



SHOVEL READY 201 UNITS | 2 ACRE LAND | NARANJA

LAND FOR SALE
14201 HENDERSON STREET

+ PROPERTY TYPE
Land

+ TOTAL LOT SIZE
1.95 AC

+ UNITS
201

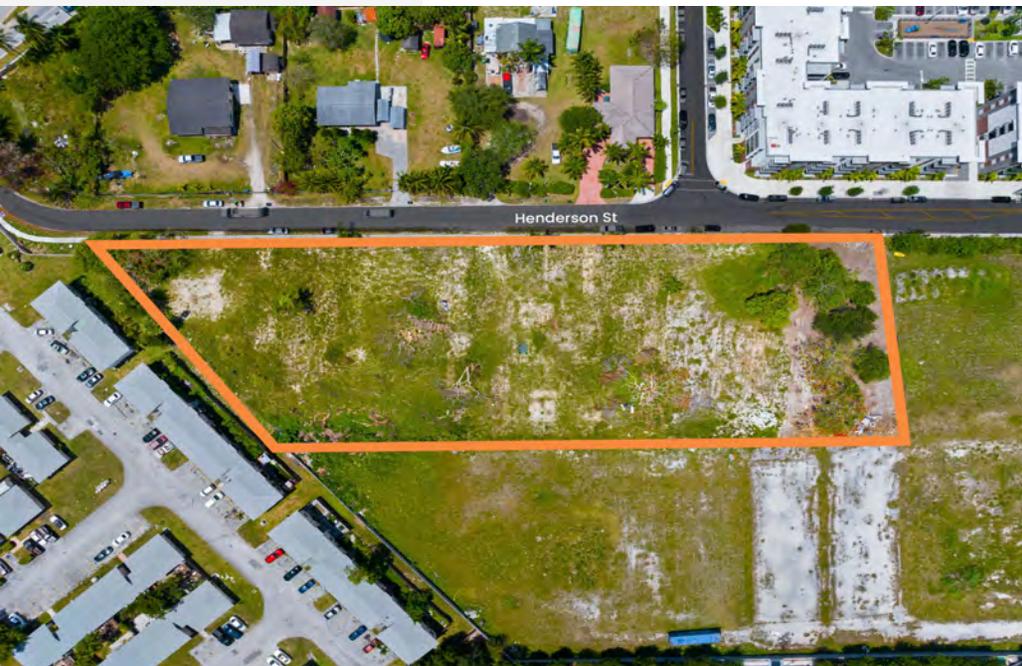
+ FLOORS
9

PROPERTY OVERVIEW

Rare opportunity to develop 201 residential units on ASPR approved land just 35 minutes south of downtown Miami. With the option to tie the sale to an ANF construction contract, you can fast-track timelines, reduce risk, and bring your project to life with a trusted builder. Prime location, fully entitled, and ready for execution.

PROPERTY HIGHLIGHTS

- ASPR Approved
- Building Permit: In progress (dic 2023)
- Sale can be tied to a construction contract with ANF
- Located 35 minutes south of Downtown Miami
- Sold together with another site for total of 267 units









