



EXCLUSIVE DEVELOPMENT OPPORTUNITY

SW 284th Street
Homestead, Florida

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Table of Contents

03 Property Overview

05 Area Overview

11 Survey

13 Related ISG Realty

An aerial photograph of a residential property, split into two halves. The left half is a semi-transparent blue overlay showing a large, multi-story apartment building. The right half shows a clear view of the same area, including a street, trees, and other buildings. A central text box with a cyan border contains the text 'Property Overview'.

Property Overview



Property Overview

RelatedISG Commercial is thrilled to exclusively present the SW 284th St Development opportunity. This prime 2.7-acre site is strategically located at the intersection of US-1/South Dixie Highway and 284th St in Homestead, FL. The property's flexible zoning allows for a variety of mixed-use projects, including 244 residential units by right, along with an additional retail component. This, combined with its central location within Homestead's rapidly growing urban core, makes this site one of the most compelling development opportunities in South Miami.

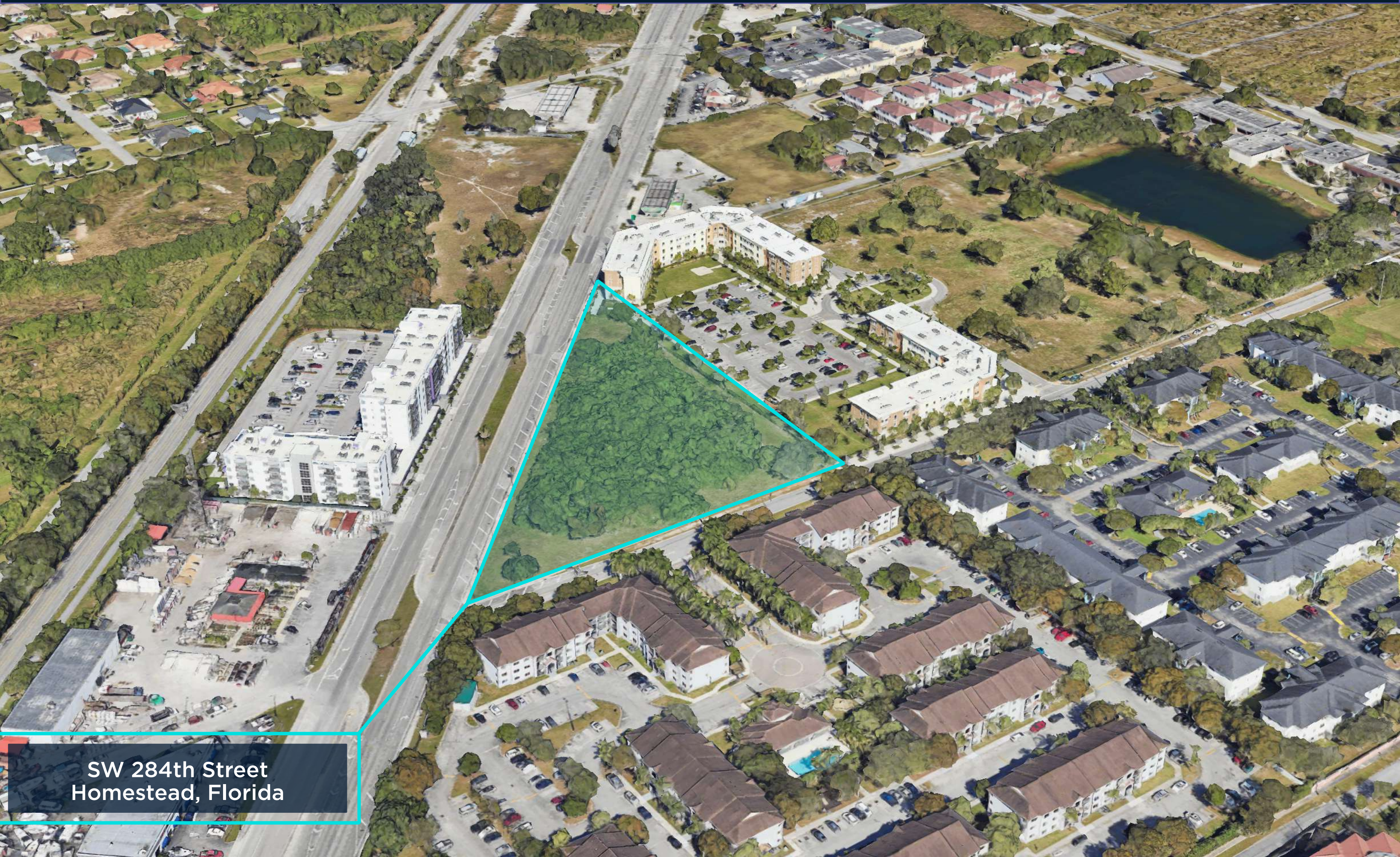
Surrounded by new developments, schools, shopping centers, and dining options, the Homestead market has experienced remarkable growth. This site offers a rare chance to capitalize on the upward trajectory of one of South Florida's most dynamic areas. Don't miss the opportunity to be a part of Homestead's exciting future.



