

4498 N Dixie Highway

Oakland Park, FL 33334

**B-3 User/Development
Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

4498 N Dixie Highway
Oakland Park, FL 33334



INVESTMENT HIGHLIGHTS

Property Highlights

- The property is located at the corner of Dixie Highway and Floranada Rd in the heart of the Oakland Park industrial district. Being situated at the corner of two highly trafficked roads creates maximum visibility and exposure to over 35,000 cars per day. The site sits at a hard corner with a traffic light on the east side of Dixie Highway.
- Commercial Blvd, US-1, Oakland Park Blvd, and I-95 are all accessible via short drives from the subject property. This creates easy access to all major thoroughfares and allows easy commutes from all areas of Broward County.
- The property is subject to B-3 zoning in the city of Oakland Park. This commercial-industrial classification intends to allow a variety of uses from commercial and light industrial to retail and office uses. Oakland Park is making substantial improvements to improve the area including mixed use residential developments, beautification of the downtown area, and roadway projects.
- The property is located within an opportunity zone which can provide several benefits for investors. The benefits can include the following: capital gains deferral by investing into a qualified opportunity fund, potential reduction of tax on new gains, incentive for ground-up or value-add.



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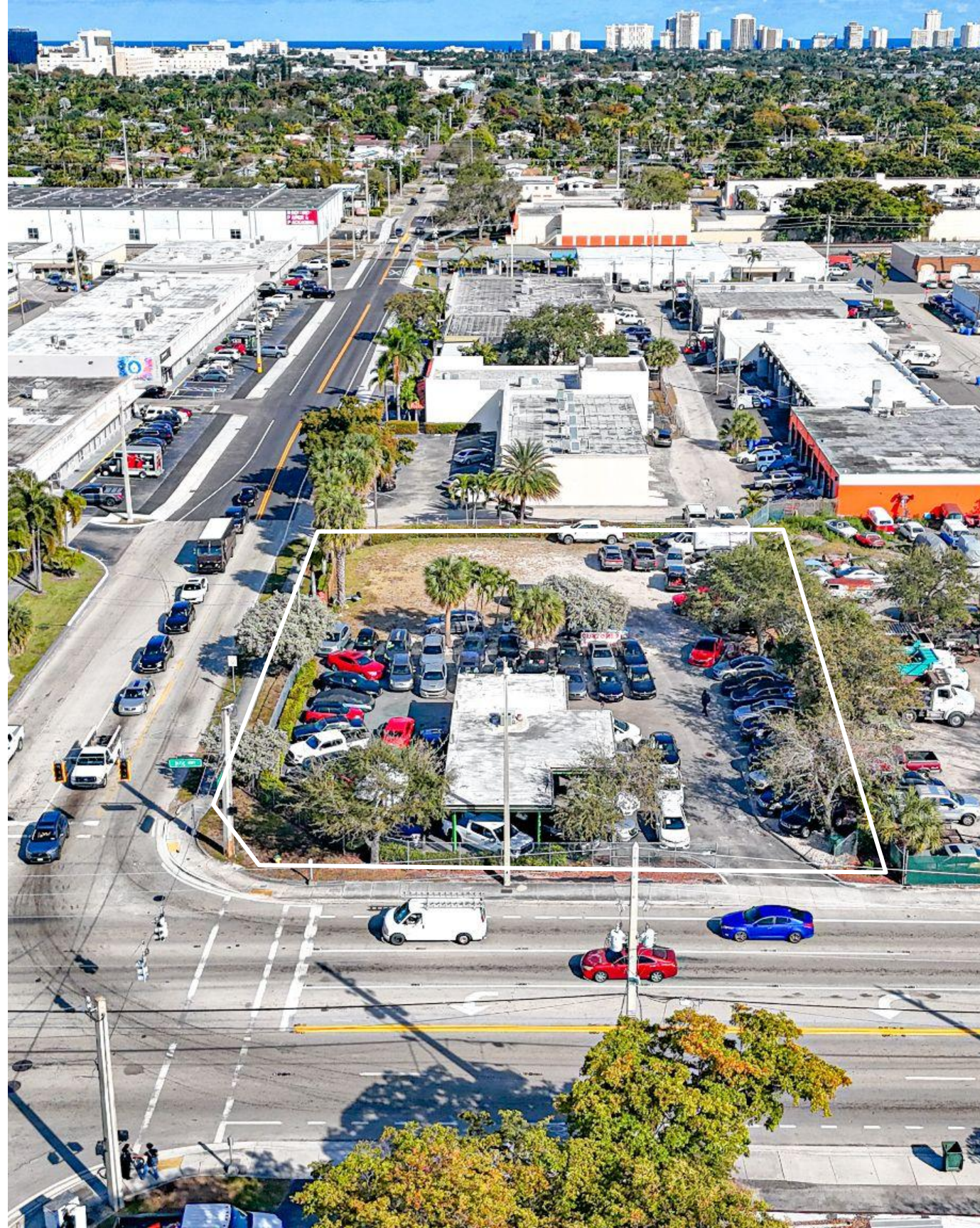
±1,104 SF
GLA

