



Colliers

Naranja Lakes Boulevard

42,000 ADT - South Dixie Highway

27501 S Dixie Hwy, Naranja

Asking Price:

\$6,500,000

2.26 acres Available

(includes existing ±16,500 SF office building)

A coveted South Florida investment opportunity



Zoned for multifamily



2.26 acres of land, which includes approximately 24,000 SF of lake area



Build up to 15 stories high, 125 apartments per acre

Accelerating success.



# Property Profile



## Numbers at a Glance

### Existing

$\pm 16,500$  SF  
Building size

2.26 acres  
Lot size (98,445 SF)

4 stories  
Building

### Potential Development

125 units  
Build Up to Per acre

15 stories  
Build up to

1.47 acres  
(64,000 SF of which 24,000 SF are part of lake)

LCUC  
Zoning

## Property Overview

Colliers is pleased to present a premier investment opportunity, which includes existing building consisting of four stories and a  $\pm 16,500$  SF of leaseable area.

- 64,000 SF of an additional piece of land adjacent to property available of which 24,000 SF is water
- Land is zoned for 125 units per acre and up to 15 stories high
- Land is zoned for multifamily development
- High exposure to South Dixie Highway
- Near rapid transit bus





# Area Overview



## Naranja Overview

Located in northern Homestead 25 miles southwest of Downtown Miami, the community of Naranja covers just two square miles. Originally named for the many orange groves that were once in the area, the quiet town has plenty to offer now with tranquil surroundings, an abundance of wildlife and parks, and an urban suburban feeling. The community is bordered by two major thoroughfares, U.S. Route 1 to the west and The Homestead Extension of Florida's Turnpike to the southeast. Princeton is the north boarder and while Leisure City is the south boarder. Additionally, the community is served by above average schools including Miami Douglas Macarthur South Senior High School and William A. Chapman Elementary School.

## South Dade TransitWay Corridor Overview

The South Dade TransitWay Corridor (South Corridor) is one of six rapid transit corridors of the Strategic Miami Area Rapid Transit (SMART) Plan. The SMART Plan is an \$8.5 billion infrastructure investment, which includes building six rapid transit corridors within the next decade. The South Dade Rapid Transit Project broke ground in 2021 and will consist of a 20-mile rapid transit bus system connecting many municipalities between Miami and Homestead. The \$368 million corridor will have 14 center platforms and is 60 percent complete as of May 2023 with expectation for the entire project to be completed in 2024, connecting some of the fastest growing communities to the central business district.

# Nearby Amenities

## [Homestead Miami Speedway](#)

Homestead Miami Speedway offers car racing on several configurations with 11 turns and two long straights. The speedway has a capacity of 46,000 and the hosts major annual races. Homestead Miami Speedway brings three NASCAR championships and thousands of visitors into the community each year.

## [Homestead Air Reserve Base](#)

Homestead Air Reserve Base is located northeast of the city, it is home to the 482nd Fighter Wing of the Air Force Reserve Command's Tenth Air Force, as well as the headquarter of Special Operations Command South. It is one of the largest public employers in Miami-Dade County with 3,250 employees.

## [Homestead Hospital | Baptist Health South Florida](#)

Serving the south Miami-Dade community, Homestead Hospital is a Magnet-accredited full-service 142-bed facility that provides its patients with the latest technology and equipment. The hospital employees more than 1,200 and has nearly 300 physicians on staff.

## [Monkey Jungle](#)

Located in southern Miami-Dade County, Monkey Jungle is a 30-acre eco-show park and discovery center focusing on the exhibition and study of endangered monkeys. The park is home to more than 300 primates offering guests to travel through the park on a caged walkway while monkey's roam semi-freely in a natural habitat. Monkey Jungle requires appointments and has the ability to host environmental festivals, birthday parties, or other events.



