

OFFERING MEMORANDUM

1200 NE 8TH STREET
HOMESTEAD, FL

COMMERCIAL &
RESIDENTIAL
REDEVELOPMENT
OPPORTUNITY



COMPASS
COMMERCIAL

JOSHUA KAUFMAN
DIRECTOR OF COMMERCIAL RE
JOSHUA@COMPASS.COM
305.989.6686

ADAM LEVY
BROKER ASSOCIATE
ADAM.LEVY@COMPASS.COM
305.389.3959

EXCLUSIVE OFFERING MEMORANDUM

TABLE OF CONTENTS

01. EXECUTIVE SUMMARY

02. INVESTMENT HIGHLIGHTS

03. PROPERTY OVERVIEW

04. PROPERTY PHOTOS

05. LOCATION OVERVIEW

06. DEMOGRAPHICS

07. OUR TEAM

IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by Compass Florida LLC for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Compass Florida, LLC.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Compass Florida, LLC and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.



01

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Presenting a prime commercial development opportunity in the heart of Homestead, Florida. This expansive 3.74-acre corner lot, situated at the signalized intersection of Campbell Drive and NE 12 Ave, boasts B-1 zoning complemented by the Campbell Drive Corridor and Rapid Transit Overlay Subzone 4 overlays.

Currently operating as Decroly Learning Center, a 13,900 SF educational facility with 69 parking spaces, the property offers versatility for various commercial, retail, residential, and hotel developments.

With a daily traffic count of approximately 39,300 vehicles and proximity to the Campbell Drive Bus Station on the South Dade Transit Corridor, this location ensures maximum visibility and accessibility.

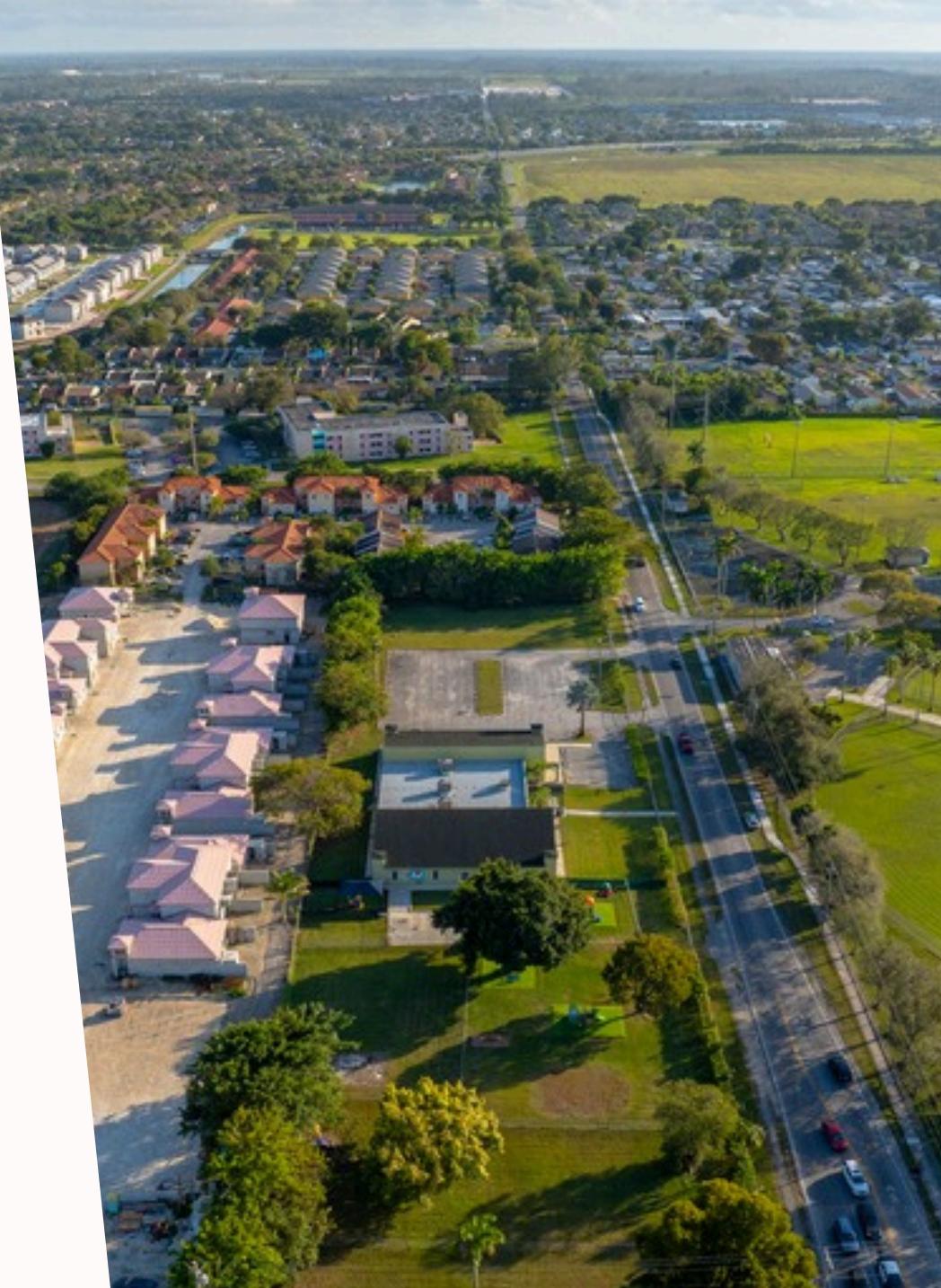
An existing lease, generating \$18,000 per month, has two years remaining, providing immediate income potential.

