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# *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 ( $\approx$ \$368.19 / SF)
Building Area	: 9,506 SF
Lot Size	: 0.55 acres ( $\approx$ 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)



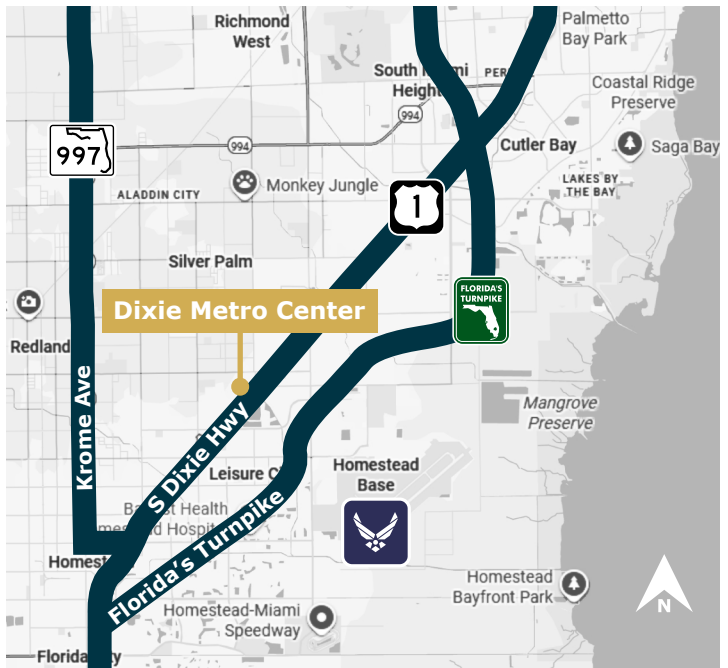
# Dixie Metro Center

27330 S Dixie Hwy, Homestead, FL 33032



## Investment Highlights

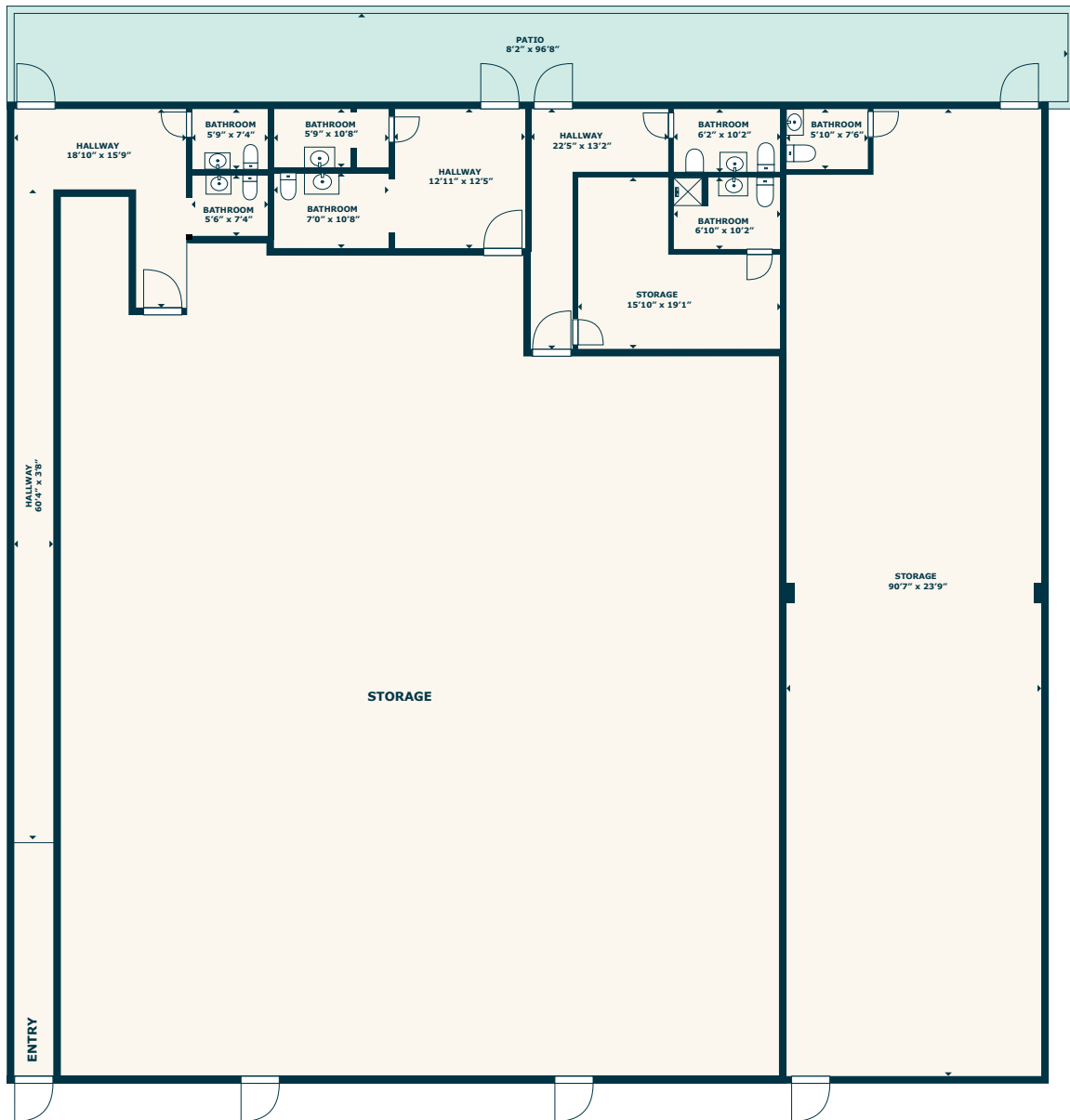
- High visibility on heavily trafficked US-1 (South Dixie Hwy)
- New roof installed (reduces short-term capital expenses)
- 20-foot ceilings with mezzanine potential
- 4 separate bays with individual bathrooms, utilities, and meters
- Flexible zoning allows for redevelopment (multi-family, mixed use)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



