

FOR SALE | OR LEASE

Cannabis Nursery Cultivation Facility

Redlands of Homestead, FL

23100 Southwest 192nd Avenue, Homestead, FL 33030

Diego Leiva

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Florida Lic. #BK3176485



PROPERTY SUMMARY

23100 Southwest 192nd Avenue | Homestead, FL 33030

SALE PRICE

\$12,000,000

LEASE RATE

\$100,000/mo

LOT SIZE

266,151 SF
(6.10 Acres)

YEAR BUILT

1974

ZONING: 8900 Interim – Await Specific Zoning **USAGE:** Income (Farm)

Property Overview

This portfolio consists of two separate folios. The 6.10-acre nursery serves as a full-service cannabis cultivation facility, including a single-family residence used as an office — located in the fertile Redlands of Homestead, FL.

The facility features a state-of-the-art 43,000 SF “Cravo” greenhouse plus additional indoor covered area. This turnkey operation supports either a newly approved medical marijuana treatment center (MMTC) or an existing one. Sale includes all structures and select grow equipment — trays, tables, lighting, irrigation, and tractor equipment. The MMTC license itself is not included.

Available for lease to MMTC license holders at \$100,000/month gross.



Aerial view — 6.10-acre nursery parcel outlined

INVESTMENT HIGHLIGHTS

A turnkey cultivation asset in one of South Florida's premier ag corridors

1

43,000 SF “Cravo” Greenhouse

State-of-the-art retractable-roof greenhouse system plus additional indoor covered growing area.

2

Turnkey Grow Infrastructure

Sale includes trays, tables, lighting, irrigation systems, tractor equipment, and more.

3

MMTC-Ready Flexibility

Supports a newly approved or existing medical marijuana treatment center; license held separately.

4

Dual-Folio Portfolio

6.10-acre nursery plus an on-site single-family residence currently used as office space.

5

Lease Option Available

Available for lease to MMTC license holders at \$100,000/month gross.

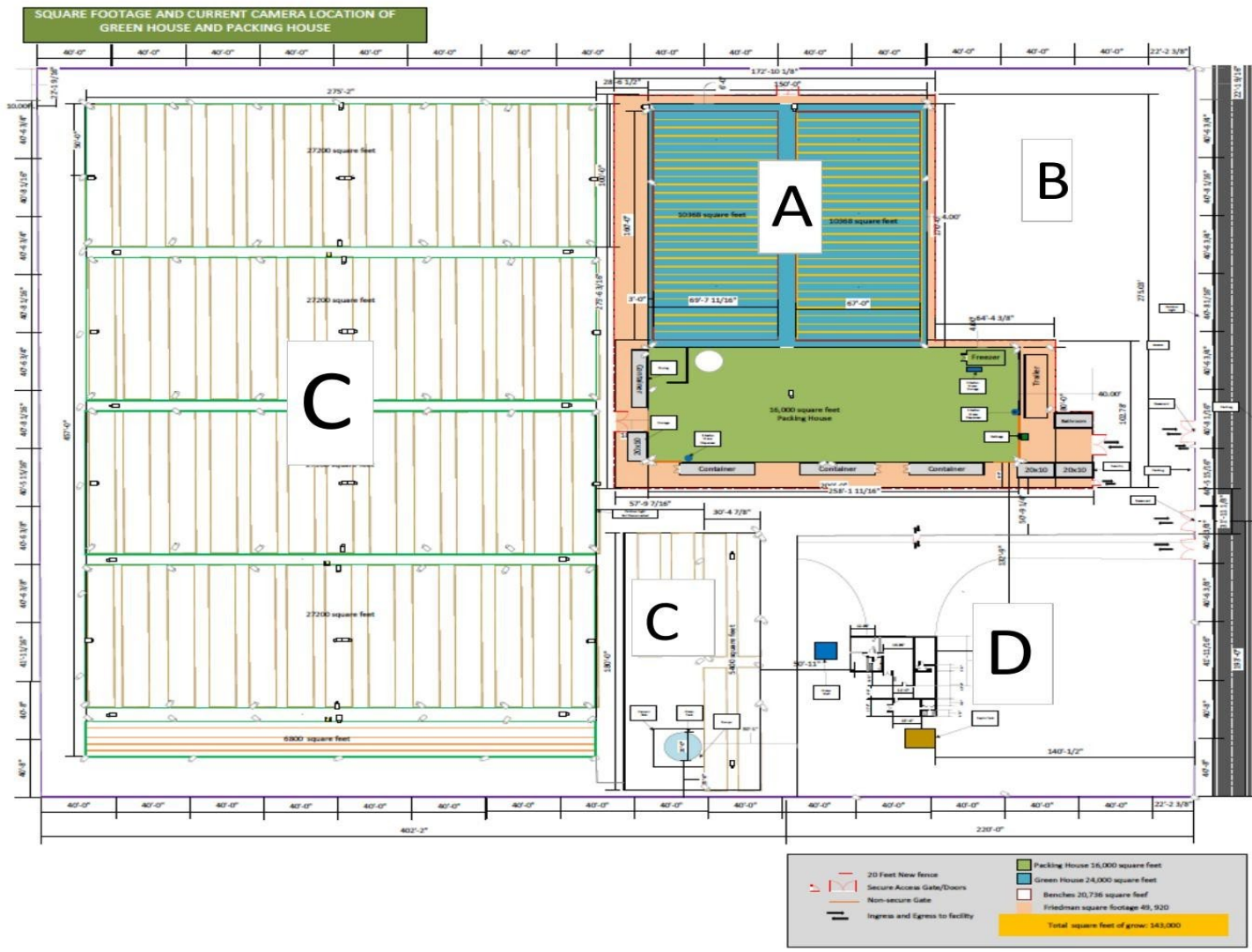
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Prime Redlands Location