- Address**
SW 284th Street,
Homestead, Florida
- Folio**
30-79-04-033-0010
- Lot Size**
117,603 SF
- Zoning**
Mixed use- Residential
& Commercial
- Unit Count**
244 As of right
- Development Potential**
705,000 SF



Area Overview



SW 284th Street
Homestead, Florida



Naranja Park

Amazon Warehouse

Biscayne Shoppes

UPS

Walmart Supercenter

Fresco y Mas

Flama Brazilian Steakhouse

DIXIE HWY

Shell



Villa Biscayne Apartments

DIXIE HWY

BISCAYNE DR

Pizza Hut

Walgreens

DIXIE HWY



Homestead, Florida

Homestead, FL, has experienced remarkable growth and transformation in recent years, making it one of South Florida's most dynamic regions. Located between Miami and the Florida Keys, Homestead offers a unique blend of suburban charm and urban development. The area's rapid population growth has spurred significant commercial and residential expansion, with new shopping centers, modern housing developments, and infrastructure projects enhancing its appeal.

Its proximity to major highways like the Florida Turnpike, combined with ongoing investment in the area, positions Homestead as a prime location for business and residential growth. Additionally, its rich agricultural roots, access to national parks, and family-friendly atmosphere make it a desirable place to live, work, and invest. With continued development in both commercial and residential sectors, Homestead presents a unique opportunity for property investors looking to capitalize on its upward trajectory.





Homestead In The News 2024

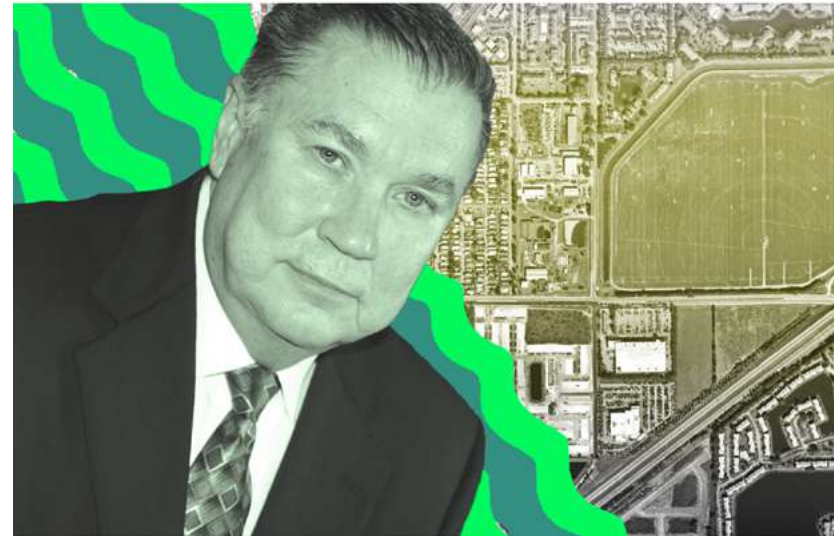
Lennar drops \$28M on Homestead dev site, in contract for Princeton site

59 acres in Homestead already approved for 296 townhouses



DR Horton drops \$65M for 97 acres in Homestead

Builder is planning 1,170 residential units for Sandero Landing



Estate, partner plan mixed-use project with 354 apartments in Homestead

Developer Jon Samuel will build the commercial portion of project



Altman wants to build 370-unit apartment project with grocer near Homestead

25-acre development would have 70K sf of retail space



Lennar proposes 1,335 homes and revamped golf course in Homestead's Keys Gate

City's design review committee to consider zoning changes and site plan next week



South Florida's multifamily construction pipeline reaches record, as developers seize on south Miami-Dade

Occupancy drops slightly, rent growth calms, mid-year report shows





Demographics

POPULATION	.3 MILES	.5 MILES	1 MILES
Total Population	2,293	7,466	21,515
Average Age	35	35	36

