



FOR SALE

28400 - 28402 S DIXIE HWY
MIAMI, FL 33033

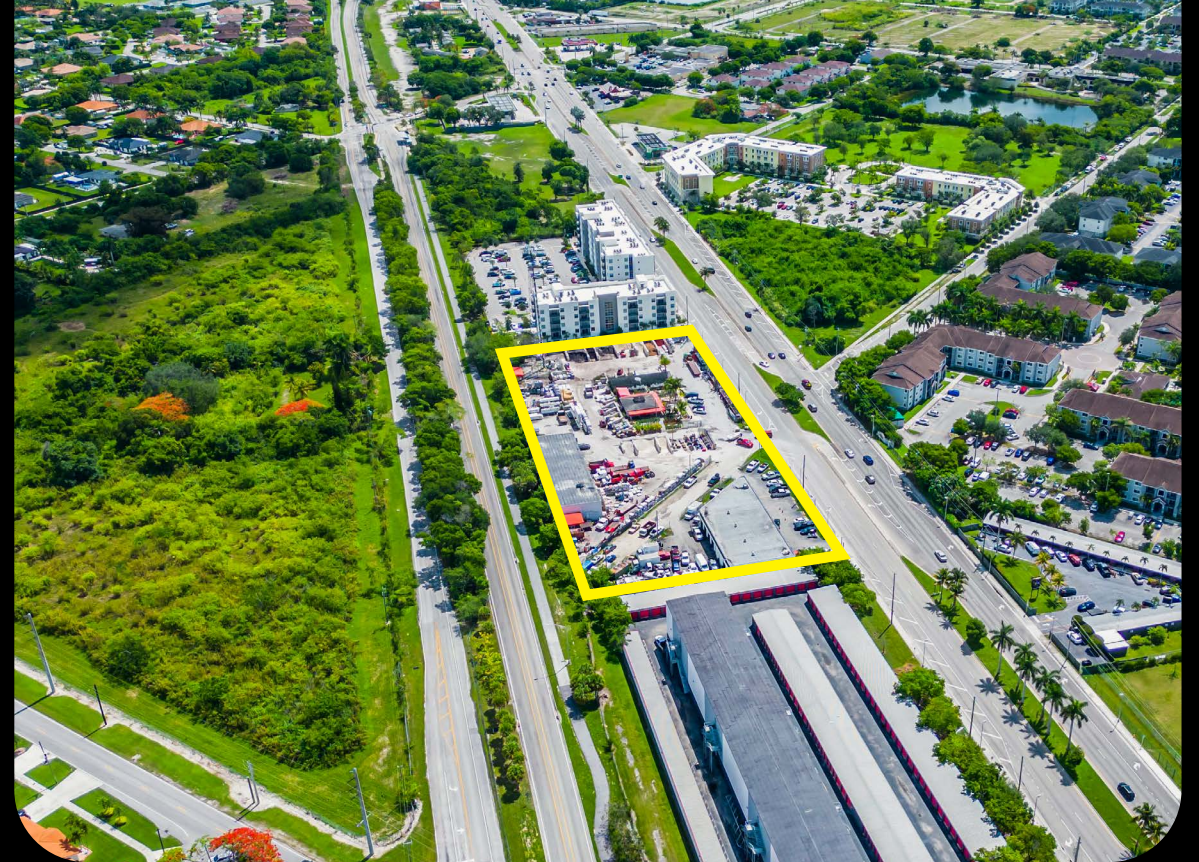


APEX
CAPITAL REALTY

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists who possess a unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISOR

LUCIANA L. GONZALEZ

Commercial Advisor

305 609 2879

Luciana@apexcapitalrealty.com

OFFERING SUMMARY

28400 - 28402 S DIXIE HWY HOMESTEAD, FL 33033

Folios	30-7904-000-0240 & 30-7904-003-0020
Total Square Footage	122,317 square feet (2.81 acres)
Zoning	Leisure City Community Urban Center / Mixed-Use Corridor within Core Subdistrict
Potential Number of Units	351 units (125/acre) possibly more with SB 102
Allowed Height	Min 3 Stories - Max 15 Stories
Traffic	39,000 daily trips
Asking Price	Contact Broker

