

SOUTHPLACE

CITY CENTER



20505 S DIXIE HWY, CUTLER BAY, FL 33189



EXECUTIVE SUMMARY

Senior Housing Project in South Florida

OVERVIEW:

This senior housing project in South Florida designed to meet the growing demand for quality, affordable housing for seniors. With the region's increasing aging population and the need for age-appropriate amenities, the project will provide a community that fosters independent living, wellness, and social engagement.

PROJECT VISION:

The development will offer a vibrant, comfortable, and secure environment for seniors, promoting independent living while providing support services. The community will feature various residential options, including independent living apartments, assisted living units, and memory care facilities.

LOCATION:

The project is strategically located in South Florida, an area known for its large senior population and warm climate. Proximity to healthcare facilities, shopping centers, and recreational areas will enhance the quality of life for residents. The area's real estate market trends also indicate strong demand for senior housing.

KEY FEATURES:

MARKET OPPORTUNITY:

South Florida's senior population is projected to grow significantly in the coming years. There is a strong demand for housing that caters to active, healthy seniors while offering additional support for those requiring assistance. The market for senior housing is expected to remain robust, driven by favorable demographics, increasing life expectancy, and a shift towards community living.

CONCLUSION:

This senior housing project will provide a vital resource to South Florida's aging population, offering high-quality living options and services. With a strong market demand, a well-planned community, and financial viability, the project is positioned for long-term success.



AERIAL VIEW OF CENTRAL PLAZA



PROPERTY ADDRESS: 20505 S Dixie Hwy, Cutler Bay, FL 33189

PROPERTY USE:

SR HOUSING DEVELOPMENT OPPORTUNITY

Senior, Independent and Assisted Living

BLOCK 9: 2.2-ACRE MIXED USE PARCEL

15 stories maximum
20% retail 1st floor
requirement
Approximately 600
units allowed
Must have own
structured parking

BLOCK 8: 2.34-ACRE MEDICAL PAD

5 stories proposed but
can go higher
20% retail 1st floor
requirement
Must have own structured
parking

BLOCK 7B: 1.61-ACRE MIXED USE PARCEL

15 stories maximum
20% retail 1st floor requirement
Approximately 567 Units allowed
Must have own structured
parking