Madison Point
Apartments

SUNOCO
Pizza
Hut

Cedar Woods
Homes



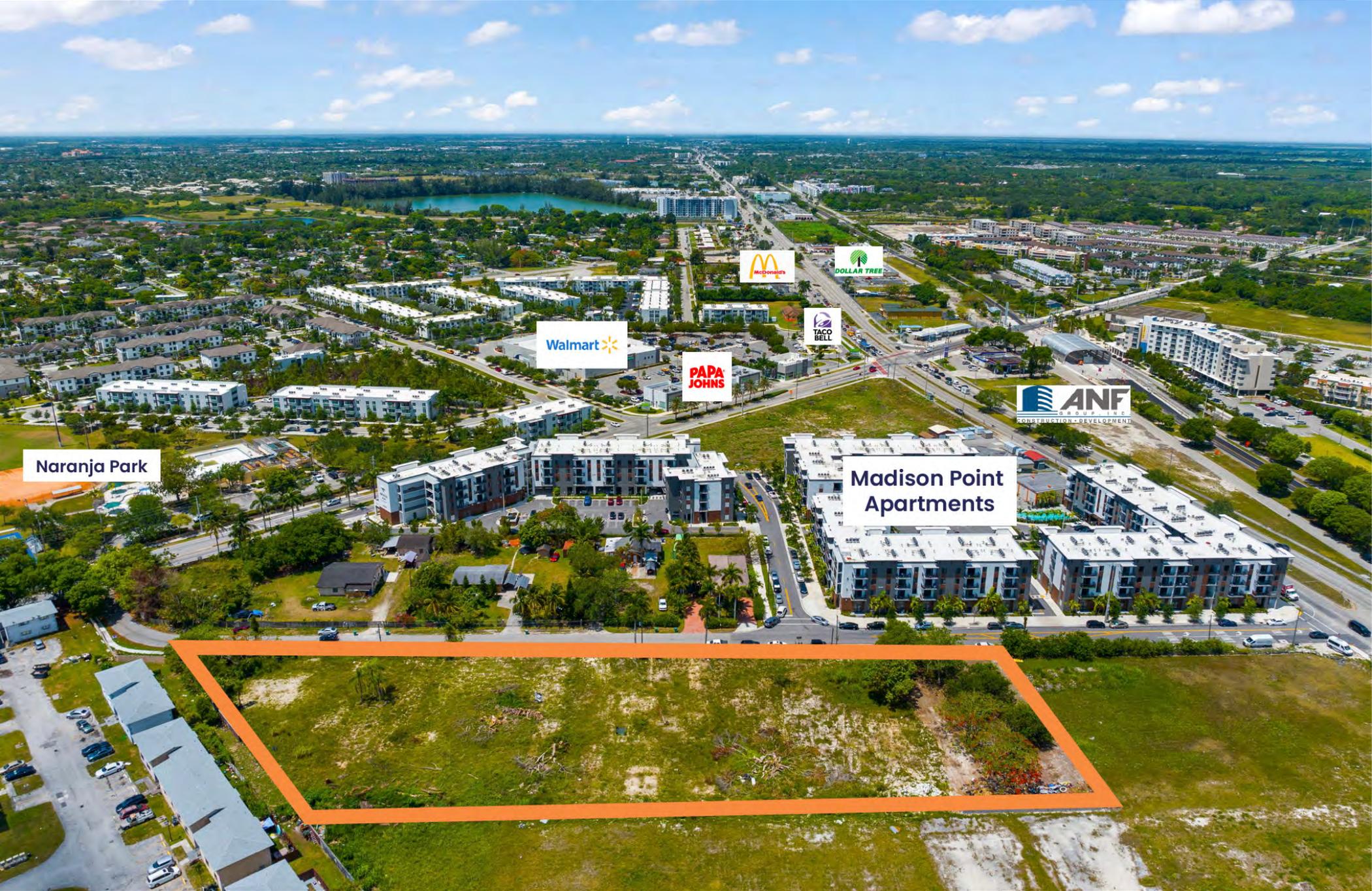
Naranja Park



Madison Point
Apartments







Naranja Park

Madison Point
Apartments

Walmart

PAPA
JOHNS

McDonald's

DOLLAR TREE

TACO
BELL

ANF
CONSTRUCTION & DEVELOPMENT



Madison Point
Apartments

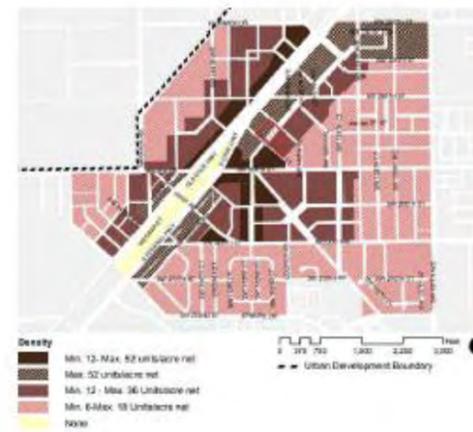


Modern Towers
Apartments

Cedar Woods
Homes

Naranja Park





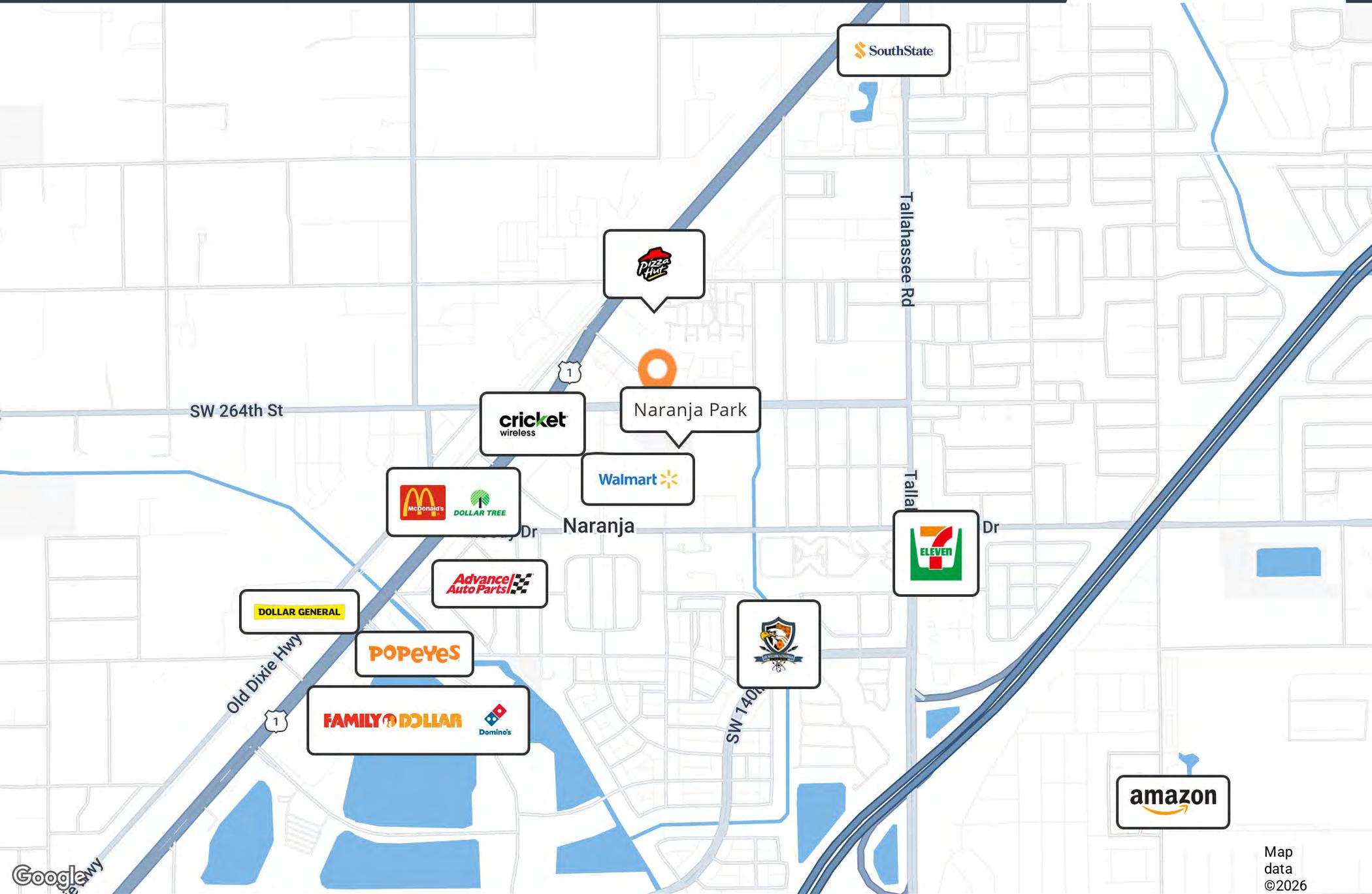
