

Prime Development Site

100 W PALM DRIVE

CERVERA
REAL ESTATE • 1969

COMMERCIAL

Exceptional Development Opportunity

Location: 100 W. Palm Dr.

Florida City, FL 33034

Price: **\$795,000**

Folio: 16-7824-017-0100

Lot Square Footage: 20,400

Net Acreage: +/- 0.68

Price Per SF: \$44

Price Per Acre: \$1,904,255

Zoning: C-1/ Florida City TOD

TOD Density: 36/ units per Net acre

Lot Coverage Ratio: 1.0

Property Details:

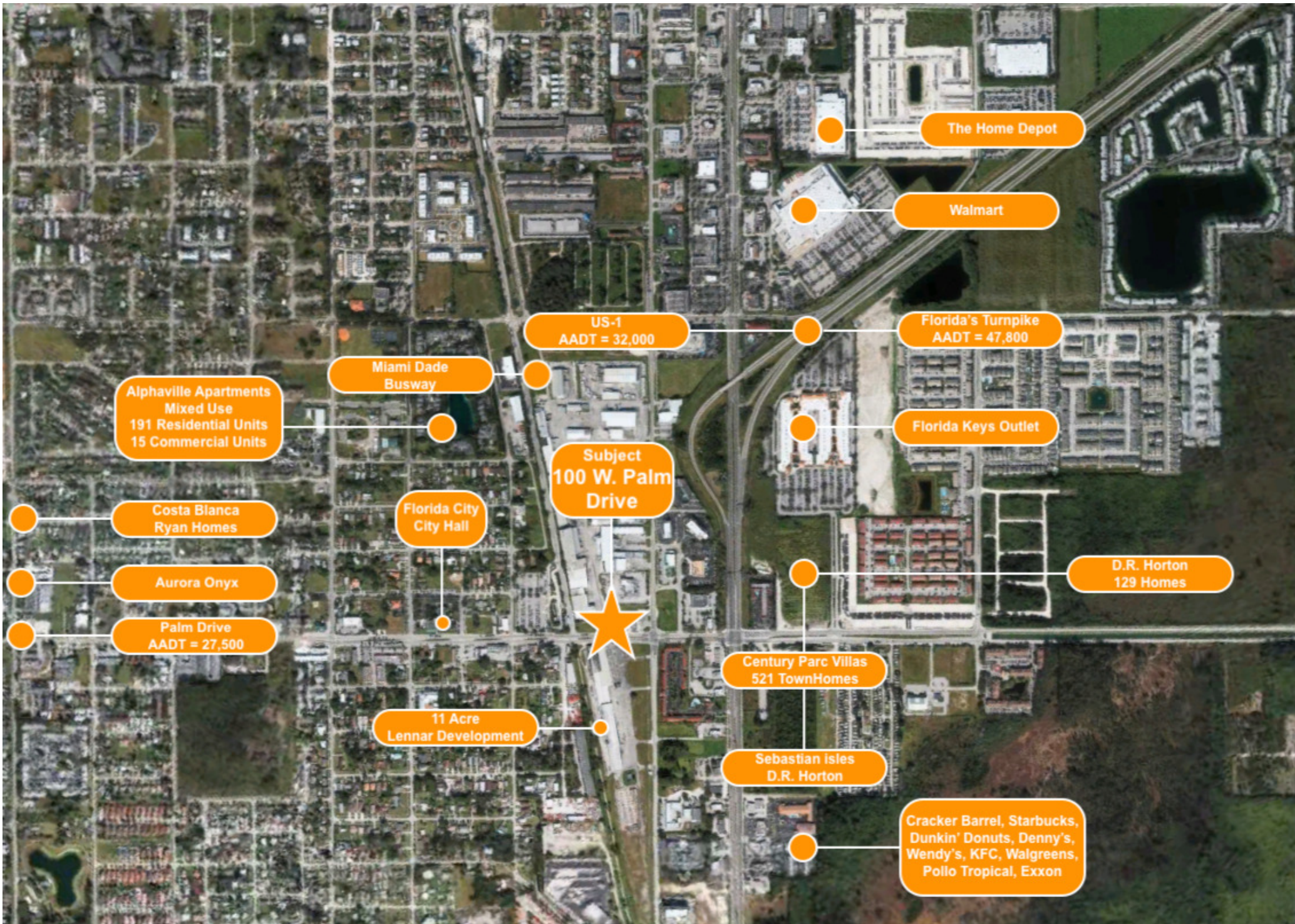
The More Group at Cervera Real Estate proudly presents this prime development opportunity in Florida City. Located on the west side of NW 1st Avenue and north of W Palm Drive—just west of Krome Avenue and US1—this vacant lot is identified as “100 W Palm Drive” (folio #16-7824-017-0100).