ARRIVAL VIEW OF CENTRAL PLAZA



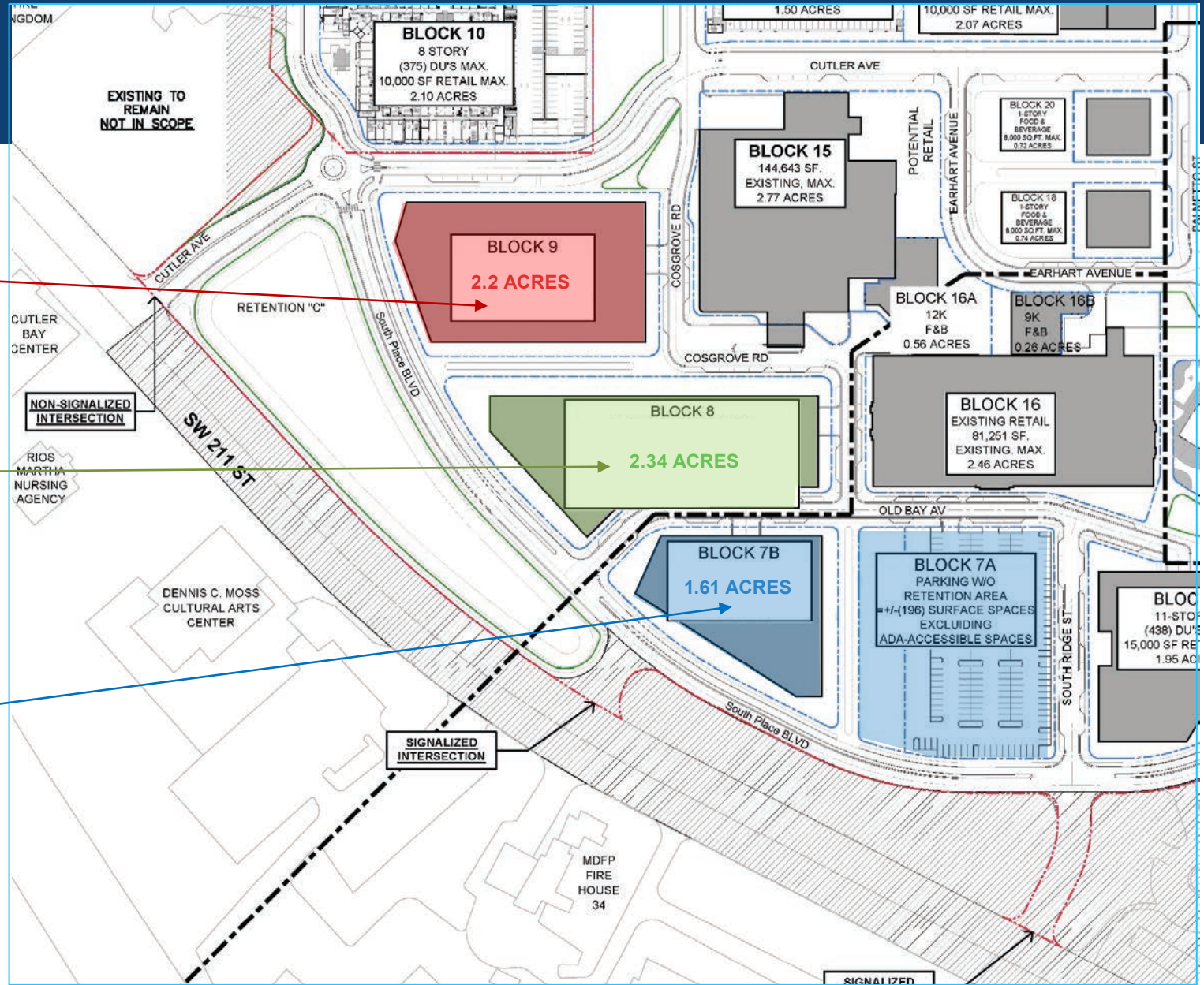


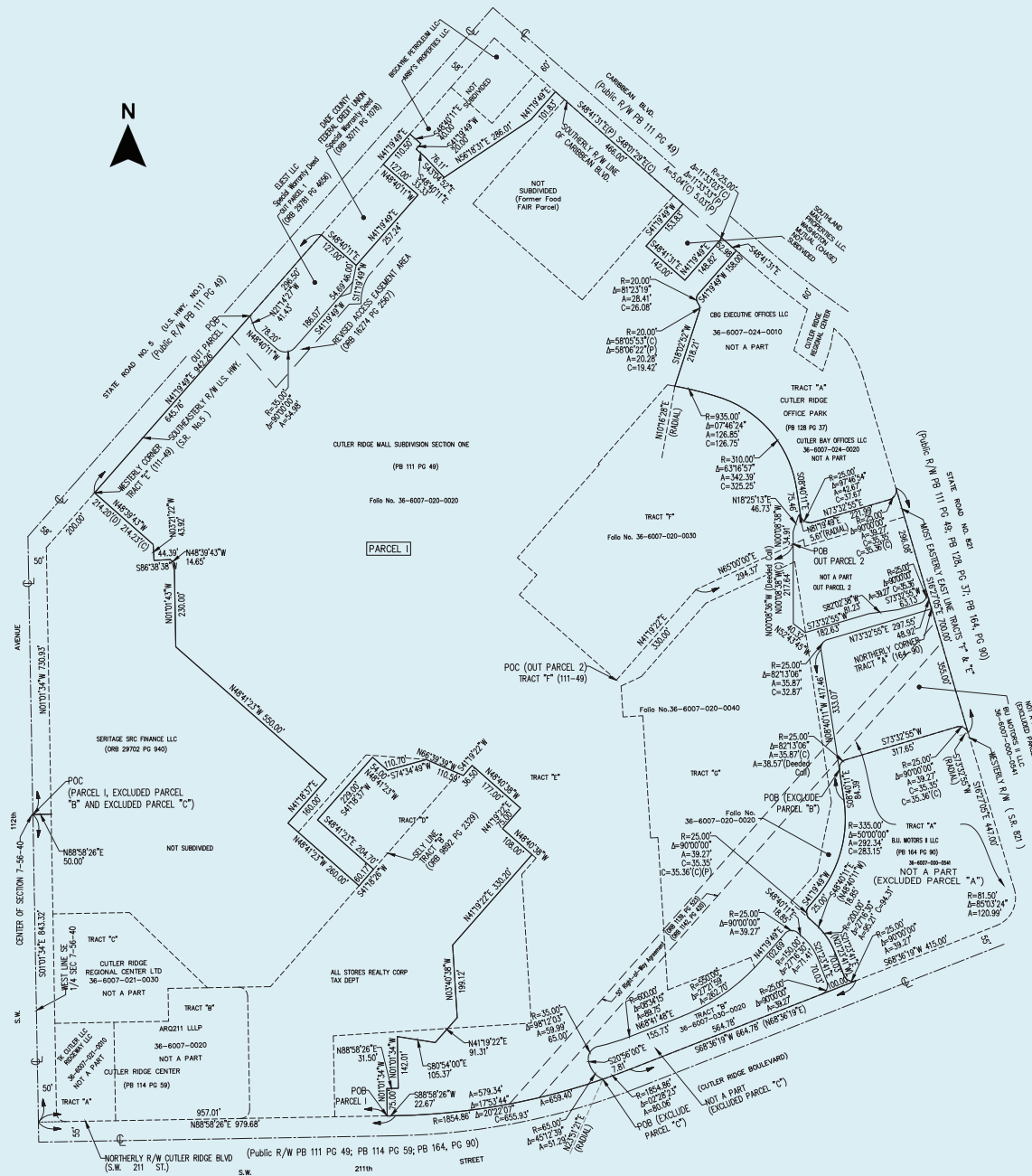


BLOCK 9: 2.2-ACRE MIXED USE PARCEL
 15 stories maximum
 20% retail 1st floor requirement
 Approximately 600 units allowed
 Must have own structured parking

