



DEVELOPMENT SITE

Development site on South Dade Transitway / Dixie Hwy - Homestead Submarket

14550 Mable Street, Homestead, FL 33032

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ASSET BREAKDOWN

Global Investments Realty is pleased to present the opportunity to acquire a 270 unit Site Plan Approved development site in the expanding South Dade Corridor.

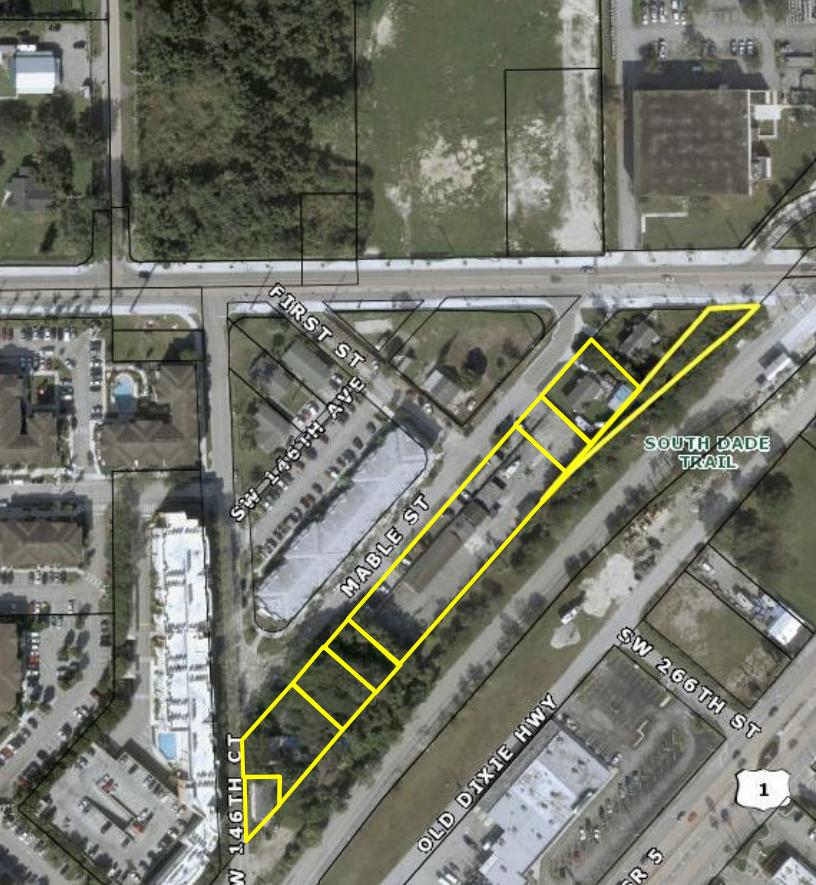
- This generously sized 1.92-acre lot is located in the thriving Naranja community of Homestead, one of South Florida's most active residential growth zones. Surrounded by large-scale housing developments and infrastructure investment, the property offers a valuable opportunity to bring a new multifamily project to a rapidly evolving area.
- Residential Potential: Preliminary design concepts for two 9-story buildings with up to 270 units (pending full approvals). Parking: Conceptual layout includes 365 parking spaces for residents and guests. Accessibility: Well-connected to transit, US-1, and the Florida Turnpike.
- High traffic counts and strong visibility on a major north-south artery, plus a walkable, evolving corridor with historic charm and modern appeal.
- The site sits within a fast-growing section of southern Miami-Dade County, where demand for new housing continues to rise due to affordability, regional job growth, and expanding public amenities. This location benefits from steady population influx of working families and renters, nearby schools, retail centers, and transit connections.

