



Offering Memorandum

Dixie Metro Center

27330 S Dixie Hwy, Homestead, FL 33032

Executive Summary

Offering Type	: Fee Simple Sale / Investment Opportunity
Price	: \$2,999,900 (≈ \$368.19 / SF)
Building Area	: 9,506 SF
Lot Size	: 0.55 acres (≈ 24,300 SF)
Occupancy	: Owner Occupied
Year Built	: 1995
Zoning	: BU-3 / UC CORE — Mixed Use Corridor (MC) 6 Max Height
Frontage / Visibility	: 112 ft frontage on South Dixie Highway (US-1 corridor)

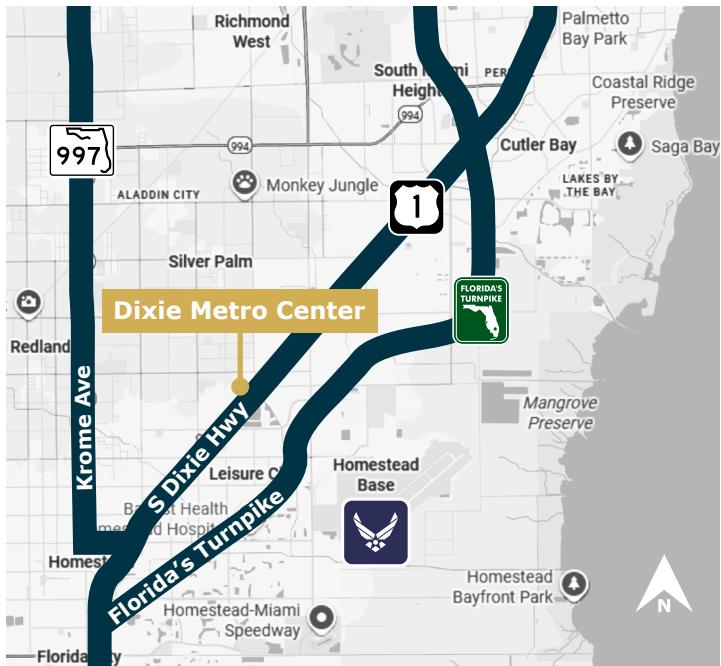
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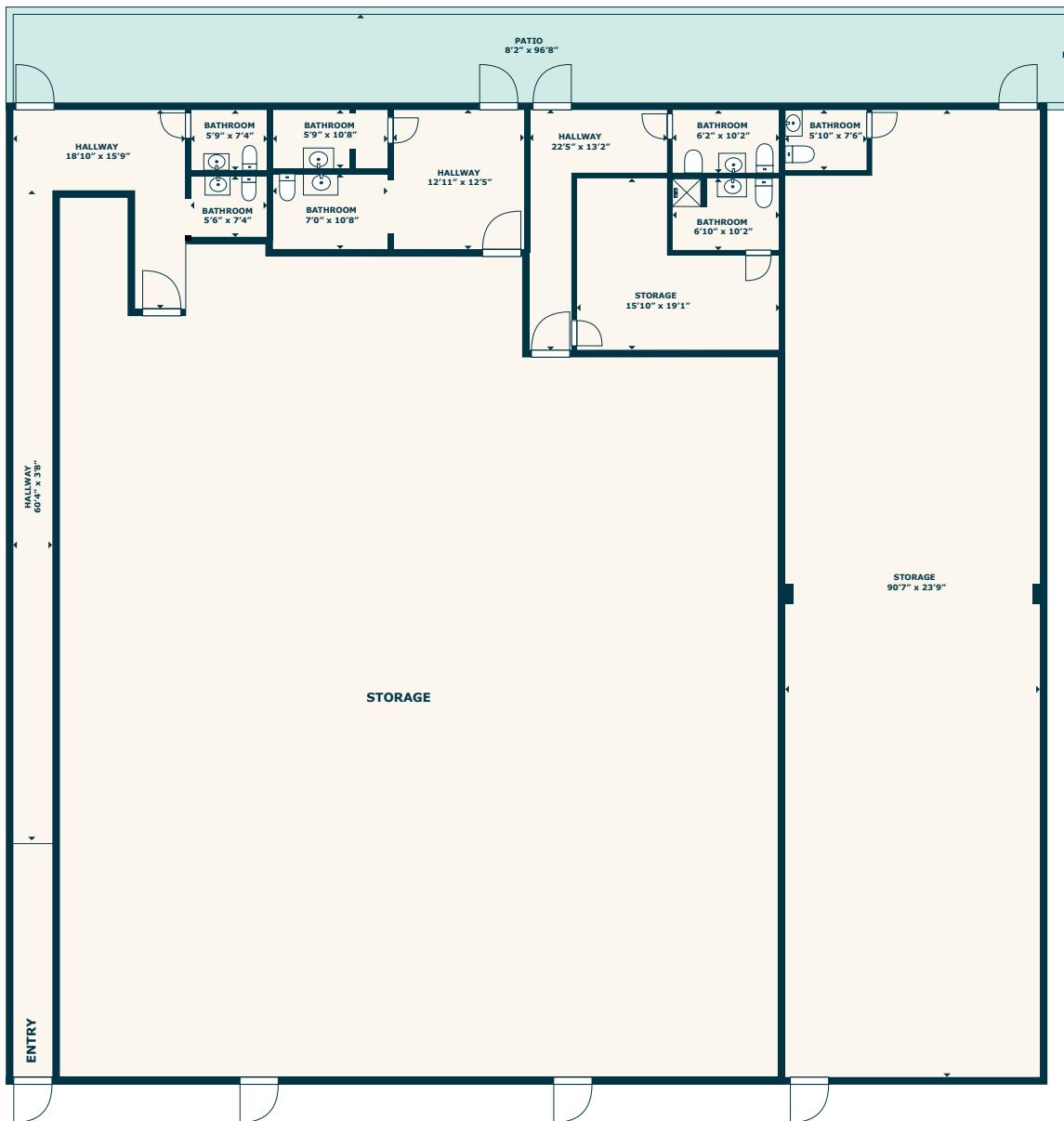
Investment Highlights

