

OFFERING MEMORANDUM

Project The Corner at Goulds

21710 SW 118 Avenue, Miami, Florida 33170

ASPR 2024000048 approved 123-Unit Mixed-Use Development Site



OUTSTANDING DEVELOPMENT OPPORTUNITY!!! on a prominent corner along South Dixie Highway (US-1) in Goulds City Urban Core. This High-Visibility site offers Dual Zoning (RM&MC) 6061 supporting a variety of Residential and mixed-use possibilities. Site Plans approval (ASPR 2024000048) has already been secured for a 9-Story Building featuring 123 Residential Units, 1,712 SF of Ground-Floor Retail, and an attached parking structure, providing Investors and Developers with a significant head start.

Project The Corner at Goulds

The Property represents one of the few approved high-density multifamily opportunities available in South Miami-Dade County, with minimal entitlement risk, and is surrounded by New and Planned Developments. This site is ideally positioned to benefit from strong Demographic growth and increasing demand in the area—a Rare Opportunity to secure a prime corner parcel in a rapidly evolving market.

Approved for:

- 123 Residential Units
- 1,712 SF Ground Floor Retail
- Parking Structure
- 9 Stories
- ±0.96 Acres

Offering Price: \$4,500,000



Investment Highlights

- Fully entitled development site
- ASPR approval secured (2024000048), providing entitlement certainty for a by-right development.
- 123-unit multifamily project approved
- Transit-oriented location
- Frontage on US-1
- Located within Goulds Urban Center
- Immediate access to South Dade TransitWay
- Strong workforce housing demand
- Rapidly growing South Miami-Dade market
- Significant surrounding development pipeline

Unit Mix: The Corner project

Unit Type	Avg SF	Units
Unit A - 1 Bedroom	608	53
Unit B - 2 Bedroom	847	34
Unit B1 - 2 Bedroom	847	10
Unit B2 - 2 Bedroom	888	9
Unit C - 3 Bedroom	1046	8
Unit C1 - 3 Bedroom	1163	9
Retail Space	1768	1



Property Summary

Item	Description
Address	21710 SW 118 Avenue
Parcel Size	±0.96 Acres
Land Area	±41,839 SF (6 lot assemblage)
Zoning	RM & MC, 6061
Approved Height	9 Stories
Residential Units	123
Retail Space	1,712 SF
Parking	Structured
ASPR Number	2024000048 approved site plan

Development Progress

The Corner is approximately 80% of the way to permit issuance. The project was filed with Miami-Dade County in June 2025 and has been under active multi-department review since then. Architectural and engineering plans are complete. Six departments — including Building, Planning, and Plumbing — have already issued their approvals.

The project is currently in its second round of plan review corrections, which is standard for a development of this scope and complexity. The remaining departments are at various stages of that process. The principal outstanding administrative step is the Water & Sewer (WASA) review, a county-managed process that is now being reinitiated with updated plans from the civil engineering team.

In summary, the county's review process remains active and progressing.

Location Overview

Goulds Urban Center

Goulds is an unincorporated community and census-designated place in Miami-Dade County, Florida, United States. It is part of the Miami metropolitan area of South Florida. As of the 2020 US census, the population stood at 11,446, up from 10,103 in the 2010 US census. Today, Goulds is growing with new high-rise developments and a growing population of 45,000, 1 mile out.

Major growth drivers:

- Workforce housing shortage
- Transit-oriented development
- County redevelopment initiatives
- South Dade population growth
- Downtown Miami

Regional Connectivity

US-1 Primary north-south corridor connecting:

- Cutler Bay
- Palmetto Bay
- Dadeland
- Homestead

Florida Turnpike Direct regional access to:

- Miami International Airport
- Doral
- Broward County

South Dade TransitWay

Rapid transit service connecting to Metrorail.



Estimated Demographics

Radius	Population	HH Income
1 Mile	18,000	\$82,000
3 Miles	96,000	\$95,000
5 Miles	240,000	\$102,000

Population Growth

Key points:

- South Miami-Dade continues to absorb population migration from central Miami.
- Housing affordability remains a primary driver.
- Workforce households increasingly seek locations along the US-1 corridor.

Housing Market Drivers

- Rising homeownership costs
- Limited apartment inventory
- Strong rental demand
- Household formation growth

Target tenants:

- Healthcare employees
- Logistics workers
- Teachers
- Public employees
- Service-sector workforce



Employment Base major employers include:

Healthcare

- Jackson Health System
- Baptist Health South Florida

Education

- Miami-Dade County Public Schools
- Miami Dade College

Government - Miami-Dade County

Schools

Pine Villa Elementary School, Grades PK, K-5

Cutler Bay Middle School, Grades 6-8

Miami Southridge Senior High School, Grades 8-12

Nearby Hospitals

Jackson South Medical Center

Homestead Hospital

Baptist Hospital of Miami

These facilities collectively support thousands of jobs and generate significant renter demand.

Retail Amenities

Regional Centers

- Southland Mall
- Dadeland Mall

Neighborhood Retail

- The Shoppes at Cutler Bay
- Old Cutler Town Center

Development Pipeline

Major Nearby Projects

Southpointe Vista Phase II

- 208 Units
- Under Construction
- Total Development Cost approximately \$122 million. ([Reddit](#))

Meridian Point at Goulds Station

- Approximately 113 affordable housing units planned near the TransitWay. ([Reddit](#))

Workforce Housing Demand

The project's approved density aligns with Miami-Dade County's focus on workforce and attainable housing solutions.

Key demand factors:

- Limited supply
- Rising home prices
- Transit access
- Employment growth

Development Economics

Approved Density

123 Units

Land Basis

\$4,500,000

Cost Per Approved Unit

Approximately \$36,585 Land basis per approved residential unit.

Why This Investment Opportunity?

1. Entitled Development Site
2. Transit-Oriented Location
3. Urban Center Designation
4. Strong Population Growth
5. Workforce Housing Demand
6. Nearby Development Activity
7. Scarcity of Comparable Approved Sites
8. Attractive Land Basis Per Unit
9. High Visibility US-1 Frontage
10. Institutional Exit Potential

In case of any questions or comments, please get in touch with me as below,

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