

FOR SALE

Land Parcel 3.22-Acres

Excellent Frontage, Visibility, and Signage

Last Parcel Remaining

1985 NE 8th St. (Campbell Dr), Homestead, FL 33033



For complete details contact:

BINSWANGER-GATEWAY
PLAZA 57, SUITE 540, 7301 SW 57TH COURT, SOUTH MIAMI, FL 33143
305-529-5010 • FAX: 305-529-5070 • E-MAIL: PGARCIA@GATEWAYCOS.COM

Pedro J. Garcia, SIOR

O: 305-529-5010 C: 305-342-8885

Tract "B"

PROPERTY:	Folio # 10-7908-036-0020
ZONING:	Retail Commercial (B-2) District
LAND:	3.2158-acres with 223.18' Campbell Dr frontage
SITE WORK:	33 parking spaces, site lighting, fenced, utilities
OFFERING PRICE:	\$6,250,000

Location

The Property fronts highly desired Campbell Drive (NE 8th St. a/k/a SW 312th St.) with a daily traffic count of over 29,000 vehicles and is less than 1/3 of a mile from the Florida Turnpike Exit #2. The Property is in a designated Federal Opportunity Zone. The City of Homestead, located within Miami-Dade County, is very popular among middle class home buyers and is in high demand by national developers.

The Property is zoned Retail Commercial (B-2) district and has a Future Land Use Map (FLUM) of Light Commercial Use (LCU). The LCU land use designation is implemented by the B-1A, B-1, R-4 and B-2 districts. Permitted uses within the LCU include hotel/motel, office, retail and other business uses which generally require frontage locations on major roadways.

The Property's surrounding area is densely populated and the location for national retailers, a regional mall, and major employers including Baptist Health Homestead Hospital, Publix, Walgreens, CVS, Lowe's, Kohl's, Ross Dress for Less, Marshalls, TJ Maxx, Michael's, Petco, Staples, Office Depot and many more.

Additionally, there are a variety of dining and hospitality options including Longhorn Steakhouse, Olive Garden, Chili's, Chipotle, Red Lobster, Buffalo Wild Wings, Outback Steakhouse, McDonald's, as well as Courtyard Marriott, Hampton Inn & Suites, Planet Fitness and more.