Sec. 33-204.04.1 Density, Building Height, and Intensity.

A. Maximum Density and Building Height Range Tables. Notwithstanding any other provision to the contrary, the following tables set forth the maximum residential densities and building heights for developments in each urban center or urban area district.

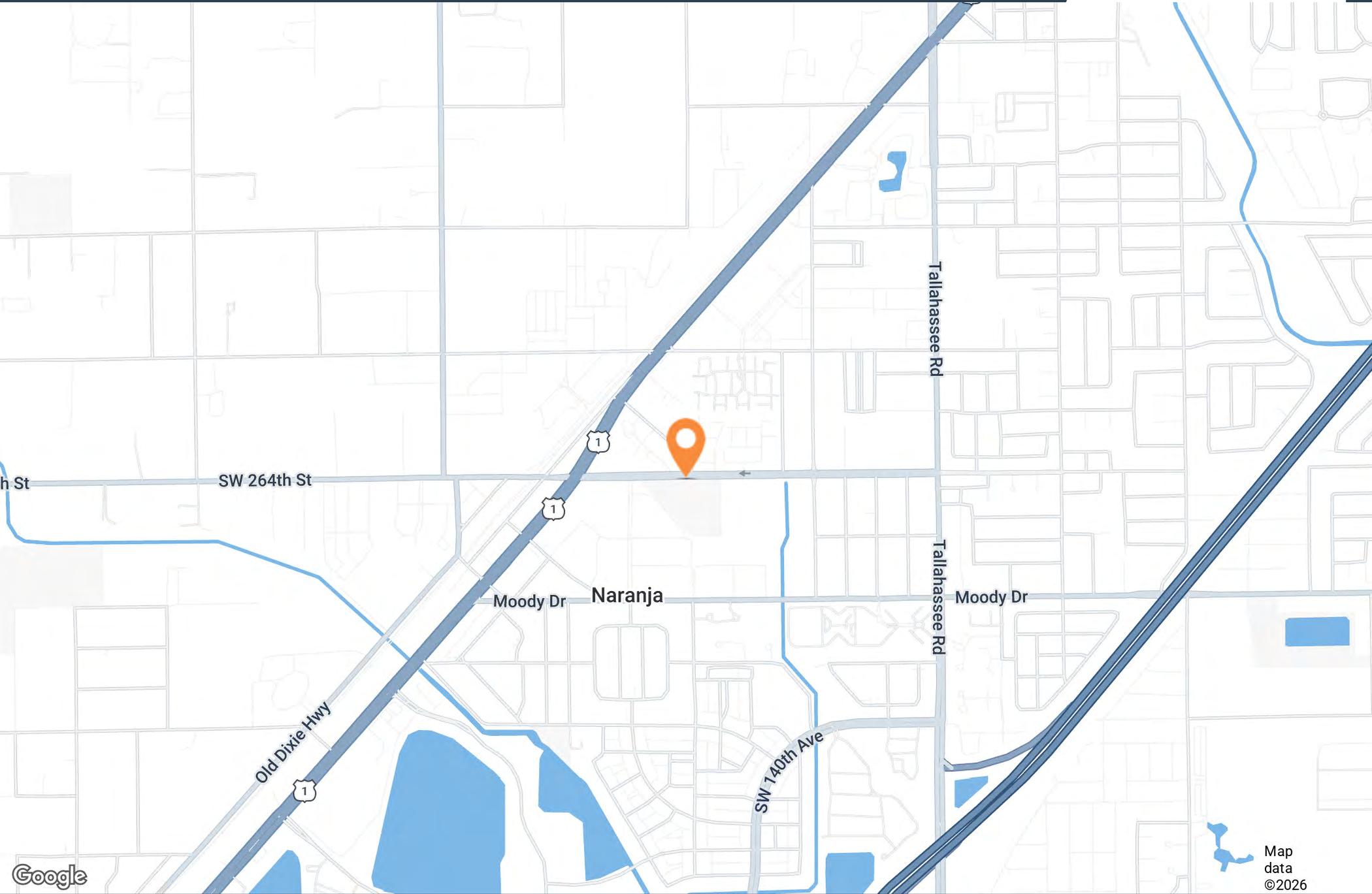
1. For Land Use Categories RM, RM-L, RD, MC, MM, MCI, MCI-L, MD (Marketplace), MD (Marketplace), MD (Market), ID, and I.