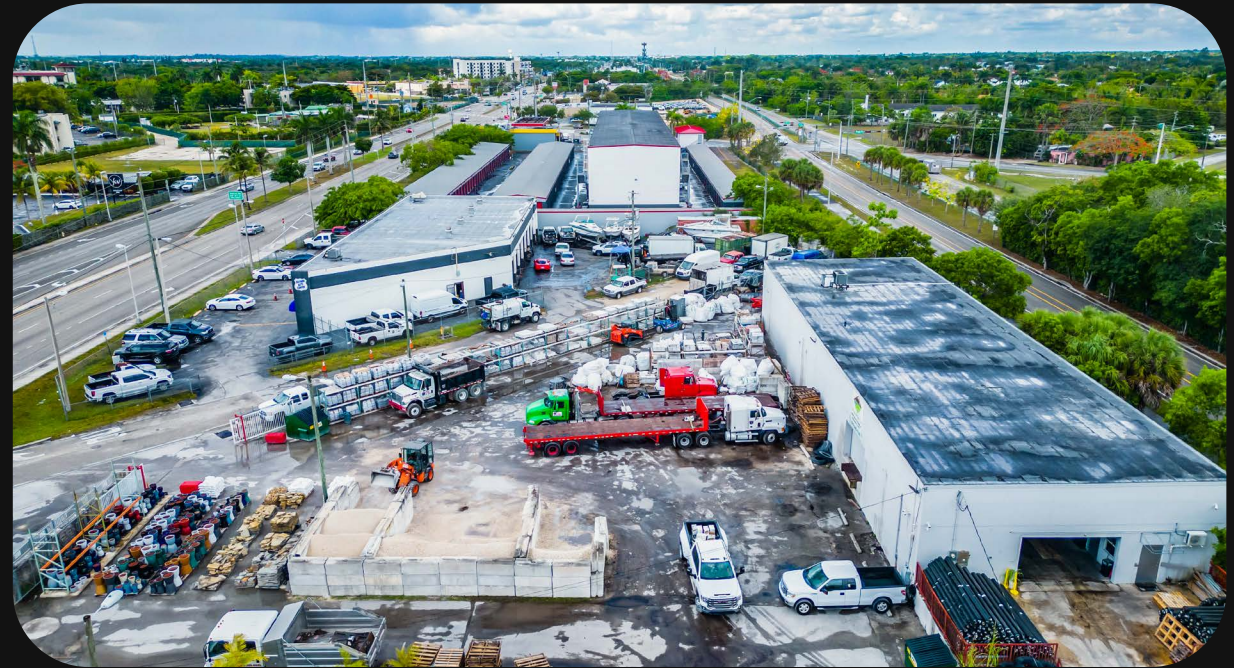
Unlock the untapped potential of a prime piece of commercial real estate situated in the rapidly growing Naranja neighborhood and only blocks away from Homestead. A mixed-use opportunity to develop 350+ residential units, plus commercial space, in 2.81 acres of land. Zoning is within the Leisure City Community Urban Center, Mixed-Use Corridor / Core Subdistrict overlay which permits 125 per acre and a maximum height of 15 stories. Additionally, this site qualifies under the Live Local Act (SB102), providing the potential for additional workforce housing units and increase height.

The site is strategically located in Miami-Dade County's Rapid Transit Zone SMART Corridor which can provide additional development bonuses and parking reduction opportunities.

The rapidly growing Naranja neighborhood boasts strong market demand, exceptional income potential, and the promise of long-term value appreciation. It also provides existing infrastructure such as schools, parks, grocery stores and everything local residents need within close proximity of the site.

The property's enviable location along the U.S.1 corridor offers 39,000 daily trips in traffic. And with its strong market demand, exceptional rental income potential, and the promise of long-term value appreciation, this property represents a truly lucrative opportunity for those looking to capitalize on a growing market.





EXTERIOR PHOTOS





EXTERIOR PHOTOS



NORTHEAST VIEW

DOWNTOWN MIAMI

26 MILES AWAY



SMART CORRIDOR

S DIXIE HWY

SMART CORRIDOR

S DIXIE HWY

US1

SOUTHWEST VIEW



S DIXIE HWY



S DIXIE HWY



SMART CORRIDOR

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RETAIL MAP





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305 609 2879

Luciana@apexcapitalrealty.com

561 NE 79 ST, Suite 420

Miami FL 33138

305 570 2600

www.apexcapitalrealty.com