

SOLD!! 5 AC MULTIFAMILY DEVELOPMENT SITE ON US-1

23825 S DIXIE HWY
HOMESTEAD, FL 33032



2.6 Acres

5 Acres

Total
Assemblage
7.6 Acres

FOR SALE



COMMERCIAL REAL ESTATE SERVICES

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23825 S Dixie Hwy, Homestead, FL 33032



PROPERTY DESCRIPTION

Lee & Associates South Florida Presents this opportunity to acquire 5 acres US-1 fronting development site in fast growing South Miami-Dade County. The property enjoys high traffic US-1 South Dixie Hwy seeing over 46,000 vehicles per day. This site is located just one block north of the Princeton Charrette set to revitalize the community to support the booming neighborhoods currently underway by Lennar, DR Horton, and other major Residential and Multifamily developments in the immediate surrounding area.

PROPERTY HIGHLIGHTS

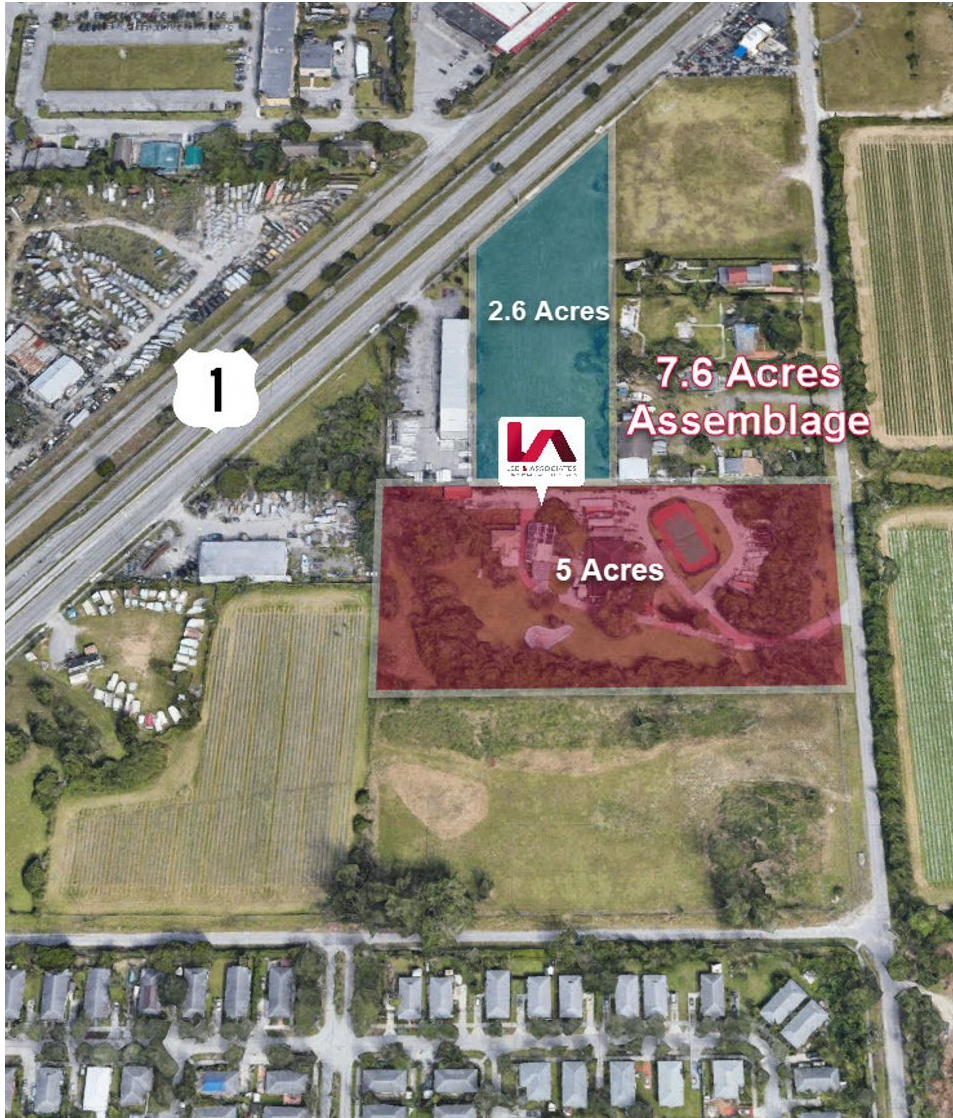
- 5 Acres Development Opportunity
- High Traffic on US-1 S Dixie Hwy
- Near New Walmart Neighborhood Shopping Center
- New Amazon Distribution Center Creating 100's New Jobs