45 minutes to Miami International Airport; 30–40 minutes to main rail transit stops.

SITE PLAN & FACILITY LAYOUT

Square footage & camera coverage — greenhouse and packing house



ZONE KEY

- A** Cravo retractable-roof greenhouse bays
- B** Open yard / expansion area
- C** Outdoor nursery growing rows
- D** Office, residence & parking

SQUARE FOOTAGE

Packing House	16,000 SF
Greenhouse	24,000 SF
Benches	20,796 SF
Fenced Perimeter	48,930 SF

TOTAL GROW AREA: 143,000 SF

FACILITY UPGRADES & CAPITAL INVESTMENT

Documented buildout since acquisition — infrastructure, equipment & systems

TOTAL CAPITAL
INVESTED

\$2,350,415

Since acquisition, ownership has invested substantially in greenhouse construction, irrigation, security, fencing, vehicles, and cultivation equipment — delivering a fully built-out, turnkey operation ready for a new operator.

Source: ownership capex ledger

Consulting & Engineering Fees	\$510,000
Greenhouse Construction (5 structures)	\$250,000
450 KVA Backup Generator	\$157,000
Irrigation Drippers (95,000+ units)	\$142,500
Specialty Processing Equipment*	\$140,000
Fleet Vehicles	\$115,000
Security Cameras & Perimeter Fencing	\$123,794
Irrigation Supplies & Systems	\$63,532

**Includes bud trimming machine, automated tray filler, and processing equipment. Remaining balance reflects cultivation supplies, tools, furnishings, and vendor buildout costs across the operation.*

