



# OFFERING MEMORANDUM

1200 NE 8TH STREET  
HOMESTEAD, FL

COMMERCIAL &  
RESIDENTIAL  
REDEVELOPMENT  
OPPORTUNITY

COMPASS  
COMMERCIAL

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EXCLUSIVE OFFERING MEMORANDUM

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# IMPORTANT DISCLOSURES

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



# 01

## EXECUTIVE SUMMARY





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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.

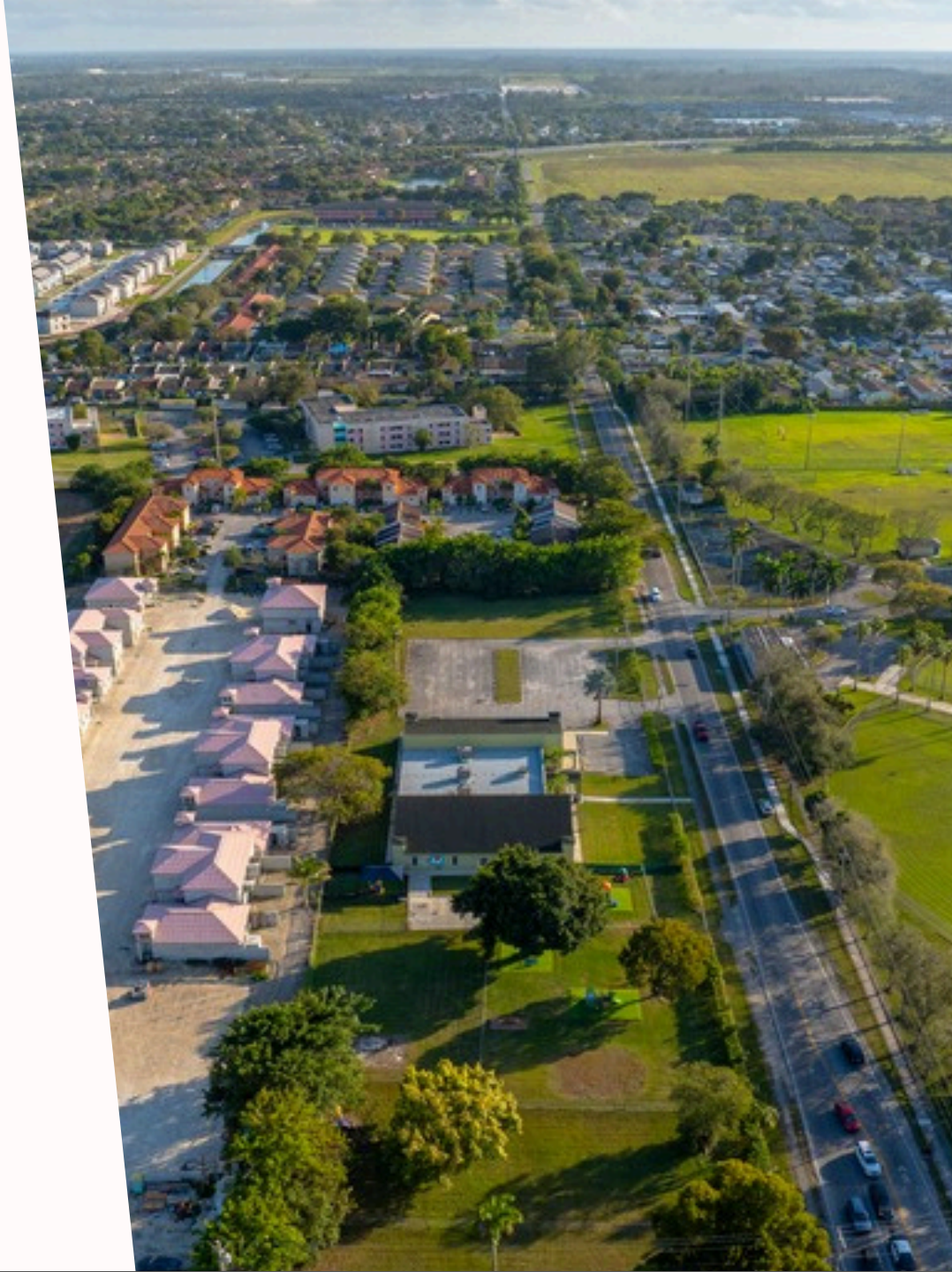
With a daily traffic count of approximately 39,300 vehicles and proximity to the Campbell Drive Bus Station on the South Dade Transit Corridor, this location ensures maximum visibility and accessibility.

