



5 AC MULTIFAMILY DEVELOPMENT SITE OFF US-1

24040 SOUTH DIXIE HWY
MIAMI, FL 33032

S. Dixie Hwy



FOR SALE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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PROPERTY SUMMARY

24040 SW 129th Avenue, Homestead, FL 33032

OFFERING SUMMARY

Sale Price:	SOLD
Available SF:	
Lot Size:	5 Acres
Price / Acre:	-
Zoning:	UC-R / Princeton Urban Community Center
Market:	South Florida
Submarket:	Naranja

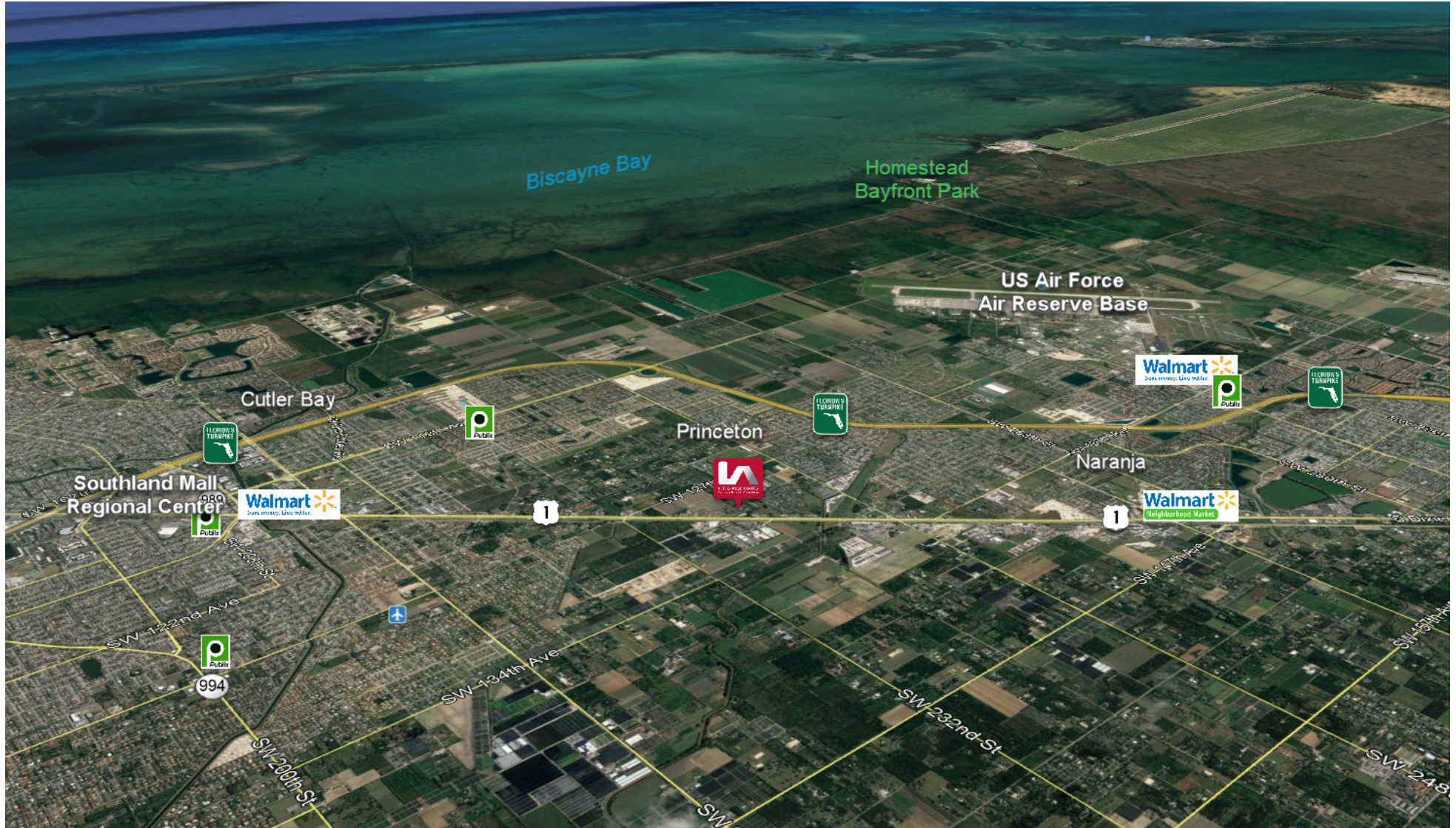
PROPERTY OVERVIEW

Lee & Associates Presents this 5-acre Multifamily Development site with Tplat already in place for an approved 69 unit Townhome project in growing South Miami-Dade County. With current (R) residential zoning in the Princeton Community Urban Center, the underlying zoning allows up to 90 units (18 du/ac) with 2 story max building height. The proposed development includes (4) two-bedroom units that can also