DEVELOPMENT SITE

JOEL RODRIGUEZ | Principal / Broker

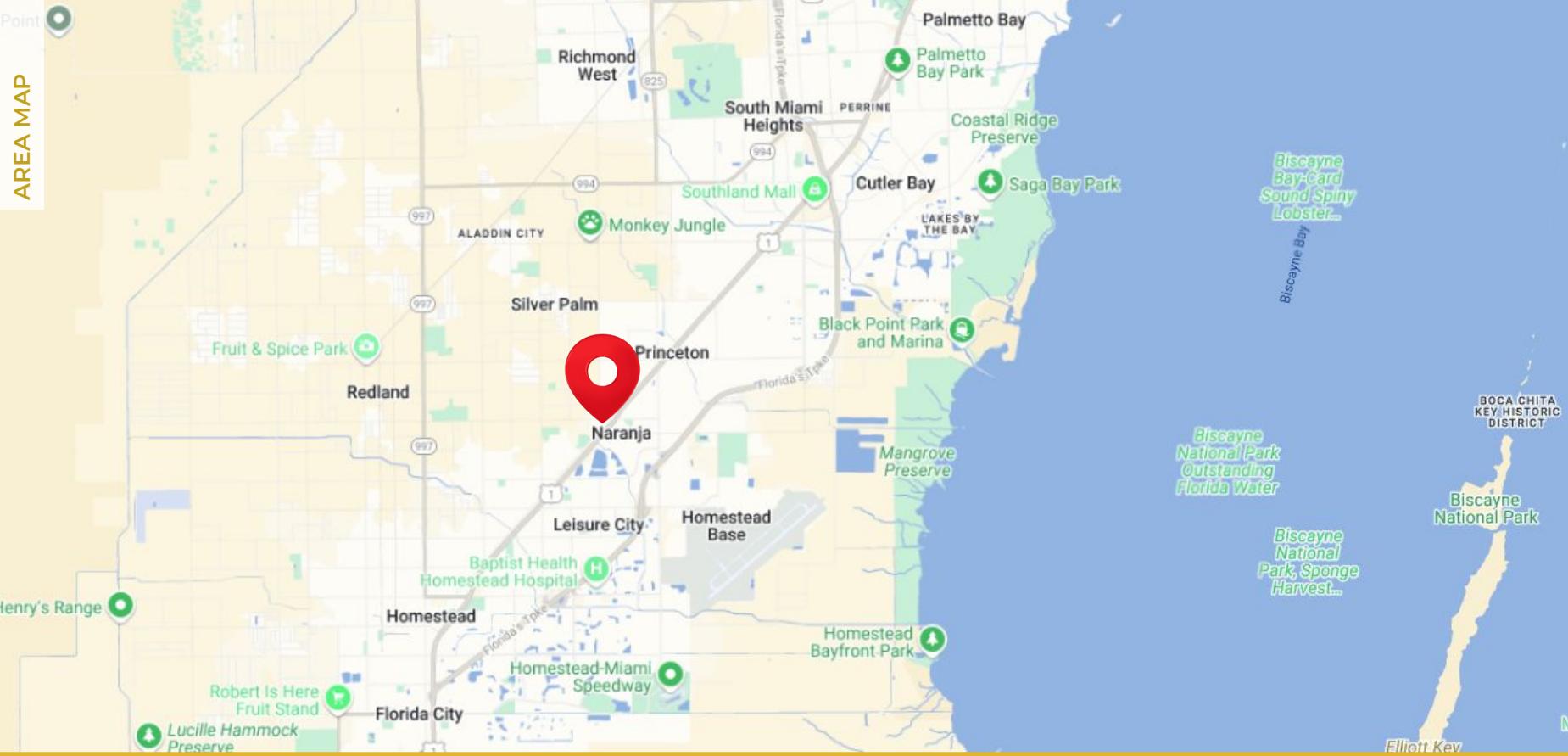
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INVESTMENT SUMMARY

