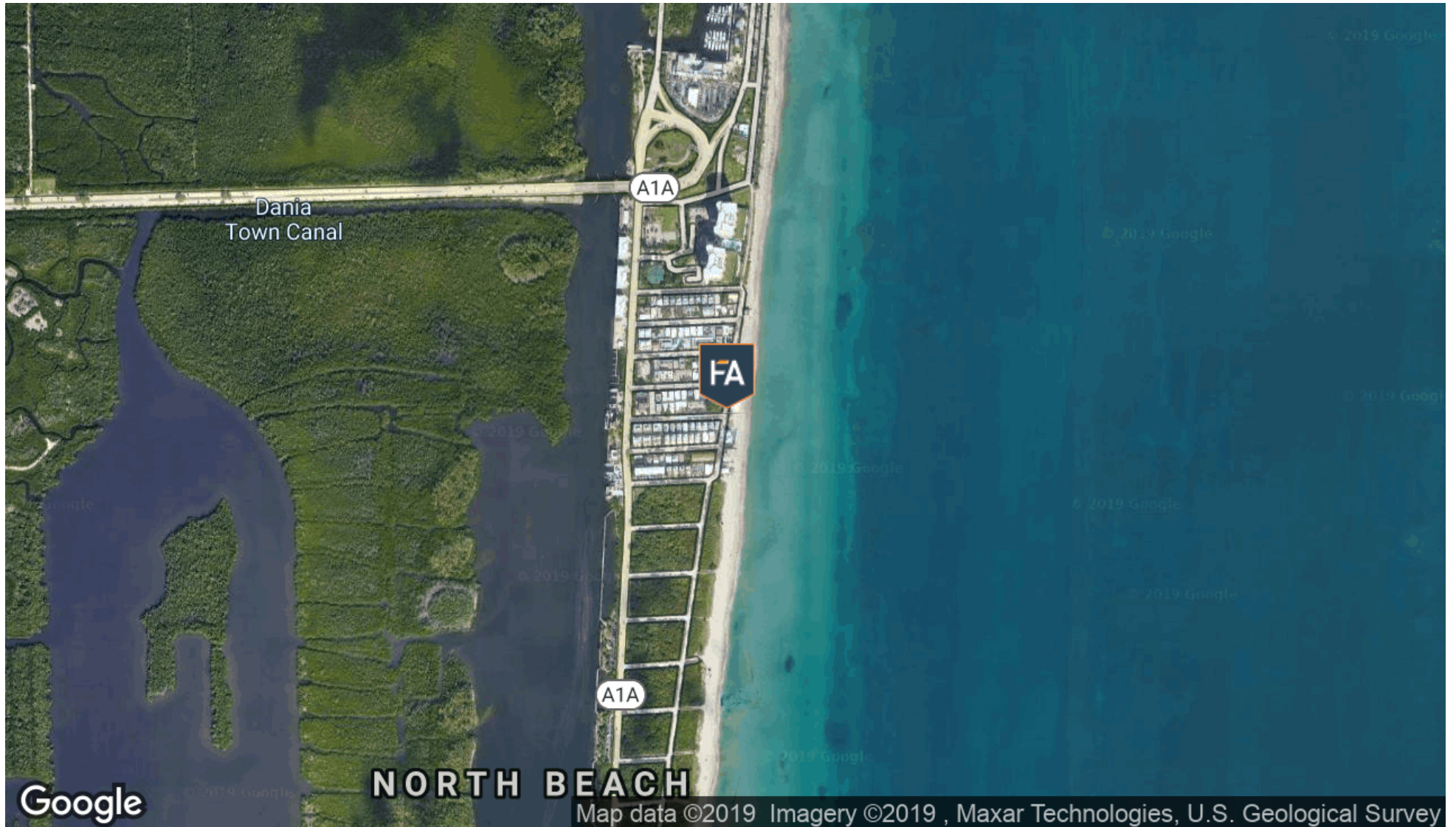
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AERIAL MAPS