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	5 Acres
Parcels:	5
Zoning:	BU-1 / UC-R / AU
Market:	South Florida
Submarket:	South Miami-Dade
Traffic Count:	46,000 AADT

COMPLETE HIGHLIGHTS

23825 S Dixie Hwy, Homestead, FL 33032



LOCATION INFORMATION

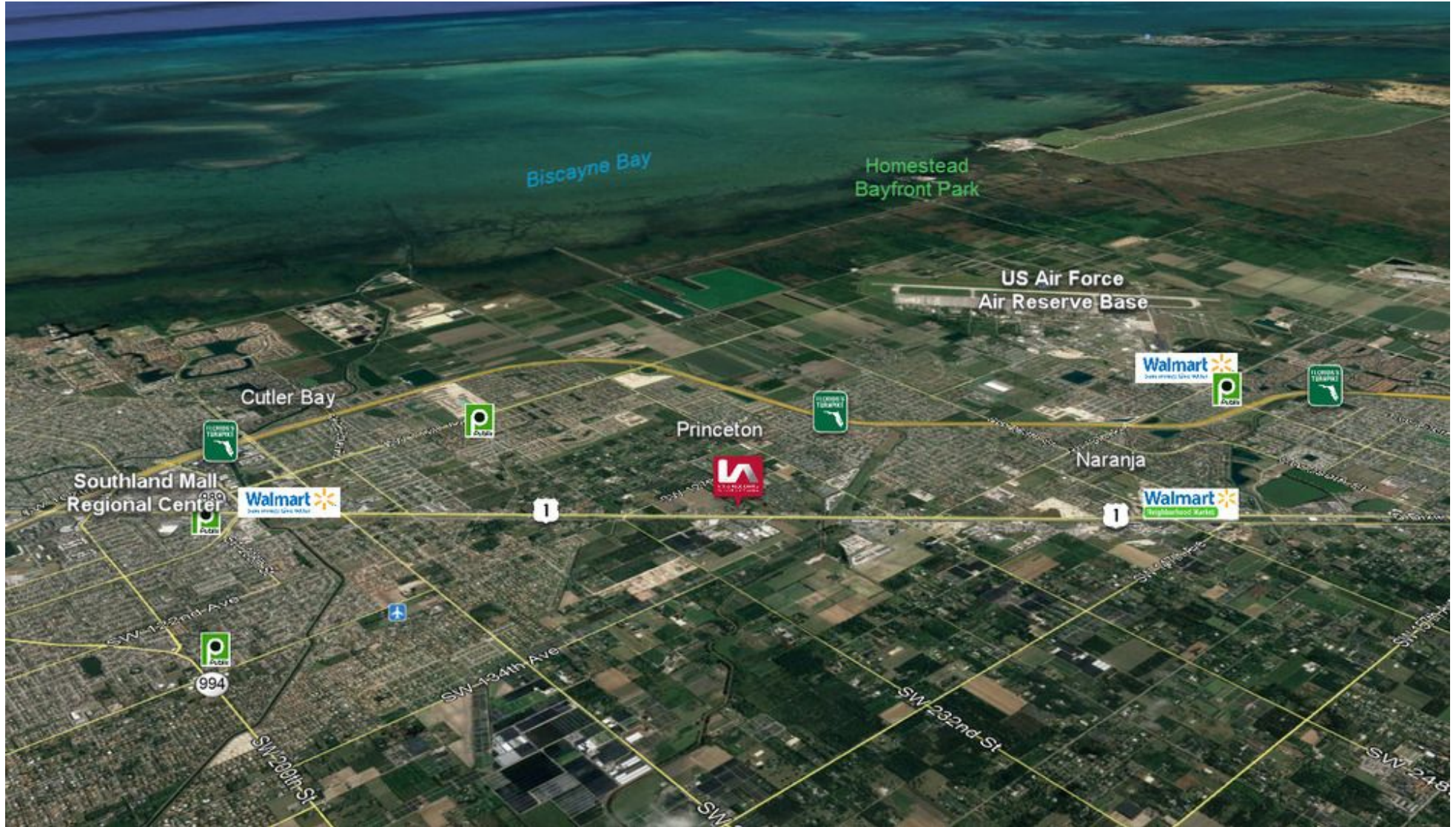
Building Name	SOLD!! 5 AC Multifamily Development Site on US-1
Street Address	23825 S Dixie Hwy
City, State, Zip	Homestead, FL 33032
County	Miami Dade
Market	South Florida
Sub-market	South Miami-Dade
Cross-Streets	US-1 S Dixie Hwy and SW 238th St
Signal Intersection	Yes
Road Type	Highway

