

OFFERING MEMORANDUM

HOMESTEAD PARK OF COMMERCE

± 28-Acre Commercial/Industrial Development Site

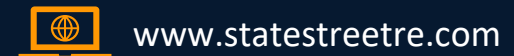
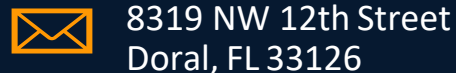
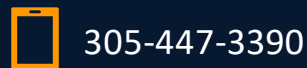
Homestead is quickly becoming the southern hub for South Florida commerce. Large and well-known companies such as Amazon, Atlantic Sapphire, Coparts and EcoSteel have already started creating a foothold in this rapidly expanding city.

Designated as a school site with multiple other commercial & industrial uses permitted.

PRICE
REDUCTION

Corner of Homestead Park of Commerce Blvd & SE 9th Street
Homestead, FL 33035

PRESENTED BY



- 1 Eagle Brand Sales Homestead Operations
- 2 Lennar Homes
- 3 Goodman Distributors, Inc.
- 4 Contender Boats, Inc.
- 5 Homestead Sport Complex
- 6 Keys Gate Charter High School
- 7 Homestead-Miami Speedway
- 8 Palm Breeze at Keys Gate
- 9 Towngate Condominiums
- 10 Royal Palm
- 11 The Vineyards
- 12 Audobon Park
- 13 Audobon Villages of Homestead
- 14 The Riviera by LENNAR
- 15 Miami-Dade Fire Rescue
- 16 Lowe's Home Improvement
- 17 Flagship Cinemas
- 18 Portovita by LENNAR



THE OFFERING

Property Size

± 28 Acres
(± 1,223,164.8 SF)

Folio

10-7921-011-0025
10-7921-011-0022

Utilities

Sewer: Public Sanitation
Water: Municipal Water

Zoning

Commercial/Industrial

PRICE REDUCTION

~~\$20,734,560 / -\$17:00~~

\$16,000,000 / \$13.11 PSF

±5 Minute Drive

Homestead-Miami Speedway
Homestead Sports Complex

±10 Minute Drive

Homestead Air Reserve Base
Ronald Reagan Turnpike/(SR 821)
Homestead Pavilion

Development Opportunity

This ± 28-acre parcel in Homestead is zoned for Commercial / Industrial Development. Rare opportunity to own a parcel of this size, with this unique zoning in all of Miami-Dade County.

Premier Location

This property is on Northwest corner of Homestead Park of Commerce Boulevard and SE 9th Street. Adjacent to new Lennar 770-home development, Eagle Brands Sales and just north of Goodman Distributors and the Contender Boats factory.

In July 2020, Amazon secured approval to build what could be its largest distribution facility in South Florida near the Homestead Air Reserve Base. Amazon plans to invest \$80 million at the property.

FedEx has also recently moved into the area with a 15-year net lease at a brand new 237,756 square foot distribution facility located on a 48.9 acre site near the Air Reserve Base.

Ecosteel USA, a construction and engineering firm and building supplier, is proposing a \$240 million steel mill complex on about 124 acres of county-owned land in Homestead, outside the Homestead Air Reserve Base.

In October 2020, Copart USA, an auto auctioneer, bought 117 acres at SE 36th Avenue and 336th Street. The property is located in Homestead Park of Commerce. [Click here to learn more](#)

Convenient access to Ronald Reagan Turnpike/(SR 821) and the heart of Homestead.

Growing Residential

With a 2020 population of 72,717, it is the 36th largest city in Florida. Homestead is currently growing at a rate of 1.56% annually and its population has increased by 20.17% since the most recent census, which recorded a population of 60,512 in 2010.

LAND USES PERMITTED



Land Uses Permitted

- Warehouse
- Cold Storage
- School
- Hotels
- Office Buildings
- Retail Centers
- Medical/Healthcare Facility

Additional Uses Permitted:

industries, manufacturing operations, warehouses, office buildings, showrooms, technology facilities, including telecommunications facilities and other facilities related to the technology industry such as call centers, carrier hotels, data centers, points of presence facilities application services providers, network access points, server or satellites farms or storage facilities, or similar computer/internet facilities, broadcast operations and facilities, foreign trade zone, free trade zone, merchandise marts, public facilities, educational facilities, biomedical research/medical technology, medical buildings, and other health care facilities, commercial uses compatible with industrial/office/commerce uses; hotels and motels; the existing lake and other fill excavations, light assembly, light manufacturing and distribution uses, conference centers, convenience retail.