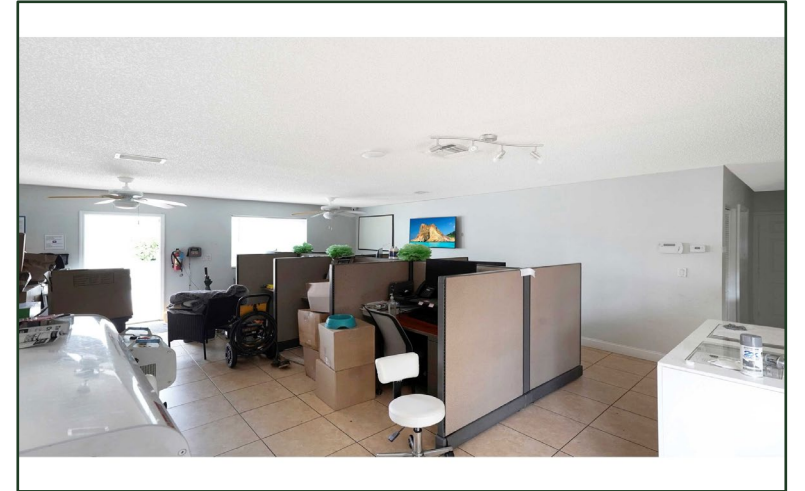
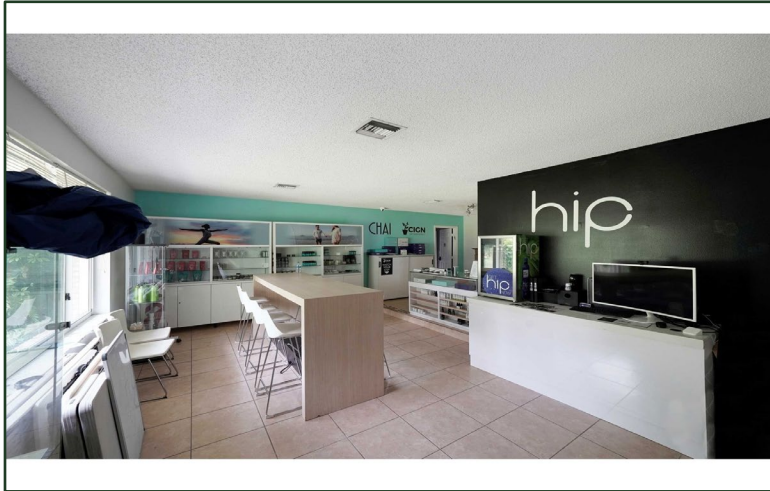
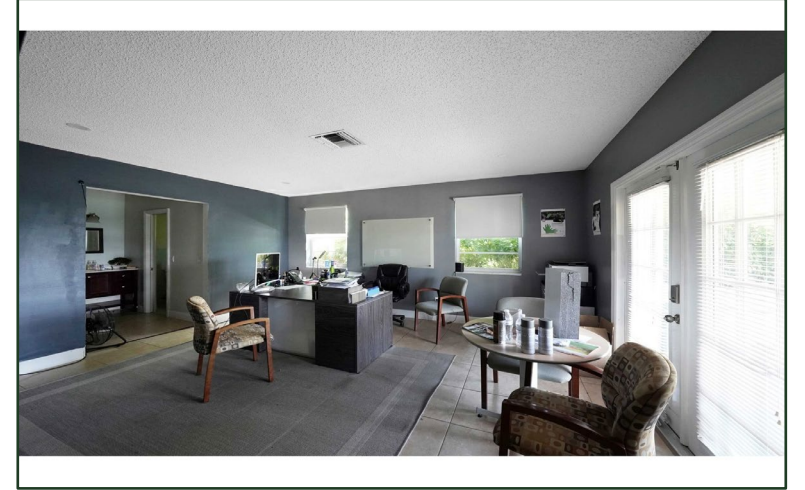
PROPERTY PHOTOS