BUILDING INFORMATION

Number of Lots	1
Best Use	Development
Free Standing	Yes

NEIGHBORHOOD MAP

23825 S Dixie Hwy, Homestead, FL 33032

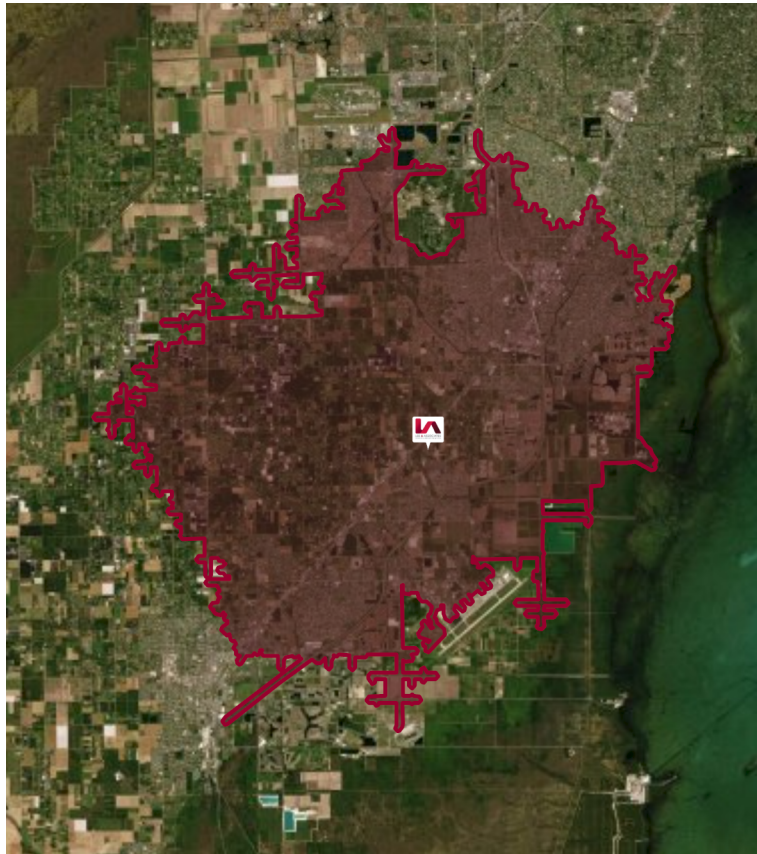


MARKET DEMOGRAPHICS - DRIVE TIME

23825 S Dixie Hwy, Homestead, FL 33032



Drive time of 15 minutes



KEY FACTS

262,928

Population

34.6

Median Age

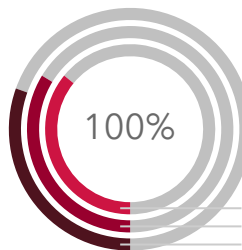


Average
Household Size

71,348

2018 Average
Household Income

HOUSING UNITS



Year	Total Housing Units
2023	88,699
2018	83,328
2010	75,336

BUSINESS



6,382

Total
Businesses



46,926

Total
Employees



\$8,406,404

2018 Total
Sales (\$000)

DAYTIME POPULATION



192,472

Total Daytime
Population



54,836

Daytime Population:
Workers



137,636

Daytime Population:
Residents

EMPLOYMENT



White Collar

58%