1200 NE 8TH STREET | HOMESTEAD, FL



02

INVESTMENT HIGHLIGHTS



INVESTMENT SUMMARY

The property encompasses a 3.74-acre corner lot with a 13,900 SF building was constructed in 2002. Currently utilized as Decroly Learning Center, the facility includes 69 parking spaces. Zoned B-1 with additional overlays, the site is primed for diverse development possibilities, from commercial ventures to residential projects accommodating up to 115 units.



- RAPID TRANSIT OVERLAY
- CAMPBELL DRIVE CORRIDOR
- QUALIFIED OPPORTUNITY ZONE
- QUALIFIED CENSUS TRACT



13,900 SQFT



162,911 SQFT
3.74 ACRES



RETAIL COMMERCIAL - B-1 ZONING



~~\$6,500,000~~

NOW PRICED AT
\$5,999,000

INVESTMENT HIGHLIGHTS

OPPORTUNITY ZONE BENEFITS

The property's inclusion in a Qualified Opportunity Zone (QOZ) presents investors with notable federal tax incentives aimed at encouraging long-term investments in economically distressed areas.



1200 NE 8TH STREET | HOMESTEAD, FL

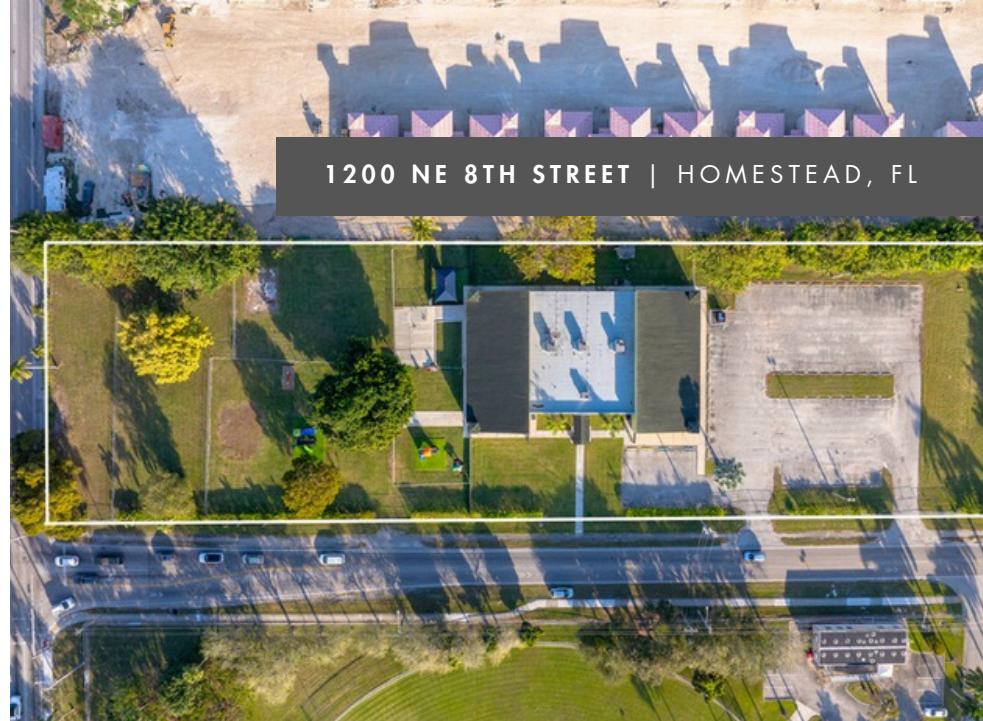
KEY BENEFITS

- **Capital Gains Tax Deferral:** Investors can defer taxes on prior capital gains by reinvesting those gains into a Qualified Opportunity Fund (QOF) within 180 days. The deferral lasts until the earlier of the date the QOF investment is sold or exchanged, or December 31, 2026.
- **Basis Step-Up:** If the QOF investment is held for at least five years, investors receive a 10% exclusion of the deferred gain. This benefit increases to 15% if held for seven years. However, to maximize these benefits, investments needed to be made by specific deadlines, which have now passed.
- **Permanent Exclusion of Gain:** Investments held for at least ten years are eligible for an increase in basis to the fair market value of the investment on the date it is sold, effectively eliminating any additional gain on the QOF investment.

INVESTMENT HIGHLIGHTS

FLORIDA QUALIFIED CENSUS TRACT BENEFITS

Being located within a Florida Qualified Census Tract (QCT) can provide additional advantages, particularly for developments involving affordable housing.