- High visibility on heavily trafficked US-1 (South Dixie Hwy)
- New roof installed (reduces short-term capital expenses)
- 20-foot ceilings with mezzanine potential
- 4 separate bays with individual bathrooms, utilities, and meters
- Flexible zoning allows for redevelopment (multi-family, mixed use)
- Ample parking (33 spaces, ~3.47 per 1,000 SF)



Floor Plan

27330 S Dixie Hwy, Homestead, FL 33032

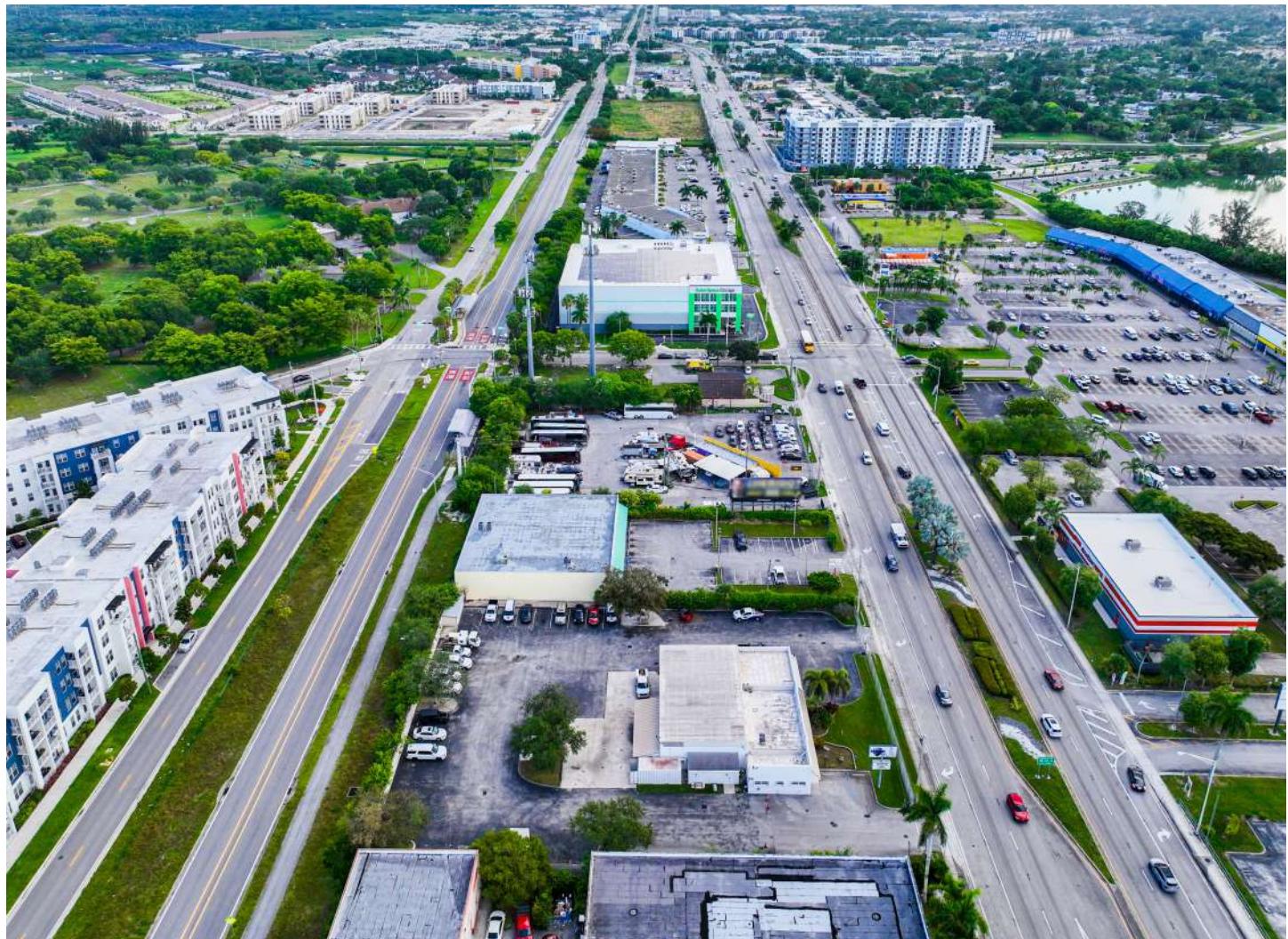


Property Description & Physicals

Building Size	: 9,506 SF	Bays / Units	: 4 bays, each with own utilities & bath
Lot / Land Area	: 0.55 acres (\approx 24,300 SF)	Roof Condition	: New roofing (recently redone)
Year Built / Class	: 1995 / Class C	Parking	: 33 stalls (\sim 3.47 per 1,000 SF)
Stories	: 1	Frontage	: 112 ft on S Dixie Hwy / US-1
Ceiling Height	: 20 ft	Zoning / Use	: BU-3 / UC Core Mixed Use Corridor (MC) 6 max height

Prime Location

27330 S Dixie Hwy, Homestead, FL 33032



Market / Location Overview

Located on South Dixie Hwy / US-1, a high-exposure commercial corridor with proximity to the Turnpike, Metrorail, Southland Mall, and Walmart.

Strong local demographics and continued growth in southern Miami-Dade make this corridor ideal for retail or redevelopment opportunities.

Approx. FDOT Traffic Count

South Dixie Highway / US-1



38,000 – 46,000

Vehicles Per Day

Property Overview & Offer Terms

27330 S Dixie Hwy, Homestead, FL 33032



Property Potential & Redevelopment Highlights

This property offers exceptional owner-user or redevelopment opportunity along one of Miami-Dade's most heavily trafficked corridors.

Investment Rationale

- This property offers stable cash flow with redevelopment potential.
- Its visibility along US-1 and flexible zoning make it a strong long-term hold or repositioning play.
- Ideal for investors seeking both yield and upside in Miami-Dade's fast-growing southern corridor.

Terms of Offer

Purchase Price	: \$2,999,900
Deposit	: 5%+ of purchase price
Due Diligence Period	: 30–60 days
Closing	: Within 30–60 days after due diligence
Sale	: As-is; buyer responsible for all verifications