

Alexandra Silva

CONFIDENTIAL INVESTMENT MEMORANDUM

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+/-6.09 ACRE CORNER DEVELOPMENT SITE

S CANAL DRIVE & SE 18TH AVENUE | HOMESTEAD, FLORIDA



EXECUTIVE SUMMARY

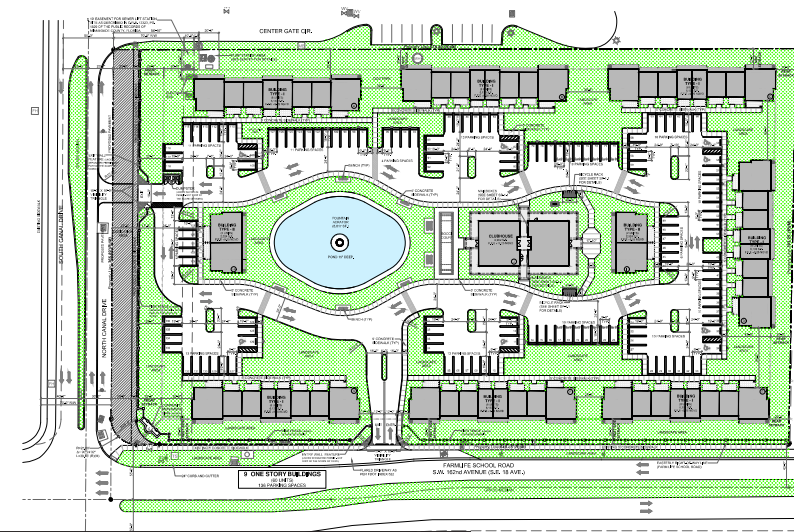
This is a rare, well advance development project opportunity located in a high-growth corridor of South Miami-Dade. The subject property consists of approximately **6.09 acres of prime corner land with dual frontage**, strong visibility, and direct access to US-1 and the Florida Turnpike.

The site benefits from **administrative approval for a ±60-unit 55+ independent living community**, significantly reducing entitlement risk and accelerating development timelines. An alternative townhome residential concept is also supported, providing flexibility for capital strategy and market positioning.

This is a **low-risk entitlement asset** in one of South Florida's most active residential growth markets.

INVESTMENT HIGHLIGHTS

- ±6.09-acre corner parcel with dual frontage
- Administrative approval for ±60-unit 55+ independent living community
- Alternative townhome development concept available
- Well-advanced engineered package included
- Significant entitlement and permitting risk reduction
- Strong projected demand fundamentals in 55+ housing segment
- Flat, development-ready site with efficient design layout



DEVELOPMENT PROGRAM

Option 1: 55+ Independent Living Community

- Approximately 60 units (administratively approved concept)
- Targeting strong and growing senior housing demand in South Florida

Option 2: Townhome Residential Community

- Flexible density-driven alternative design
- Suitable for market-rate residential absorption strategies

Both scenarios allow optimization based on capital structure, construction costs, and investor objectives.

ENGINEERING & ENTITLEMENT STATUS

The property has undergone substantial pre-development work, including:

- Traffic Impact Study completed
- Geotechnical investigation (soil, settlement, permeability analysis)
- Boundary survey and site mapping
- Near permit-ready architectural, civil, structural, and MEP plans

This level of preparation materially reduces uncertainty and shortens time to construction.



PROPOSED/APPROVED SENIOR LIVING COMMUNITY OFFICE



RISK PROFILE

The completion of key engineering and due diligence components significantly de-risks the project by:

- Reducing zoning and entitlement uncertainty
- Eliminating major site feasibility unknowns
- Accelerating permitting pathways
- Enhancing lender and investor confidence

MARKET CONTEXT

Homestead and the broader South Miami-Dade region continue to experience strong population growth driven by affordability, infrastructure expansion, and migration trends. Demand remains strong for both **age-restricted housing and well-located townhome communities**, supporting multiple viable development exits.

SITE ADVANTAGES

- Prime corner visibility
- Dual frontage improving access and circulation design
- Flat, highly efficient development configuration
- No existing structures allowing full design flexibility
- Strategic proximity to major transportation corridors and community infrastructure



INVESTMENT OPPORTUNITY

This offering represents a rare combination of **scale, entitlement progress, and engineering readiness** in a supply-constrained submarket. The asset is positioned for accelerated development with multiple viable exit strategies.

NEXT STEPS

Qualified developers and investors are invited to proceed with immediate due diligence.

- Access full data room (engineering, surveys, plans)
- Schedule developer review call



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265,324 SQUARE FEET-
LOT FRONTAGE APROX. 688 FEET & 385 FEET LOT DEPTH

PRIME LOCATION / HIGH VISIBILITY OPPORTUNITY



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HATHAWAY**
HOMESERVICES

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REALTY**

REQUEST A CONFIDENTIAL APPOINTMENT

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Unlock the full potential of this fully engineered site. Contact us today for more information.

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