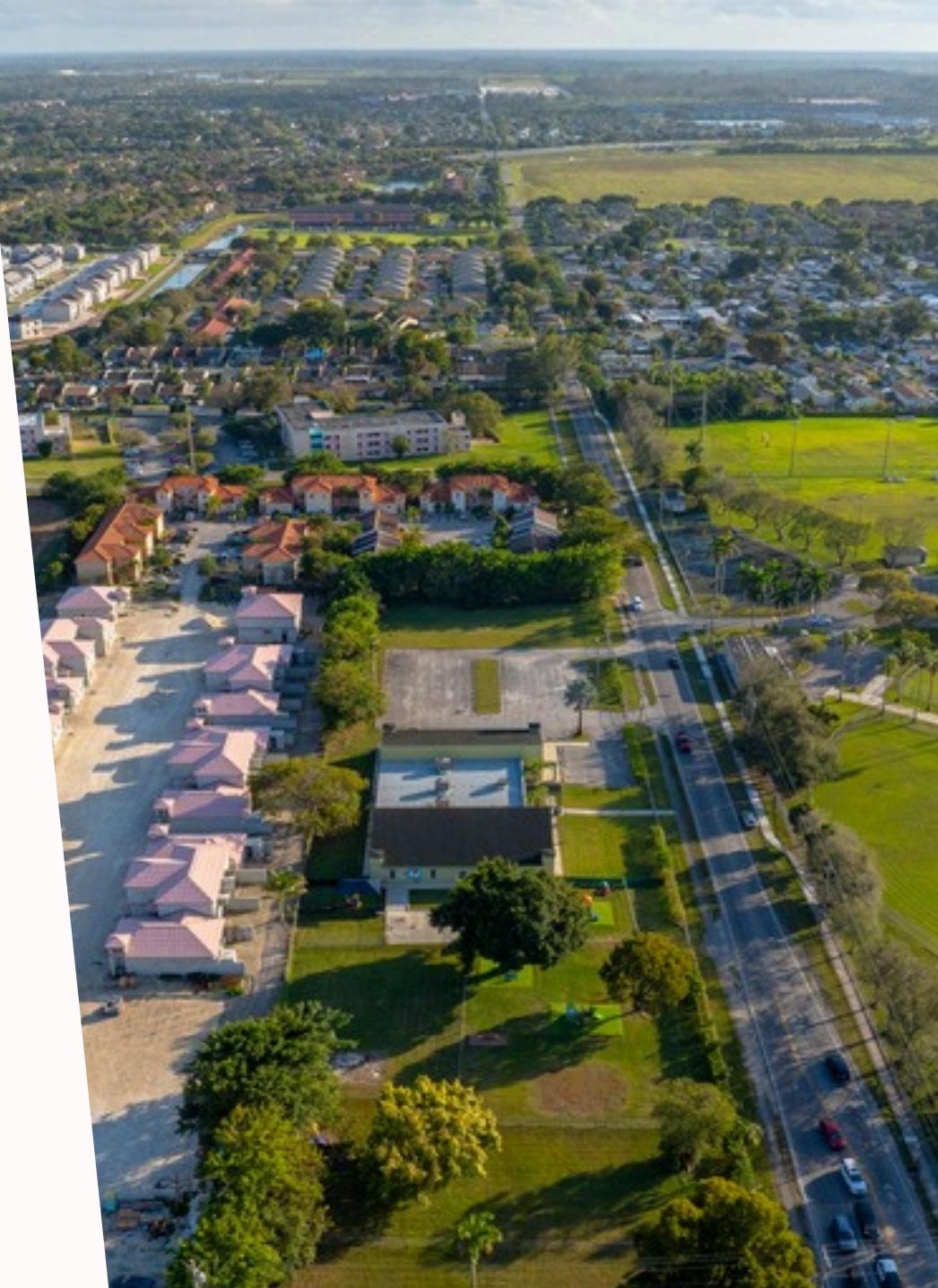
1200 NE 8TH STREET | HOMESTEAD, FL

KEY BENEFITS

- **Low-Income Housing Tax Credits (LIHTC):** Developments in QCTs may qualify for enhanced LIHTCs, making affordable housing projects more financially viable.
- **Additional Incentives:** State and local programs may offer further incentives for developments in QCTs, such as grants or reduced fees, to promote economic growth and community revitalization.

03

PROPERTY OVERVIEW



PROPERTY OVERVIEW

PROPERTY FACTS

PROPERTY ADDRESS	1200 NE 8th Street
EXISTING BUILDING AREA	13,900 SF
LOT SIZE	3.74 ACRES
PARCEL NUMBER	10-7917-001-0210
ASKING PRICE	\$6,500,000
PRICE PER ACRE	\$1,737,967