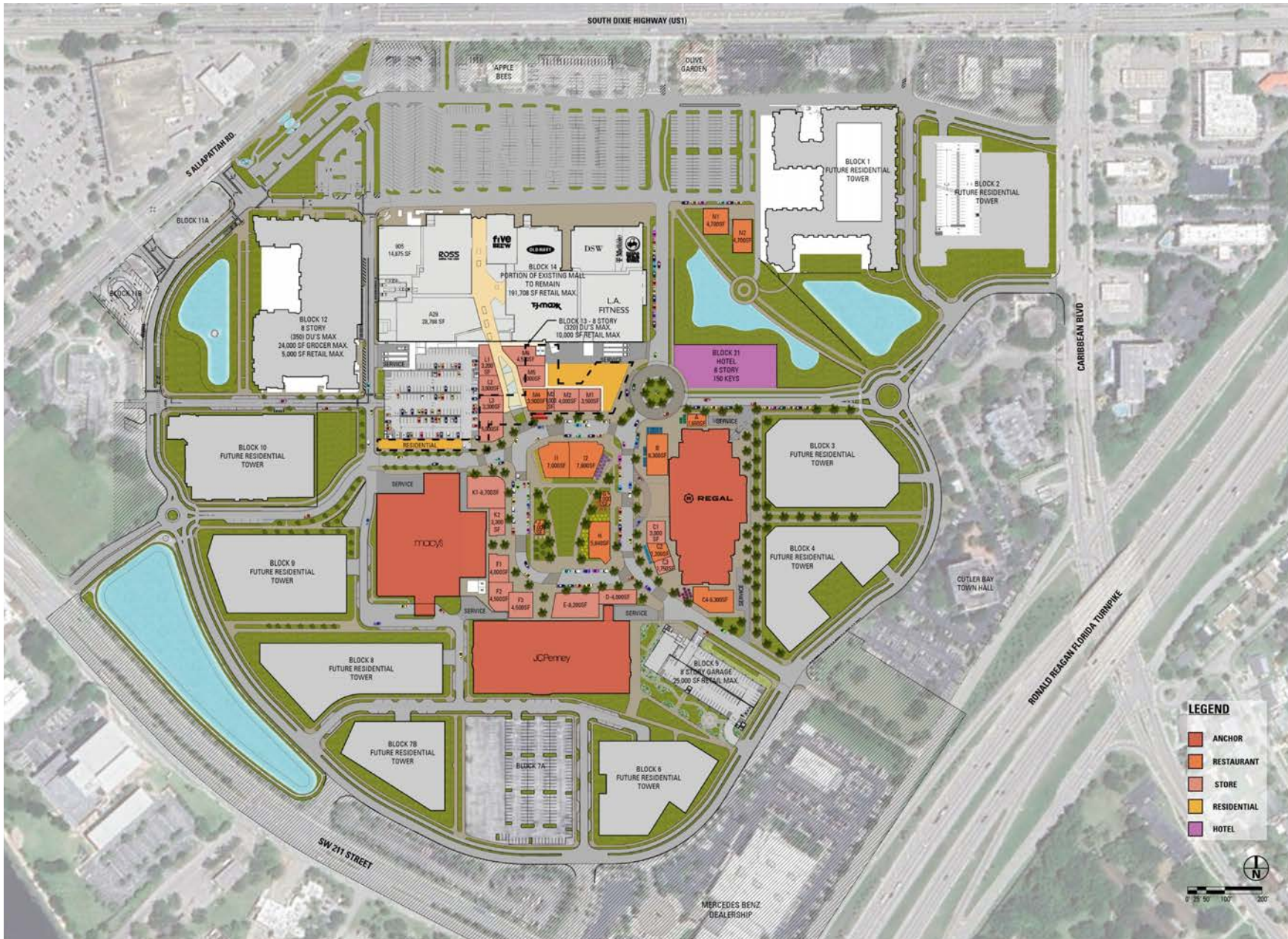
BLOCK 8: MEDICAL PAD
 5 stories proposed but can go higher
 20% retail 1st floor requirement
 Must have own structured parking

BLOCK 7B: MIXED USE PARCEL
 15 stories maximum
 20% retail 1st floor requirement
 Approximately 567 Units allowed
 Must have own structured parking