Florida City is a key South Florida hub, supporting residential and industrial growth for the Florida Keys. The site offers 20,400 SF (approx. 0.47 acres or 0.68 net acres based on Florida City's zoning) and is zoned C-1 Neighborhood Commercial. Its location adjacent to the South Dade Busway makes it ideal for rezoning as a Florida City TOD site, permitting up to 36 units per net acre and a lot coverage ratio of 1.0.

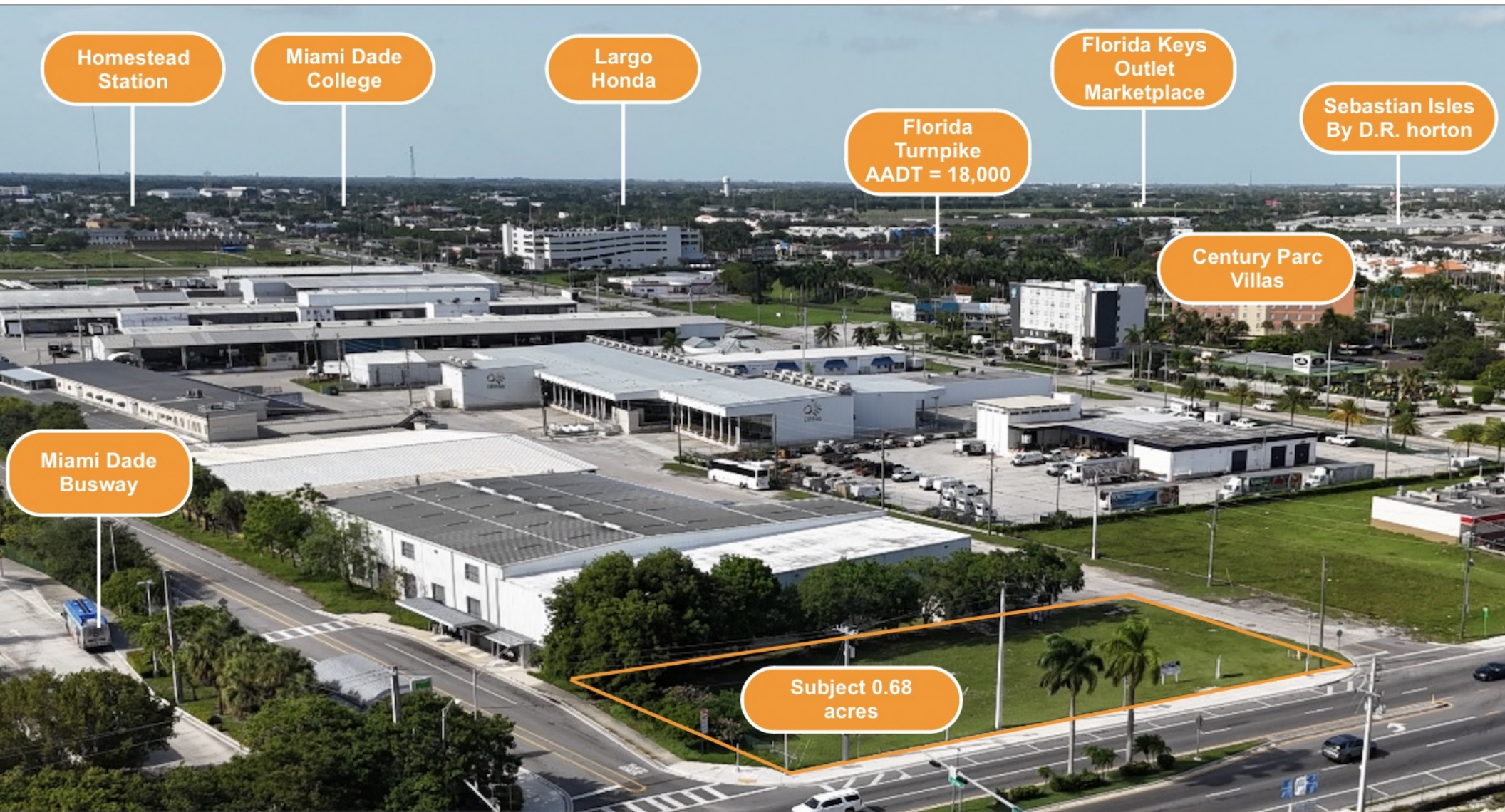
The property boasts exceptional visibility along Palm Drive (AADT 27,500) and quick access to residential, retail, dining, and recreational amenities. Just 0.2 miles from South Dixie Highway (AADT 30,000), 0.5 miles from the Florida Turnpike entrance (AADT 18,000), and one block from Krome Avenue (AADT 16,300).



