

FOR SALE

Henderson Villas

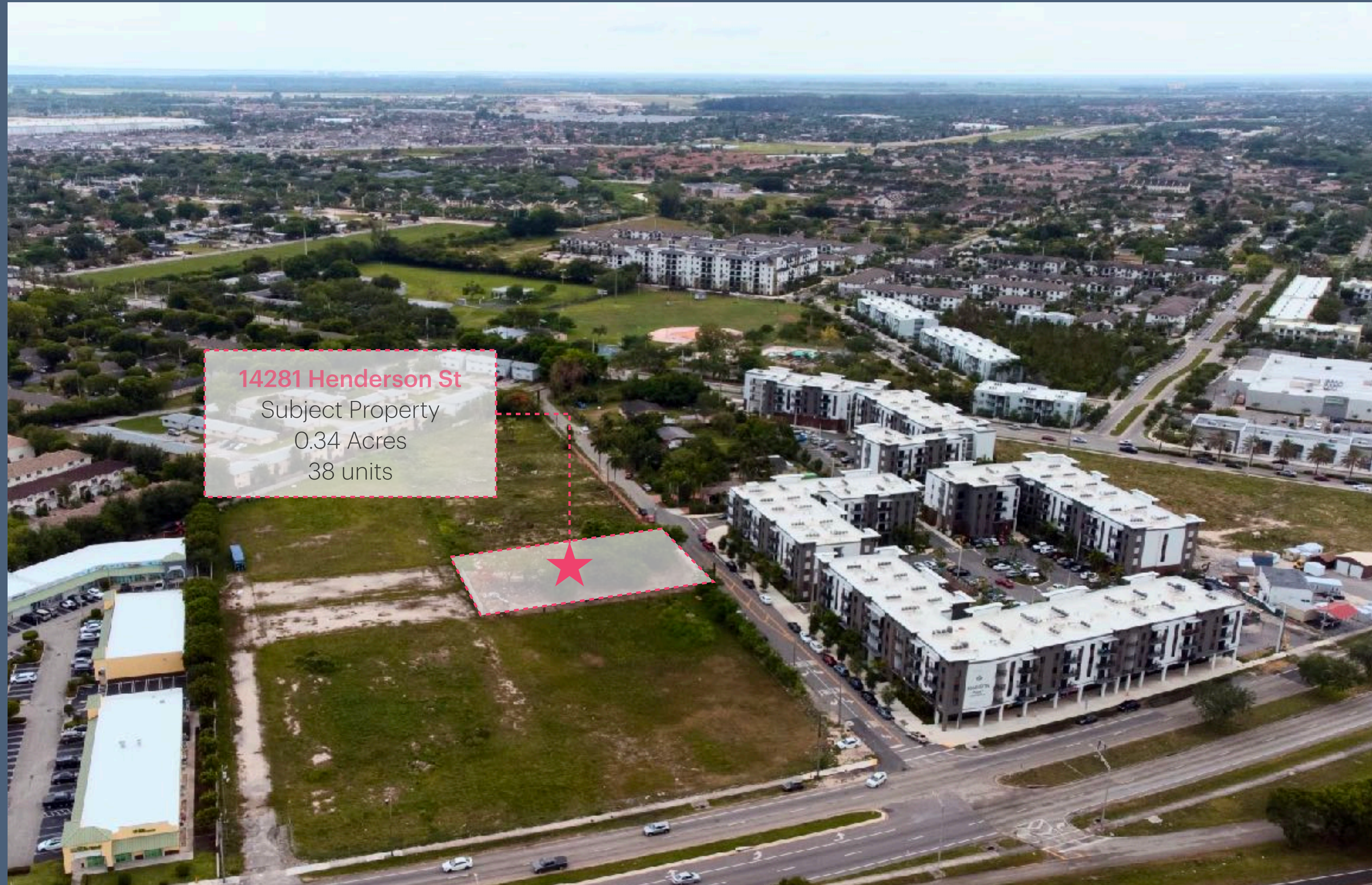
14281 Henderson St.
Naranja, FL, 33032

Multifamily Development
Opportunity



Property Overview

Multifamily Development Opportunity



14281 Henderson St
 Subject Property
 0.34 Acres
 38 units

SOUTHEAST AERIAL CONTEXT



Palms On Parker
 Multifamily-In Planning
 201 units

SOUTH AERIAL CONTEXT



NORTH AERIAL CONTEXT



Henderson Villas

Multifamily Development Opportunity

EXECUTIVE SUMMARY



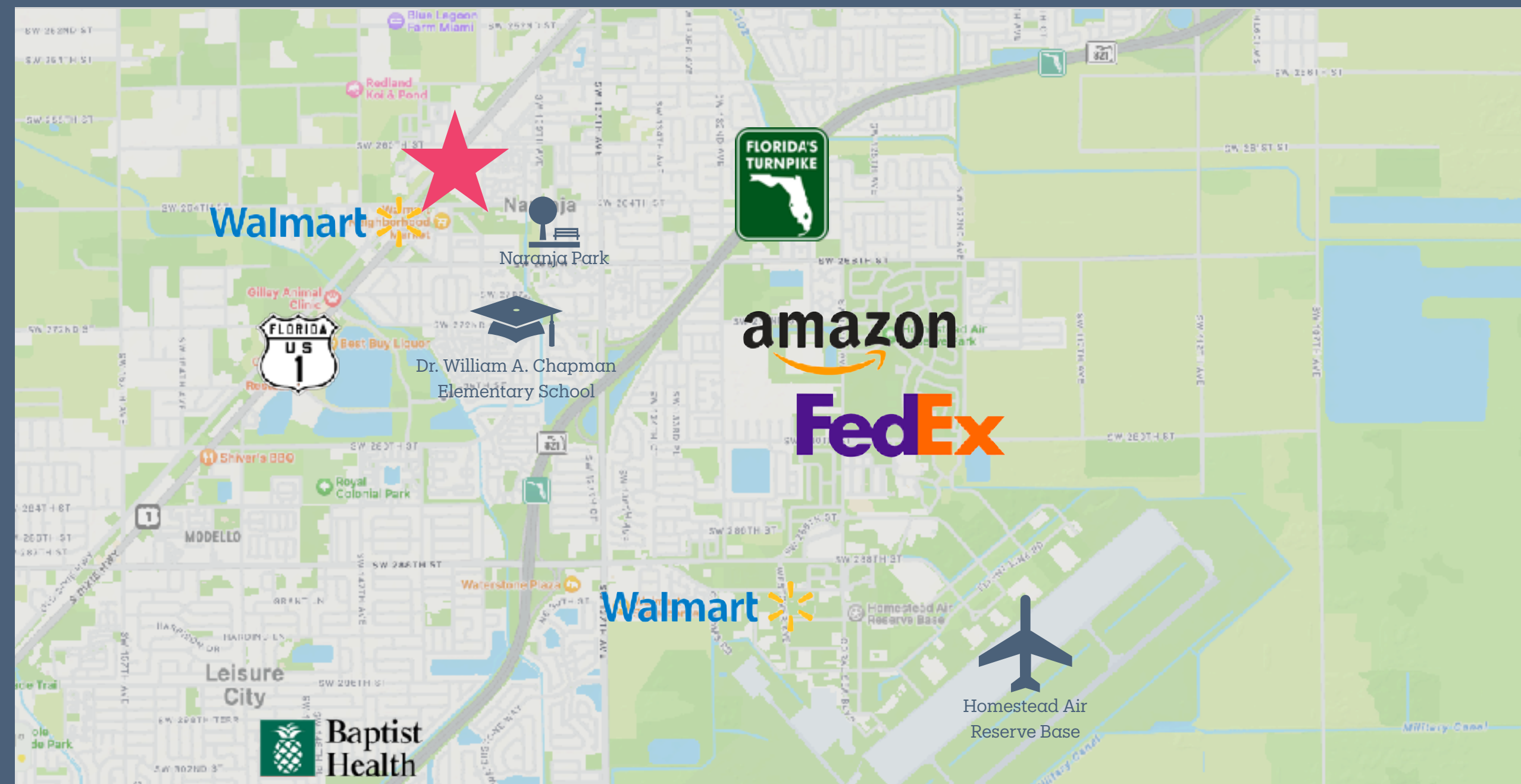
PROPERTY OVERVIEW

Home Real Estate has been retained exclusively by ownership to arrange the sale of 14281 Henderson St, Naranja (Miami), FL 33032. The subject property is composed of 0.34 acres totaling 13,125 SF. The site has ASPR approval to develop an 5-story multifamily building with 38 multifamily units, for a total rentable area of 32,000 square feet. The project is in the process of obtaining approval for the construction document set.

HIGHLIGHTS

- ASPR approval.
- Construction plans are currently undergoing approval (Q3 2024)..
- Easy access from US-1; easily reachable via public transportation and the Florida Turnpike. SMART Program is advancing five rapid transit corridors that will expand and enhance Miami-Dade County's public transit infrastructure.
- There are 5,672 multi-family units planned for development, 1,212 of which are currently under construction.
- Neighborhood undergoing significant residential development.