Urban Center or Urban Area District	Density		Building Height	
	Minimum	Maximum	Minimum	Maximum
Community Urban Center (along South Beach Frontage)	12 units per acre	5-5 stories	30 units per acre	2-4.2 stories
				41-1/2 stories max.
				3 stories



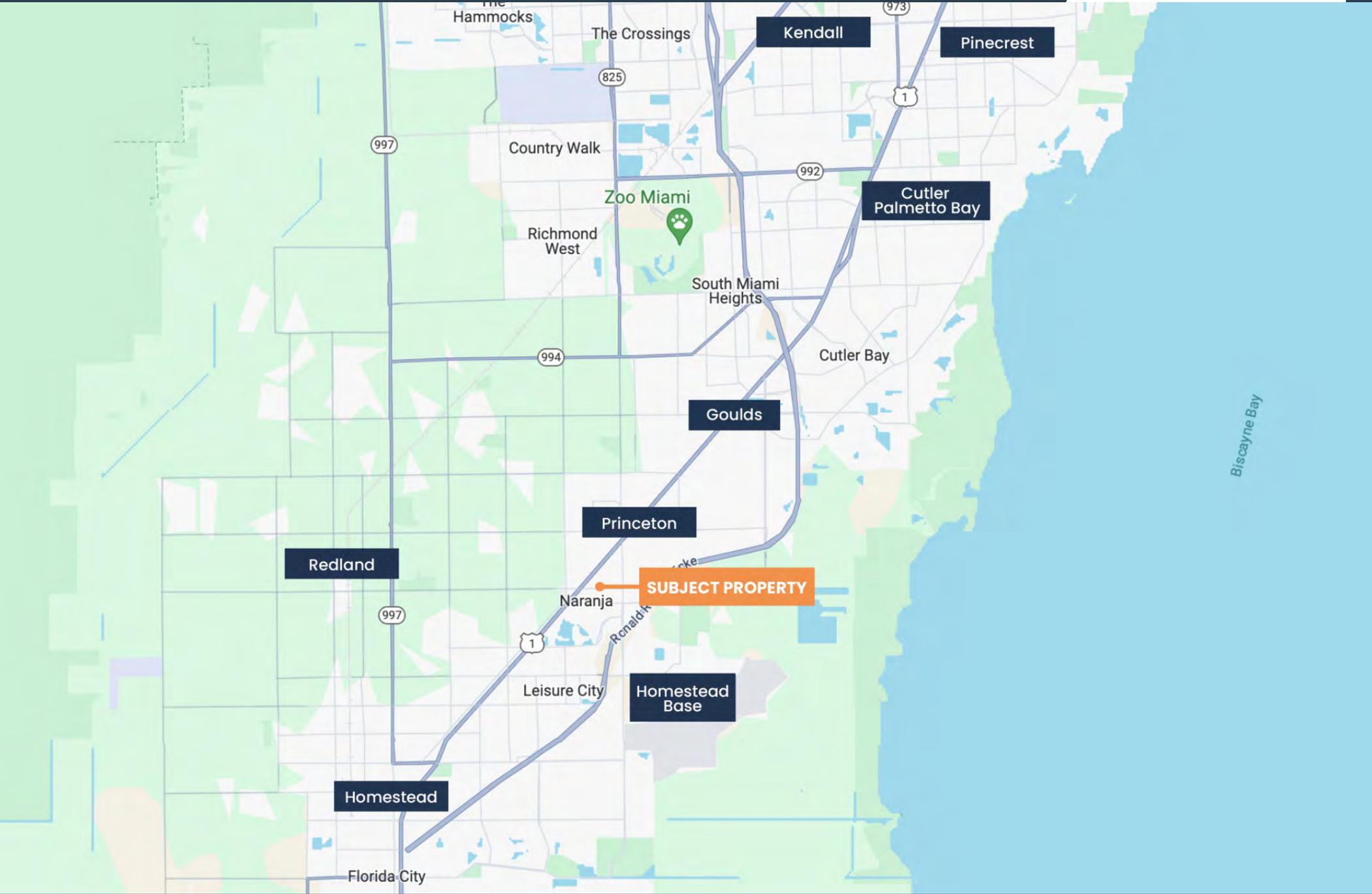


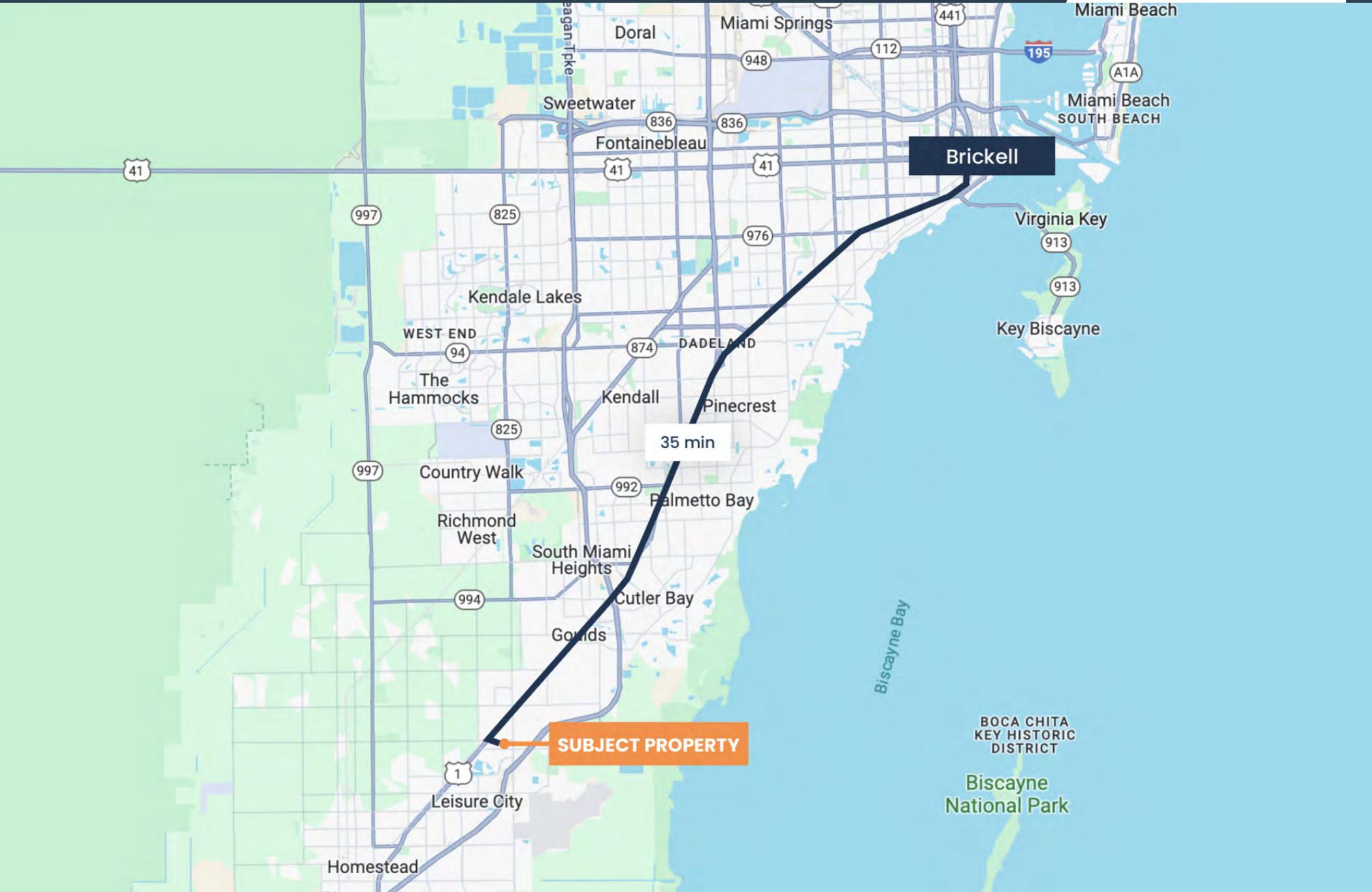
