

HOMESTEAD INVESTMENT LAND

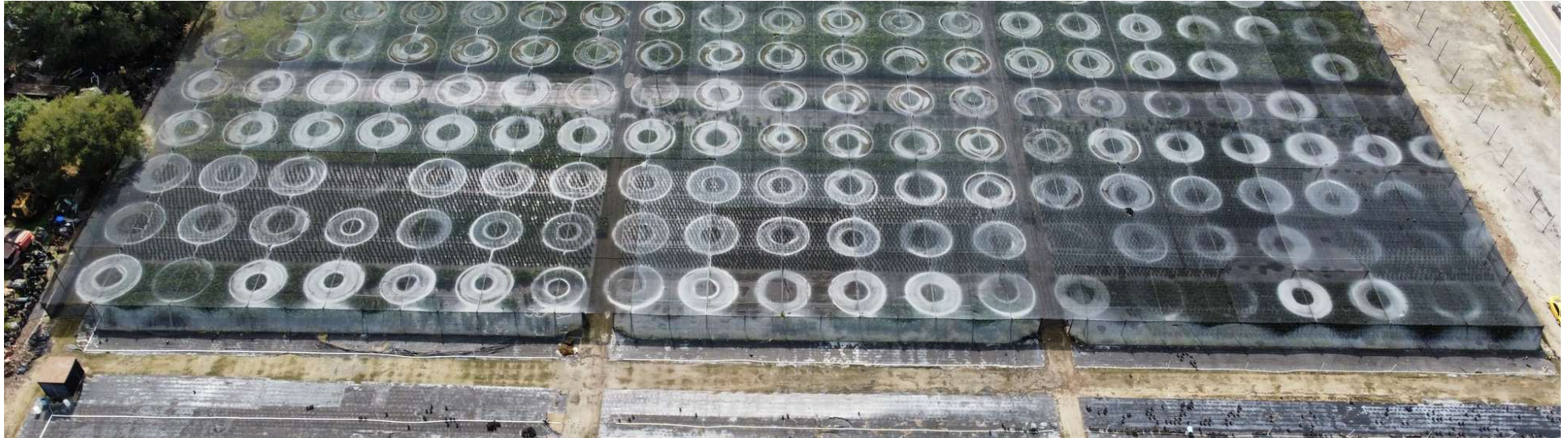
SOUTHWEST 137TH AVENUE
HOMESTEAD, FL 33177