HOUSEHOLDS & INCOME	.3 MILES	.5 MILES	1 MILES
Total Households	745	2,467	6,642
People per Household	3.1	3	3.2
Avg Household Income	\$58,345	\$71,429	\$73,740
Avg House Value	\$361,755	\$411,308	\$379,239

RACE	.3 MILES	.5 MILES	1 MILES
White	441	1,542	4,714
Black	800	2,122	5,759
Asian	29	95	293
American Indian	10	29	66
Other	325	1,085	3,018

Source: AlphaMap



Survey



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REALTY



Team

Key Personnel



TOMAS SULICHIN

Commercial Division President | RelatedISG Realty

Tomas Sulichin is a driven professional with a decade-long career within South Florida's highly competitive commercial real estate market. Growing up in Miami, Sulichin witnessed the vast growth and change that the city dramatically underwent through the years. Growing up in a real estate household, he was organically drawn to the industry. Gaining this knowledge of the market firsthand provided Sulichin with a rare, growth-inclined perspective that led him into the commercial real estate world. He began his work as one of the founding partners of Rotsztain & Sulichin, a successful boutique commercial firm. After a few years of running his own company, he saw the value in working as a team and joined DCORUS Realty, where he took part in opening its commercial department within its 160- agent firm. Sulichin was brought in to launch the Commercial Division of RelatedISG Realty, a 400+ agent general and commercial real estate brokerage. As Division President, he works daily in his role to secure deals, and grow the division and provide mentorship to the agents. He collaborates with industry titans, Related Group and ISG World, co-founders of the firm. Tomas also provides the firm with the industry's latest insights to prepare each agent he oversees for success, as well as leverage the established strength of RelatedISG Realty in residential and new development. He also formed RelatedISG's Commercial Think Tank series, bringing top real estate minds and community leaders within South Florida to discuss the latest trends and developments across commercial real estate sectors. As the host of each monthly webinar, Sulichin aids in the selection of guests and asks questions that generate conversations around how commercial real estate agents can best offer value and strong returns to investors and clients through their developments and acquisitions across South Florida.

He has successfully closed deals with some of the biggest names in the industry, including AT&T Corporate, Honda, and Burger King, amongst others, as well as represented some of South Florida's most prominent developers. With a strong track record in some of South Florida's hottest areas like Wynwood, MiMo, Hollywood, Miami Beach, and North Miami Beach, he has stood out among his counterparts for his expertise in complex value-added deals and the repositioning of key asset classes.

"Miami has been my home since I came from Argentina as a young kid. I've seen areas grow and change dramatically through the years, with South Florida becoming one of the most competitive real estate markets in the country. Growing up here has given me a deep understanding and knowledge of this market, which is a much needed tool when the goal is to create added value for investors and clients."

Tomas@relatedisg.com | C. 305 788 2878

History

RelatedISG Realty was founded in 2011 by ISG World owner Craig Studnicky, along with Jorge Perez, Chairman and CEO of Related Group.

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Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods...it builds legacies.

100,000
Residences
Built & Managed

40+ Years of
Commitment
Reshaping Cities &
Skyscrapers

17 Million
Square Feet
Developed

Over
\$50 Bil
Sold



Jorge M. Pérez
CHAIRMAN, CHIEF EXECUTIVE OFFICER, FOUNDER

ISG WORLD®

For over 30 years, ISG World® has been honored and privileged to work with some of the most respected and talented professionals in the real estate industry, from developers, architects, engineers and designers, to brokers, vendors and of course, our dedicated employees. To engage ISG today is to harness the talent, network and creativity that provides our clients the competitive edge necessary to succeed in the South Florida marketplace.

Over
30+ Years
Experience in
Luxury Sales

110
Developments

Over
\$12+Bil
in Sales



Craig Studnicky
PRINCIPAL & CO-FOUNDER

About

RelatedISG Realty is represented by top-producing agents and is headed by Craig Studnicky, Chief Executive Officer and founder, and a 30-year industry leader. Growing quickly and now encompassing five offices across Miami-Dade and Broward counties, RelatedISG is an expanding leader in residential and commercial sales, and has come into the forefront of the development world as well.

With extensive knowledge in every aspect of the field, from pre-construction to standing inventory, the RelatedISG team, and its over 375 local agents have an outstanding track record of providing clients with exceptional and rewarding real estate experiences.