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



# 02

## INVESTMENT HIGHLIGHTS





## 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.



1200 NE 8TH STREET | HOMESTEAD, FL



- RAPID TRANSIT OVERLAY
- CAMPBELL DRIVE CORRIDOR
- QUALIFIED OPPORTUNITY ZONE
- QUALIFIED CENCUS 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.



### 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.



### 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



## 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 ½ 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.



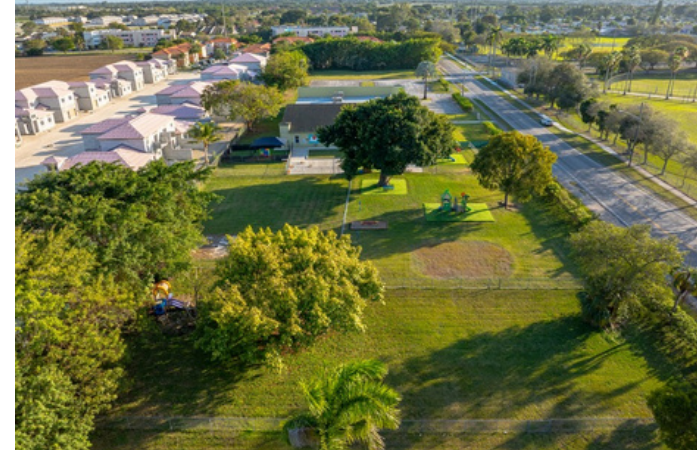


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## PROPERTY PHOTOS













# 05

## LOCATION OVERVIEW

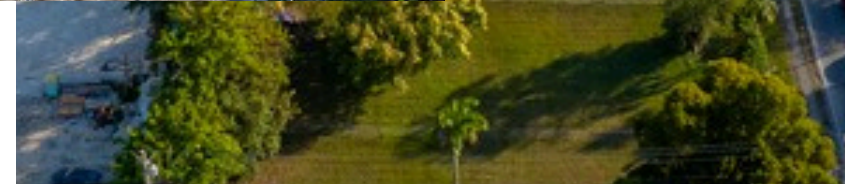
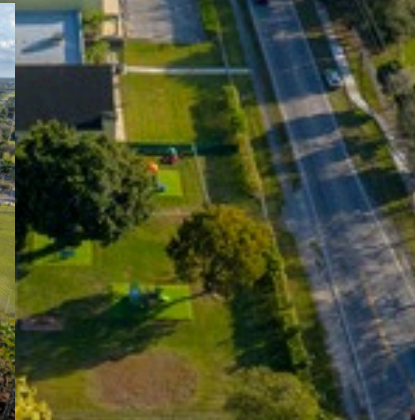




