

± 20 AC VACANT LAND IN SOUTH HOMESTEAD

SW 158TH AVE AND SW 372ND ST
HOMESTEAD, FL 33033



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

GU
Interim District Zoning

15 AC

+

5 AC

FOR SALE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Matthew Rotolante, SIOR, CCIM
President
M:305.490.6526 | O:305.490.6526
mrotolante@lee-associates.com

Michael Avendano
Senior Vice President
M:305.484.4666 | O:305.484.4666
mavendano@lee-associates.com

PRESENTED BY:

Benjamin Decker
Vice President
M:858.213.6393 | O:305.235.1500 x1034
bdecker@lee-associates.com

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a unique 20.37 acre vacant land site comprising of three parcels in the South Homestead area. The property is designated with GU Interim District zoning outside the Urban Development Boundary, within the Agriculture Land Use Master Plan allowing for agricultural uses in compliance with the Miami-Dade County regulations of the AU (Agricultural) District.

Boasting convenient accessibility, the site is located just off SW 158th Ave & SW 372nd St, just 2 miles south of W Palm Drive in Florida City and 2.7 miles to US-1, providing direct access to nearby housing and the Florida Keys with Key Largo a mere 22 miles away. Florida's Turnpike entrance at US-1 is also just 3 miles away, serving as a direct artery to many other major South Florida neighborhoods with Miami International Airport just 30 miles North. The immediate area offers exceptional access to abundant shopping, dining, and entertainment options, including the Florida Keys Outlet Marketplace, Walmart Supercenter, Home Depot, and is just 4 miles from Downtown Historic Homestead and the new Homestead Station shopping and entertainment marketplace. Seize this prime opportunity for a diverse range of developments in a well located and amenity-rich environment.



For more information, please contact one of the following individuals:

MARKET ADVISORS

MATTHEW ROTOLANTE, SIOR, CCIM
President
305.490.6526
mrotolante@lee-associates.com

MICHAEL AVENDANO
Senior Vice President
305.484.4666
mavendano@lee-associates.com

BENJAMIN DECKER
Vice President
305.235.1500 x1034
bdecker@lee-associates.com

PROPERTY HIGHLIGHTS

- 20.37 AC vacant land site in South Homestead



South Dade Vacant Land:

20.37 Acres Total
Three (3) Parcel Assemblage
GU - Interim District Zoning
Agricultural Land Use Master Plan
Outside Urban Development Boundary



Convenient, Amenity-Rich Location:

Near Housing, Shopping, Dining and Entertainment, including Florida Keys Outlet Marketplace, Walmart Supercenter, Home Depot, and 4 miles from Downtown Historic Homestead



Accessibility to Major Market Areas:

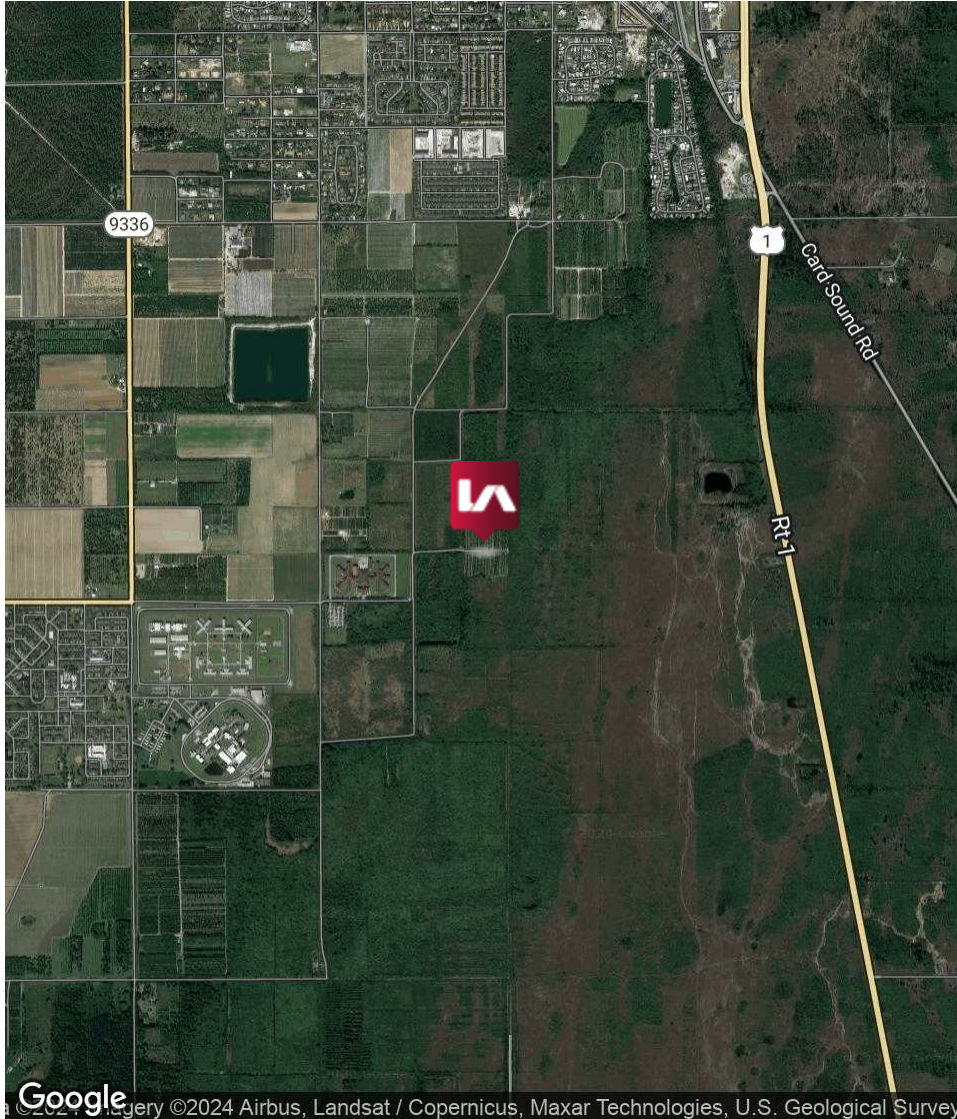
2 miles W Palm Dr, Florida City
2.5 miles to US-1 Route to Florida Keys (22 miles to Key Largo)
3 miles to Florida's Turnpike Entrance
30 miles to Miami International Airport