1200 NE 8TH STREET | HOMESTEAD, FL

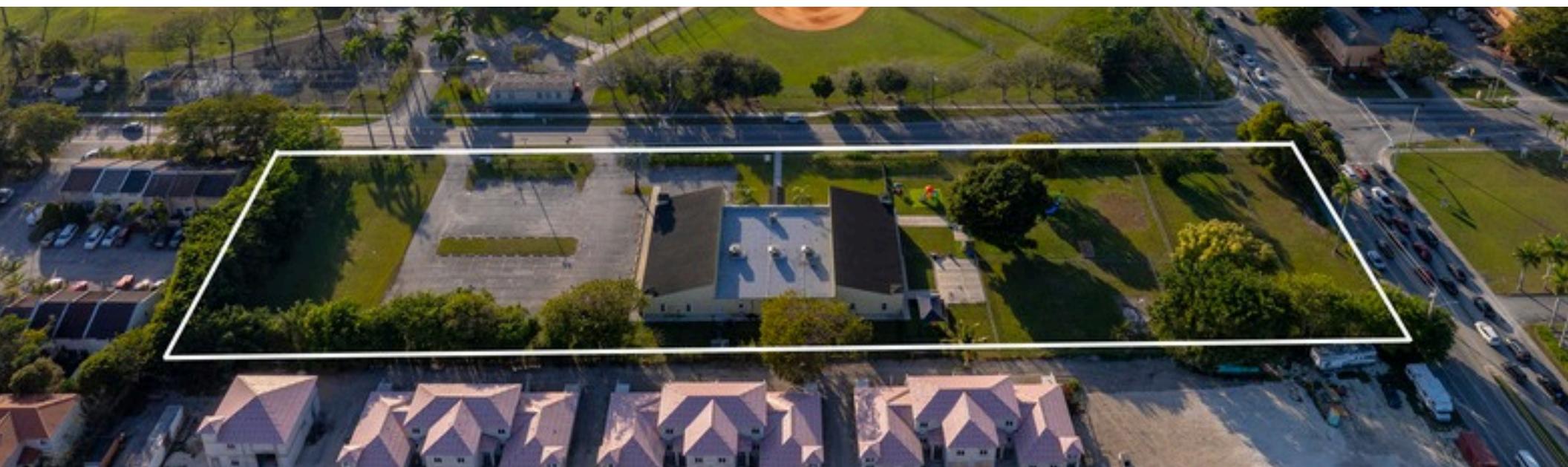
PROPERTY HISTORY

Built in 2002, this building provides adaptable infrastructure for a variety of commercial uses. The B-1 zoning, along with two additional overlay districts (Campbell Drive Corridor Overlay and Rapid Transit Overlay Subzone 4, enhances the site's development possibilities

PROPERTY SUMMARY

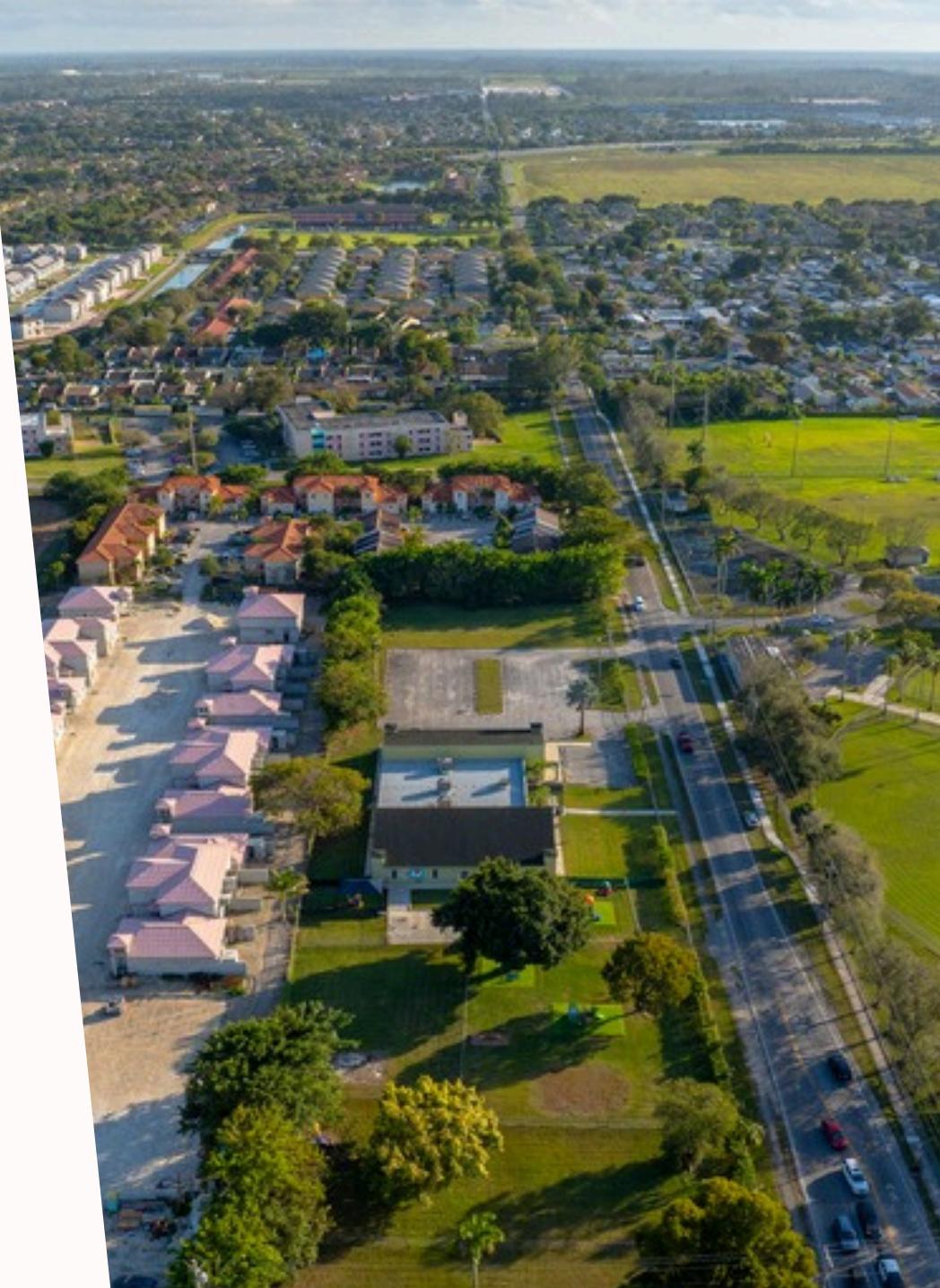
This 3.74-acre prime commercial property, located at the highly visible, signalized intersection of Campbell Drive and NE 12th Ave (Harris Field) in Homestead, FL, offers a unique blend of immediate cash flow and long-term development potential. The property is currently home to the Decroly Learning Center, a private educational facility, and includes a 13,900 square foot building with 69 dedicated parking spaces.

The property sits at the heart of Homestead's primary commercial corridor, benefiting from high visibility, excellent traffic counts (~39,300 vehicles per day), and direct access to public transit. It is within $\frac{1}{2}$ mile of the Campbell Drive Bus Station on the South Dade Transit Corridor, a rapidly developing transit-oriented area with increasing demand for mixed-use development.