±31,363 SF
Lot Size

1963
Year Built

\$59.78
Price/SF Of Land

±0.72 AC
Lot Size



FINANCIAL OVERVIEW

4498 N Dixie Highway
Oakland Park, FL 33334



FINANCIAL SUMMARY

\$1,875,000

List Price

\$59.78

Price/SF Of Land

±1,104 SF

GLA

±31,363 SF

Lot Size

Property Summary

Square Feet (Building)	±1,104 SF
SF of Land	±31,363 SF
Acres	±0.72 AC
Construction	Concrete
Coverage Ratio	±3.52%
Year Built	1963
Zoning (Oakland Park, FL)	B-3 Commercial-Industrial District
Price	\$1,875,000
Price/SF of Land	\$59.78
Opportunity Zone	Yes



B-3 Zoning Permitted Uses

- ✓ Air conditioning & heating equipment — retail
- ✓ Air conditioning & heating equipment — wholesale, indoor storage, repair & service
- ✓ Alcoholic beverages, sales — off-premises consumption
- ✓ Ambulance service
- ✓ Artists' studios, photography studios
- ✓ Assembly of small articles
- ✓ Armored car service
- ✓ Auto parts, equipment & accessories (new, wholesale)
- ✓ Bakery distribution and production
- ✓ Beverage manufacturing (non-tasting room)
- ✓ Bus terminals
- ✓ Business services
- ✓ Contractor's shop & inside storage
- ✓ Dry cleaning or laundry drop-off
- ✓ Fabricating, light
- ✓ Feed, fertilizer warehouse & sales
- ✓ Food caterers
- ✓ Frozen food lockers
- ✓ Funeral homes
- ✓ Import/export (office)
- ✓ Laboratories, medical, dental, diagnostic, educational
- ✓ Laboratoires, research, development, industrial, scientific
- ✓ Laundries, coin-operated
- ✓ Library
- ✓ Mail order & internet sales establishment (office)
- ✓ Medical clinic
- ✓ Office (general)
- ✓ Personal services
- ✓ Parking lots & garages (commercial)
- ✓ Printing shops
- ✓ Processing, light
- ✓ Restaurant with dining room or accessory outdoor seating
- ✓ Retail sales — stores ($\leq 40,000$ sq ft)
- ✓ Retail sales — stores ($> 40,000$ sq ft) *[Often conditional in other districts — allowed here]*
- ✓ Rugs, carpets — wholesale
- ✓ Schools — trade, vocational, industrial
- ✓ Screen-printing
- ✓ Shipping & packaging stores ($\leq 10,000$ sq ft)
- ✓ Shipping & packaging establishments ($> 10,000$ sq ft)
- ✓ Shopping centers, neighborhood (< 10 acres)
- ✓ Taxi service establishment
- ✓ Tile & builders supplies
- ✓ Trailers, campers, mobile homes — storage & sales
- ✓ Transfer companies
- ✓ Truck & trailer rental (with accessory to permitted use)
- ✓ Urban farm — outdoor operation
- ✓ Utilities — service dispatch
- ✓ Warehouses — storage (except self-storage facilities)
- ✓ Wholesale warehouse & storage
- ✓ Yacht & boat brokers (office only)
- ✓ Yacht & boat repairs (indoors)

B-3 Zoning Accessory Uses

Auto tires, used & mounting (as accessory to auto & tire related uses)

- ◆ Electric vehicle charging station
- ◆ Outdoor storage yard (as accessory)
- ◆ Upholstery shop (no vehicles) — accessory
- ◆ Other accessory uses customarily incidental to a permitted principal use



B-3 Zoning Conditional uses

Amusement enterprises — coin/credit-operated games (accessory)