be utilized as clubhouse space, and (65) 4 bedroom / 3-3.5 bath units. The plan also accounts for a large surface parking lot including a total of 120 dedicated parking spaces with additional guest and street parking for a total of 147 parking spaces.

This 5-acre property is ideally located just off US-1 South Dixie Highway in a high-growth neighborhood in South Miami-Dade County within the Princeton Charrette and Princeton Community Urban Center. The site is just half a mile from US-1 access, 2 miles from the Florida Turnpike access, less than 1/2 mile to major Miami-Dade MetroBus Station, and surrounded by several major multifamilies and mixed-use development sites including a 240-unit Multifamily project adjacent to the subject property and currently delivering rental units to the market by AHS.

NEIGHBORHOOD MAP

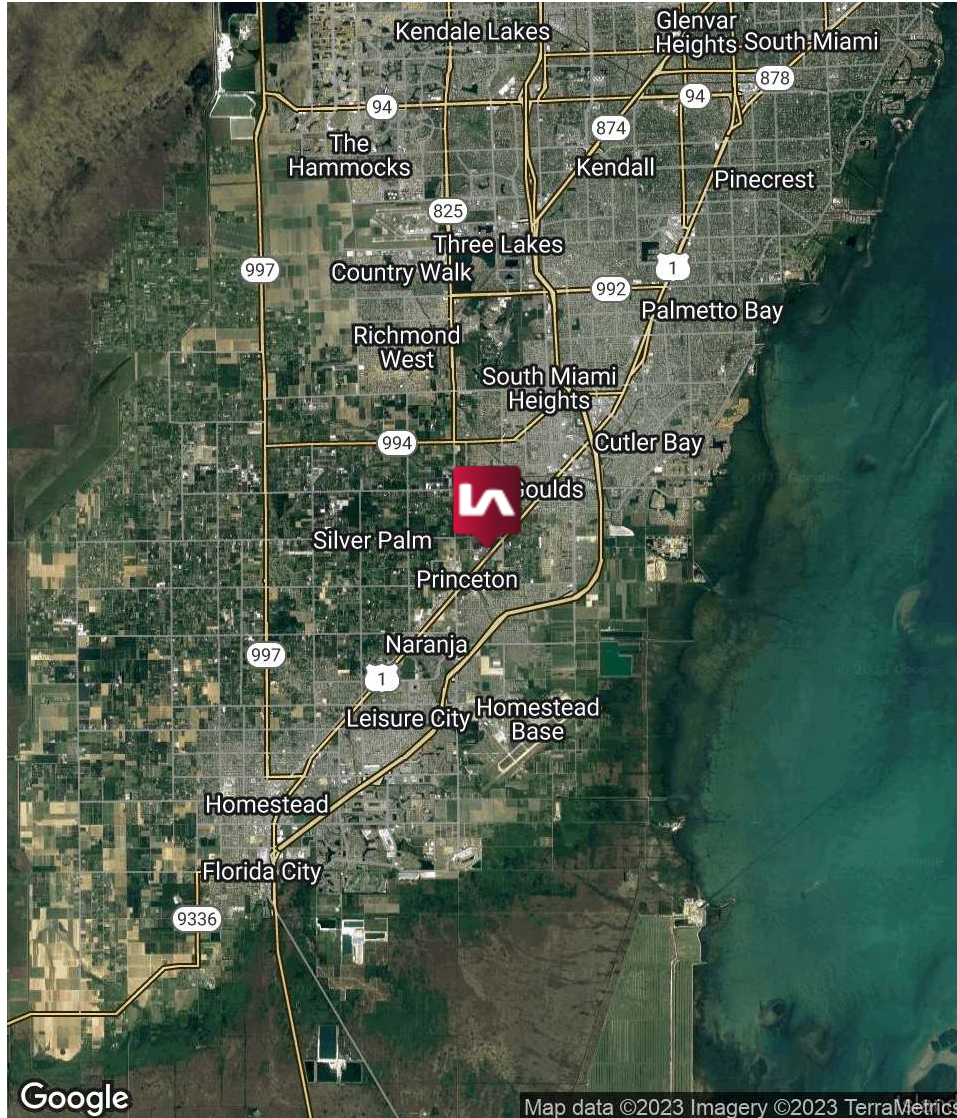
24040 SW 129th Avenue, Homestead, FL 33032



