

FOR SALE

Land Parcel 3.22-Acres

Excellent Frontage, Visibility, and Signage

Last Parcel Remaining

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



Pedro J. Garcia, SIOR
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Tract "B"

PROPERTY:	Folio # 10-7908-036-0020
ZONING:	B-2 Retail Commercial Business District
LAND:	3.2158-acres with 223.18' Campbell Dr frontage
SITE WORK:	33 parking spaces, site lighting, fenced, utilities, 2-curb cuts, dedicated East & West in/out
OFFERING PRICE:	\$6,250,000 \$5,950,000

Location

The Property fronts highly desired Campbell Drive (NE 8th St. a/k/a SW 312th St.) with a daily traffic count of over 30,000 vehicles and is less than 1/3 of a mile from the Florida Turnpike Exit #2. The City of Homestead, located within Miami-Dade County, is very popular among middle class home buyers and is in high demand by national housing and retail 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, Leon Medical Centers, The Palace Gardens, Publix, Walgreens, CVS, Lowe's, Kohl's, Marshalls, TJ Maxx, Regions Bank, Petco, and many more.

Additionally, there are a variety of dining and hospitality options including Longhorn Steakhouse, Olive Garden, Chili's Grill & Bar, Raising Cane's Chicken Fingers, Chick-fil-A, Red Lobster, Starbucks, Outback Steakhouse, McDonald's, Wendy's, as well as Hilton Garden Inn, Uptown Suites Extended Stay, Courtyard by Marriott, Planet Fitness and more.