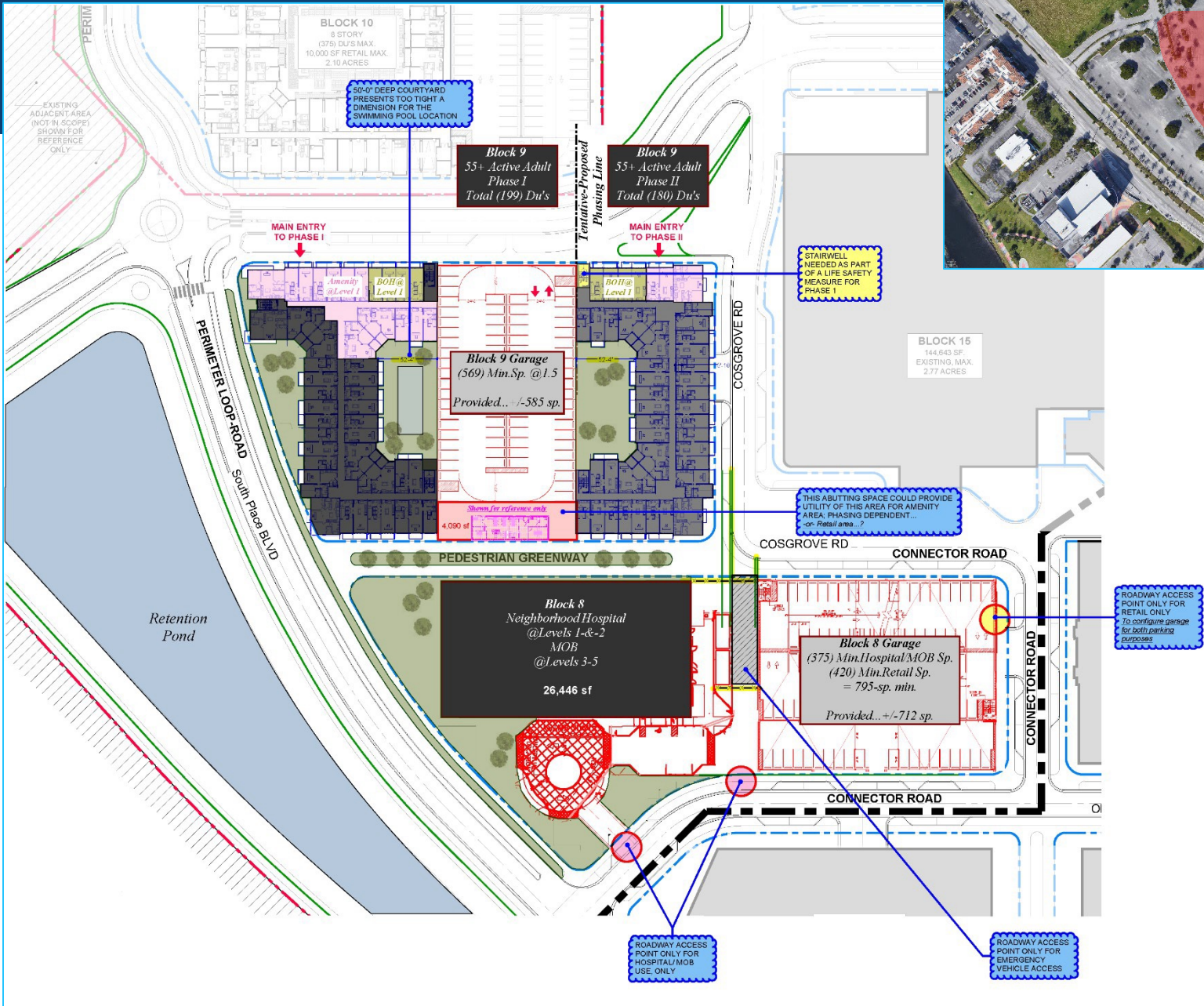
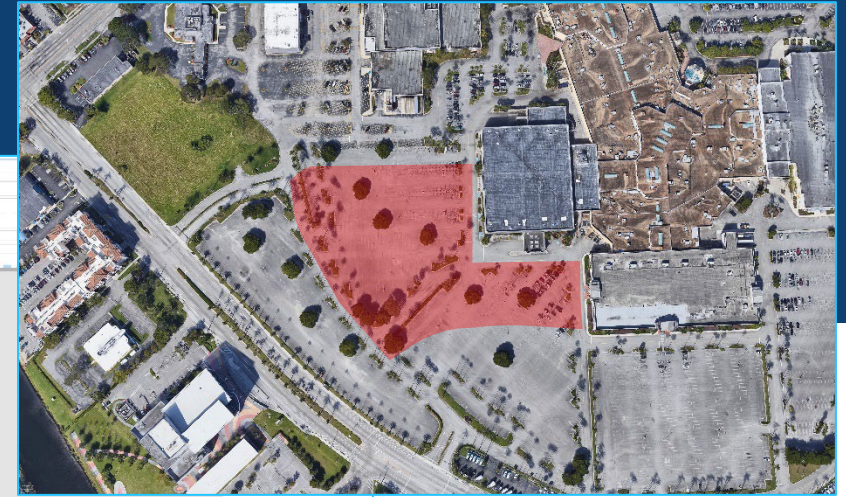
CENTRAL PLAZA LEASE PLAN



