

**THE ALPHA
COMMERCIAL**



FOR SALE

HOMESTEAD OFFICE PARK
6-ACRE COVERED LAND SITE

15600 SW 288 ST
HOMESTEAD, FL 33033



THE LISTING TEAM



THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS

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7250 SW 39th Terrace
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OFFERING SUMMARY

15600 SW 288 ST
HOMESTEAD, FL 33033

Total Land Area:
264,867 (6.08 Acres)

Building Area:
71,003 SF

Zoning:
BU-1 & RU-1

Max Density (By-Right):
79 Units

Max Height (By-Right):
4 stories

Allowable Uses:
**Multi-family, Mixed-use, Office,
Retail, Hotel, Educational Facility**

Asking Price:
\$21,500,000



Introducing an exceptional stabilized office park and covered land opportunity in the heart of Homestead, Florida.

Boasting an expansive 6+ acre footprint and an impressive 71,003 SF of office space, the property currently generates close to \$1.5 million in gross annual income (approx. \$900K net after re-assessed taxes). This presents an excellent cover land play for developers prioritizing cash-flowing assets while pursuing development approvals.

Strategically located right off the Turnpike and adjacent to the S. Dixie Hwy corridor, this property offers unparalleled accessibility and visibility to the Homestead market; one which is undergoing rapid growth that makes the investment in this asset of ideal timing.

EXTERIOR PHOTOS



Stabilized two-building office complex at steady 98% occupancy



Parking for approx. 251 vehicles (4/1000 ratio)

RE-ZONING OPPORTUNITY

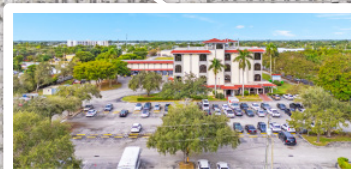


Max. Density: 90 du/acre
Max. Height: 12 stories



Max. Density: 125 du/acre
Max. Height: 15 stories

Leisure City
Community Urban
Center (LCUC) District



15600 SW 288 ST



Max. Density: 90 du/acre
Max. Height: 12 stories

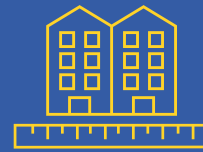
The subject site is within Unincorporated Dade County, just outside the boundaries of the Leisure City Community Urban Center (LCUC) District and has received preliminary positive feedback toward the likelihood of expanding the bounds of the district to encompass the subject site, which would allow for substantially greater height and density between 90-125 units per acre, and 12-15 stories of height depending on the results of a re-zoning. The following figures are conservative based on those potential alternatives:

PROJECTED LCUC ZONING ALLOWANCES

Max Density: 542 Units (90 du/acre)

Max Height: 12 Stories

INTERIOR PHOTOS



48,130 Sq. Ft. 4-story
multi-tenant office building



Highly diversified
with a 30+ tenant
rent roll



Recent capital
improvements inc. new
roof membrane & HVAC



INTERIOR PHOTOS



Detached 19,117 Sq. Ft.
bank branch location



Currently occupied
w/ NNN lease to
South State Bank



8 window-teller
drive-through lanes



NORTHEAST VIEW



Walmart

amazon warehouse

S DIXIE HWY

43,000 AADT

SW 288 ST

24,500 AADT

SOUTHWEST VIEW



DOWNTOWN HOMESTEAD

Walgreens

S DIXIE HWY

43,000 AADT

SW 288 ST

24,500 AADT

SOUTHEAST VIEW



**HOMESTEAD
AIRBASE**



**Homestead
Hospital**

HOMESTEAD, FL

BAPTIST HEALTH'S RAPID EXPANSION SOUTH

- Homestead Office Park is within less than 1 ½ miles to Baptist Health Homestead hospital, Miami-Dade's largest health systems southern campus.
- Baptist Health Homestead Hospital is a modern full service 147-bed facility servicing all of South Miami-Dade.
- Homestead Hospital services include an emergency center with 44 treatment rooms, a trauma room, critical care unit and a separate Children's Emergency Center.

SM 288 ST

24,500 AADT

SW 157TH AVE

BIRD'S EYE VIEW

126'

929'

306'

236'

6.08 ACRES

338'

596'

SW 288 ST

SW 157TH AVE

Address

Sq. Ft.