Map data ©2026

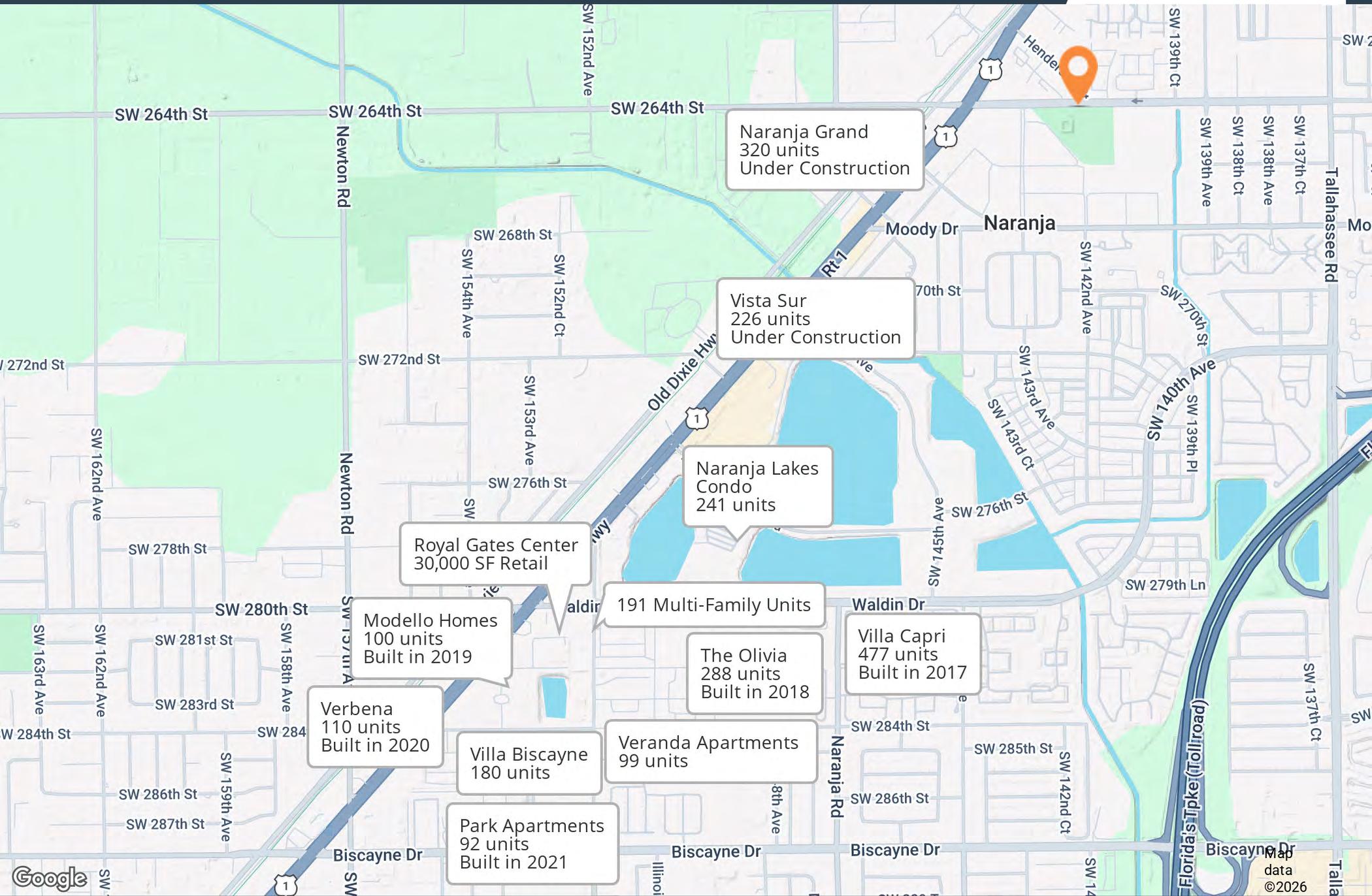


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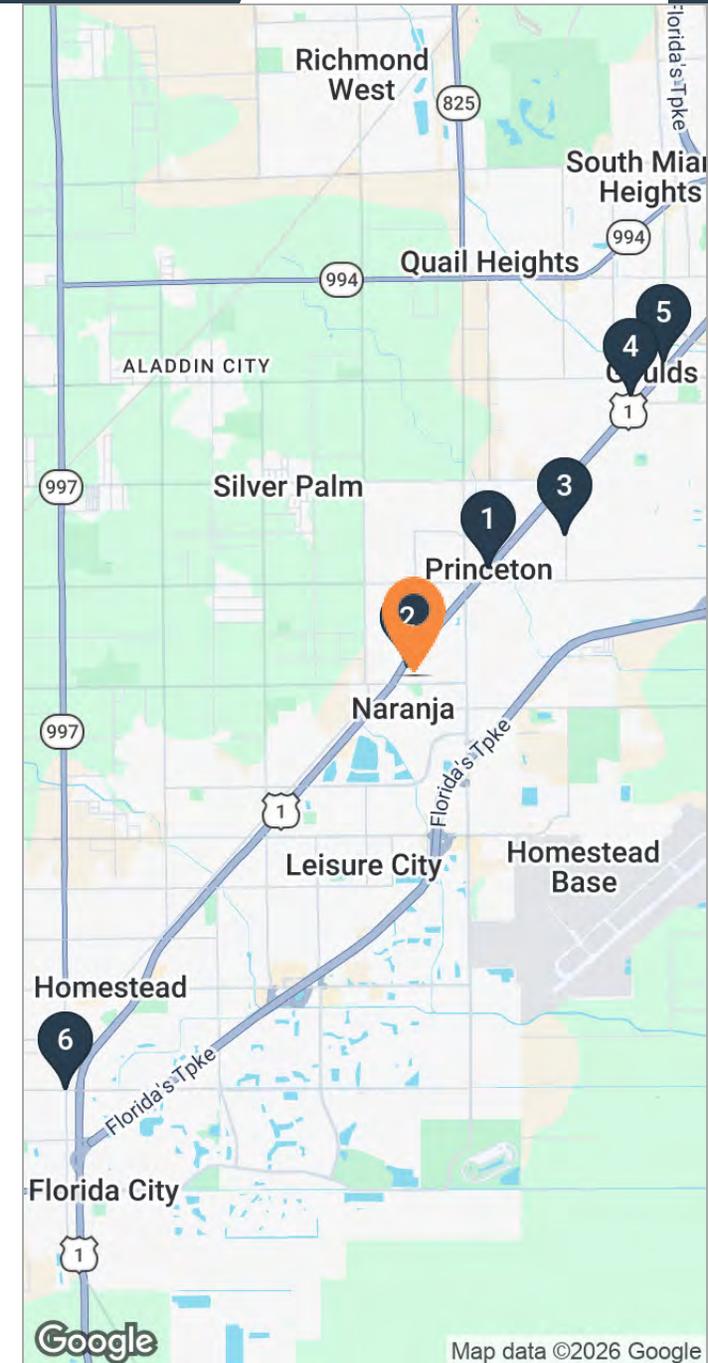
Map data ©2026