CENTRAL PLAZA LEASE PLAN



AERIAL & PROJECT SITE PLAN









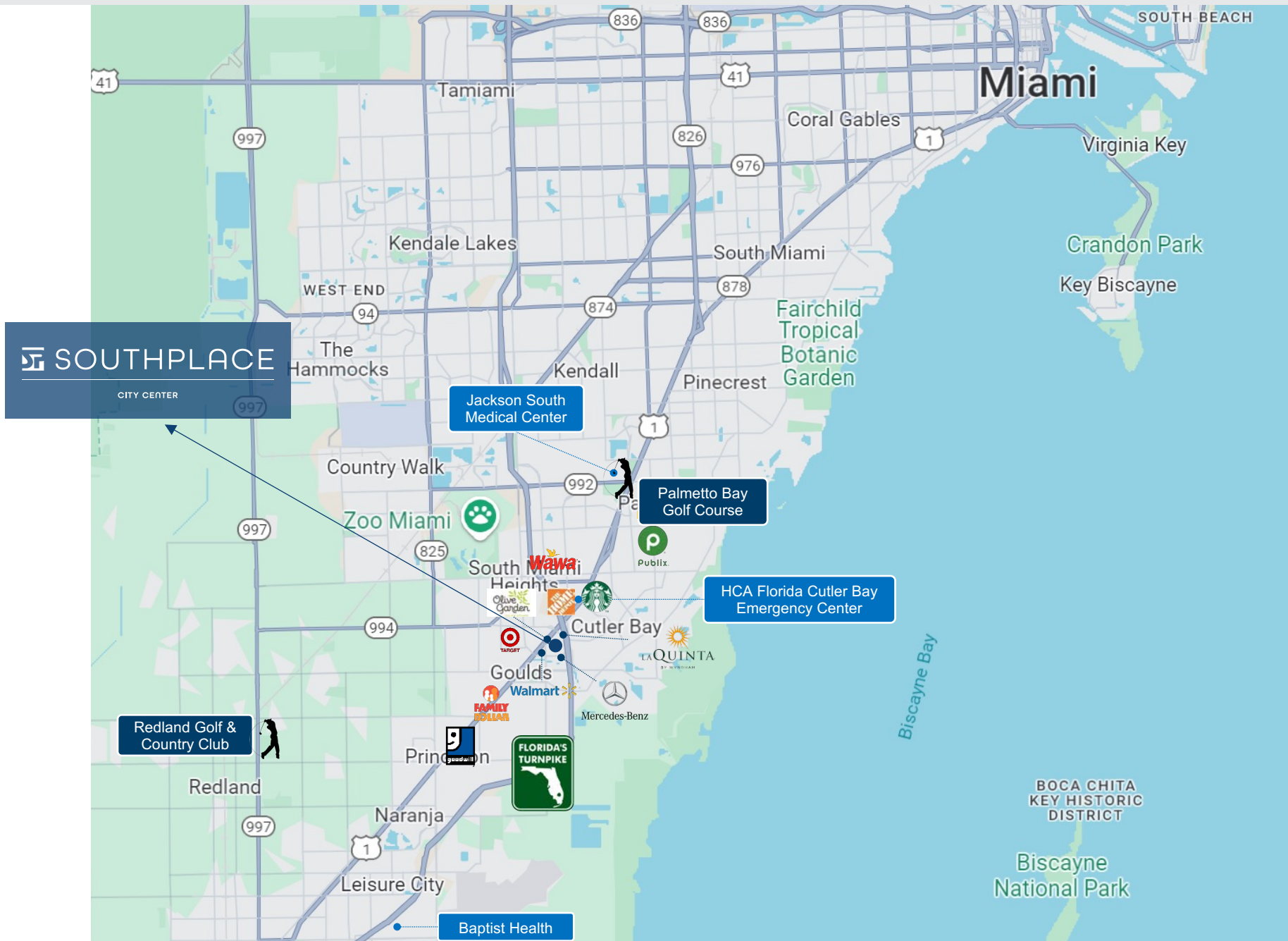
Cutler Bay is an incorporated town in Miami-Dade County, Florida located just west of Biscayne Bay and 18 miles southwest of Downtown Miami. It was established in 2005 and is part of the Miami metropolitan area of South Florida. With a population of 45,425, Cutler Bay is the 9th most populous of the 34 municipalities that make up Miami’s urban core and the 33rd most populous of the 163 municipalities.