Josh Sheppard
C: 407.399.1120
josh.sheppard@svn.com

Bo Jahna
C: 863.557.0320
bojahna@svn.com



Property Overview



Sale Price

\$3,400,000

OFFERING SUMMARY

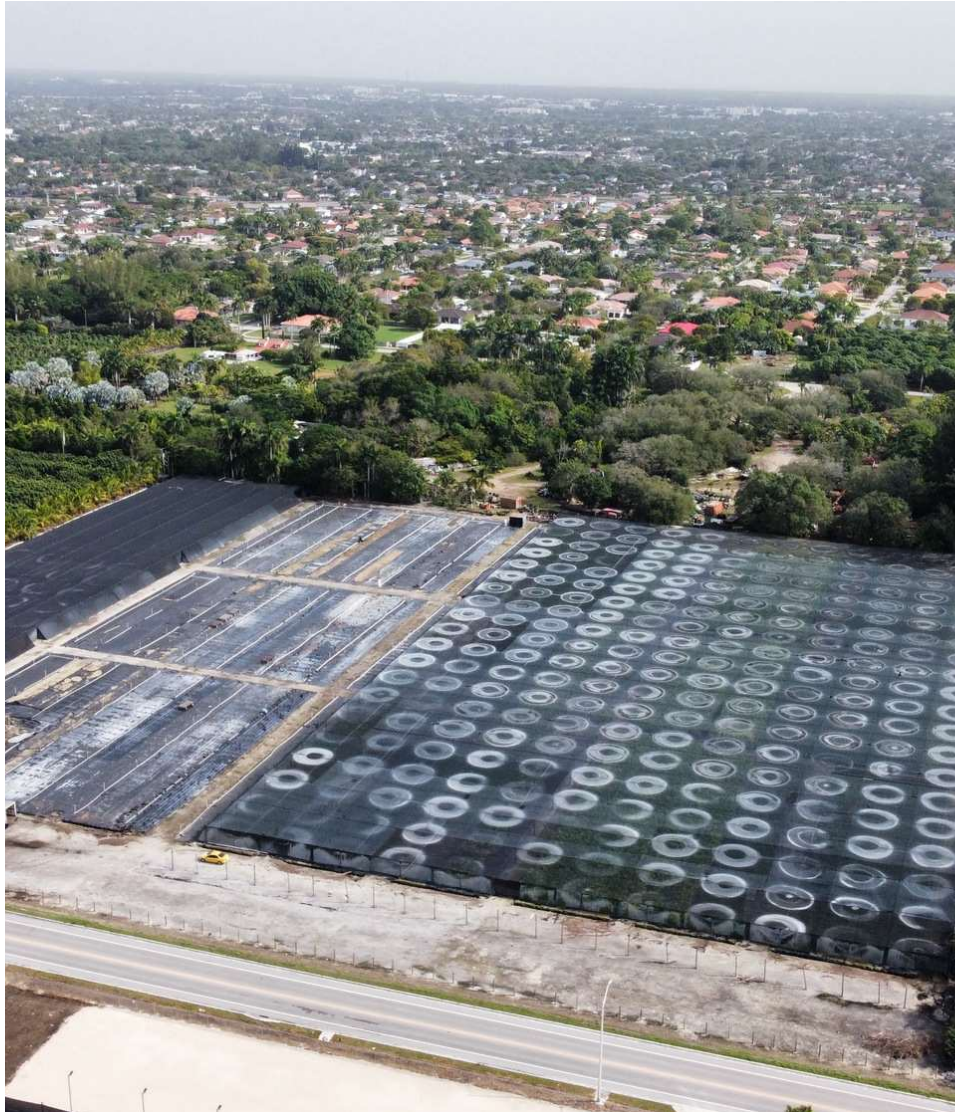
Acreage:	10.57 Acres
Price / Acre:	\$321,665
City:	Homestead
County:	Miami-Dade
Property Type:	Land Investment

PROPERTY OVERVIEW

This 10+ acre property situated in East Homestead along the Urban Development Boundary (UDB), represents an great investment opportunity for future development. The surrounding area is witnessing a surge in developments along with a widening of SW 137th Ave, making this parcel a prime candidate for investors aiming to leverage the anticipated growth.

The property is irrigated with shade cloth throughout and is currently being utilized by the business as an above-ground nursery for indoor foliage. The sale of this property will not include the business itself but rather solely the land and improvements. A sale-leaseback option will be considered for the sale of this property.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Farms & Nurseries Properties
- Land Investment
- Nursery
- Residential Development
- Transitional

Uplands / Wetlands:

No Wetlands

Soil Types:

Krome Gravelly Loam

Taxes & Tax Year:

\$609.00

Zoning / FLU:

AG-5

Road Frontage:

SW 137th Ave

Fencing:

Maintained Perimeter

Current Use:

Above Ground Container Nursery

Potential Recreational / Alt Uses:

Land investment/residential development

Inventory:

No inventory will be offered in the sale of this property. This sales consists SOLELY of the business's asset and not the business itself.