Prime Location



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Notable Developments in Florida City

Lennar:	11 - Acre Residential Development
D.R. Horton:	Baywoord II Homes / Sebastian Isles
Century Home:	521 Townhomes
Ryan Homes:	Costa Blanca Residences
Onyx:	Aurora Homes
Alphaville Homes:	191 Residential Units

Housing Boom

South Miami-Dade, and Florida City in particular, are experiencing a surge in residential and mixed-use development to meet rising housing demand. Once considered a small pass-through town en route to the Florida Keys, Florida City is now a hotspot for national homebuilders like D.R. Horton, Lennar, Ryan Homes, Onyx Homes, and Century Homes, who are actively constructing large single-family, townhouse, and mixed-use communities throughout the area. Notably, Lennar is developing a new single-family community directly across Palm Drive (details forthcoming), while D.R. Horton is currently building two communities along Palm Drive on the south side of Dixie Highway: Sebastian Isles and the 129-home Baywood II project. Just west of the property, these and other builders are also in the planning or completion stages of significant residential developments.



Notable Tenants in Florida City

Walmart	Cracker Barrel
Home Depot	Dunkin' Donuts
Florida Keys Outlet	Denny's
Walgreens	Pollo Tropical
Starbucks	Wendys
Exxon	Kentucky Fried Chicken



Thriving Commercial Sector

Florida City hosts a mix of national and regional tenants, reflecting its role as a commercial gateway to the Florida Keys. Notable tenants include Walmart Supercenter, Home Depot, Florida Keys Outlet, Walgreens, Starbucks, Exxon, and Aldi, alongside fast-food chains like McDonald's, Taco Bell, and Chick-fil-A, Wendys, Kentucky Fried Chicken.

The area also features large auto dealerships, including Largo Honda, Ford and Chevrolet.

Hospitality brands such Best Western, Holiday Inn Express and Fairfield Inn by Marriott. These anchor tenants drive consistent traffic and underscore the city's appeal for retail and service-based businesses.

Florida City experiences high traffic volumes due to its strategic location at the junction of U.S. 1 and the Florida Turnpike, serving as the last major commercial hub before the Florida Keys. Palm Drive (SR 994) sees approximately 27,500 vehicles per day (AADT), while South Dixie Highway (U.S. 1) experiences over 30,000 AADT.

Zoning

Location:	100 W. Palm Dr.
	Florida City, FL 33034
Lot Sq. Footage:	20,400
Net Acreage:	+/- 0.68
Zoning:	C-1/ Florida City TOD
TOD Density:	36/ units per Net acre
Lot Coverage Ratio:	1.0



C-1 Neighborhood Commercial

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Transit Oriented Development Area

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The site is strategically positioned to benefit from Florida City's development incentives, making it an ideal candidate for a mixed-use project. Current zoning and proximity to key transit corridors support the development of five commercial spaces and 24 residential units. With the city actively encouraging higher-density, transit-oriented projects, this property offers a compelling opportunity to capitalize on both economic incentives and growing demand for integrated live-work environments.