Land For Sale

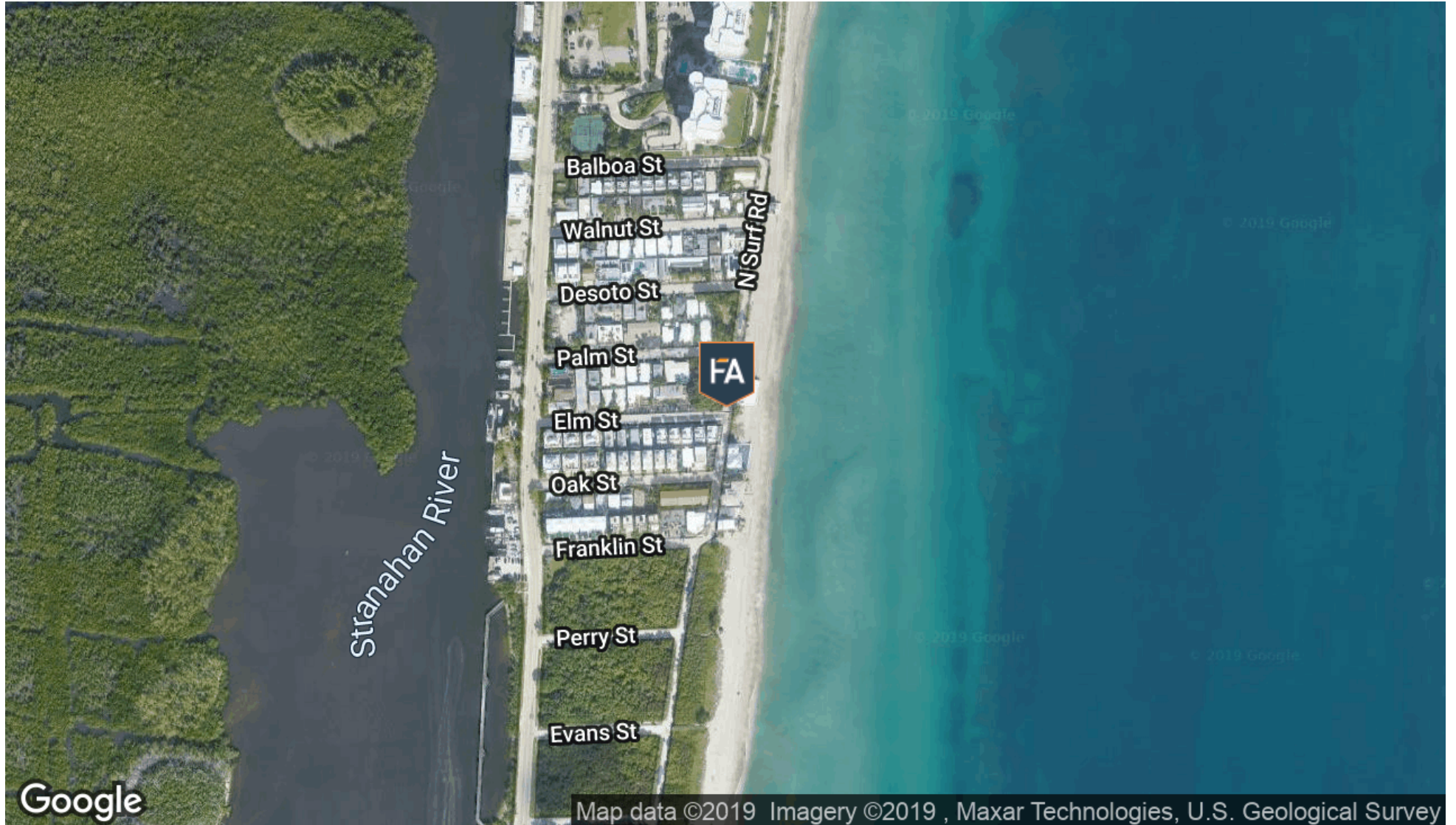
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AERIAL MAPS