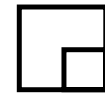
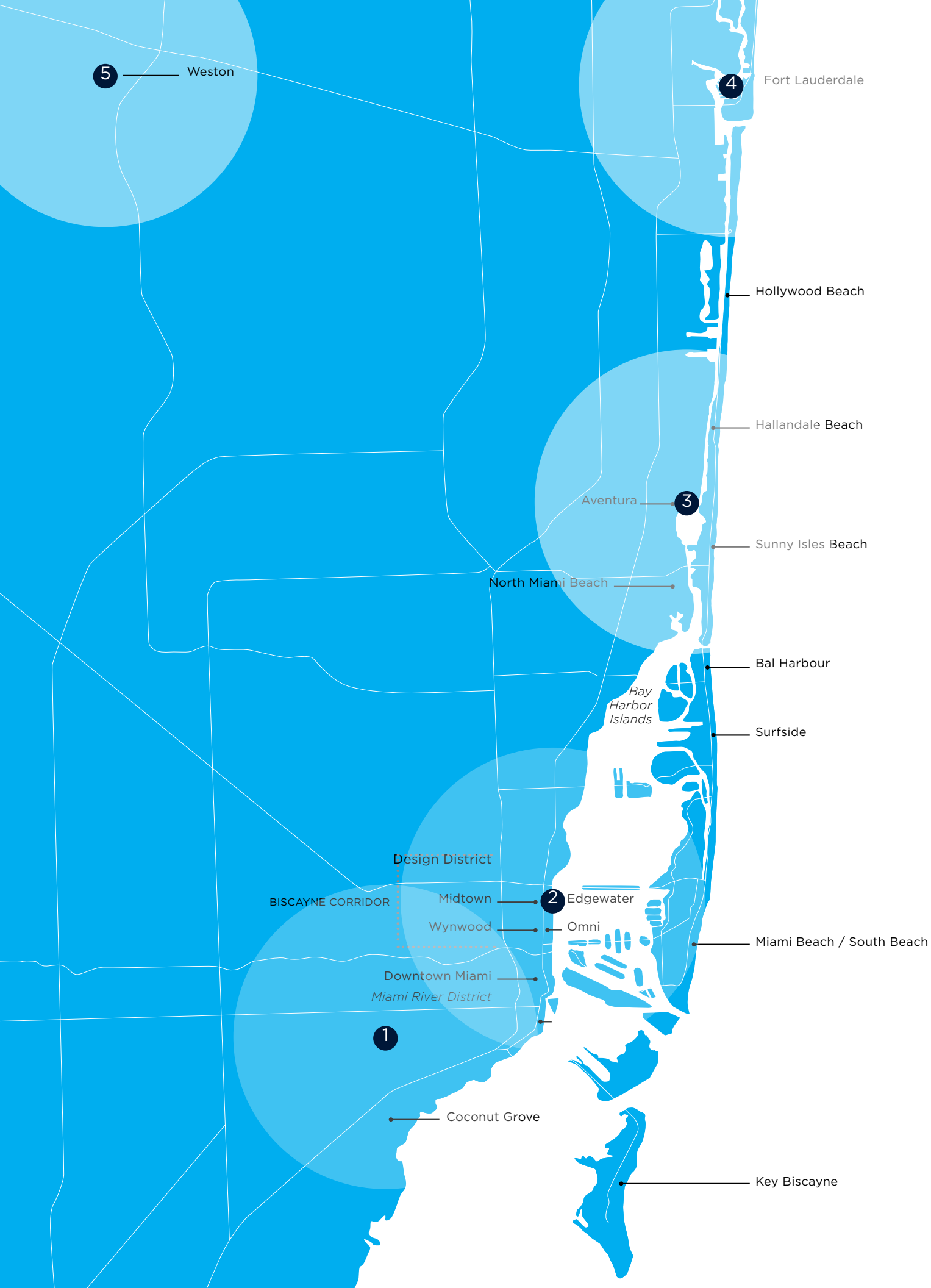
RELATEDISG REALTY

375+

REAL ESTATE AGENTS

5

SOUTH FLORIDA
LOCATIONS



RelatedISG Realty maintains five offices throughout Miami-Dade and Broward County. These locations allow RelatedISG to blanket the Southeast Greater Miami and Fort Lauderdale areas and create a broader reach to potential buyers and tenants.

1. Coral Gables
2. Gran Paraiso / Edgewater
3. Aventura
4. Fort Lauderdale
5. Weston

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HEADQUARTERS

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OFFICES

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