George Pino, president of Doral-based State Street Realty, said e-commerce giants such as Amazon have been on the hunt for last-mile warehouse space in Homestead and the surrounding area. It's challenging to find 20 - 40 acres of land in Miami-Dade County, due to the land constraints.



Population Growth in Homestead Has Increased 391.56% Since 2000

DEMAND ON THE RISE FOR CLASS A INDUSTRIAL DEVELOPMENT IN HOMESTEAD, FL

South Florida's Homestead submarket may be seeing a rise in Class A industrial development as demand for product continues to increase. The region has seen tremendous growth in population, commerce and infrastructure development and is located in an advantageous distribution point to service both Southern Miami-Dade County and the Florida Keys.

The area hasn't seen much industrial activity since the Great Recession as most developers focused on existing industrial markets such as Miami's Airport Industrial, Medley and the Miami's Northeast submarket areas. Over the last decade, Homestead has had significant housing development and the population is expected to grow 7.7% by 2023. This growth has spurred new businesses and infrastructure developments in the area and is feeding a strong demand for more distribution in the region.

Several large developments are already underway in Homestead, including the Southend Industrial Park at the Homestead Park of Commerce. The 117 acre planned site has zoning and entitlements allowing development of over 1.3 million square feet of industrial space, with multiple Class A buildings already being delivered. The project has leased to PepsiCo/Frito Lay as well as Goodman Distribution, a manufacturer of air conditioning and heating systems. FedEx has also recently moved into the area with a 15-year net lease at a brand new 237,756 square foot distribution facility located on a 48.9 acre site near the Air Reserve Base. In addition, Julio Gimenez, a son of Mayor Carlos Gimenez and a longtime construction executive, is pursuing 124 acres to build a \$240 million eco-friendly steel mill in Homestead, the only market in our region that can accommodate a new project of this scale.

With less vacant land available for large scale industrial developments in other South Florida submarkets, Homestead is offering new opportunity for many developers to relieve the tight industrial demand.

Source: [Globe St](#)

Amazon wins approval to build massive facility in south Miami-Dade

Amazon secured approval to build what could be its largest distribution facility in South Florida.

Miami-Dade County commissioners voted unanimously on Wednesday to sell a vacant lot at 13200 Southwest 272nd Street in south Miami-Dade to [Amazon](#), according to the Miami Herald.

Amazon will pay the county \$22.1 million for the site, which will allow the e-commerce company to build a new distribution center near the [Homestead](#) Air Reserve Base, the Herald reported. The warehouse could be Amazon's largest distribution center in South Florida, according to the Herald.

Amazon plans to invest \$80 million at the property. Source: [TheRealDeal](#)

Amazon's plan for massive warehouse heats up Homestead industrial market



TRD MIAMI /By [Wade Tyler Millward](#) on September 16, 2020

About two months after Amazon secured approval for what could be its largest distribution warehouse yet in South Florida, commissioners will vote on whether to approve a second e-commerce development on Homestead-Miami Speedway land.

Homestead's Planning & Zoning Board approved plans Tuesday for a 145,000-square-foot distribution facility west of the motor racing track. Though the tenant has not been disclosed, the developer, [Hillwood](#), has built Amazon warehouses in the past.

[Population growth](#) has fueled the housing market in South Dade, and now those residents have attracted Amazon and other online retailers, experts say. | [Full Article](#)

“

Amazon's presence could push industrial rents higher. . . Asking rents are up 4 percent from the previous quarter and up almost 10 percent year over year.

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Miami-Dade puts new airport in Homestead onto agenda

Written by [Jesse Scheckner](#) on September 15, 2020

After years of negotiating, it's time to make a deal to use Homestead Air Reserve Base land for Miami-Dade County aviation purposes, according to Commissioner Dennis Moss.

Commissioners are to decide Oct. 6 whether to OK his resolution to direct Mayor Carlos Giménez to “expeditiously effectuate a joint use agreement with the United States of America to allow for a fixed-base operator” at the base.

The directive comes six years into county talks with the Air Force on developing the south side of the base's airfield for general aviation.

Commissioners in December 2015 adopted a resolution by Jose “Pepe” Diaz and Mr. Moss directing the administration to negotiate for limited civilian use at the air base. The county's request reached the desk of then-Air Force Secretary Heather Wilson 2½ years later, according to a Miami-Dade Aviation spokesman.

The timeframe to complete a joint-use agreement with the Air Force is “generally one to three years,” a memo from Mayor Giménez said at the time. | [Full Article](#)