Blue Collar

24%



Services

18%

5.2%

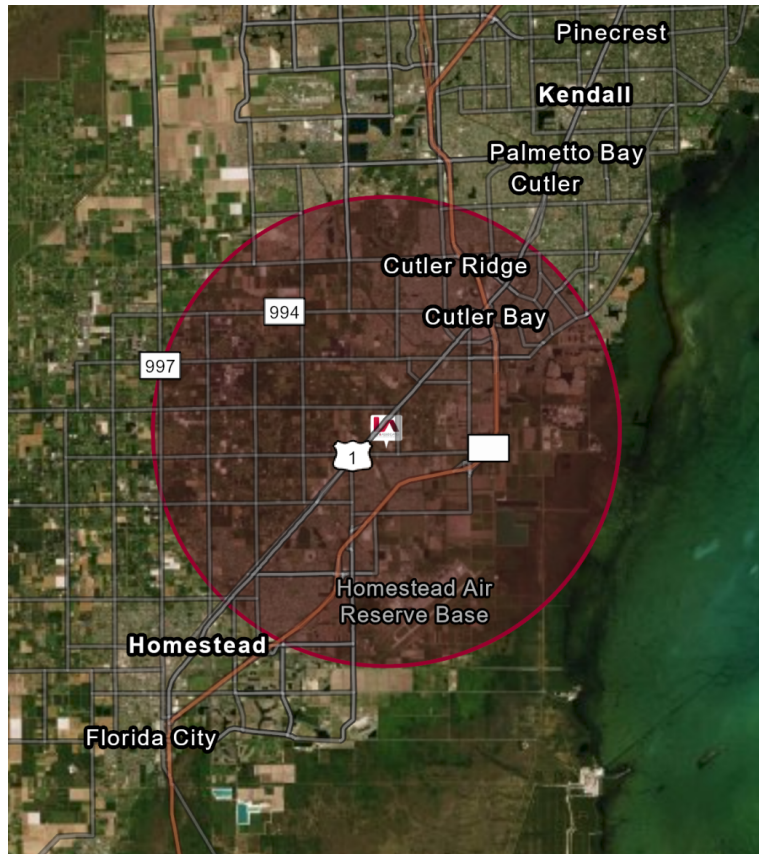
Unemployment
Rate

MARKET DEMOGRAPHICS - 5 MILES

23825 S Dixie Hwy, Homestead, FL 33032



Ring of 5 miles



KEY FACTS

218,767

Population

34.0

Median Age

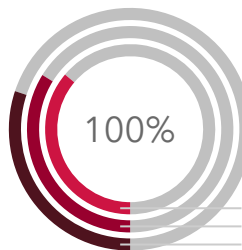
3.4

Average Household Size

69,288

2018 Average Household Income

HOUSING UNITS



2023 Total Housing Units 73,889
2018 Total Housing Units 69,167
2010 Total Housing Units 61,561

BUSINESS



4,729

Total Businesses



34,299

Total Employees



\$5,835,783

Total Sales (\$000)

DAYTIME POPULATION



156,277

Total Daytime Population



41,390

Daytime Population: Workers



114,887

Daytime Population: Residents

EMPLOYMENT



57%

White Collar



24%

Blue Collar



18%

Services

5.2%

Unemployment Rate