Location



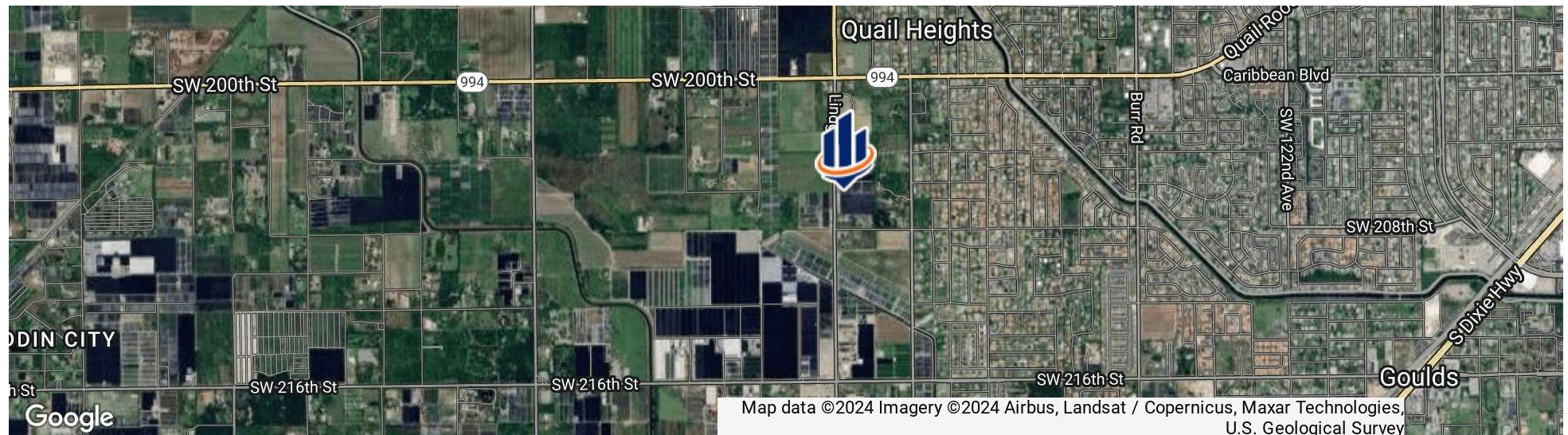
LOCATION & DRIVING DIRECTIONS

Parcel: 3069110000150

GPS: 25.5749596, -80.4125866

Driving Directions:

Showing Instructions: Please call Josh Sheppard
407.399.1120



Demographics Map & Report

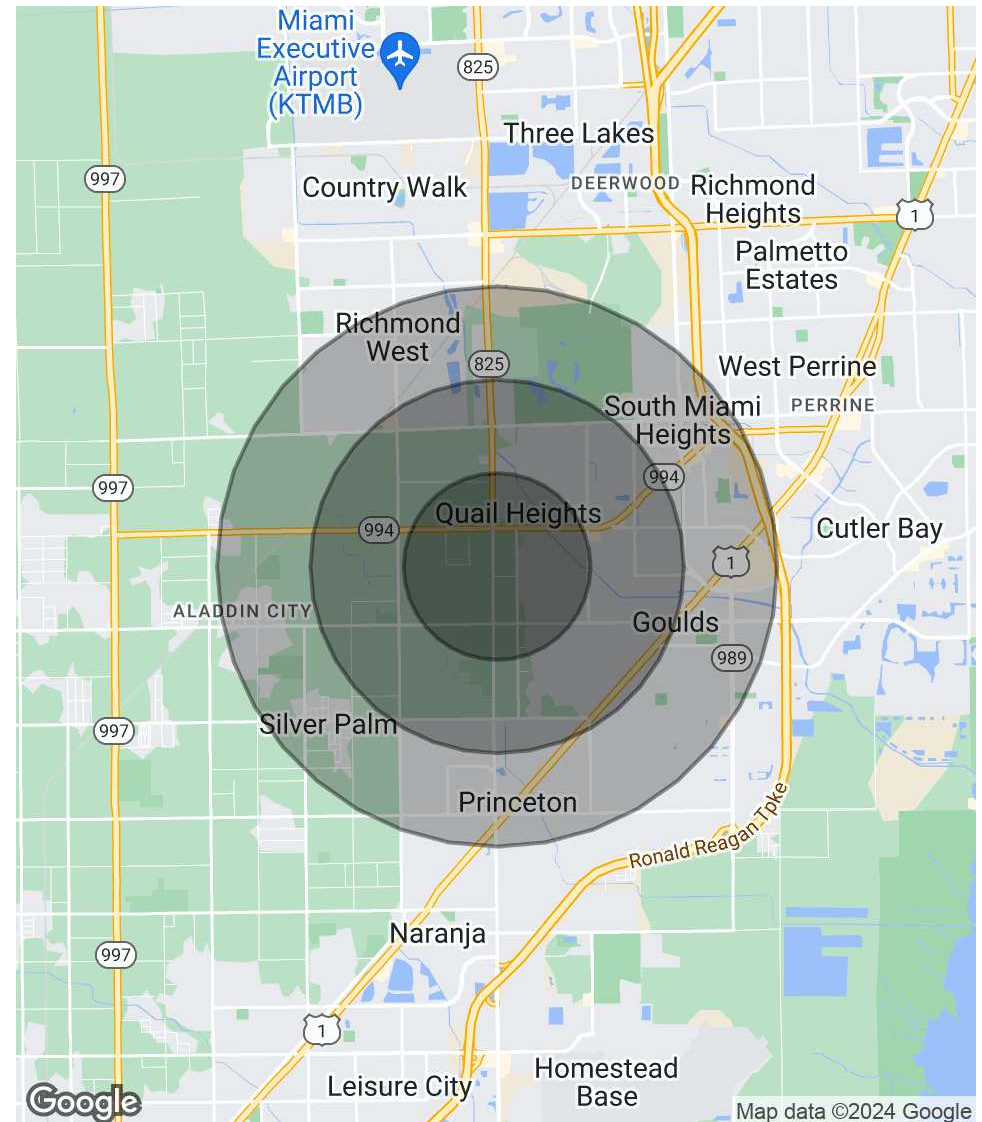
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	7,192	29,153	67,167
Average Age	30.6	32.1	32.6
Average Age (Male)	30.6	30.7	30.7
Average Age (Female)	31.2	34.3	35.2