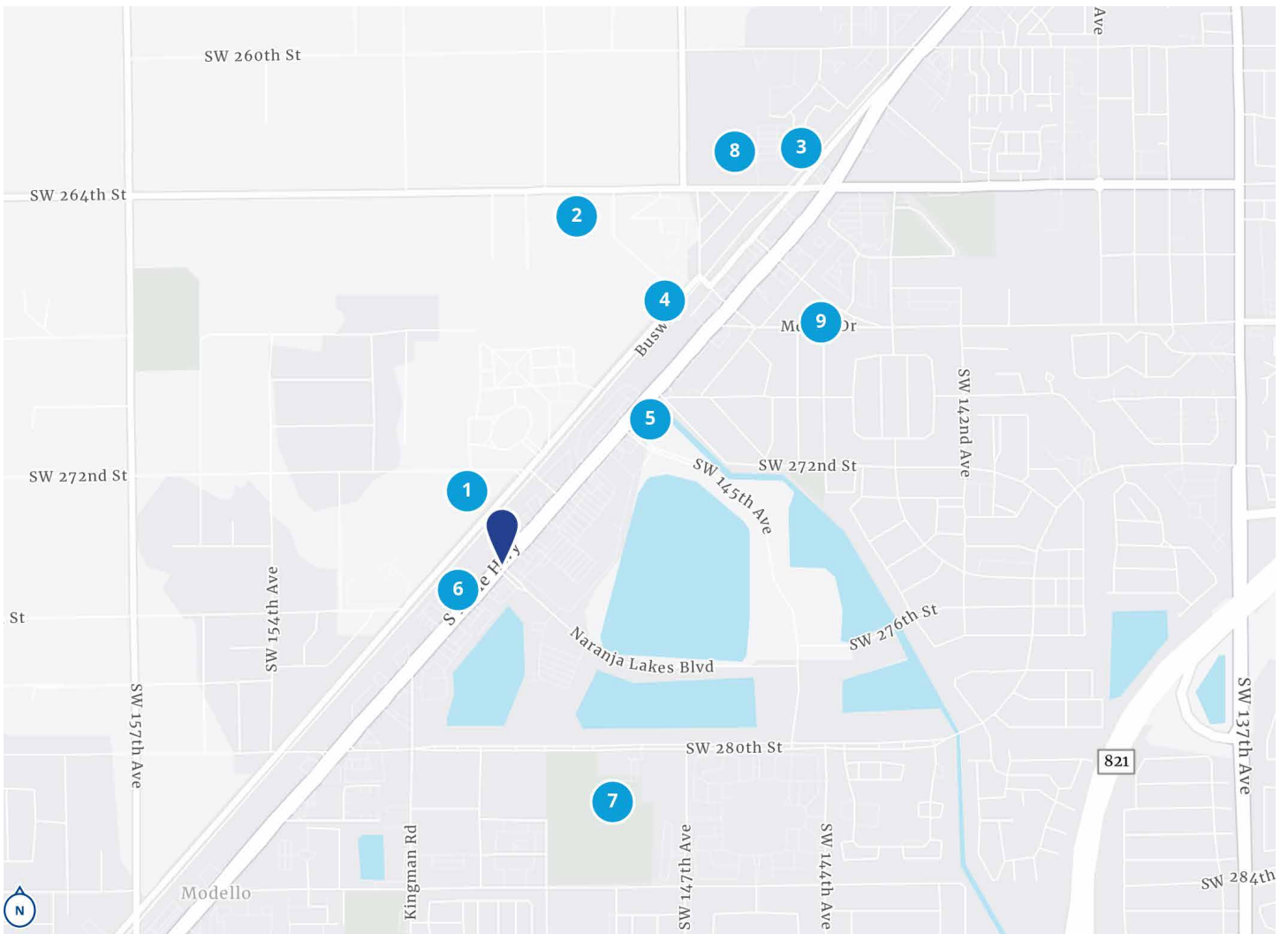
## [Coral Castle Museum](#)

Coral Castle Museum is a stone sculpture garden with over 1,100 tons of coral rock that was built by one man. Open daily, the Coral Castle Museum welcomes visitors from around the world with an audio tour available in English, Spanish, French or German.

## [Miami Exotic Animals](#)

Located in Homestead, Miami Exotic Animals is a federally licensed private zoo that has acquired and rescued more than 200 animals over the last 10 years. Miami Exotic Animals provides intimate and personal encounters with exotic animals such as the Bengal tiger, adult white tiger, white lion, baby lions, brown python, albino snake, barn owl, lemur, chinchilla, timberwolf, buffalo, bear, and armadillo to name a few. Miami Exotic Animals provides special programs and private parties for up to 120 guests. In addition, many of their animals have appeared in national magazine and television commercials; they also provide services to commercial productions like Univision and the Latin Music Awards and to artists such as Farruko and Bad Bunny among many more.

# Nearby Developments



1 mile radius

Property Name	Property Address	Number Of Units	Property Type	Building Status	Year Built
<b>Ambar Trail</b>	27200 Old Dixie Hwy	326 Units	Multi-Family	Existing	2023
<b>Harmony Parc</b>	14800 SW 264th St	105 Units	Multi-Family	Existing	2023
<b>Cannery Row at Redlands Crossing</b>	14380 SW 261st St	112 Units	Multi-Family	Existing	2022
<b>Down South Apartments</b>	26620 Old Dixie Hwy	312 Units	Multi-Family	Under Construction	2024
<b>Water Side Apartments</b>	27077 S Dixie Hwy	266 Units	Multi-Family	Under Construction	2024
<b>Residences at Naranja Lakes</b>	S Dixie Hwy	140 Units	Multi-Family	Under Construction	2023
<b>Naranja Grand</b>	14750 SW 280th St	320 Units	Multi-Family	Proposed	2025
<b>Edge at Naranja</b>	14501 SW 264th St	192 Units	Multi-Family	Proposed	2024
<b>Bloch Naranja Estates</b>	14381 SW 268th St	180 Units	Multi-Family	Proposed	2025



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# Contact

## **Boris Kozolchyk**

Executive Vice President

+1 305 913 5509

Boris.Kozolchyk@colliers.com

## Confidentiality & Disclaimer Statement

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## Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

## Property Tours

Interested parties must schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property and disturb tenants without the brokers' knowledge.



## **Colliers International Florida, LLC**

801 Brickell Avenue, Suite 900

Miami, FL 33131

colliers.com

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