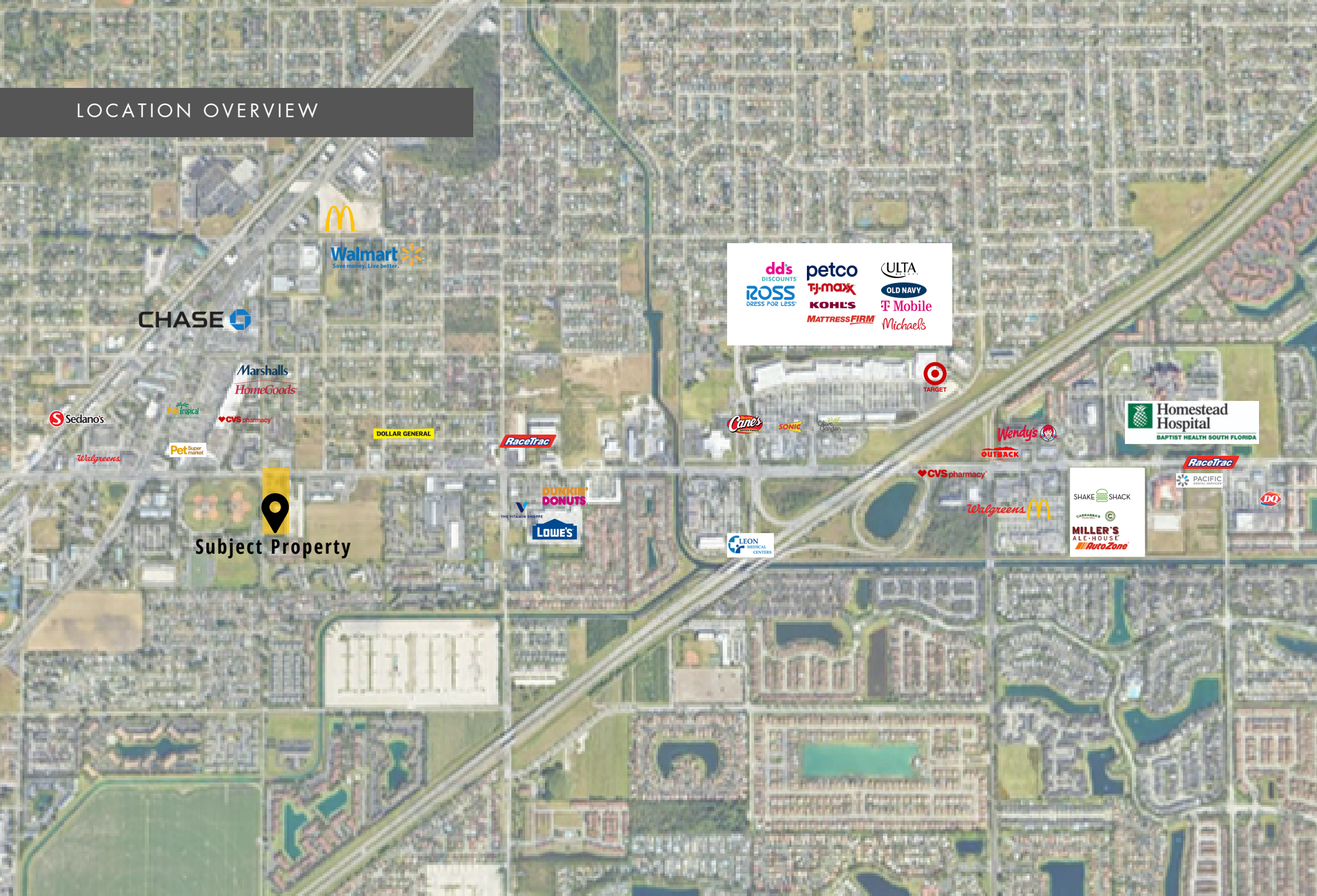
## LOCATION OVERVIEW

### 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.



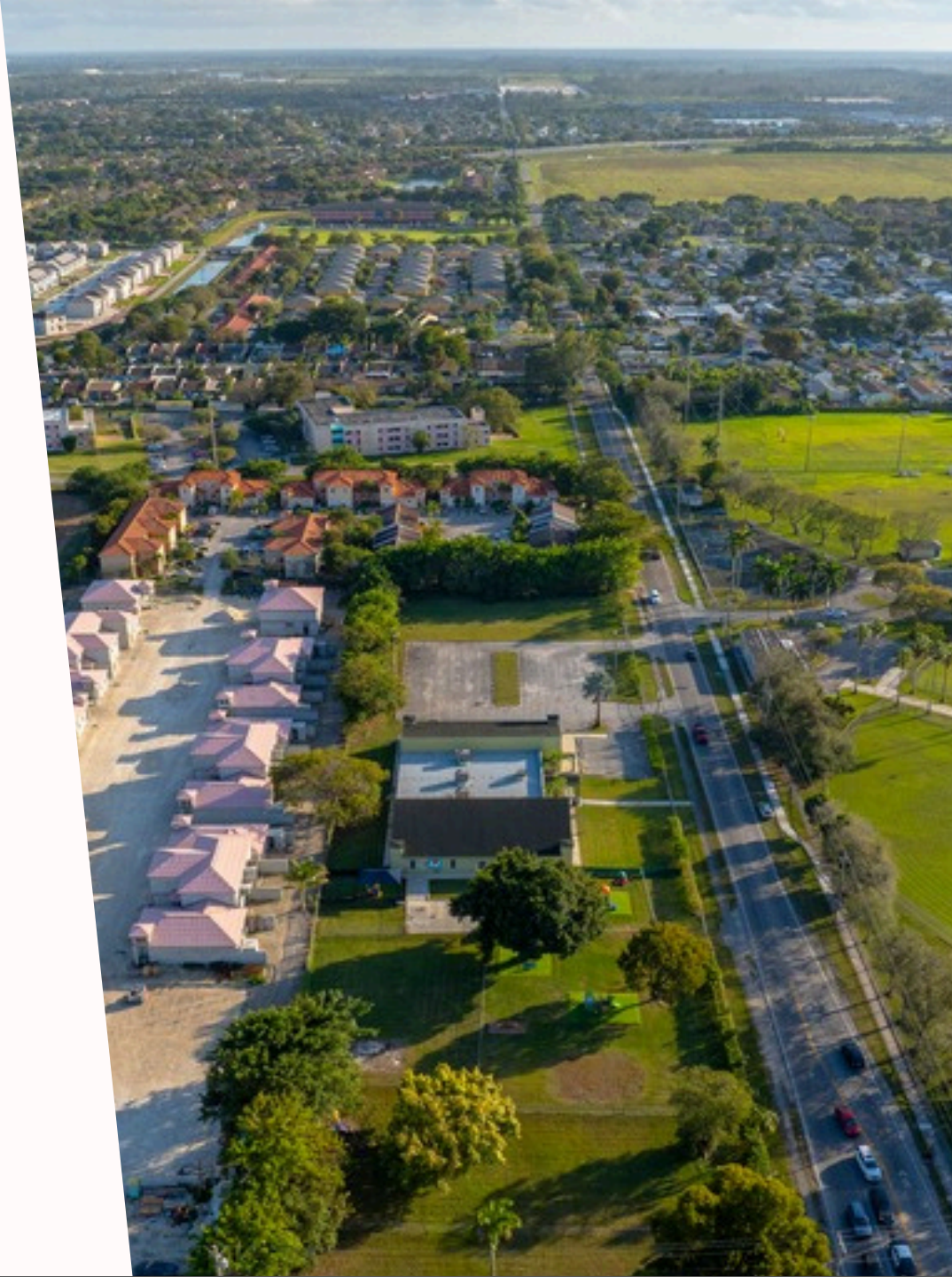
## LOCATION OVERVIEW





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## 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