Folios:	3,150 SF 10,300 SF 7,000 SF 5,000 SF 35,000 SF 5,000 SF 10,000 SF 8,189 SF
Lot size:	1.92 Acres 83,639 SF*
Zoning:	UC-MC Urban Core - Mixed Use Corridor
Project:	Fully approved Administrative Site Plan Review (ASPR) and Preliminary Drawings.
Planned Layout:	270 Units - Two 9-story buildings Parking: 365 spaces • Utilities: Fully approved by Miami-Dade Water & Sewer
PRICE:	\$7,750,000.00



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SUBJECT PROPERTY

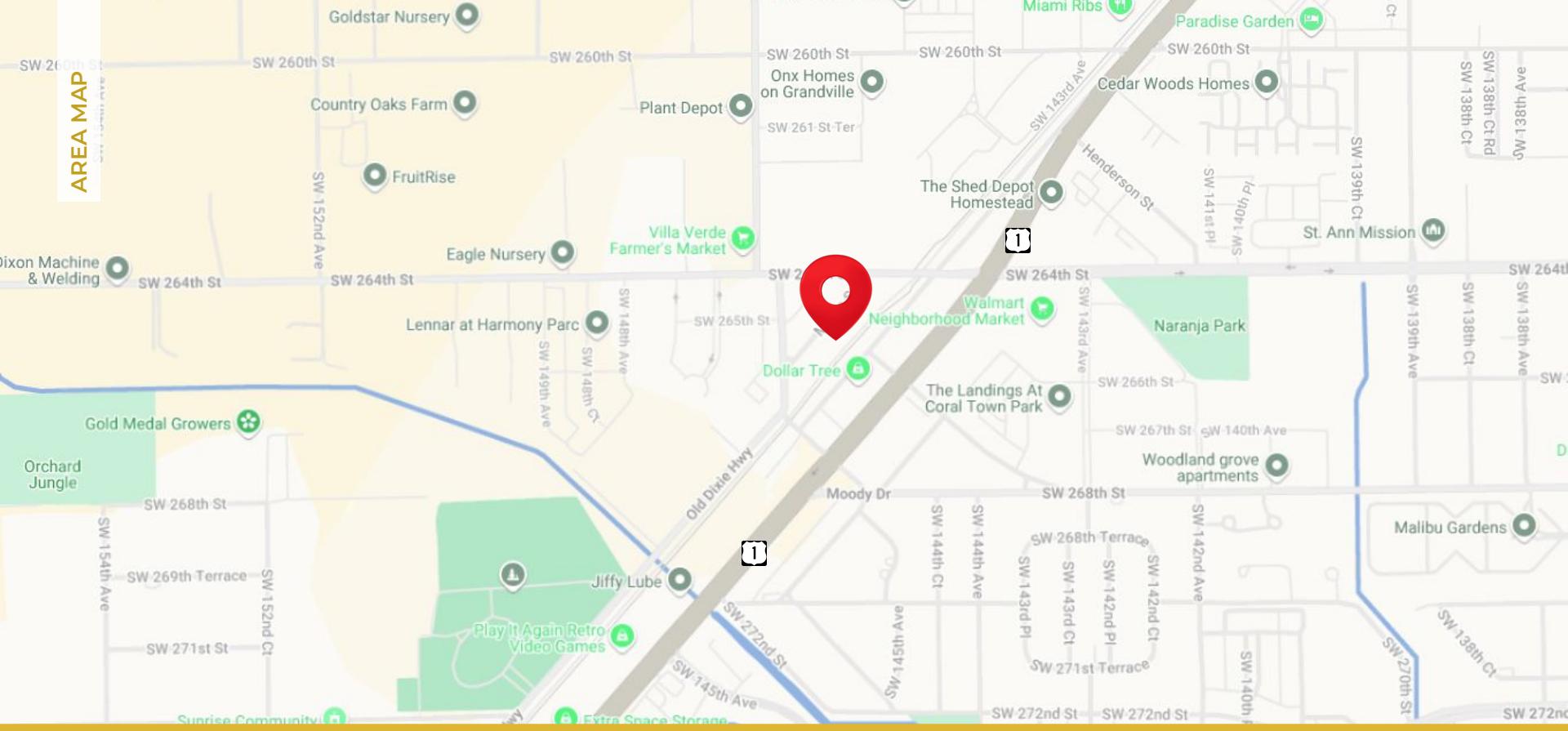
14550 MABLE ST

NEIGHBORHOOD HOMESTEAD/NARANJA

ASSET TYPE

DEVELOPMENT SITE

AREA MAP



RENDERS







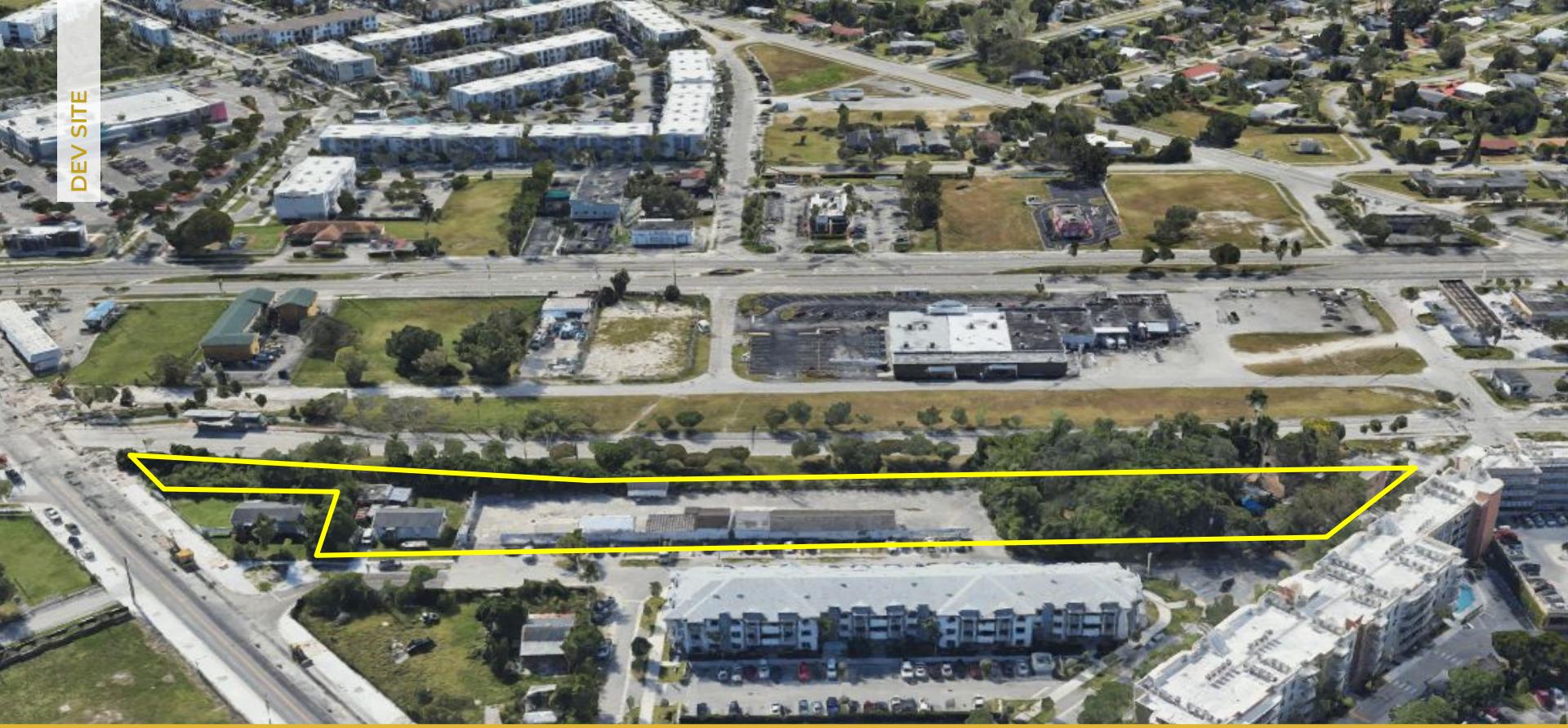