LOCATION



OFFERING SUMMARY

Sale Price:	USD \$1,690,000
Submarket:	Naranja, Homestead (Miami-Dade County)
Lot SF:	13,125 SF
Investment Type:	Development Site
Current Land Use:	UC-RM 3161-UC Center Residential Modified (RM)
Maximum Density:	Max 90 DU. per Acre (Proposed 30 DU.)
Proposed Development Envelope:	5 stories 38 Multi-family units 8,541 SF

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Miami Dade Transportation Planning

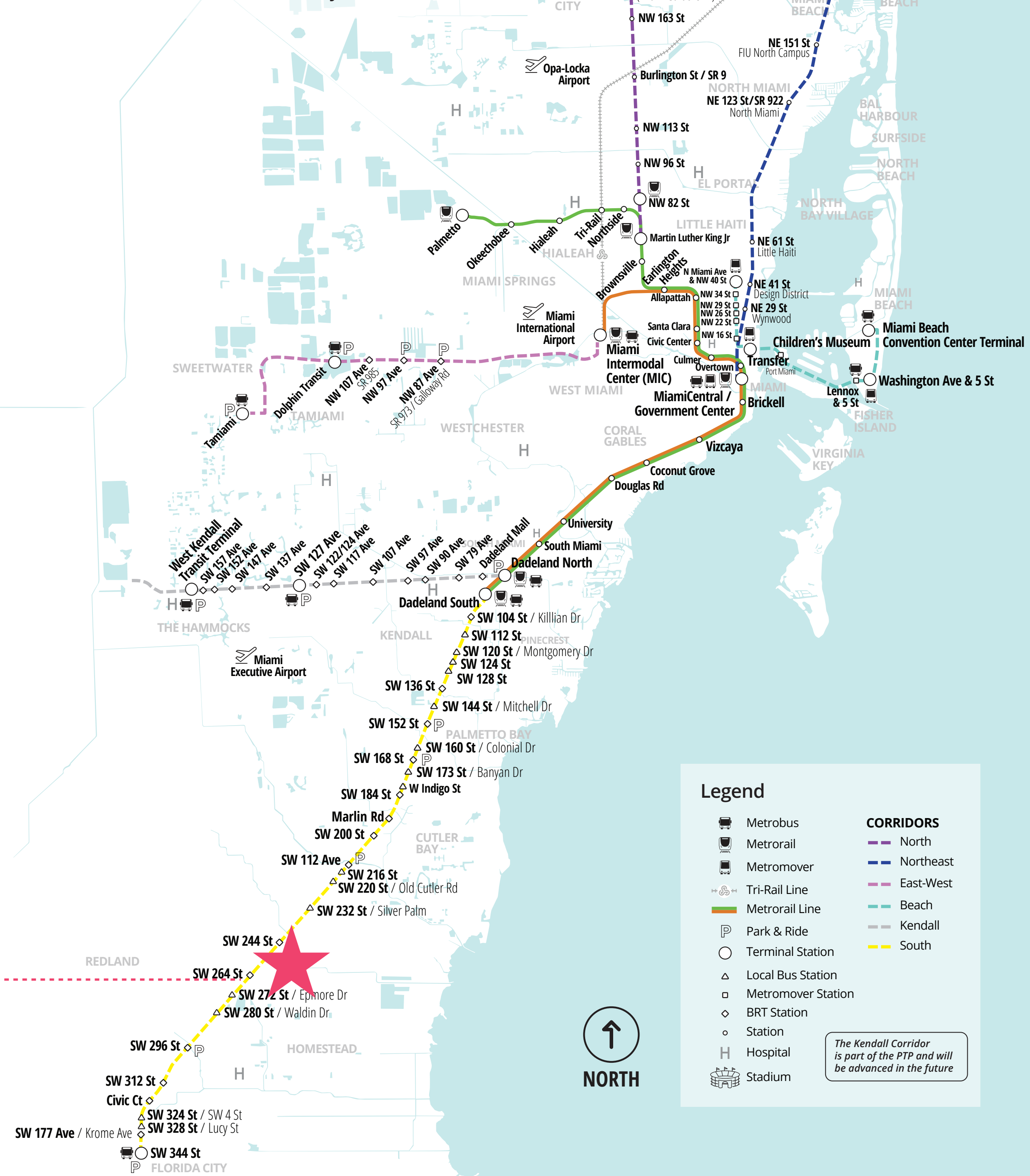
SMART Plan

The South Dade TransitWay (South Corridor) is one the five rapid transit corridors of the Strategic Miami Area Rapid Transit (SMART) Program. The corridor runs 20-miles in length and connects numerous municipalities which represent some of the fastest growing communities in Miami-Dade County.

The South Dade TransitWay extends from the Dadeland South Metrorail Station to the SW 344th Street Park-and-Ride/Transit Terminal, and it provides a mobility connection between the Miami Central Business District and the Village of Pinecrest, the Village of Palmetto Bay, Town of Cutler Bay, City of Homestead, and Florida City