	NAME/ADDRESS	LOT SIZE	PRICE	NO. UNITS
★	Shovel Ready 201 Units 2 Acre Land Naranja 14201 Henderson Street Naranja, FL	1.95 Acres	-	-
1	Princeton Heights Princeton Princeton, FL	7.66 Acres	\$15,000,000	806
2	26115 S Dixie Hwy Homestead, FL	3.20 Acres	\$3,700,000	203
3	Princeton Gardens SW 127th Ave 33032 Princeton, FL	11.00 Acres	\$9,000,000	374
4	Sierra Bay Goulds Goulds, FL	3.03 Acres	\$3,480,000	170
5	Southpoint Vista SW 214th Street and SW 117th Goulds, FL	3.46 Acres	\$7,000,000	332
6	1503 South Krome Avenue Homestead, FL	11.00 Acres	\$5,400,000	190
	AVERAGES	5.90 ACRES	\$7,263,333	345



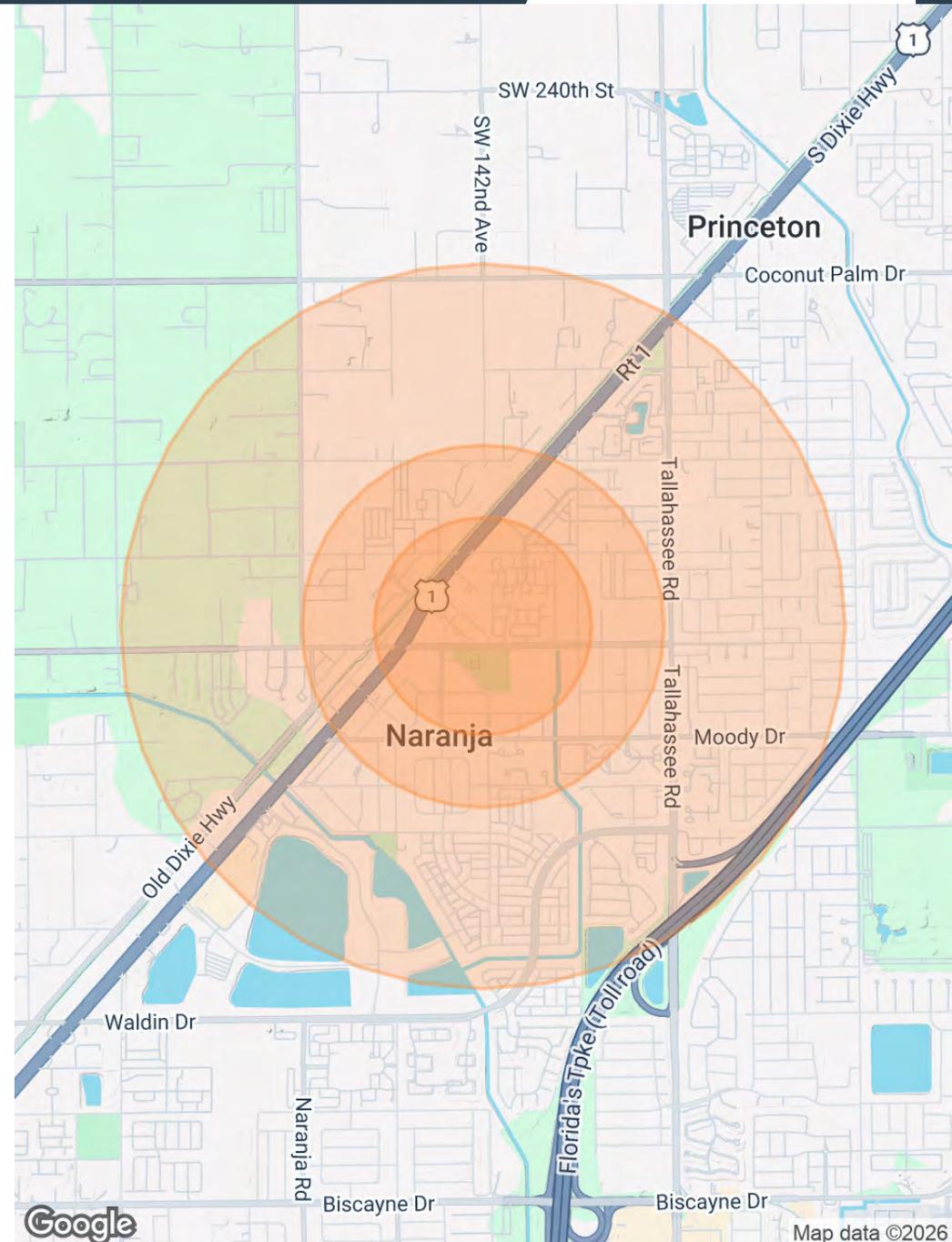
				oct-21		ago-22		jun-23			
1 BEDROOM SUMMARY	YR BUILD	N° OF UNITS	AVR UNIT SIZE	MARKET RENT	PER SF	MARKET RENT	PER SF	MARKET RENT	PER SF	\$	%
Sophia Square	2019	51	620	1.675	2,70	1.919	3,10	1.884	3,04	120	7,16%
Village of Princeton Road	2016	24	700	1.598	2,28	1.862	2,66	1.869	2,67	271	16,96%
Pines Groves	2020	92	522	1.412	2,70	1.633	3,13	1.715	3,29	300	21,25%
The Heights at Coral Town Park	2018	66	673	1.296	1,93	1.740	2,59	1.750	2,60	390	30,09%
Alcazar Apartments	2018	108	657	1.251	1,90	1.900	2,89	1.760	2,68	120	9,59%
The Landing at Coral Town	2015	80	673	1.269	1,89	1.672	2,48	1.725	2,56	448	35,30%
Average Rent			641	1.417	2,23	1.788	2,79	1.784	2,78	274,83	19,40%