The town was named after Dr. William Cutler of Massachusetts, who visited the area north of the community around 1880 and encouraged others to settle in what became the pioneer community of Cutler. The area was primarily agricultural development. The Charles Deering Estate, located in Palmetto Bay, contains the Cutler Bay Fossil Site where mammoths, saber-tooth tigers and California condors are among the many fossil records. The earliest settlers in the region were the Tequesta. Cutler Ridge is an ancient coral formation that stretches south from Miami and rises approximately 22” above sea level.

In 1992 Hurricane Andrew made landfall near Cutler Ridge and left the area in “almost total destruction”, the most expensive natural disaster in U.S. history at the time.

LOCATION OVERVIEW – CUTLER BAY

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SMART TRANSIT

The Strategic Miami Area Rapid Transit (SMART) program is advancing five rapid transit corridors of the People’s Transportation Plan (PTP), implementing an expanded mass transit infrastructure in Miami-Dade County. It is the implementation of creating a system of multiple transportation options by leveraging existing infrastructure and integrating technology at the highest level.

The Department of Transportation and Public Works (DTPW) develops, coordinate and operate the County’s transportation networks with the goal of improving mobility to create a resilient and sustainable community for residents, businesses and visitors. As part of the Transportation and Mobility strategic area, DTPW operates the 15th largest public transit system in the country and the largest transit agency in the state of Florida. DTPW provides approximately 25 million miles of Metrobus annual revenue service along 99 routes, 24 of which are operated with contracted services with a fleet of 687 full sized buses, 56 articulated buses, 3 minibuses, 33 electric buses and 76 contractor operated buses. DTPW’s system also include a 25-mile dual elevated Metrorail track, a 20-mile South Dade Transitway line that is among the longest in the United States and 4.4 mile dual elevated Metro mover track.

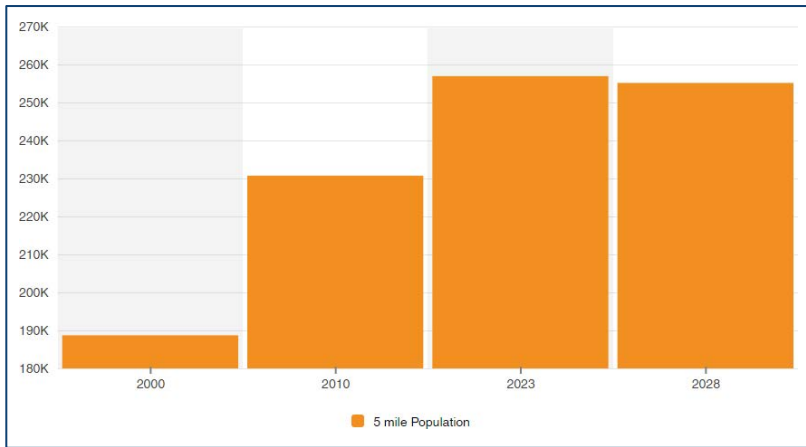
The SMART South Corridor is 20-miles in length and connects numerous municipalities which represent the fasted growing communities in Maimi-Dade County. The Northeast Corridor is the Miami-Dade portion of the coast link extending from Downtown Miami to the City of Aventura. The East-West Corridor is 13.5 mile long connecting Tamiami Station to Miami Intermodal Center at Miami International Airport. The Beach Corridor is the east-west segment that traverses Biscayne Bay, connecting Downtown Miami/Overtown area and the City of Miami Beach.

The SMART program projects to improve transporting mobility in Miami-Dade County and the South Florida region through the expansion of rapid transit options in Miami-Dade County along five active corridors led by DTPW and the creation of a system of multiple transportation solutions and integrating technology.