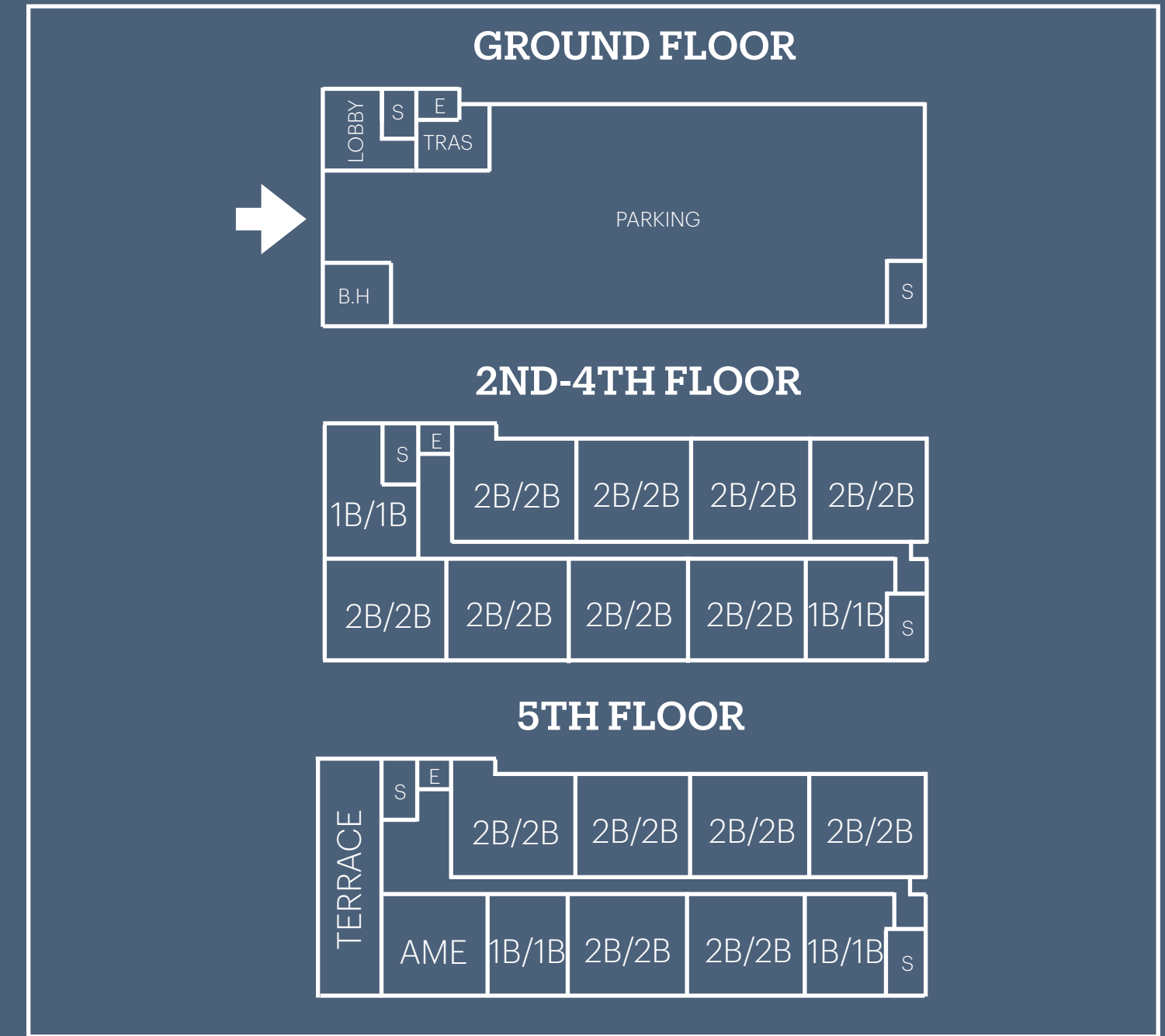


Located just a short walk from the new station SW 264 St, the project offers outstanding connectivity, ensuring that public transportation is more accessible, quicker, and easier than ever.