- ♦ Animal boarding/kennel
- ♦ Animal daycare — with limitations
- ♦ Animal clinics or grooming — where noted
- ♦ Athletic fitness clubs > 10,000 sq ft
- ♦ Auto body & fender repair (if not fully enclosed)
- ♦ Auto rental/leasing (non-office only or outdoor)
- ♦ Auto repair major & minor (certain restrictions)
- ♦ Auto wash & detailing
- ♦ Bars
- ♦ Billiard rooms / pool halls
- ♦ Beverage manufacturing with tasting room
- ♦ Casino-like uses or amusement park type
- ♦ Day nurseries / child care centers (with conditions)
- ♦ Dry cleaners (full processing facilities)
- ♦ Gas or vehicle fueling stations (minor repair)
- ♦ Head shops (subject to distance separation)
- ♦ Hotels (in some cases)

- ♦ Medical marijuana treatment or dispensing (historically addressed)
- ♦ Pawn shops, payday loan centers
- ♦ Places of worship (depending on context)
- ♦ Restaurants — drive-in (certain conditions)
- ♦ Schools — collegiate or public/private secondary
- ♦ Self-storage facilities
- ♦ Sexually oriented businesses (special distance/separation)
- ♦ Shopping centers, community/regional (> 10 acres)
- ♦ Skating rinks, skateboard parks, outdoor amusements
- ♦ Tattoo & body piercing studios
- ♦ Teen centers
- ♦ Utility uses (transformer stations, pumping stations, etc.)
- ♦ Medical marijuana treatment or dispensing (historically addressed)
- ♦ Pawn shops, payday loan centers
- ♦ Places of worship (depending on context)
- ♦ Restaurants — drive-in (certain conditions)
- ♦ Schools — collegiate or public/private secondary
- ♦ Self-storage facilities
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± 61,500 VPD 870