Zoning

15600 SW 288 ST

175,106 (4.02 acres)

BU-1

Folio: 30-7904-001-0480

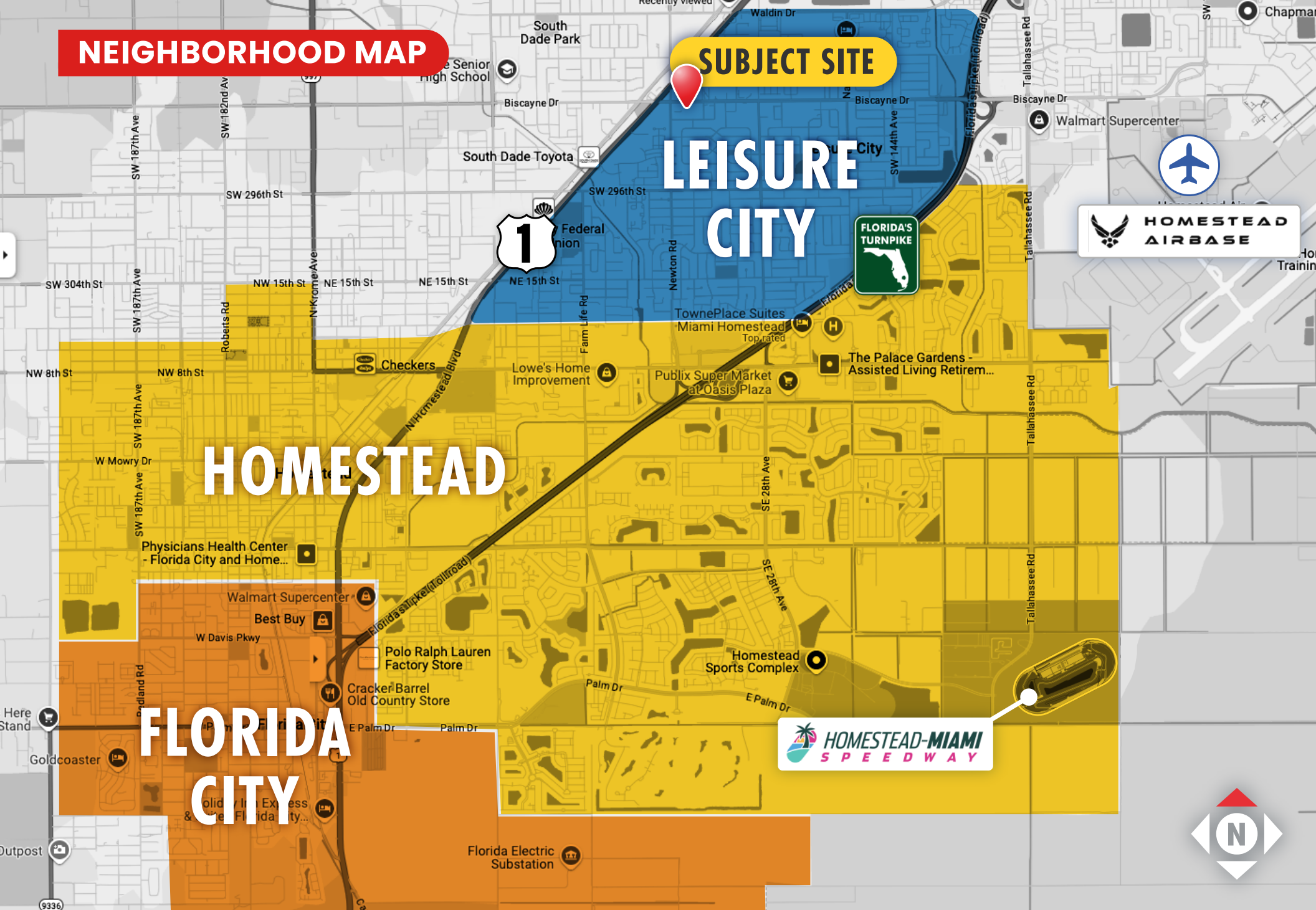
89,761 (2.06 acres)

RU-1

TOTAL:

264,867 SF (6.08 acres)

NEIGHBORHOOD MAP





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