Rendering

Multifamily Development Opportunity



KEY PLAN

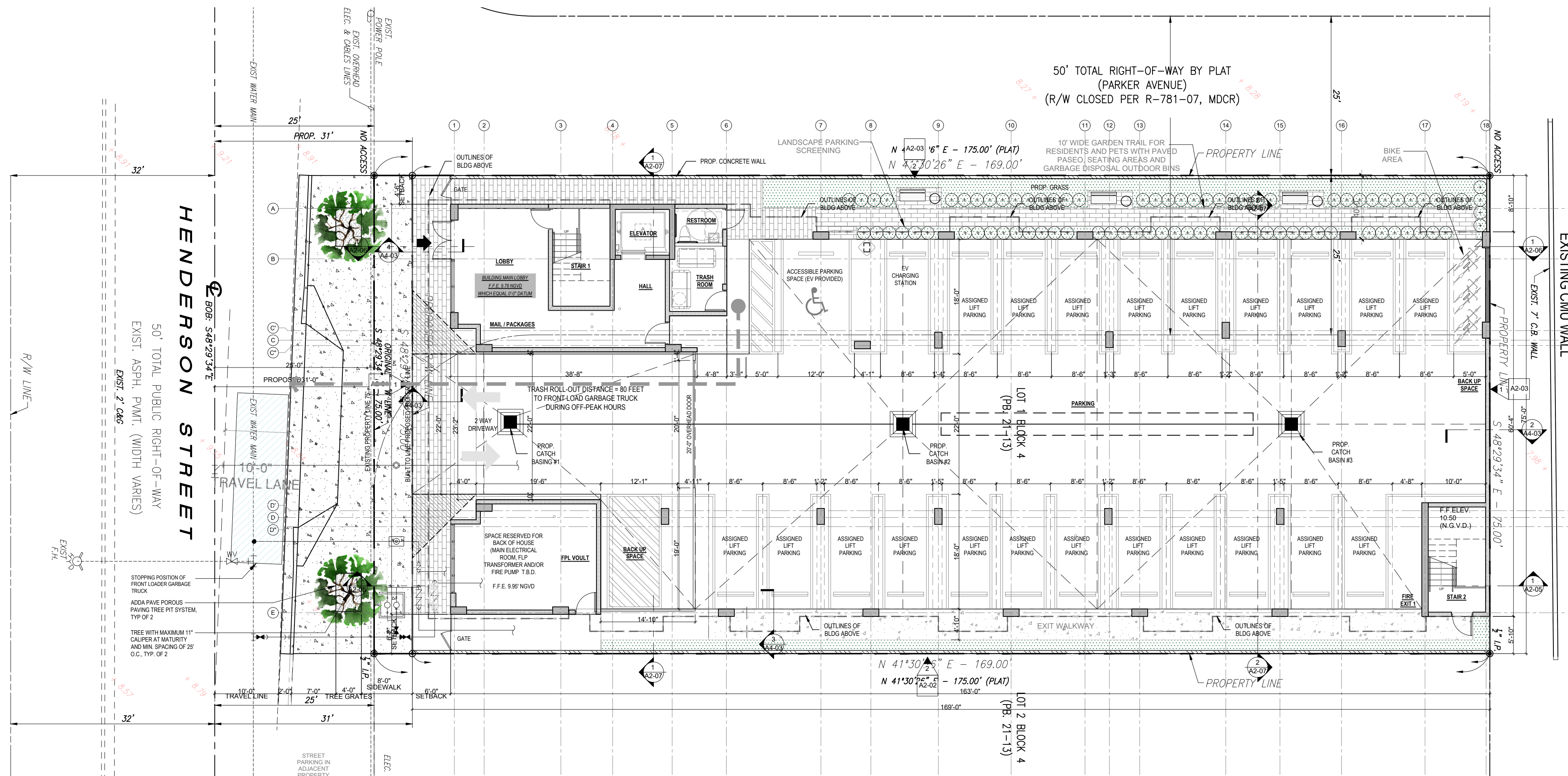
Floor	1b/1b	2b/2b	Total
Ground	0	0	0
Second	2	8	10
Third	2	8	10
Fourth	2	8	10
Five	2	6	8
Total	8	30	38

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Site Plan

14281 Henderson St



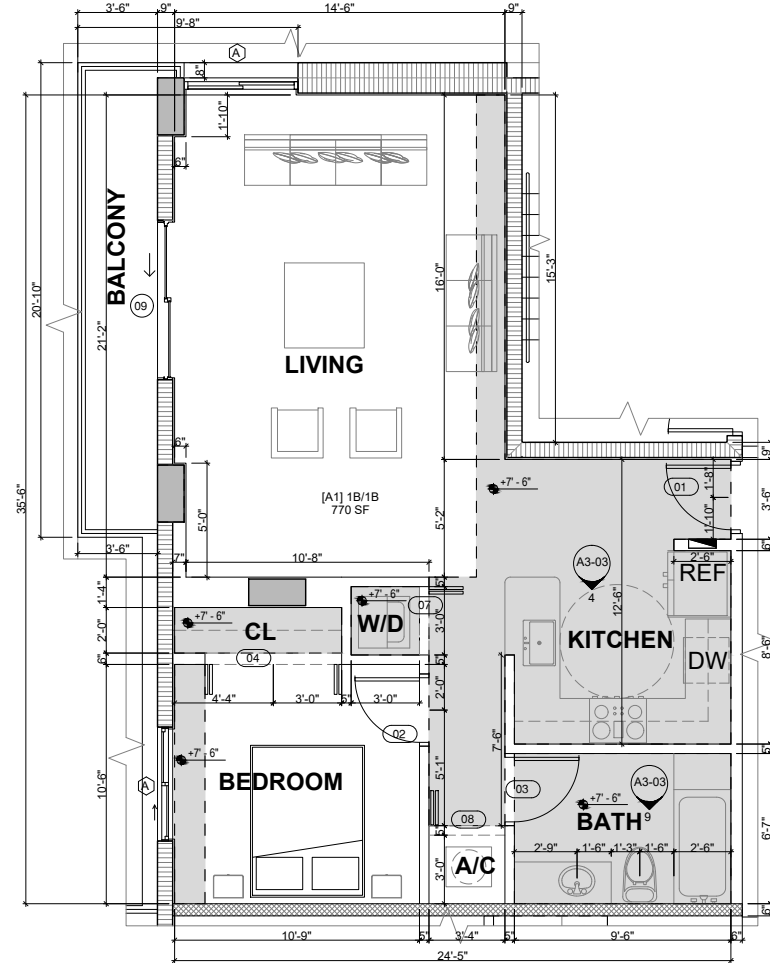
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Typical Unit Layout