Fort Lauderdale Executive Airport
±3.8 Miles Away



Sal's Towing



Summit Fire & Security

Highway 1
±43,000 VPD



Fort Lauderdale-Hollywood International Airport
±13.3 Miles Away

816 ± 49,000 VPD

N ANDREW AVE ± 29,000 VPD

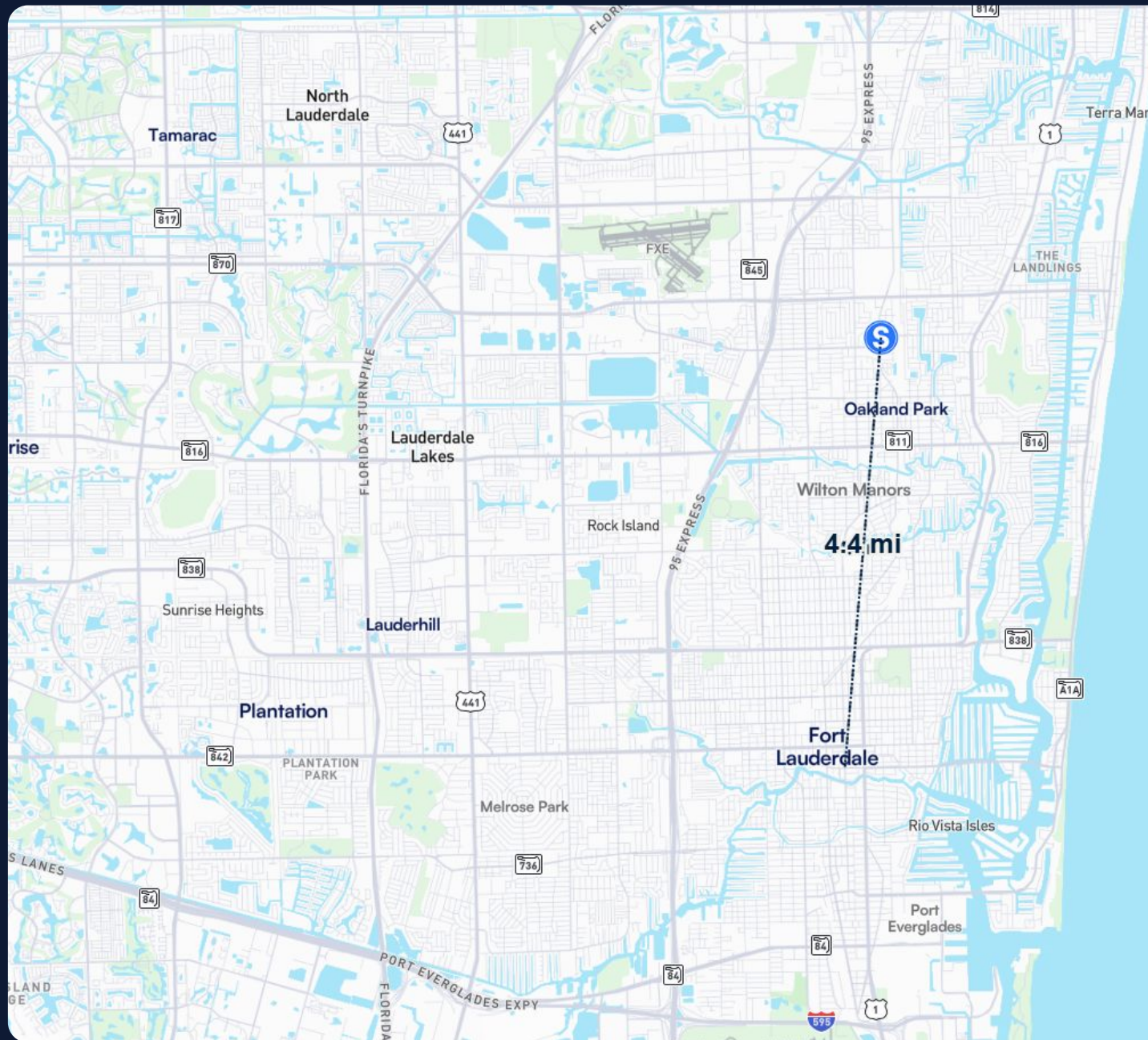
811 ± 26,500 VPD



± 275,000 VPD

MARKET OVERVIEW

4498 N Dixie Highway
Oakland Park, FL 33334



OAKLAND PARK, FL

Market Demographics



45,000

Total Population

\$67,000

Median HH Income

19,000

of Households

56%

Homeownership Rate

25,000+

Employed Population

32%

% Bachelor's Degree

41 Years

Median Age

\$360,000

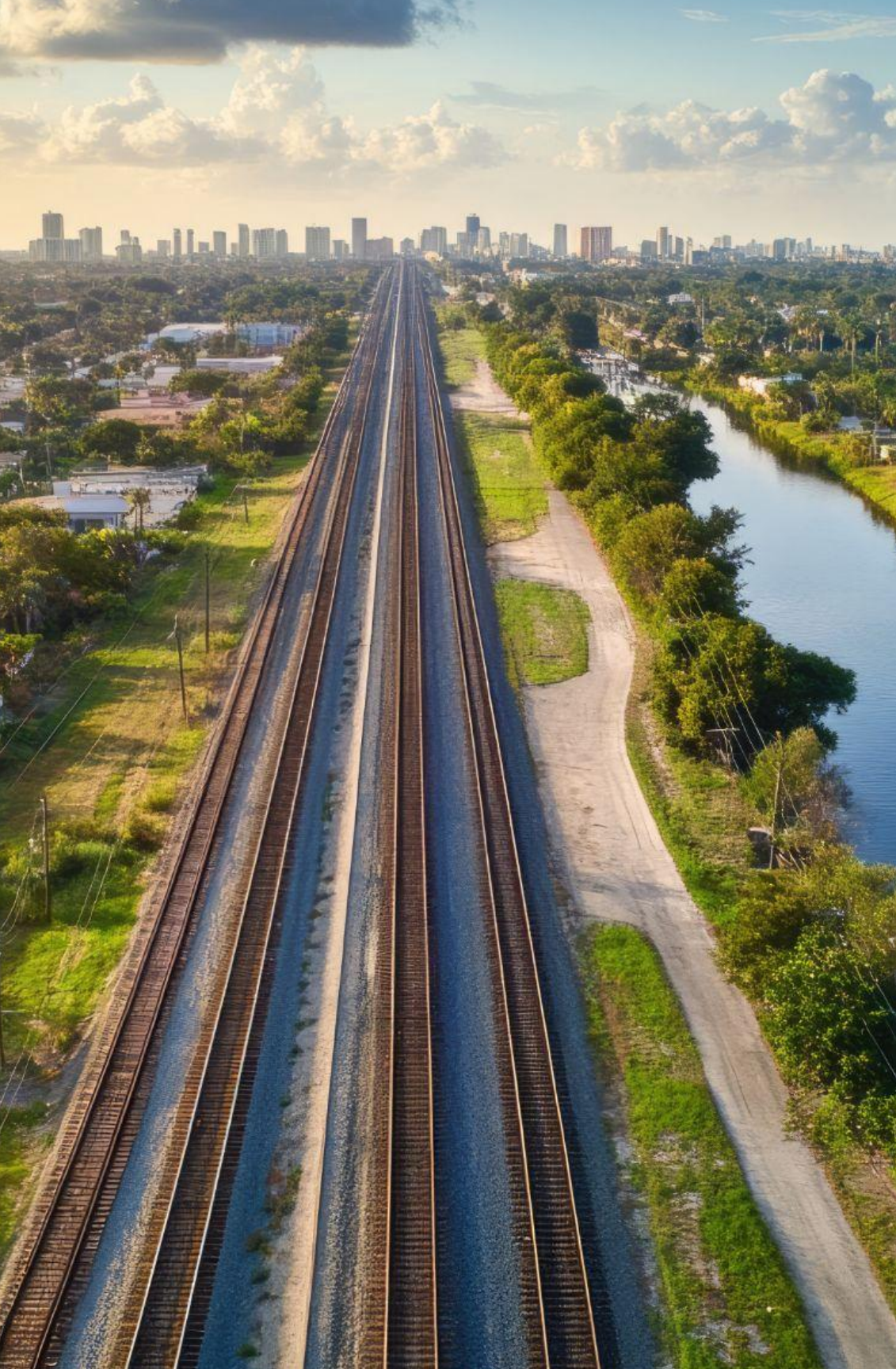
Median Property Value

Local Market Overview

Oakland Park is strategically positioned within Broward County's central industrial corridor, immediately north of Downtown Fort Lauderdale and minutes from I-95, Florida's Turnpike, and I-595. The subject property along North Dixie Highway benefits from direct north-south connectivity and proximity to Port Everglades and Fort Lauderdale-Hollywood International Airport. The surrounding submarket is characterized by shallow-bay warehouses, service industrial buildings, marine trade users, and last-mile distribution operators serving the dense South Florida consumer base.

Broward County's continued population growth, above-average household incomes, and limited industrial land availability have sustained strong tenant demand and rent growth. The tri-county South Florida region exceeds six million residents, creating consistent logistics, construction supply, and trade-related industrial activity. Infill locations such as Oakland Park are especially competitive due to proximity to major highways and constrained redevelopment sites. As a result, vacancy remains below national averages, and investor demand for well-located industrial assets continues to be elevated.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	143,082	384,024	1,130,685
Current Year Estimate	147,682	386,858	1,164,688
2020 Census	133,304	334,737	1,073,764
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	67,548	171,091	467,751
Current Year Estimate	70,002	172,113	481,144
2020 Census	63,811	149,331	443,504
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$132,570	\$124,996	\$112,992



Local Market Overview

Oakland Park has undergone meaningful redevelopment, particularly within its Downtown Culinary Arts District and along the Oakland Park Boulevard corridor. Public investment in streetscape improvements, mixed-use projects, and small business development has enhanced walkability and neighborhood identity.