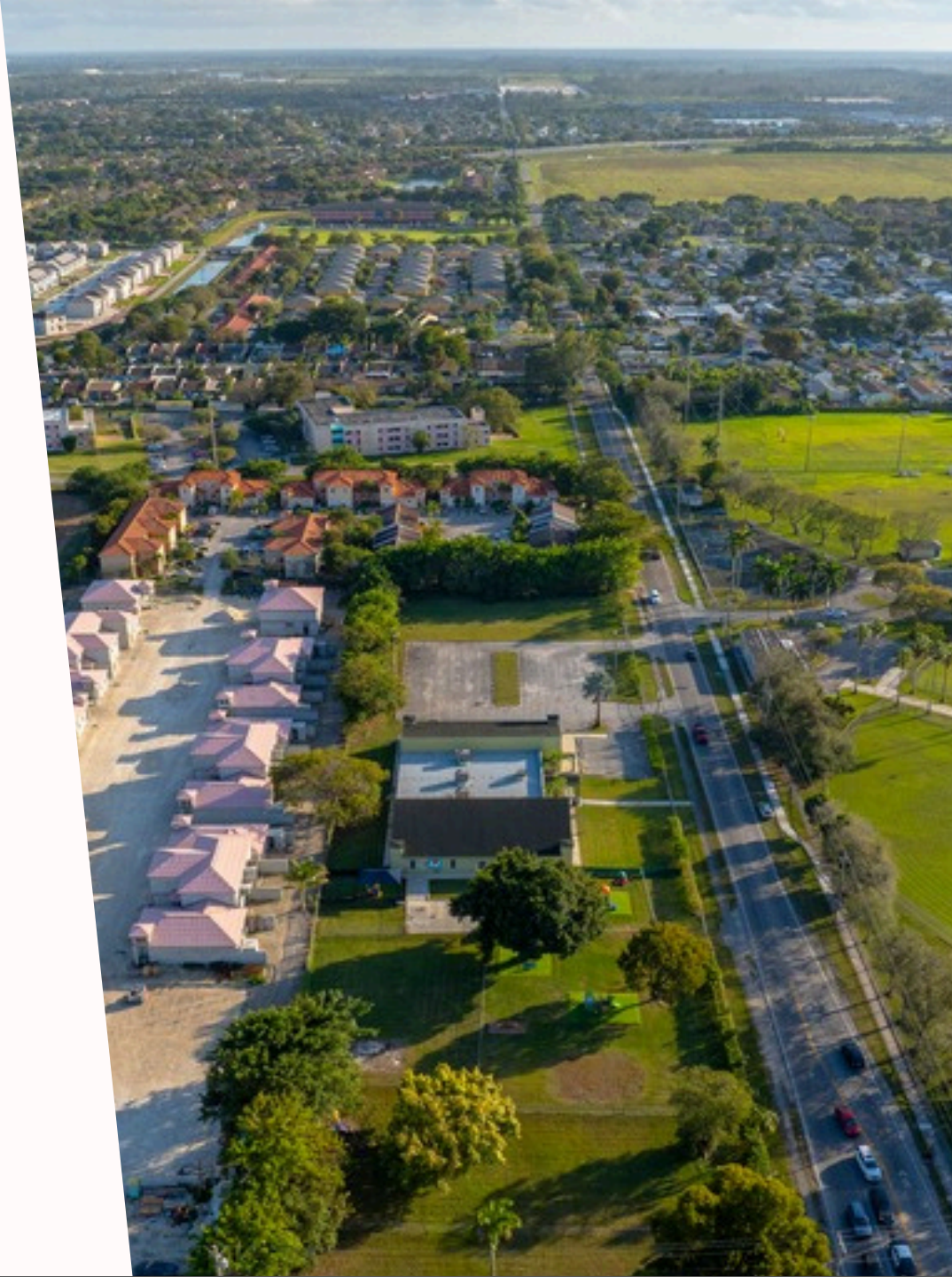
**34.6**  
MEDIAN  
AGE





10

OUR TEAM



## OUR TEAM



ADAM **LEVY**  
PRINCIPAL / BROKER ASSOCIATE

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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.