PROPERTY DETAILS



LOCATION INFORMATION	
BUILDING NAME	± 20 AC Vacant Land in South Homestead
STREET ADDRESS	SW 158th Ave and SW 372nd St
CITY, STATE, ZIP	Homestead, FL 33033
COUNTY	Miami-Dade
MARKET	South Florida
SUB-MARKET	Homestead
CROSS-STREETS	SW 158th Ave & SW 372nd St
MARKET TYPE	Rural
NEAREST HIGHWAY	US-1 & Florida's Turnpike
NEAREST AIRPORT	Miami International Airport
PROPERTY INFORMATION	
PROPERTY TYPE	Land
ZONING	GU - Interim District (outside Urban Development Boundary)
NUMBER OF PARCELS	3
LOT SIZE	20.37 Acres
APN#	30-7836-000-0300 (5 Acres) 30-7836-000-0352 (15 Acres) 30-7836-000-0353 (0.37 Acres)

LOCATION MAPS



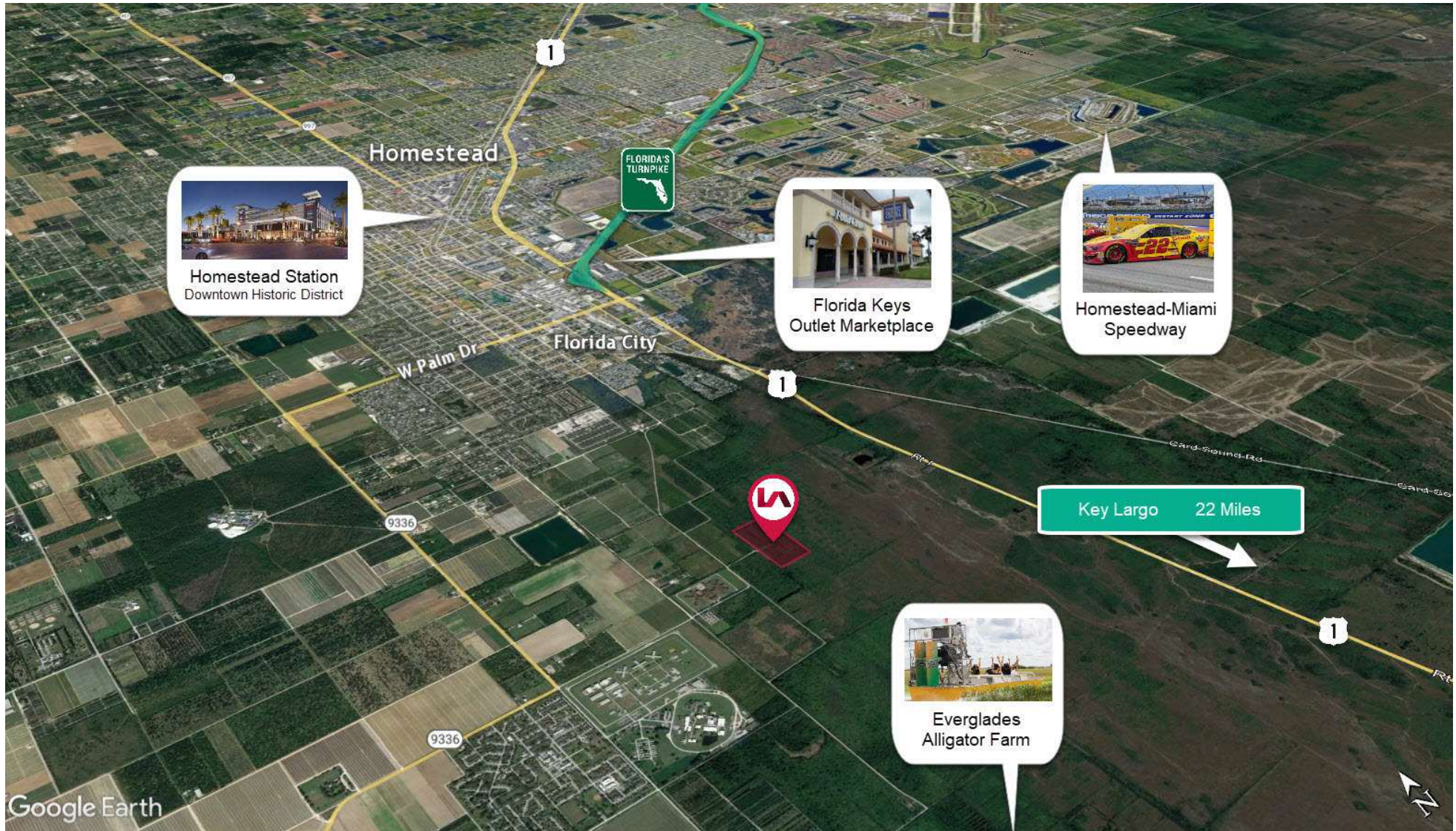
LOCATION OVERVIEW

Located just off SW 158th Ave & SW 372nd St, just 2 miles south of W Palm Drive in Florida City and 2.7 miles to US-1, just 22 miles North of Key Largo and the Florida Keys. Florida's Turnpike entrance at US-1 is also just 3 miles away with Miami International Airport just 30 miles away.

CITY INFORMATION

CITY:	Homestead
MARKET:	South Florida
SUBMARKET:	Homestead
CROSS STREETS:	SW 158th Ave & SW 372nd St