04

PROPERTY PHOTOS

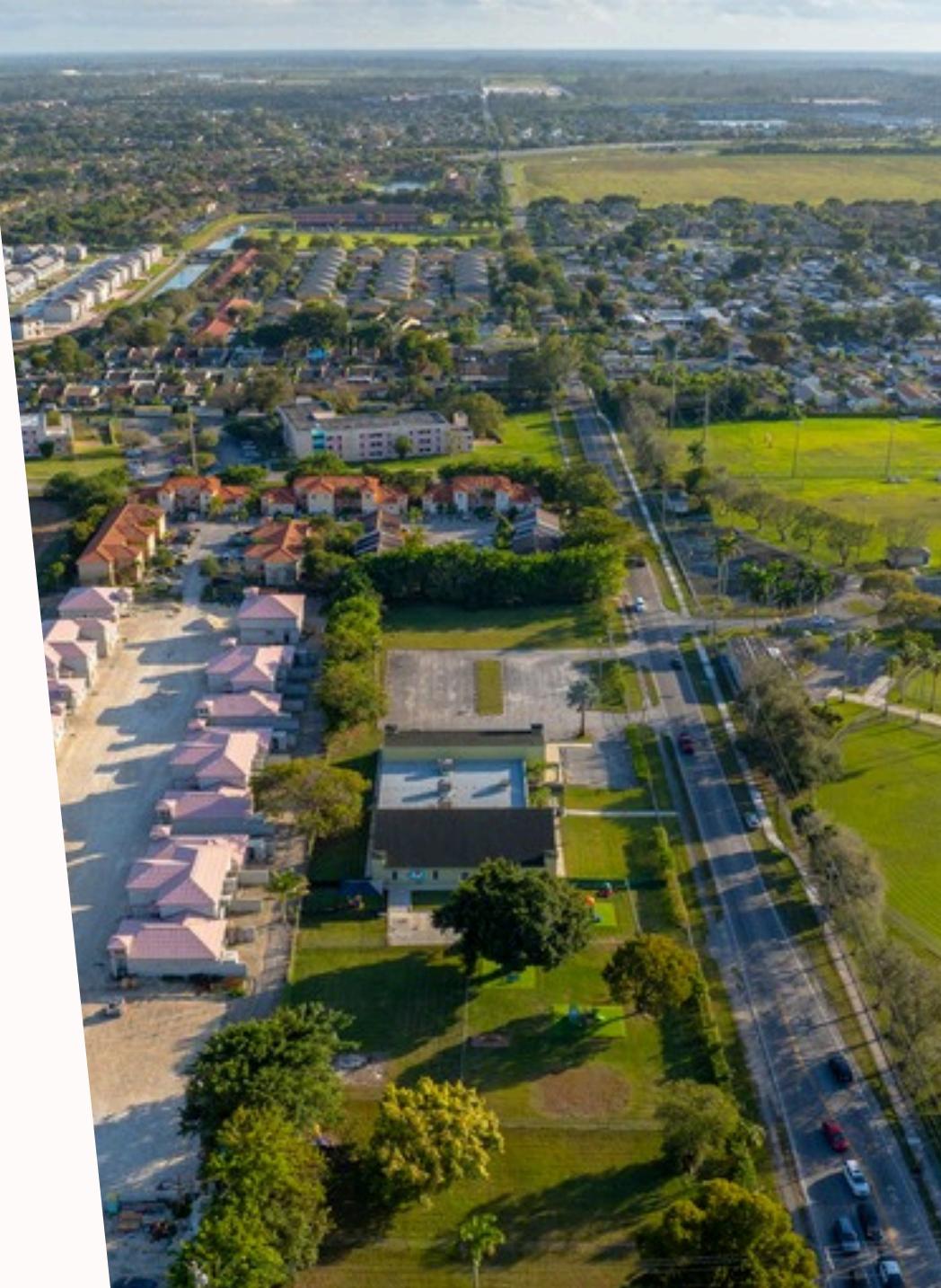






05

LOCATION OVERVIEW



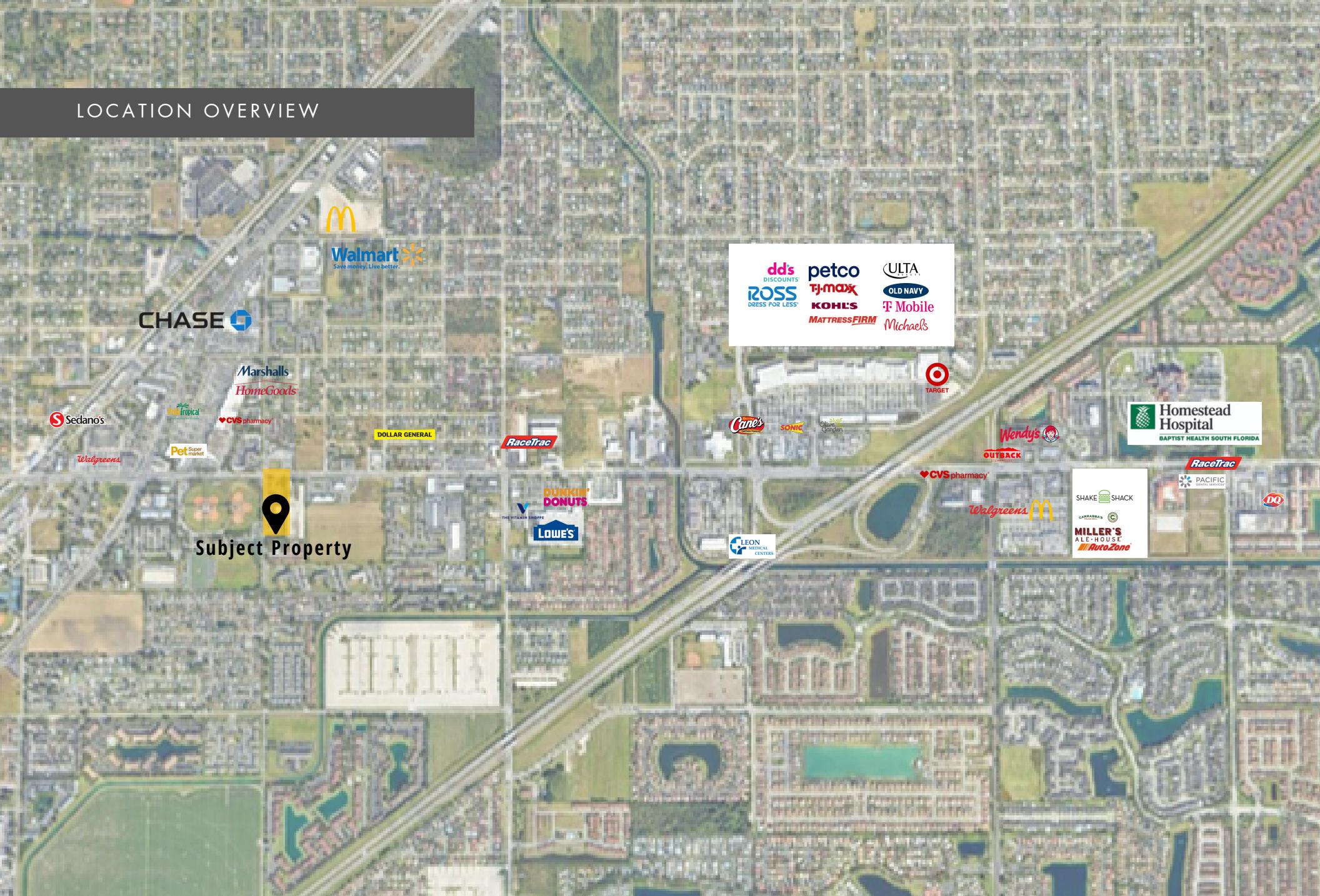
LOCATION OVERVIEW

LOCATION SUMMARY

Situated at the bustling intersection of Campbell Drive and NE 12 Ave, the property benefits from a daily traffic count of approximately 39,300 vehicles. The area hosts major retailers such as Publix Super Markets, Walmart Supercenter, and Winn-Dixie, enhancing its commercial appeal. Additionally, the proximity to the Campbell Drive Bus Station on the South Dade Transit Corridor facilitates convenient public transportation access.