Proposed Site Plan

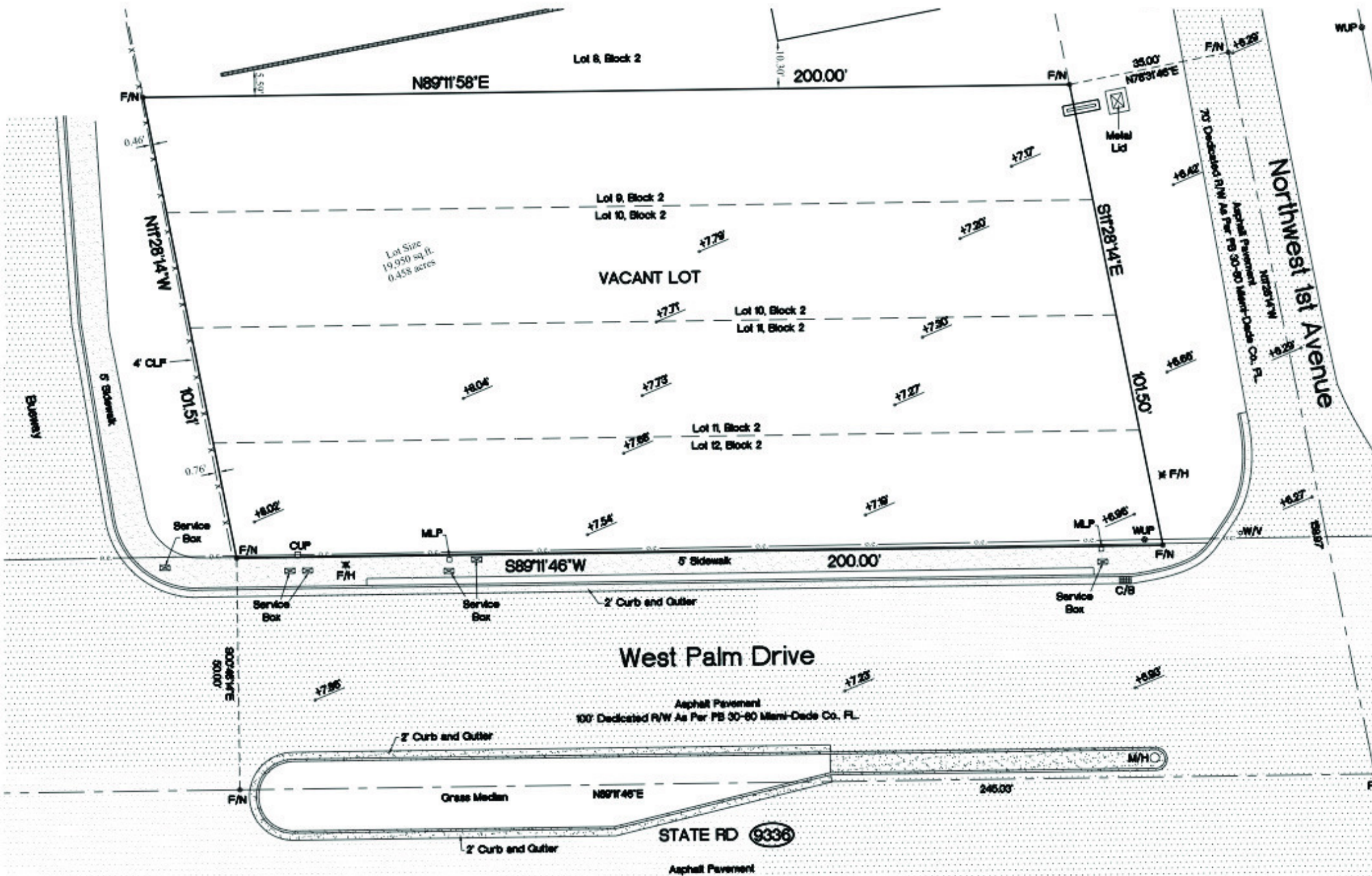


Proposed Elevation



ELEVATION

Survey



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