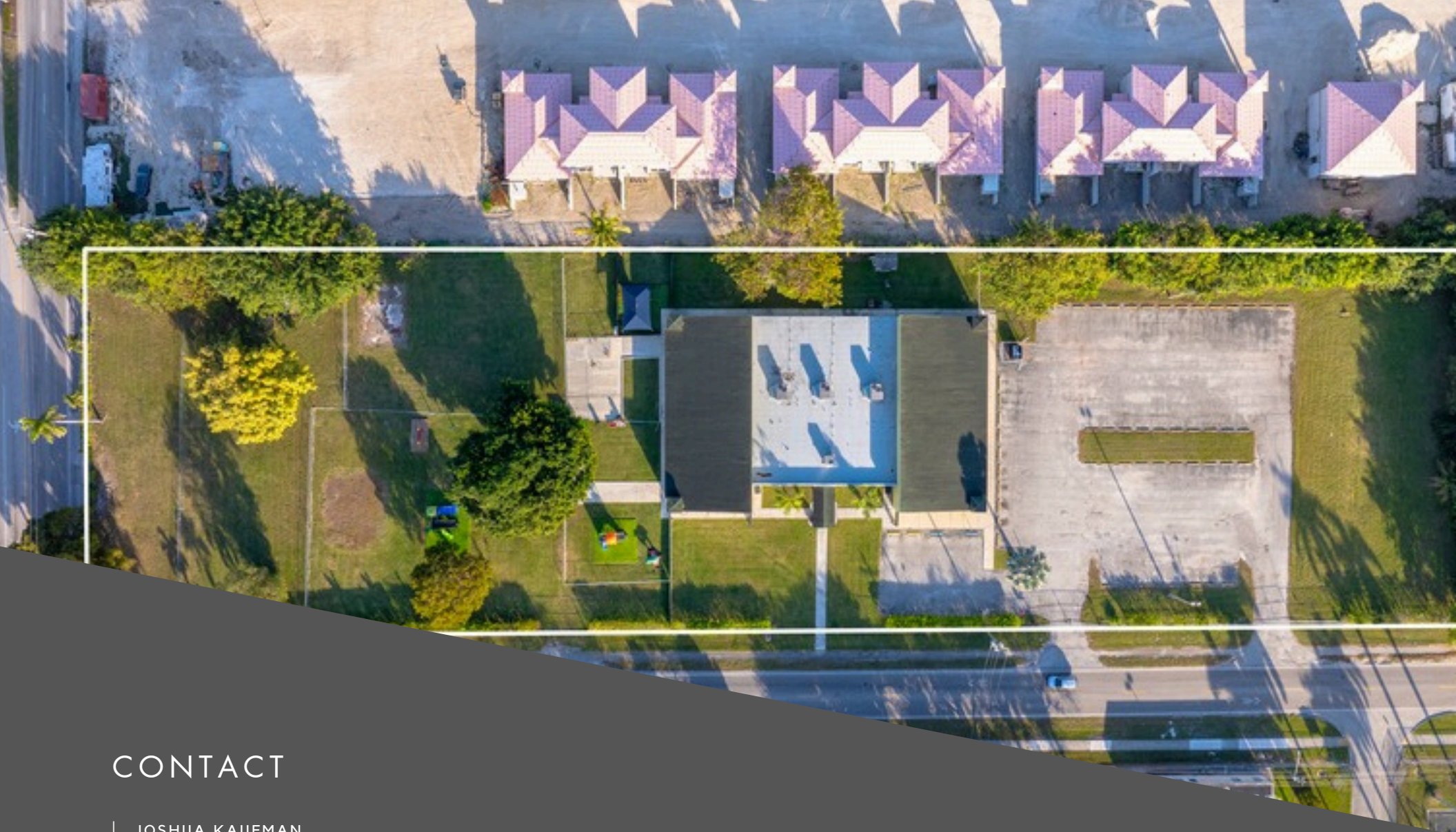


JOSHUA **KAUFMAN**  
DIRECTOR OF COMMERCIAL RE

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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

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