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RETAILER MAP

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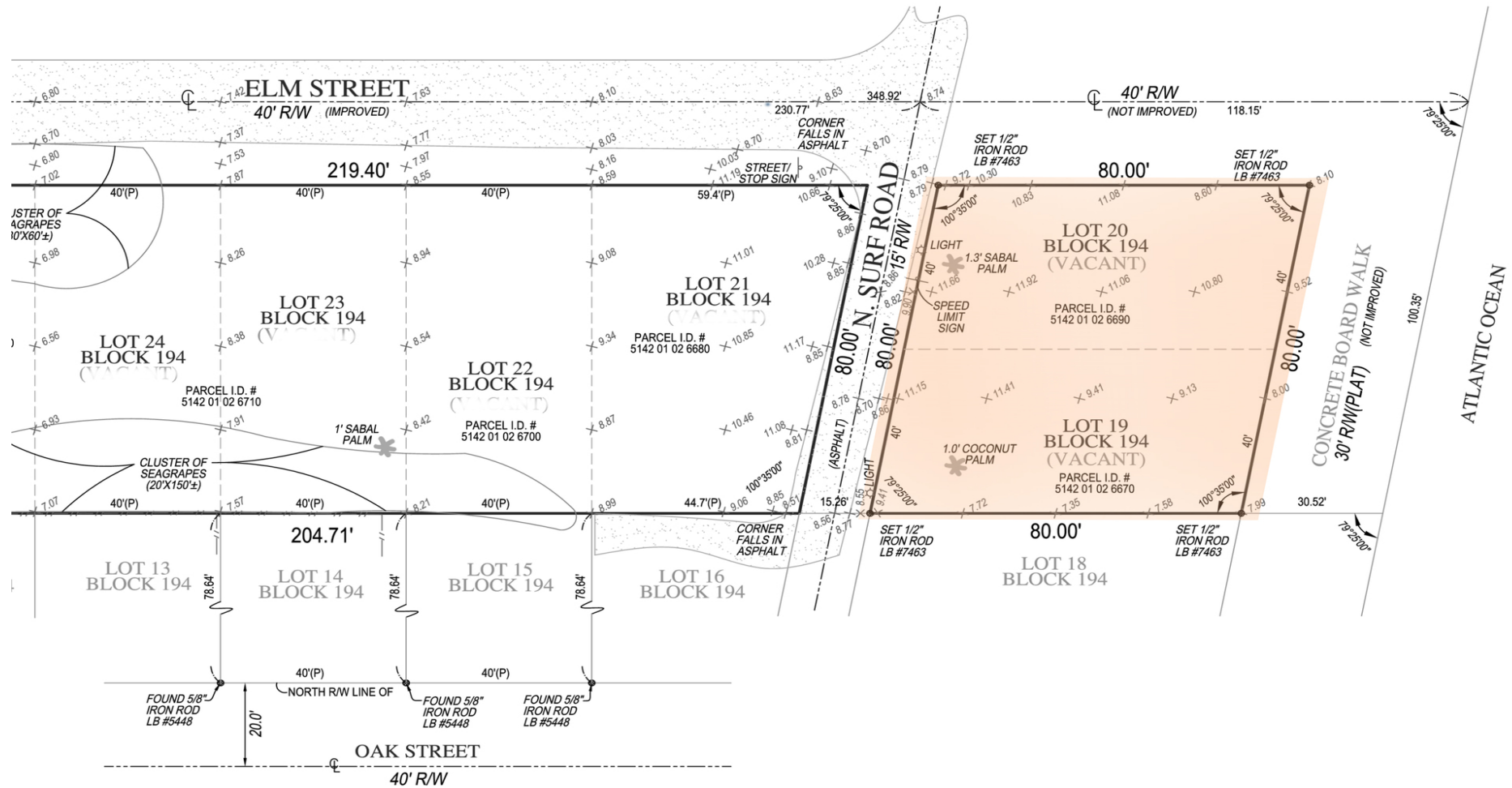


