

**THE ALPHA
COMMERCIAL**



FOR SALE

HOMESTEAD OFFICE PARK
6-ACRE COVERED LAND SITE

15600 SW 288 ST
HOMESTEAD, FL 33033



THE LISTING TEAM



THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS

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OFFERING SUMMARY

15600 SW 288 ST
HOMESTEAD, FL 33033

Total Land Area:
264,867 (6.08 Acres)

Building Area:
71,003 SF

Zoning:
BU-1 & RU-1

Max. Density (Projected): **542 units***
Max. Height (Projected): **12 stories***

*Refer to pg. 5 for details on zoning potential.

Max Density (By-Right): **79 Units**
Max Height (By-Right): **4 stories**

Allowable Uses:
**Multi-family, Mixed-use, Office,
Retail, Hotel, Light Industrial**

Asking Price:
\$26,000,000



Introducing an exceptional stabilized office park and covered land opportunity in the heart of Homestead, Florida.

Boasting an expansive 6+ acre footprint and an impressive 71,003 SF of office space, the property currently generates close to \$1.5 million in gross annual income (approx. \$900K net after re-assessed taxes). Ideal for investors prioritizing cash-flowing assets while pursuing development approvals, or end-users seeking a landmark corporate headquarters location.

Strategically located right off the Turnpike and adjacent to the S. Dixie Hwy corridor, this property offers unparalleled accessibility and visibility to the Homestead market; one which is undergoing rapid growth that makes the investment in this asset of ideal timing.

EXTERIOR PHOTOS



Stabilized two-building office complex at steady 96% occupancy



Parking for approx. 251 vehicles (4/1000 ratio)

RE-ZONING OPPORTUNITY

Max. Density: 90 du/acre
Max. Height: 12 stories

Max. Density: 125 du/acre
Max. Height: 15 stories

Leisure City
Community Urban
Center (LCUC) District

15600 SW 288 ST

Max. Density: 90 du/acre
Max. Height: 12 stories

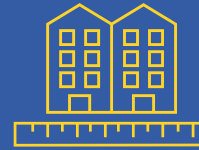
The subject site is within Unincorporated Dade County, just outside the boundaries of the Leisure City Community Urban Center (LCUC) District and has received preliminary positive feedback toward the likelihood of expanding the bounds of the district to encompass the subject site, which would allow for substantially greater height and density between 90-125 units per acre, and 12-15 stories of height depending on the results of a re-zoning. The following figures are conservative based on those potential alternatives:

PROJECTED LCUC ZONING ALLOWANCES

Max Density: 542 Units (90 du/acre)

Max Height: 12 Stories

INTERIOR PHOTOS



48,130 Sq. Ft. 4-story multi-tenant office building



Highly diversified with a 30+ tenant rent roll



Recent capital improvements inc. new roof membrane & cooling tower



INTERIOR PHOTOS



Detached 19,117 Sq. Ft.
bank branch location



Currently occupied
w/ absolute NNN lease
to South State Bank



8 window-teller
drive-through
lanes



NORTHEAST VIEW



Walmart 

amazon warehouse 

43,000 AADT
S DIXIE HWY

24,500 AADT
SW 288 ST



SOUTHWEST VIEW



Homestead Hospital T.J. Maxx

TARGET ROSS CHIPOTLE MEXICAN GRILL

KOHL'S CVS

DOWNTOWN HOMESTEAD

S DIXIE HWY

43,000 AADT

Walgreens

SW 288 ST

24,500 AADT

BIRD'S EYE VIEW

126'

929'

306'

6.08 ACRES

236'

338'

SW 157TH AVE

SW 288 ST

596'

Address

Sq. Ft.

Zoning

15600 SW 288 ST

175,106 (4.02 acres)

BU-1

Folio: 30-7904-001-0480

89,761 (2.06 acres)

RU-1

TOTAL:

264,867 SF (6.08 acres)

NEIGHBORHOOD MAP

SUBJECT SITE

LEISURE CITY

HOMESTEAD

FLORIDA CITY





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