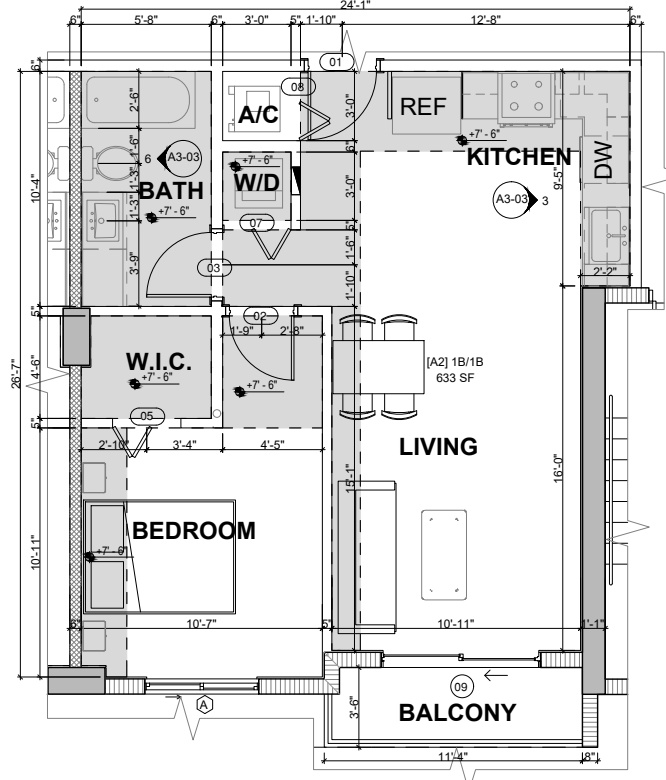
14281 Henderson St

1B/1B



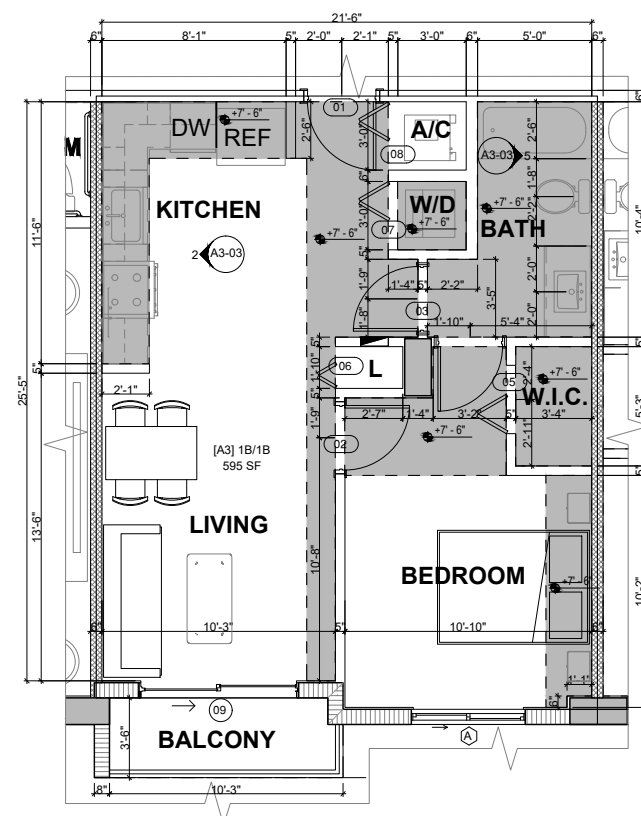
01 UNIT A1 1B/1B
SCALE: 1/4" = 1'-0"