LAND FOR SALE

SOLD! PROPOSED MULTIFAMILY DEVELOPMENT SITE ON 5 AC

24040 SW 129th Avenue, Homestead, FL 33032



LOCATION OVERVIEW

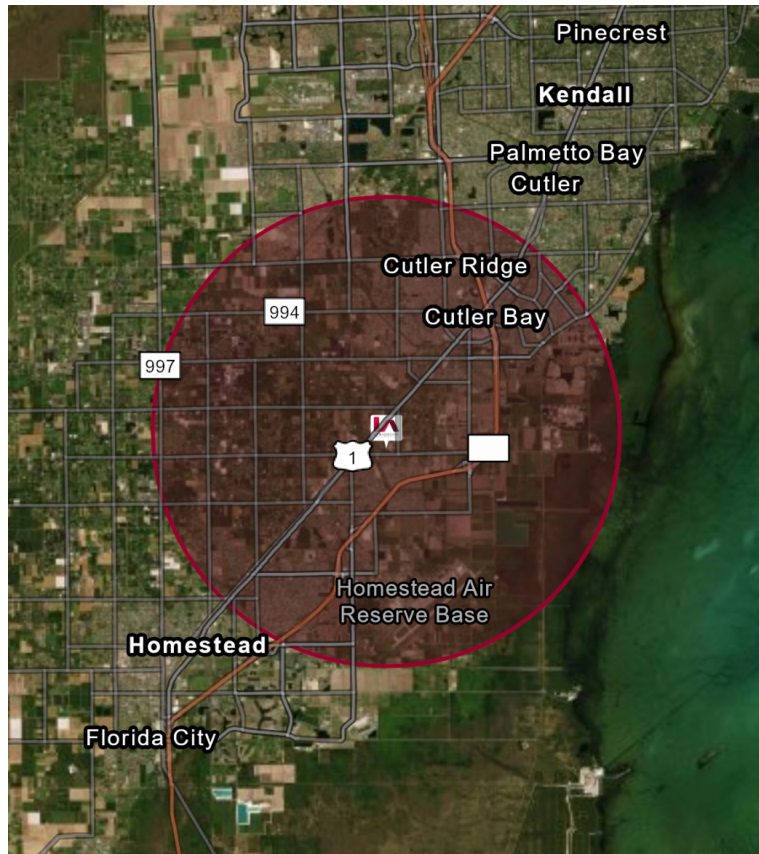
This 5 acre property is ideally located in Princeton, FL just off US-1 S Dixie Hwy in a high growth neighborhood in South Miami-Dade County within the Princeton Charrette and Princeton Community Urban Center. The site is just half a mile from US-1 access, 2 miles from the Florida Turnpike entrance, less than 1/2 mile to public transportation, and surrounded by several major multifamily and mixed-use development sites.