NEAREST HIGHWAY:	US-1 & Florida's Turnpike

NEARBY ATTRACTIONS



DEMOGRAPHIC PROFILE

KEY FACTS

33,415
Population

31.1
Median Age

3.3
Average
Household Size

\$59,766
Average
Household
Income

HOUSING MARKET



3,781
Owner Occupied
Housing Units

\$328,436
Average Home
Value

62
Housing
Affordability Index



5,545
Renter Occupied
Housing Units

3.74%
Units Compound
Annual Growth Rate

188
Vacant Units
For Rent

TOTAL HOUSING UNITS

8,809
2020 Total
Housing Units

9,926
2023 Total
Housing Units

10,162
2028 Total
Housing Units

DAYTIME POPULATION

29,071
Daytime
Population
Total

8,913
Daytime
Population:
Workers

20,158
Daytime
Population:
Residents

EMPLOYMENT TRENDS

42%
White Collar



26%
Services

32%
Blue Collar

Unemployment Rate
2.3%

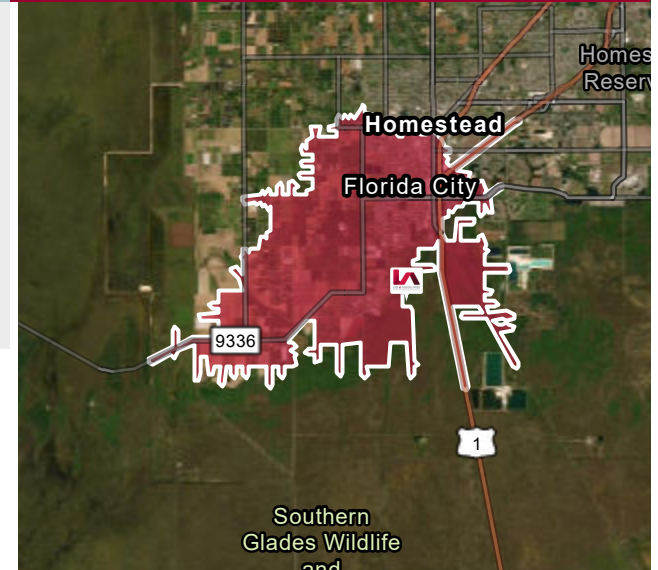
NEARBY AMENITIES

46
Grocery Stores

44
Restaurants & Bars

214
Retail Stores

Drive time of 10 minutes



BUSINESS

789
Total Businesses

8,196
Total Employees

1,617,858,428
Total Sales

DEMOGRAPHIC PROFILE

KEY FACTS

199,153 Population	32.0 Median Age
3.3 Average Household Size	\$76,649 Average Household Income