FOR ENTRY DOORS SPECIFIC LOCATION,
SLIDING DOORS AND WINDOWS LOCATIONS
REFER TO OVERALL FLOOR PLAN LEVELS



02 UNIT A2 1B/1B
SCALE: 1/4" = 1'-0"

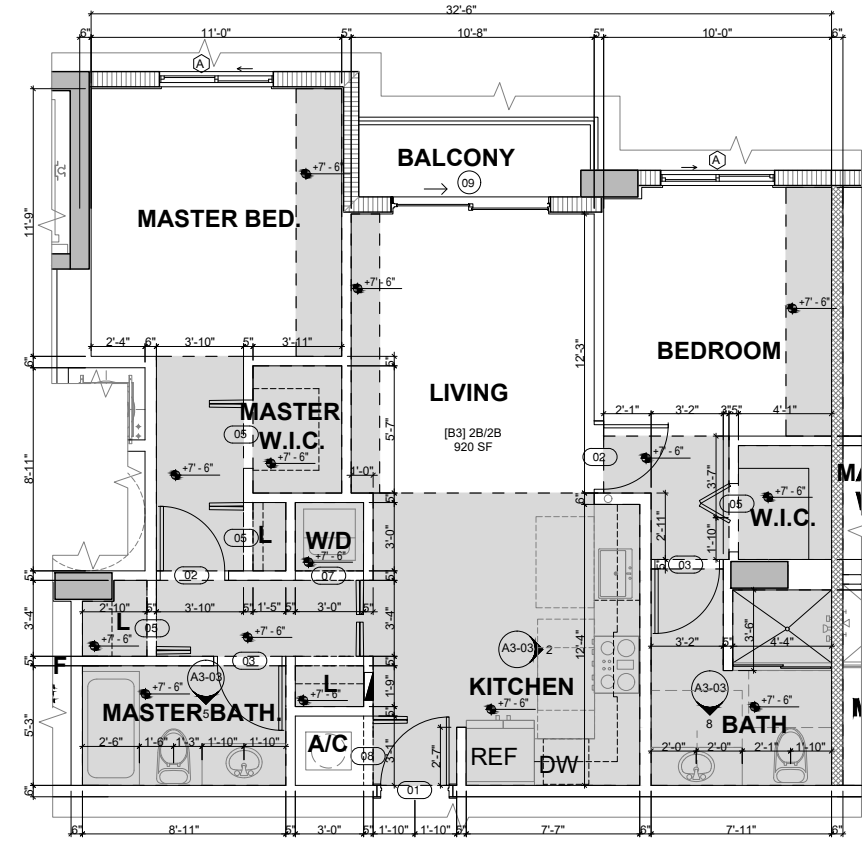
FOR ENTRY DOORS SPECIFIC LOCATION,
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03 UNIT A3 1B/1B
SCALE: 1/4" = 1'-0"

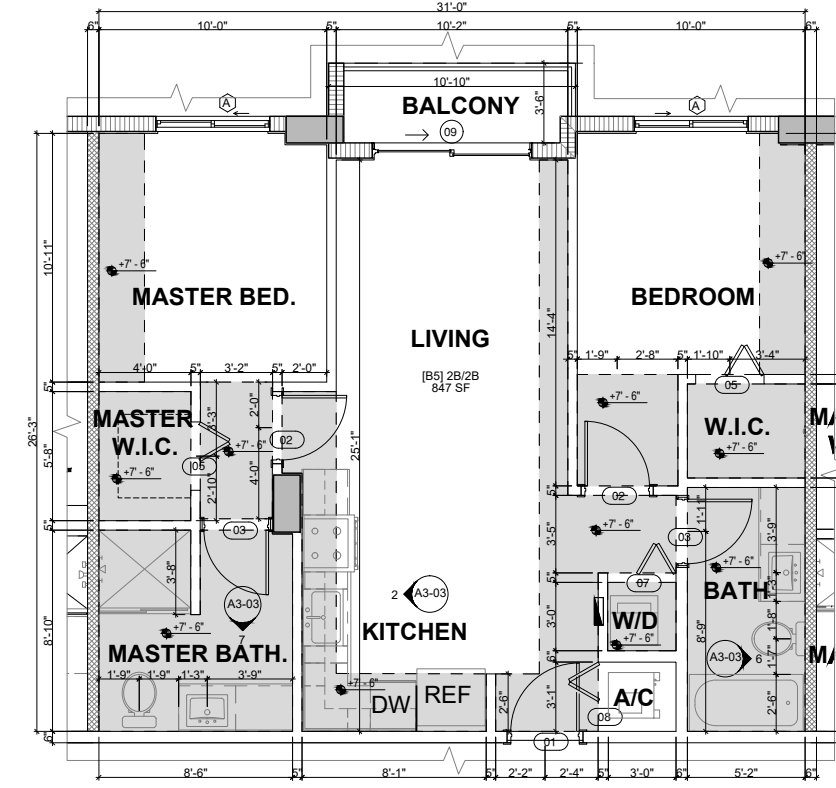
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2B/2B