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

# Floor Plan

27330 S Dixie Hwy, Homestead, FL 33032



## Property Description & Physicals

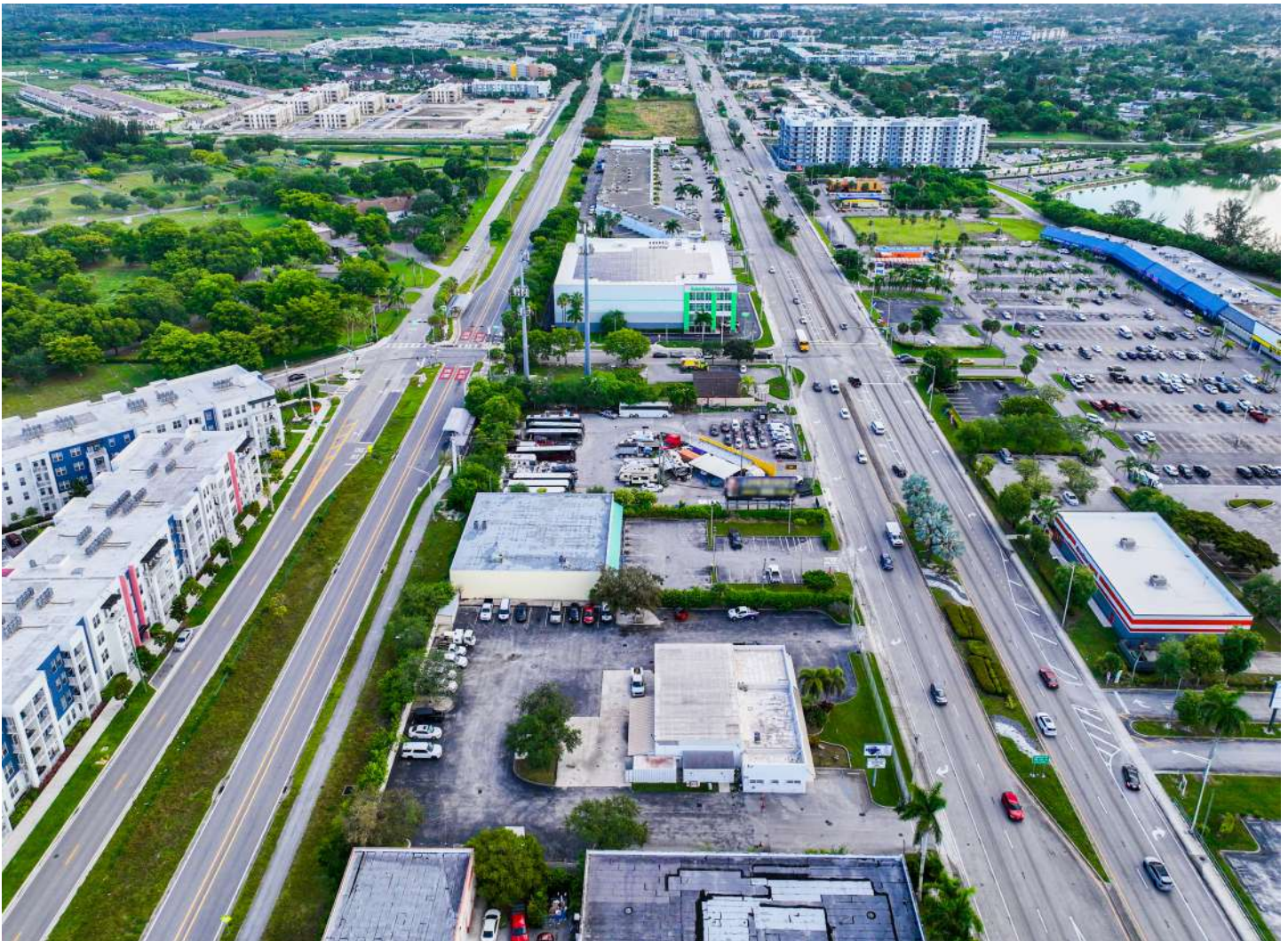
Building Size	: 9,506 SF	Bays / Units	: 4 bays, each with own utilities & bath
Lot / Land Area	: 0.55 acres ( $\approx$ 24,300 SF)	Roof Condition	: New roofing (recently redone)
Year Built / Class	: 1995 / Class C	Parking	: 33 stalls ( $\sim$ 3.47 per 1,000 SF)
Stories	: 1	Frontage	: 112 ft on S Dixie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

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# 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

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# 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

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