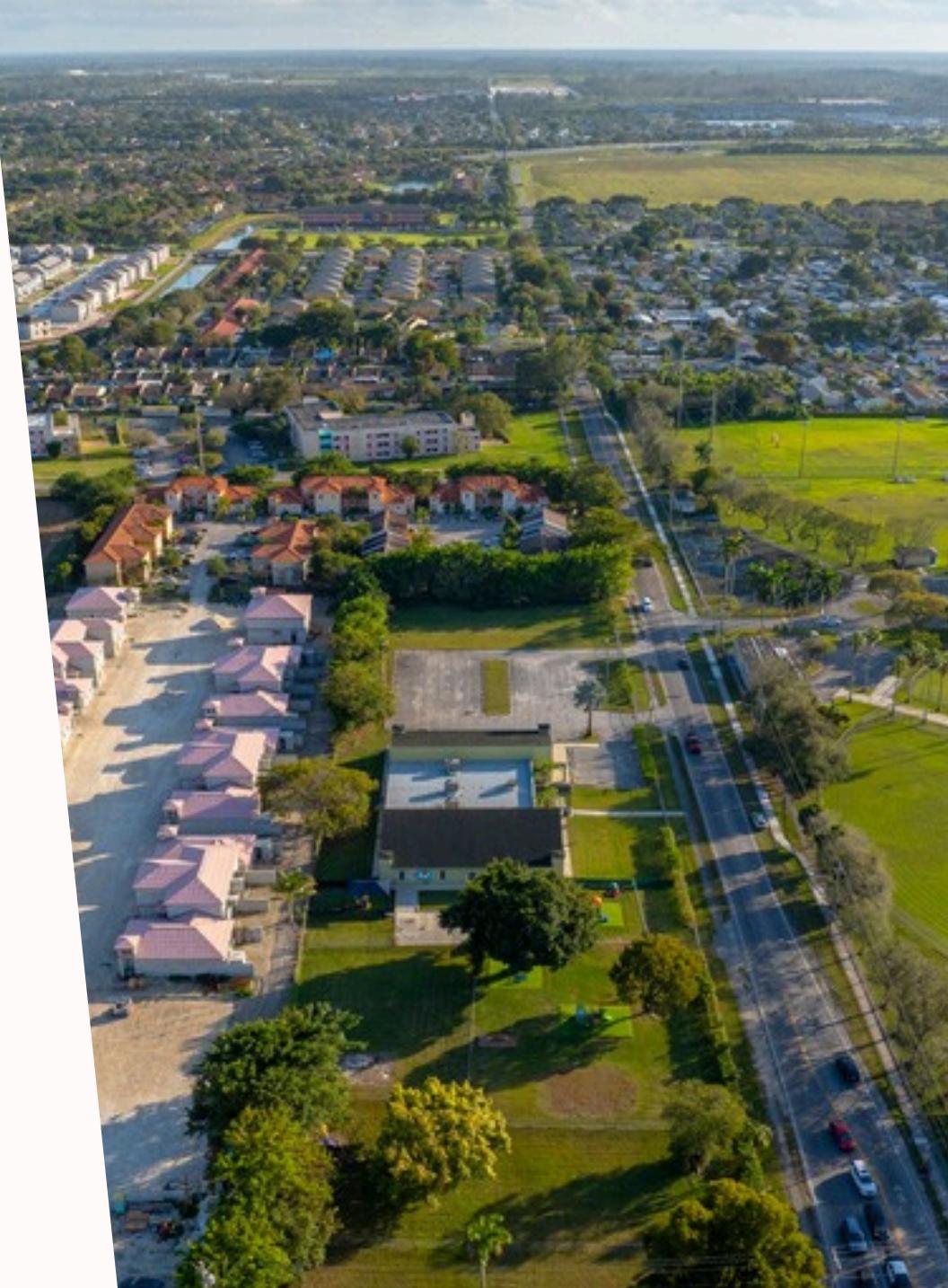


LOCATION OVERVIEW



06

DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	35.2	34.5	34.6
AVG HH INCOME	\$51,818	\$68,847	\$69,493
MEDIAN PROPERTY VALUE	\$299,847	\$303,833	\$307,712
EMPLOYED POPULATION	8,265	29,927	36,630