23100 Southwest 192nd Avenue | Homestead, FL



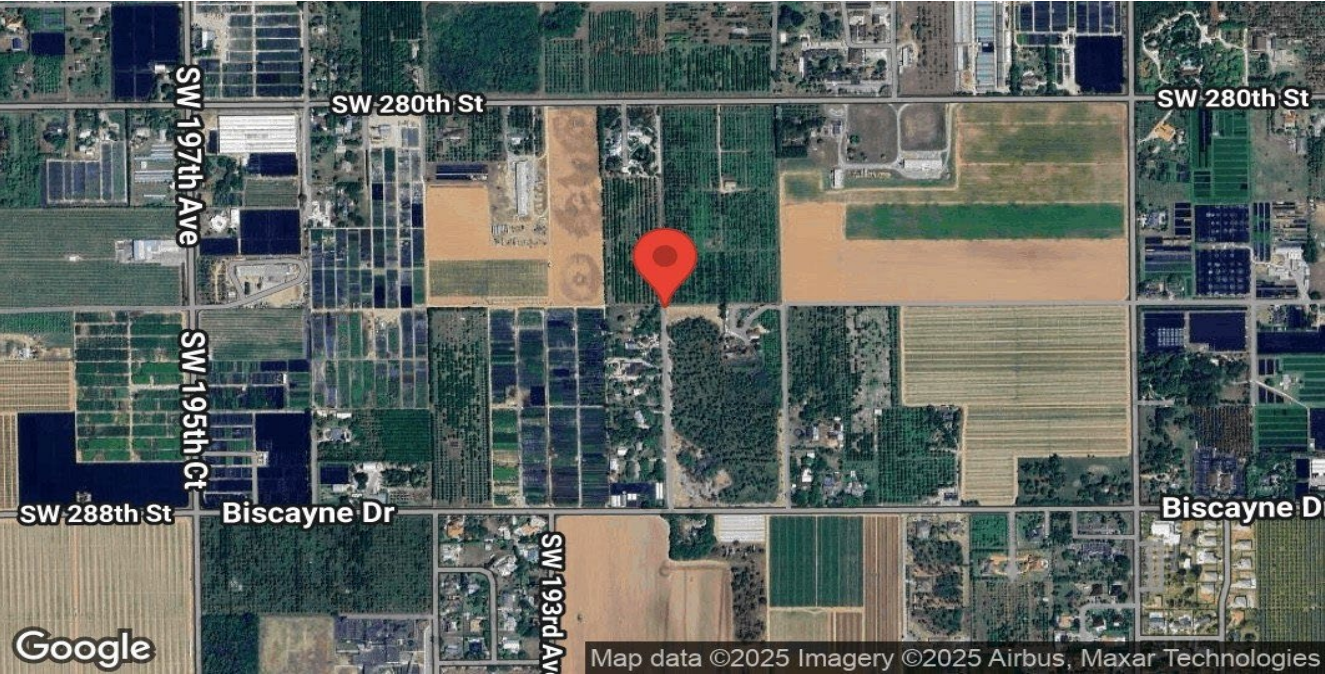
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LOCATION & ACCESS

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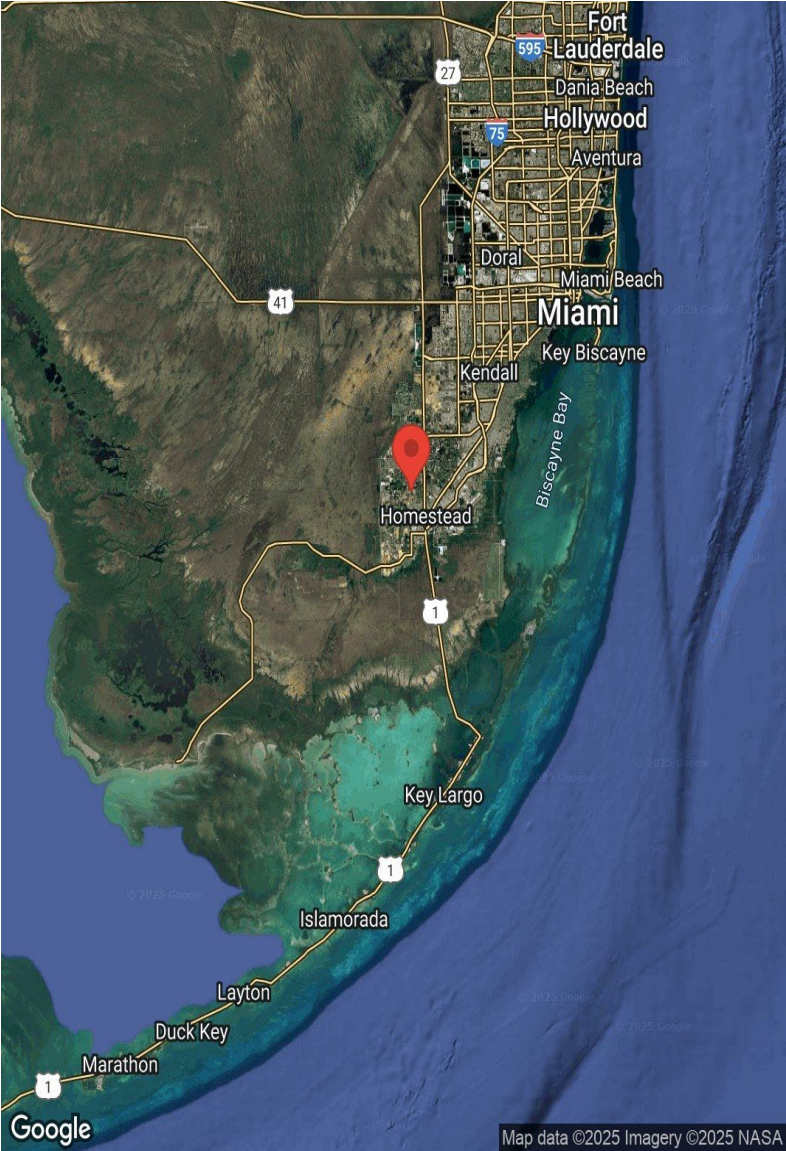
Local Area — Redland, Homestead