2 BEDROOM SUMMARY	YR BUILD	N° OF UNITS	AVR UNIT SIZE	MARKET RENT	PER SF	MARKET RENT	PER SF	MARKET RENT	PER SF	\$	%
Sophia Square	2019	204	908	1.959	2,16	2.075	2,29	2.175	2,40	250	12,76%
Village of Princeton Road	2016	144	900	1.776	1,97	2.012	2,24	2.019	2,24	243	13,68%
Pines Groves	2020	112	770	1.770	2,30	1.933	2,51	2.077	2,70	307	17,34%
The Heights at Coral Town Park	2018	66	906	1.432	1,58	1.889	2,08	1.950	2,15	404	28,21%
Alcazar Apartments	2018	52	922	1.450	1,57	2.350	2,55	2.163	2,35	89	6,14%
The Landing at Coral Town	2015	44	906	1.650	1,82	1.822	2,01	1.925	2,12	494	29,94%
Average Rent			885	1.673	1,90	2.014	2,28	2.052	2,32	297,83	17,80%

3 BEDROOM SUMMARY	YR BUILD	N° OF UNITS	AVR UNIT SIZE	MARKET RENT	PER SF	MARKET RENT	PER SF	MARKET RENT	PER SF	\$	%
Sophia Square	2019	26	1088	2.325	2,14	2.400	2,21	2.465	2,27	229	9,85%
Village of Princeton Road	2016	48	1200	1.860	1,55	2.411	2,01	2.269	1,89	409	21,99%
The Heights at Coral Town Park	2018	48	1028	1.664	1,62	2.137	2,08	2.200	2,14	536	32,21%
Alcazar Apartments	2018	27	1283	1.685	1,31	2.700	2,10	2.625	2,05	550	32,64%
The Landing at Coral Town	2015	38	1028	1.650	1,61	2.096	2,04	2.150	2,09	490	29,70%
Average Rent			1125	1.837	1,64	2.349	2,09	2.342	2,08	442,80	24,10%

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,293	7,466	21,515
Average Age	35	35	36
Average Age (Male)	34	34	34
Average Age (Female)	35	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	745	2,467	6,642
# of Persons per HH	3.1	3	3.2
Average HH Income	\$58,345	\$71,429	\$73,740
Average House Value	\$361,755	\$411,308	\$379,239
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	60.5%	64.8%	65.6%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	441	1,542	4,714
Total Population - Black	800	2,122	5,759
Total Population - Asian	29	95	293
Total Population - Hawaiian	0	0	0
Total Population - American Indian	10	29	66
Total Population - Other	325	1,085	3,018

Demographics data derived from AlphaMap



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both landlord and tenant representation.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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