SURVEY

Land For Sale

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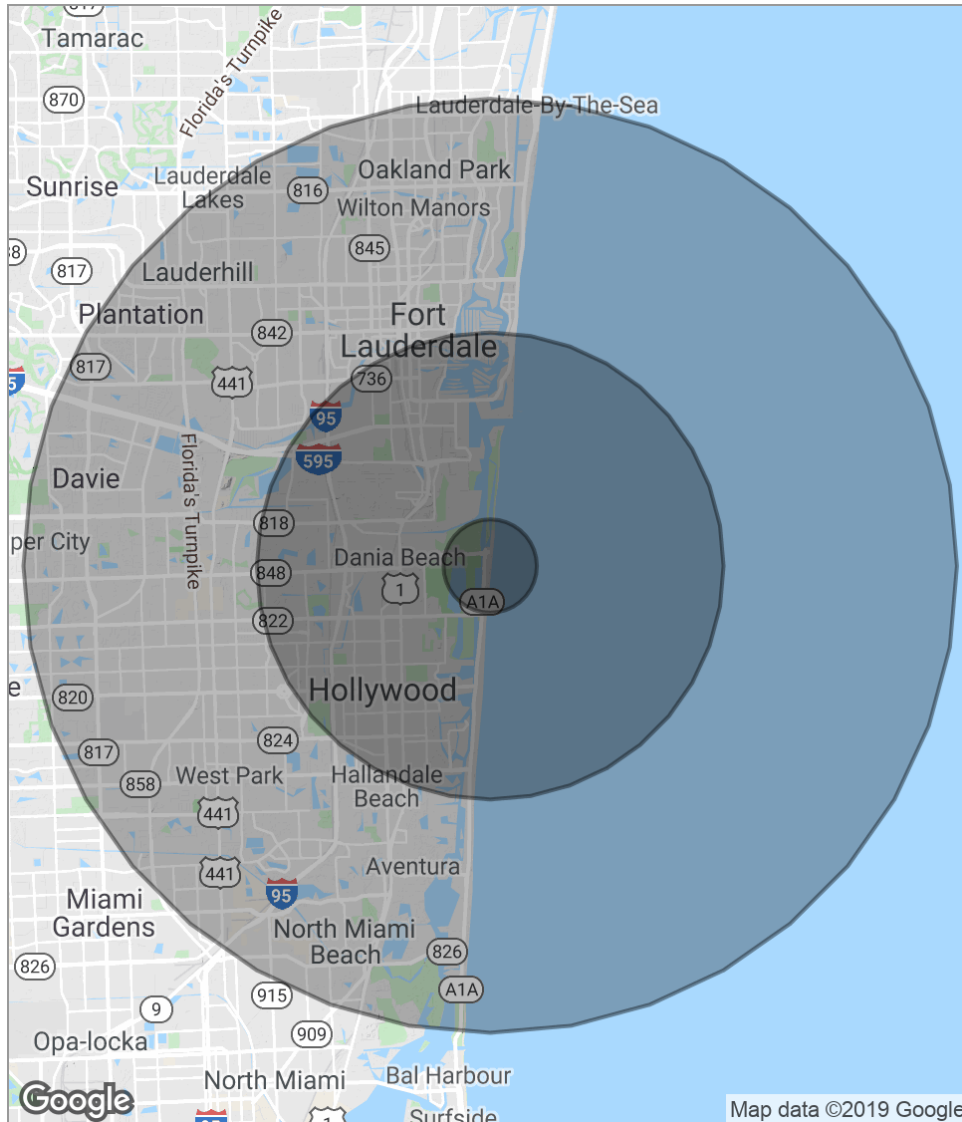
LOCATION MAP NOT TO SCALE



DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	498	143,807	792,199
Median age	57.6	43.3	39.5
Median age (Male)	58.4	43.0	38.2
Median age (Female)	57.1	43.5	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	282	66,794	319,047
# of persons per HH	1.8	2.2	2.5
Average HH income	\$106,187	\$67,722	\$65,263
Average house value		\$337,079	\$323,417
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	5.6%	20.9%	23.8%
RACE (%)	1 MILE	5 MILES	10 MILES
White	95.6%	76.2%	59.4%
Black	0.0%	15.0%	32.0%
Asian	0.0%	2.0%	2.0%
Hawaiian	0.0%	0.1%	0.0%
American Indian	0.0%	0.3%	0.3%
Other	0.0%	3.0%	3.8%

* Demographic data derived from 2010 US Census

DISCOVER HOLLYWOOD

Land For Sale

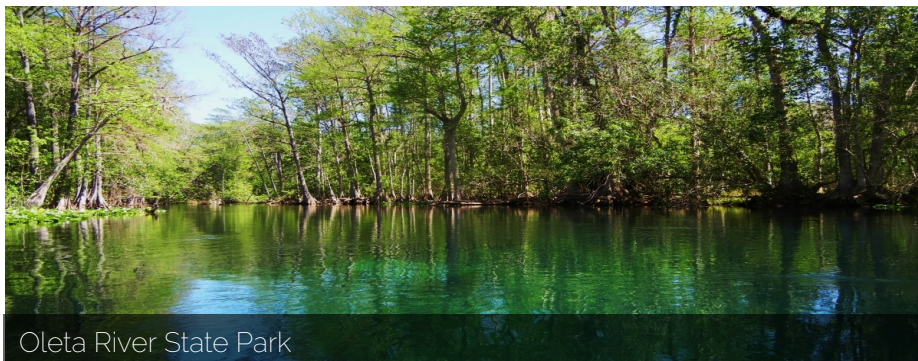
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Hollywood Beach



Gulfstream Race Track



Oleta River State Park

BEACHES, CASINOS AND MORE!