Proximity to beaches, executive airports, Port Everglades, and major employment centers positions the city as an accessible residential and commercial alternative to higher-priced coastal submarkets. Continued infill development and infrastructure enhancements are strengthening long-term fundamentals for retail, multifamily, and mixed-use investment.

Economic Drivers

Oakland Park benefits from its location within Broward County's diversified economic base. The region is anchored by Port Everglades (one of the nation's leading container ports and cruise ports), Fort Lauderdale-Hollywood International Airport, and a strong tourism sector supported by over 23 million annual visitors to Greater Fort Lauderdale.

Healthcare systems, marine industries, aviation services, construction, financial services, and logistics continue to generate employment growth. The area also supports a growing technology and professional services presence, attracting both regional and international firms.

Fort Lauderdale, FL - MSA

Fort Lauderdale serves as a strategic logistics and distribution hub within Broward County and the greater South Florida tri-county region. Positioned between Miami and Palm Beach, the city benefits from access to Port Everglades, Fort Lauderdale-Hollywood International Airport, and major transportation corridors including I-95, I-595, Florida's Turnpike, and U.S. Highway 1. The region's steady population growth, strong household incomes, and international trade ties continue to support industrial demand across warehouse, distribution, and flex product types.

The area's industrial sector is driven by import/export activity, last-mile distribution, marine-related industries, aviation services, and regional consumer demand from more than six million residents across South Florida. Limited developable land and ongoing residential and commercial expansion have constrained new supply, supporting rental rate growth and historically tight vacancy conditions. Institutional investment interest remains strong, particularly for shallow-bay product and modern Class A logistics facilities serving e-commerce and trade-oriented tenants.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4498 N Dixie Highway, Oakland Park, FL, 33334** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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