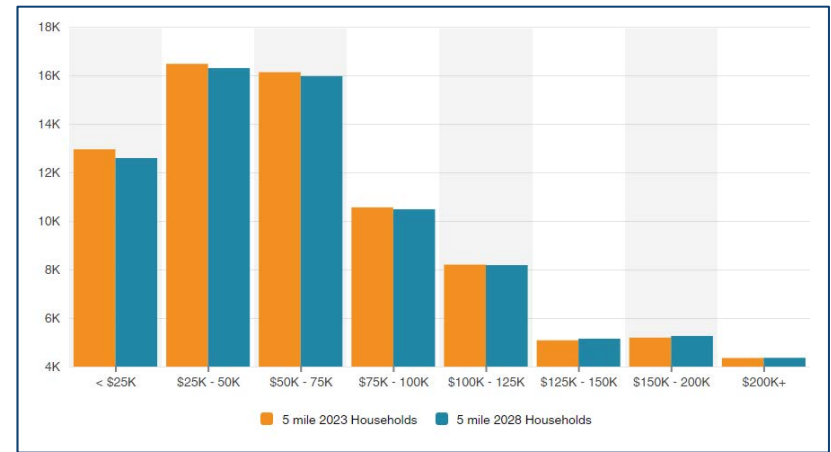




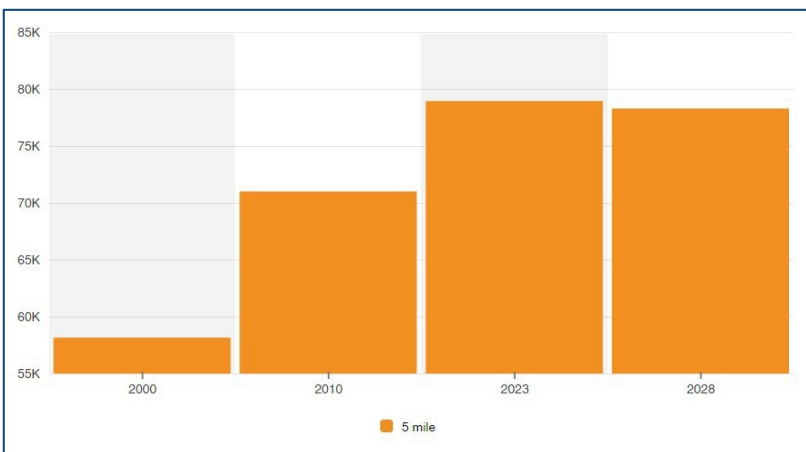
Population



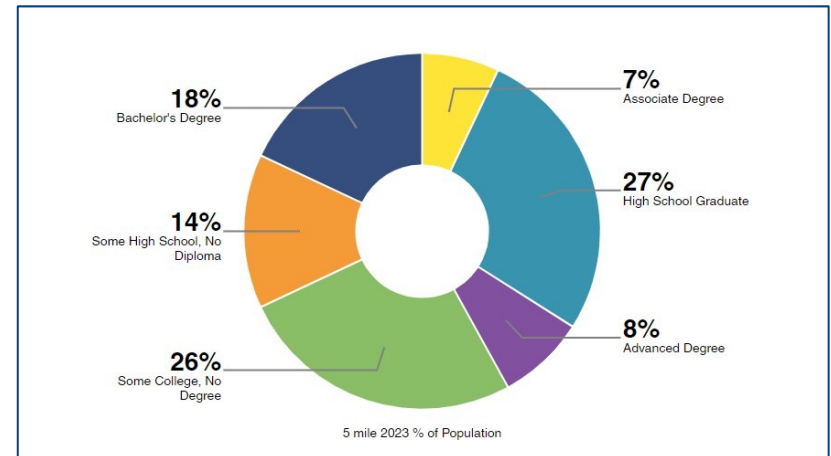
Household Income



Households



Education Attainment





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