The city of Hollywood offers a wide choice of sporting activities year round including tennis, golf, swimming, boating, and saltwater fishing. Evenings offer a choice of fine or casual dining and nightclub entertainment for all ages from ballroom dancing to rock'n roll. Merchandise of every kind can be found in shopping centers, individual boutiques, and malls, conveniently located throughout the city.

Gulfstream Park: has South Florida's hottest casino. Open 365 days a year, it features not only one, but two floors of high energy entertainment with almost 800 Vegas-style slots, a live action poker room with stakes ranging from casual to ultra high, captivating promotions and tournaments. Enjoy the horse racing track at Gulfstream Park with the Florida Derby! A true spectacle on and off the track, the Florida Derby is the place to see and be seen for the fans and the horse racing community. Rub elbows with celebrities, television and film personalities as well as the industries top horse owners, trainers and jockeys in a week-long celebration. The biggest race day of the year in South Florida, the Florida Derby is a showcase of the world's best horses and jockeys, who all are competing for the coveted title of Florida Derby Winner on their road to the Triple Crown

Oleta River State Park: While biking the 15 miles of off-road bicycling trails or paddling along lush mangrove forests on the Oleta River, it is difficult to believe Oleta River State Park exists in the shadow of downtown Miami. At just over a thousand acres, this natural oasis—Florida's largest urban park—is a haven for mountain bikers, paddlers, anglers, swimmers and for families out to enjoy a picnic along scenic Biscayne Bay. Feel free to release yourself from the stress of the city at one of the picnic areas or unwind at the end of a fishing pole.

DISCOVER FT. LAUDERDALE

Land For Sale

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Ft Lauderdale Beach Park



River Walk



Brightline

THE "VENICE" OF AMERICA

Experience Greater Fort Lauderdale's 23 miles of promenade-lined beachfront and explore a destination that boasts luxury hotels, an impressive art scene, world-class restaurants, craft breweries, nightlife, shopping, casinos, and the Everglades on its doorstep. Cruise along the "Venice of America," explore shipwreck dive sites in the "Wreck Capital of Florida," and get lost in botanical gardens with lush tropical plants and native wildlife.

» **Las Olas Boulevard:** in the heart of Fort Lauderdale, Florida is at the forefront of everything from fashion boutiques and art galleries, to memorable restaurants, sidewalk cafes and bars set the stage each evening for South Florida's most architecturally unique, authentic, and eclectic shopping and dining district. Stroll the boulevard, duck in and out of our cool breezeways, and be delighted by what you discover. Las Olas Boulevard stretches from the beach at A1A, immaculately lined with palm trees and beautiful people, rising over the fabulous Intracoastal Waterway with magnificent views of million-dollar homes and spectacular yachts.

» **Riverwalk:** At the Riverwalk, Fort Lauderdale's nautical charm and homegrown flair combine to create the ideal location for a stroll. If you're looking to get some walking in, visit a local watering hole, and absorb spectacular views of the glistening Florida waters, be sure to add the Riverwalk Fort Lauderdale to your itinerary! Spanning the banks of the New River is the Riverwalk Park of Fort Lauderdale, a waterfront linear green space right off the famous Las Olas Boulevard. Along this historic bank, Native Americans traded and early settlers transported goods. This bustling area came to represent Fort Lauderdale's birthplace. Today, pedestrians enjoy a lush tropical landscape, winding walkways, and plenty of shops on Florida's "most beautiful mile."

» **Brightline:** The higher speed rail will connect approximately three million people each year between Orlando and Miami, two of the nation's most popular tourism destinations, and will include stops at Fort Lauderdale and West Palm Beach. State-of-the-art passenger trains will travel at speeds up to 125 mph along the 235-mile route. The estimated \$3.1 billion privately-funded project begin partial service in 2017 and fully operational in 2018.

FA COMMERCIAL ADVISORS

Land For Sale

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FABIO FAERMAN

CCIM | Broker Associate



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PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune International Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five consecutive years he has been awarded as the #1 Top Producing Broker of Fortune International Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petite, La Cantina # 20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Ubreakifix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence, and Granier Bakery.

EDUCATION

CCIM, MBA, BA in Architecture

ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International Realty was founded in 1983 by Edgardo Defortuna. Since then, the company experienced exponential growth to include brokerage activities, property management, financing, new development sales and proprietary developments.

What started as a boutique company has now become one of the leading real estate firms in South Florida with 12 local offices as well as 6 international locations, reaching revenue of \$3billion annually.

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

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— REALTY —

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