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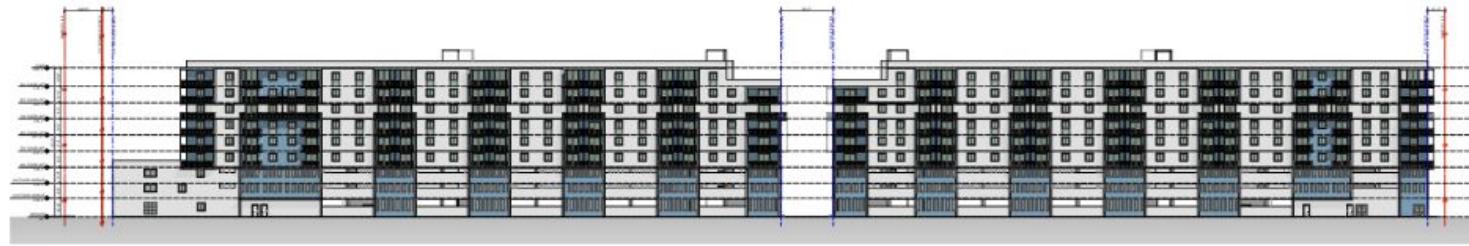
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NEIGHBORHOOD
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ASSET TYPE
DEVELOPMENT SITE



A OVERALL NORTHWEST ELEVATION



B OVERALL SOUTHEAST ELEVATION

ELEVATIONS



B SOUTHEAST ELEVATION - BUILDING A

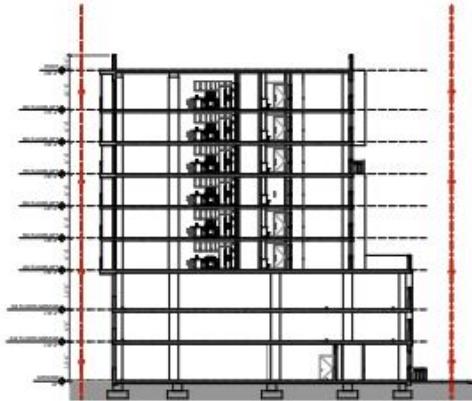


A NORTHWEST ELEVATION - BUILDING A

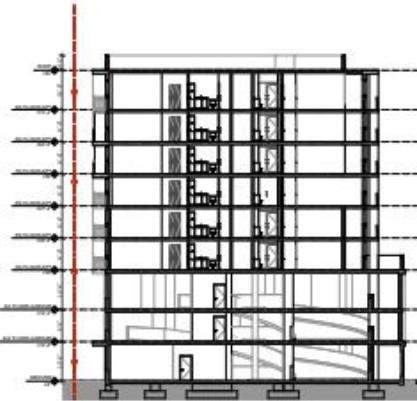
ELEVATIONS



1 BUILDING SECTION - BLDG A



3 BUILDING SECTION - BLDG A



2 BUILDING SECTION - BLDG A



The **South-Dade TransitWay** is Miami-Dade County's Bus Rapid Transit (BRT) project connecting Dadeland South station to Florida City and Homestead, utilizing dedicated lanes for 100 new electric buses. The project includes 14 modern stations with amenities, a new South Dade Transit Operations Center (SDTOC) for electric bus maintenance and operations, and aims to improve connectivity for South Miami-Dade residents.



Miami-Dade Department of Transportation and Public Works (DTPW) said that while testing of vehicles and gate-enforced intersections is ongoing, 14 new stations along the line have been substantially completed and accepted by the county.

South Dade Transitway is expected to begin service Summer/Fall 2025 county officials confirmed.

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