 **\$69,493**
MEDIAN HH INCOME

 **\$307,712**
MEDIAN PROPERTY VALUE

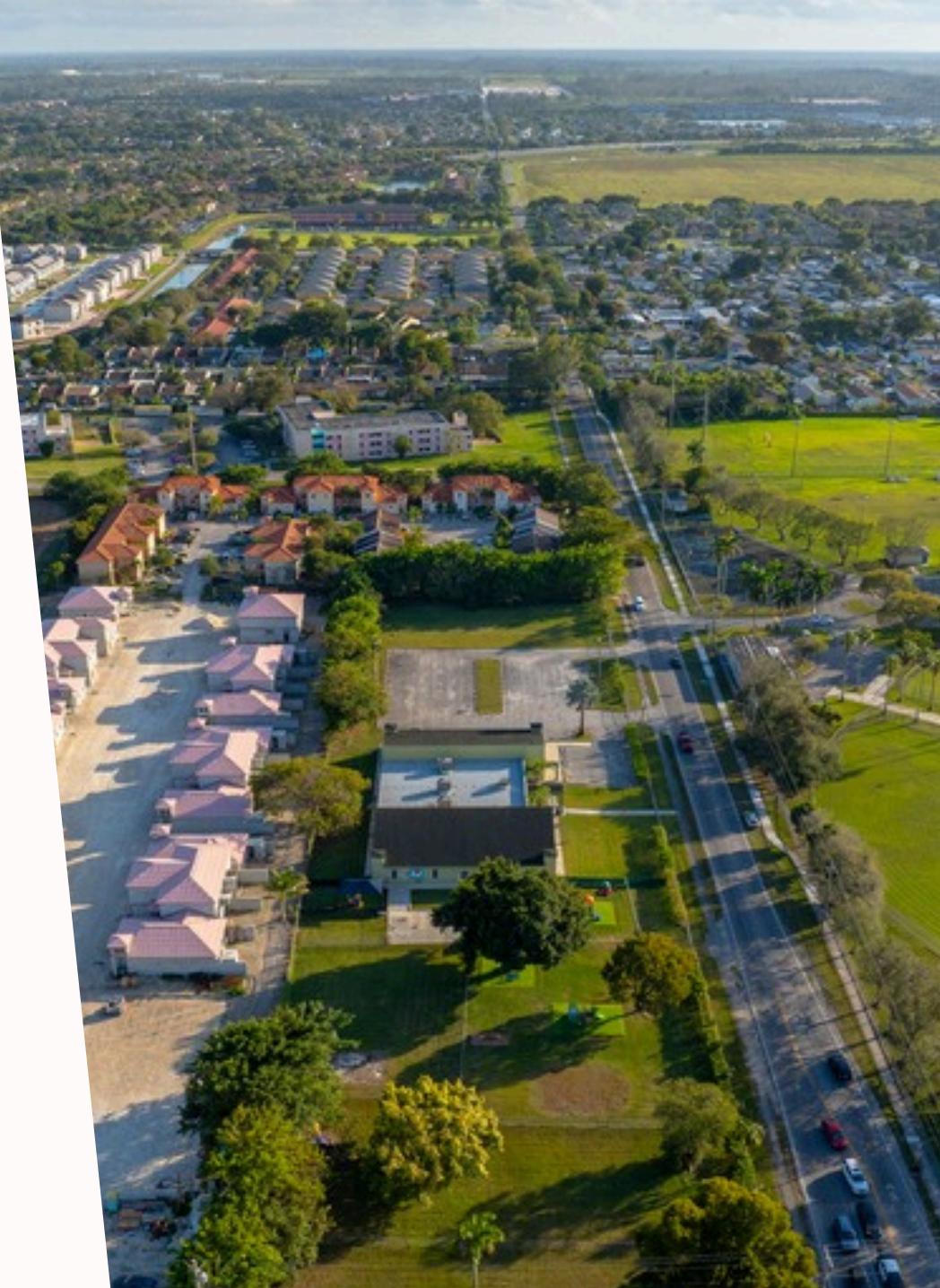
 **36,630**
EMPLOYED POPULATION

 **34.6**
MEDIAN AGE



10

OUR TEAM



OUR TEAM



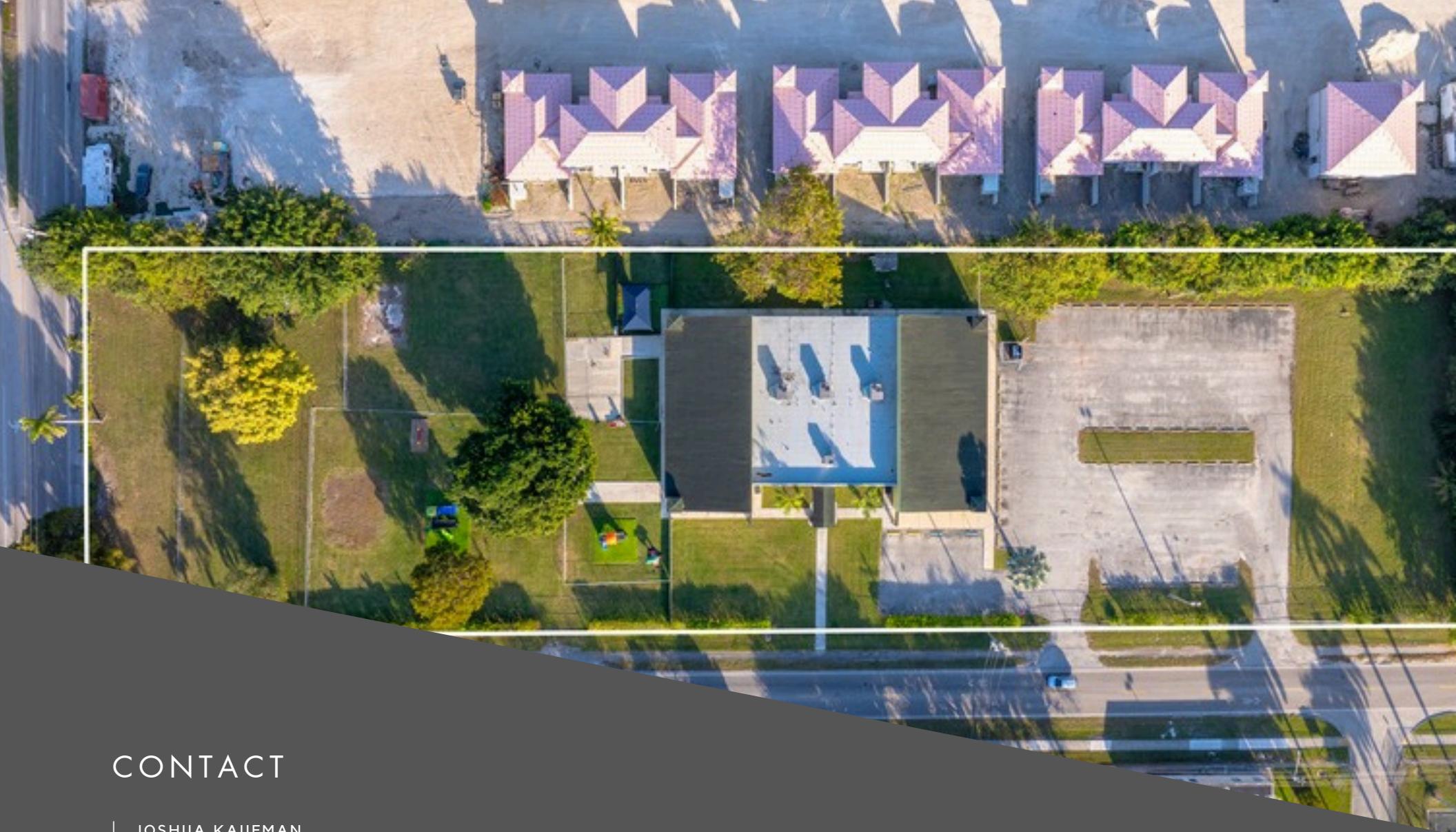
ADAM LEVY
PRINCIPAL / BROKER ASSOCIATE

Adam Levy is a dedicated real estate broker specializing in Miami's luxury markets, focusing on premier neighborhoods such as Miami Beach, Brickell, Key Biscayne, Coconut Grove, Coral Gables, Ponce Davis, South Miami, Pinecrest, and Palmetto Bay. A dominant force in South Florida real estate, Adam's expertise is rooted in his background in homebuilding, having spent five years constructing new homes before transitioning to real estate.



JOSHUA KAUFMAN
DIRECTOR OF COMMERCIAL RE

A Miami native and lifetime resident, Joshua Kaufman is a multi-industry entrepreneur specializing in pairing businesses and clients with real estate that suits their needs. With experience spanning commercial, residential, and land transactions, he works with developers, investors, and homebuyers across Miami and statewide. Growing up in a family construction and real estate business, Joshua gained hands-on experience as a field carpenter and project manager, giving him the expertise to navigate complex deals and source prime land opportunities for builders, developers, and various industries.



CONTACT

JOSHUA KAUFMAN
DIRECTOR OF COMMERCIAL RE
JOSHUA@COMPASS.COM
305.989.6686

ADAM LEVY
BROKER ASSOCIATE
ADAM.LEVY@COMPASS.COM
305.389.3959

COMPASS
COMMERCIAL

COMPASS FLORIDA
2550 S. BAYSHORE DRIVE, SUITE 106
MIAMI, FL 33133