HOUSING MARKET



30,300

Owner Occupied
Housing Units

\$370,687

Average Home
Value

67

Housing
Affordability Index



29,461

Renter Occupied
Housing Units

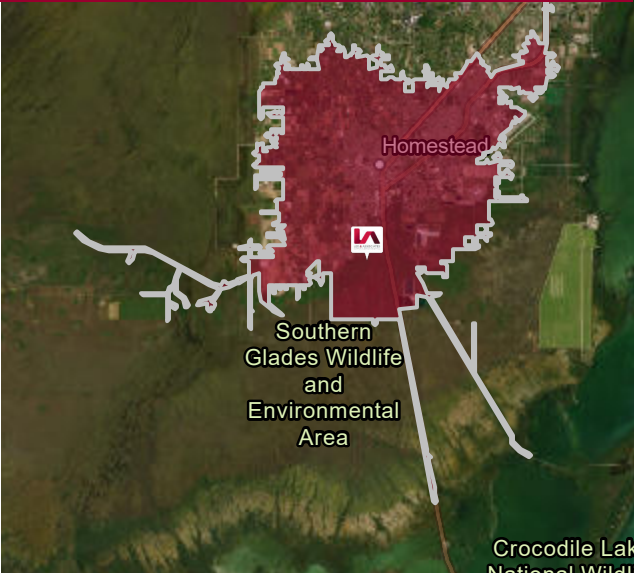
2.17%

Units Compound
Annual Growth Rate

1,234

Vacant Units
For Rent

Drive time of 20 minutes



TOTAL HOUSING UNITS

59,061	63,321	65,240
2020 Total Housing Units	2023 Total Housing Units	2028 Total Housing Units

EMPLOYMENT TRENDS

52%

White Collar



20%

Services

28%

Blue Collar

Unemployment Rate
2.0%

BUSINESS

4,278

Total Businesses

35,586

Total Employees

5,689,320,815

Total Sales

DAYTIME POPULATION

151,016	41,026	109,990
Daytime Population Total	Daytime Population: Workers	Daytime Population: Residents

NEARBY AMENITIES

144	235	905
Grocery Stores	Restaurants & Bars	Retail Stores

DEMOGRAPHIC PROFILE

KEY FACTS

413,431
Population

34.6
Median Age

3.2
Average
Household Size

\$85,196
Average
Household
Income

TOTAL HOUSING UNITS

129,186
2020 Total
Housing Units

135,624
2023 Total
Housing Units

140,170
2028 Total
Housing Units

DAYTIME POPULATION

315,816
Daytime
Population
Total

95,946
Daytime
Population:
Workers

219,870
Daytime
Population:
Residents

HOUSING MARKET



74,685
Owner Occupied
Housing Units

\$404,969
Average Home
Value

69
Housing
Affordability Index



54,198
Renter Occupied
Housing Units

1.51%
Units Compound
Annual Growth Rate

2,170
Vacant Units
For Rent

EMPLOYMENT TRENDS

57%
White Collar



17%
Services

25%
Blue Collar

Unemployment Rate
1.8%

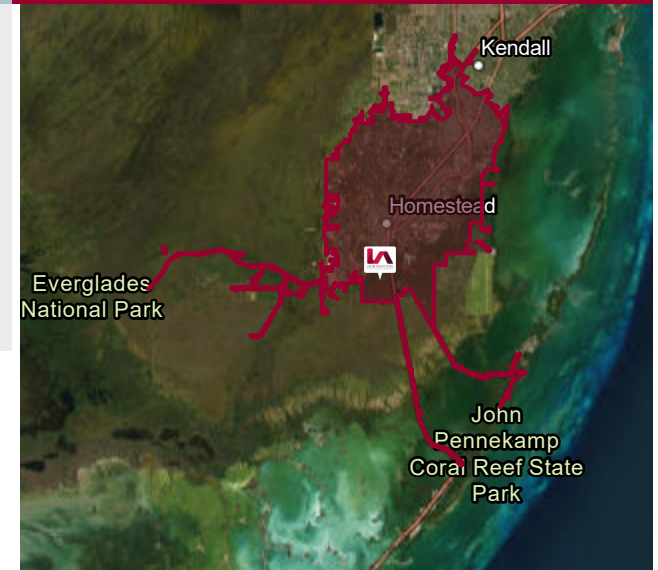
NEARBY AMENITIES

295
Grocery Stores

544
Restaurants & Bars

2,242
Retail Stores

Drive time of 30 minutes



BUSINESS

11,220
Total Businesses

85,110
Total Employees

14,062,094,276
Total Sales