

**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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## 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



## 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.



# BIRD'S EYE VIEW

126'

929'

306'

## 6.08 ACRES

236'

338'

SW 157TH AVE

SW 288 ST

596'

Address	Sq. Ft.	Zoning
15600 SW 288 ST	175,106 (4.02 acres)	BU-1
Dolio: 30-7904-001-0480	89,761 (2.06 acres)	RU-1
<b>TOTAL:</b>	<b>264,867 SF (6.08 acres)</b>	

# NEIGHBORHOOD MAP

SUBJECT SITE

# LEISURE CITY

# HOMESTEAD

# FLORIDA CITY





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