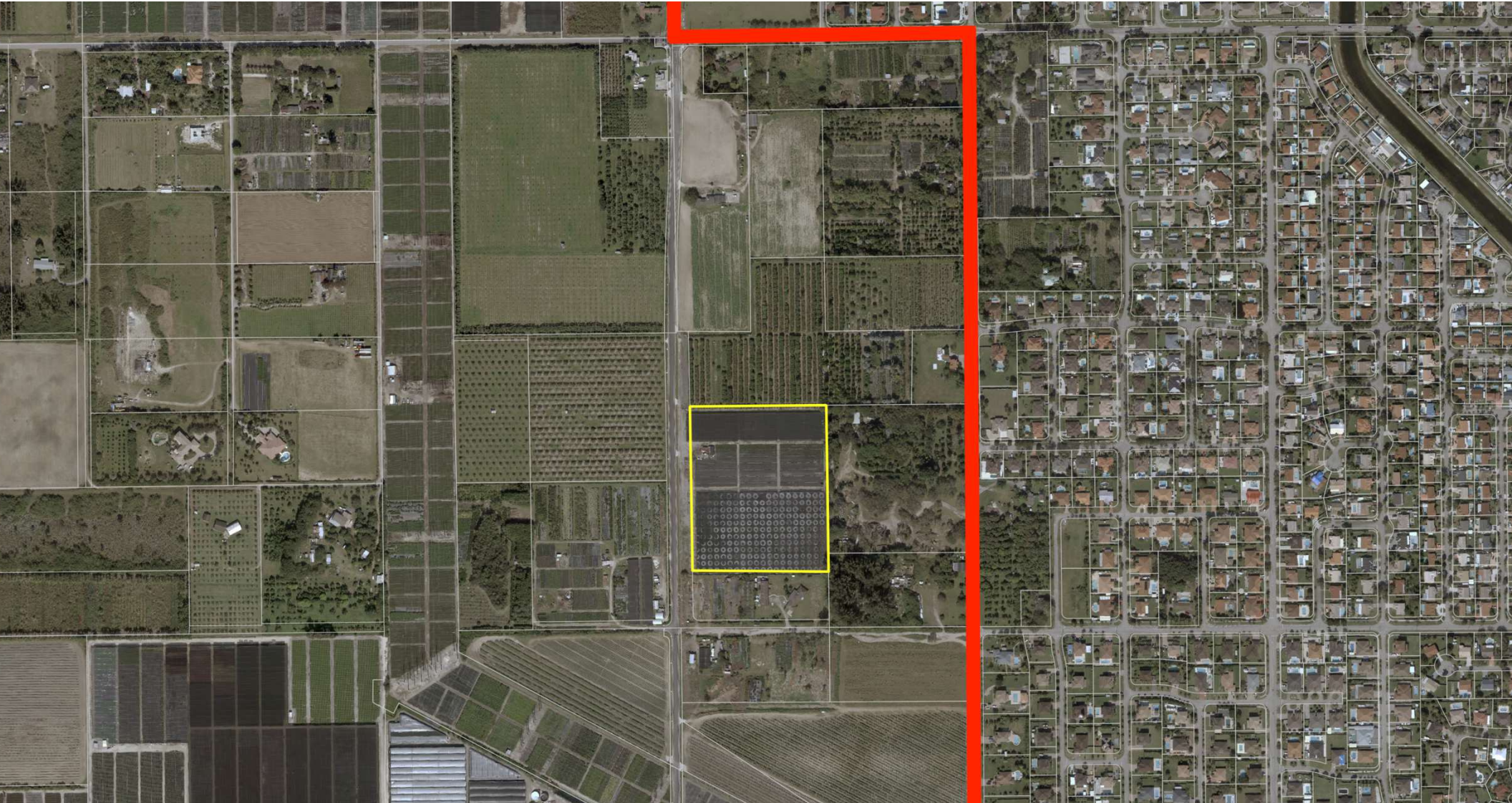
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,166	8,610	19,938
# of Persons per HH	3.3	3.4	3.4
Average HH Income	\$83,211	\$73,353	\$61,386