MARKET DEMOGRAPHICS - 5 MILES

24040 SW 129th Avenue, Homestead, FL 33032



Ring of 5 miles



KEY FACTS

218,767

Population

34.0

Median Age

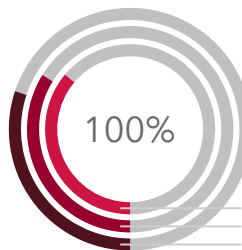


Average
Household Size

69,288

2018 Average
Household Income

HOUSING UNITS



100%



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



White Collar

57%



Blue Collar

24%



Services

18%

5.2%

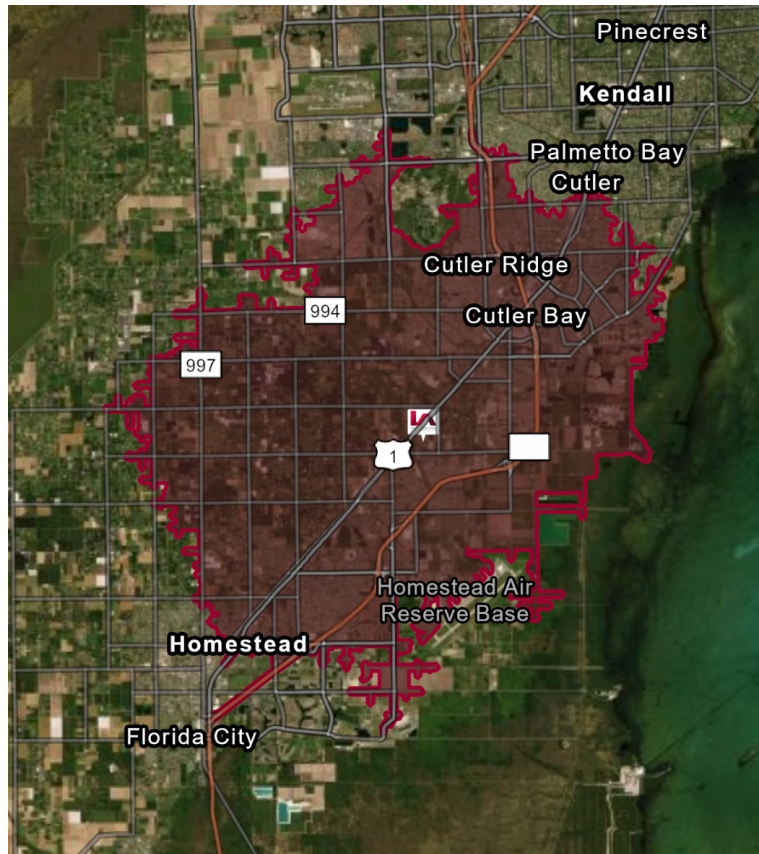
Unemployment
Rate

MARKET DEMOGRAPHICS - DRIVE TIME

24040 SW 129th Avenue, Homestead, FL 33032



Drive time of 15 minutes



KEY FACTS

260,147

Population

34.4

Median Age

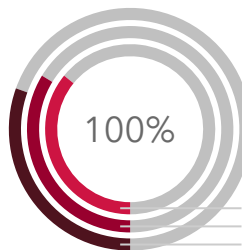


Average
Household Size

70,780

2018 Average
Household Income

HOUSING UNITS



100%



2023 Total Housing Units 87,902
2018 Total Housing Units 82,604
2010 Total Housing Units 74,724

BUSINESS



6,484

Total
Businesses



47,880

Total
Employees



\$8,554,284

2018 Total
Sales (\$000)

DAYTIME POPULATION



192,378

Total Daytime
Population



55,989

Daytime Population:
Workers



136,389

Daytime Population:
Residents

EMPLOYMENT



58%

White Collar



24%

Blue Collar



18%

Services

5.3%

Unemployment
Rate