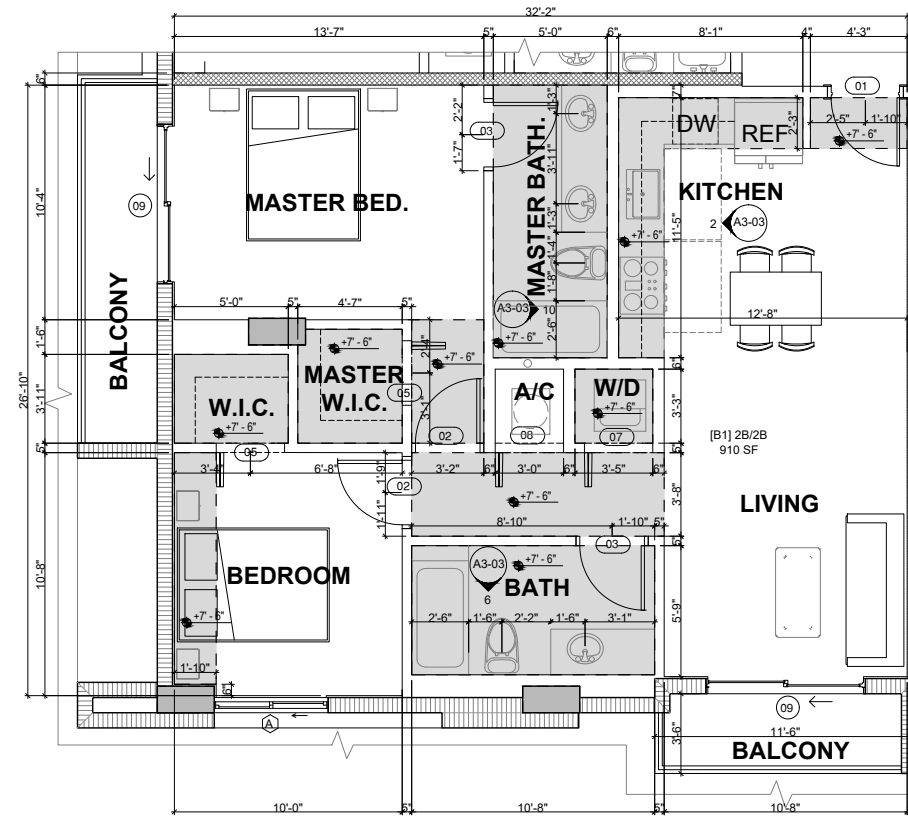
01 UNIT B3 2B/2B
SCALE: 1/4" = 1'-0"

FOR ENTRY DOORS SPECIFIC LOCATION,
SLIDING DOORS AND WINDOWS LOCATIONS
REFER TO OVERALL FLOOR PLAN LEVELS



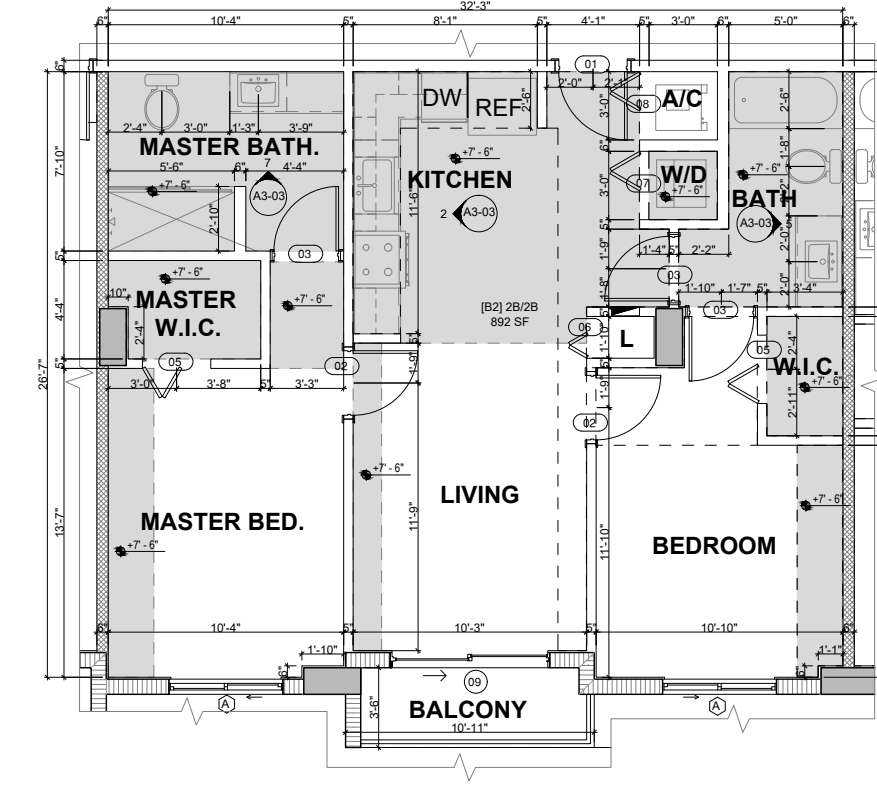
02 UNIT B5 2B/2B
SCALE: 1/4" = 1'-0"

FOR ENTRY DOORS SPECIFIC LOCATION,
SLIDING DOORS AND WINDOWS LOCATIONS
REFER TO OVERALL FLOOR PLAN LEVELS



03 UNIT B1 2B/2B
SCALE: 1/4" = 1'-0"

FOR ENTRY DOORS SPECIFIC LOCATION,
SLIDING DOORS AND WINDOWS LOCATIONS
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04 UNIT B2 2B/2B
SCALE: 1/4" = 1'-0"

FOR ENTRY DOORS SPECIFIC LOCATION,
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