45 min

Drive to Miami
International Airport

30–40 min

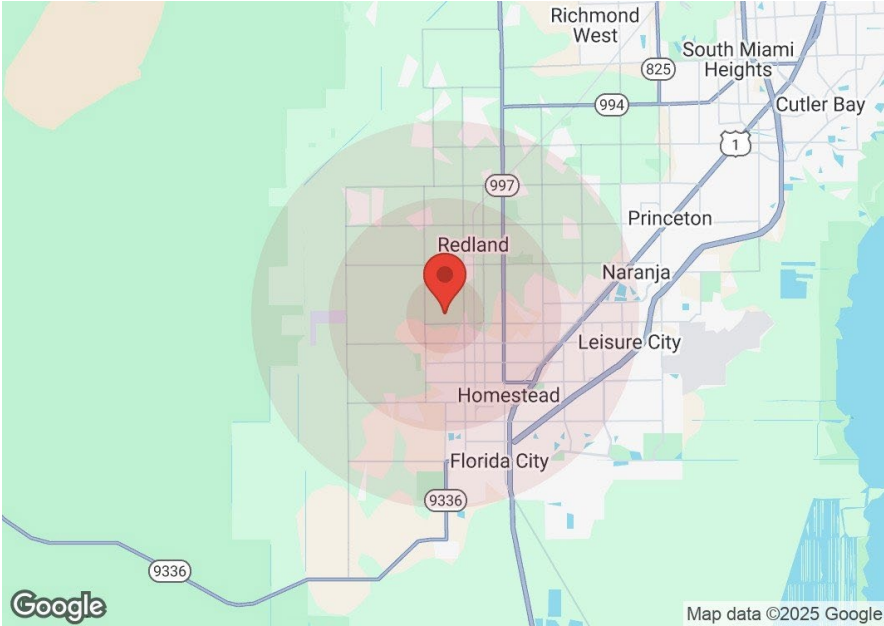
Drive to main
rail transit stops



Regional Context — Miami-Dade & Keys corridor

DEMOGRAPHICS

23100 Southwest 192nd Avenue | Homestead, FL



1 / 3 / 5-mile radius

	1 Mile	3 Miles	5 Miles
Total Population	1,570	38,373	133,555
Median HH Income	\$123,350	\$62,005	\$63,054
Total Housing Units	517	11,931	43,813
Owner Occupied	432	5,934	20,007
Ages 25–54	584	15,851	55,293

The trade area reflects a well-established agricultural community with above-market median household income at the 1-mile ring and a stable, majority owner-occupied housing base — supportive characteristics for a long-term agricultural / cultivation use.

1,570

Population (1 mi)

\$123,350

Median Income (1 mi)

84%

Owner-Occupied (1 mi)

LET'S TALK

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