2020 American Community Survey (ACS)



Urban Development Boundary





JOSH SHEPPARD

Associate Advisor

josh.sheppard@svn.com

Direct: 877.518.5263 x388 | Cell: 407.399.1120

PROFESSIONAL BACKGROUND

Josh Sheppard is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Before joining the brokerage, Josh served as a founding member of two high-growth startups. Drawing on experience in startups, he identifies opportunities in emerging industries and technologies for clients seeking to buy or sell development land.

Josh works in the South Florida market, one of the nation's fastest growing technology corridors. He also works with landowners and buyers of ranchland, recreational land, and agricultural land.

Josh holds a Bachelor of Science in Business Administration from the University of Central Florida. In his free time, Josh enjoys fishing, golf, and spending time with family.

Josh specializes in:

- Development
- Ranch & Recreational land
- Agricultural land

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



BO JAHNA

Advisor

bojahna@svn.com

Direct: 877.518.5263 x366 | Cell: 863.557.0320

PROFESSIONAL BACKGROUND

Bo Jahna is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Bo is a licensed real estate associate located in Jupiter, Florida. His main focus is transitioning raw land into residential development properties along the east coast of Florida. Bo also specializes in mining and agricultural properties.

He is a 4th generation Floridian and landowner who comes from a family with long-time ties to Polk County and the mining industry.

Bo received his bachelor's degree in Business Administration from the University of Central Florida and his MBA with a finance specialization from the Huizenga School of Business at Nova Southeastern University. He also holds a certification for pricing analytics from Columbia University.

Previously, Bo was the CFO of a manufacturing company in Miami. After the sale of the company, his love of Florida land drew him to agricultural real estate

Bo's personal interests include traveling with family, hiking with his dogs, fishing and reading.

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801



ONE OF AMERICA'S BEST BROKERAGES



One of America's
Best Brokerages



APEX 2022 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

©2024 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

