

FOR SALE

1.12+/- Acre

RESIDENTIAL DEVELOPMENT SITE

HOMESTEAD



14790 SW 264TH STREET, HOMESTEAD, FL 33032

- Prime infill development opportunity currently entitled for 18 Townhomes, with ownership pursuing approvals for a higher density 51+ unit Mid-Rise Multifamily development Concept
- Naranja Community Urban Center Residential (NCUC) Zoning
- Located in Rapidly Growing South Miami-Dade Corridor
- Strong Demand for Attainable Housing and Workforce Housing
- Near-Term / Shovel—Ready Development Opportunity
- Centrally located West of South Dixie Hwy., (US-1) in the heart of a growing community in SW Miami-Dade
- Property is located close to Lennar Homes Developments, Southland Mall, Wal-Mart Supercenter, Target, Home Depot, Area Schools, Miami-Dade Busway Station, Cutler Ridge, Florida City, and The Florida Keys.
- Easy access to So. Dixie Hwy., (US-1), Florida Turnpike, and other major roadways.

Diego Gomez, P.A.
 Cell: 305.342.5048
 diegoagomezpa@gmail.com
 8603 S. Dixie Hwy., #406
 Pinecrest, Florida 33156
 Tel: 305.554.1544

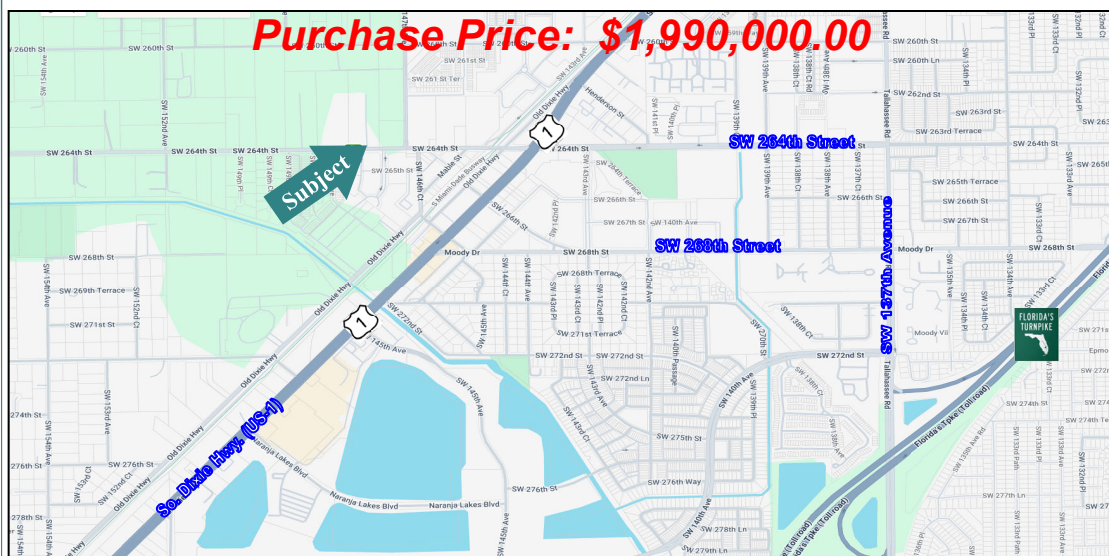


ELITE SALES GROUP
 Your REAL ESTATE Family

Martha E. Rodriguez, P.A.
 Cell: 305.323.6373
 mrodriguez@thekatsikosgroup.com
 8669 NW 36th Street, Suite 315
 Miami, Florida 33122
 Tel: 305.717.1880
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THE KATSIKOS GROUP, INC.
 LICENSED REAL ESTATE BROKER



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.



MAO SERVICES, INC.
Professional Land Surveyors, Mettler
CERTIFICATE NO. 8094
STATE OF FLORIDA
Main Office: 3051 S.W. 131st
Fort Lauderdale, FL 33325
Tel: (954) 901-1223

BOUNDARY SURVEY

JOB No. 20-116330 - CLIENT: MAO DEVELOPMENT GROUP LLC
PROPERTY ADDRESS: 14750 SW 264 ST MIAMI, FL 33032
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)
SECTION 13, TOWNSHIP 33, RANGE 38
SECTION 13, TOWNSHIP 33, RANGE 38

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

- 1-1) IF SHOWN, BEARINGS AND ANGLES ARE REFERRED TO SUB PLAT IN LEGAL DESCRIPTION.
- 2-1) THE BEARING CURBLINE IN THE FIELD MARKED BOUNDARY IS BETTER THAN 1 FOOT IN 1250 FEET, LINEAR (SUBSTANTIAL).
- 3-1) A TITLE REPORT WAS OBTAINED FOR THIS SURVEY. THEREFORE, THERE MAY BE DISCREPANCIES ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE RECORDS OF THE COUNTY OF DADE.
- 4-1) THERE MAY BE UNDERGROUND UTILITIES LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN HERE.
- 5-1) NO TABLE SURFACE OF CORRODED INSTRUMENT, OTHER THAN SHOWN ON THIS SURVEY.
- 6-1) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS, WHICH ARE THE BASIS FOR THE SURVEY.
- 7-1) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THIS SURVEY.
- 8-1) THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY.
- 9-1) THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY.
- 10-1) THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY.

ELEVATION INFORMATION

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 05-11-09, THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X.

BASE FLOOD ELEVATION: 11.5' A.C. COMMUNITY LOGGED PARCEL NUMBER: 0550 SUFFX: L

ELEVATION DATA SHOWN REFER TO NAVD83, 1929 DATUM.

COUNTY BENCHMARK USED: MB-35 ELEVATION: 10.19' FEET B.M. LOCATION: 30' S, 10' E

CERTIFIED TO:

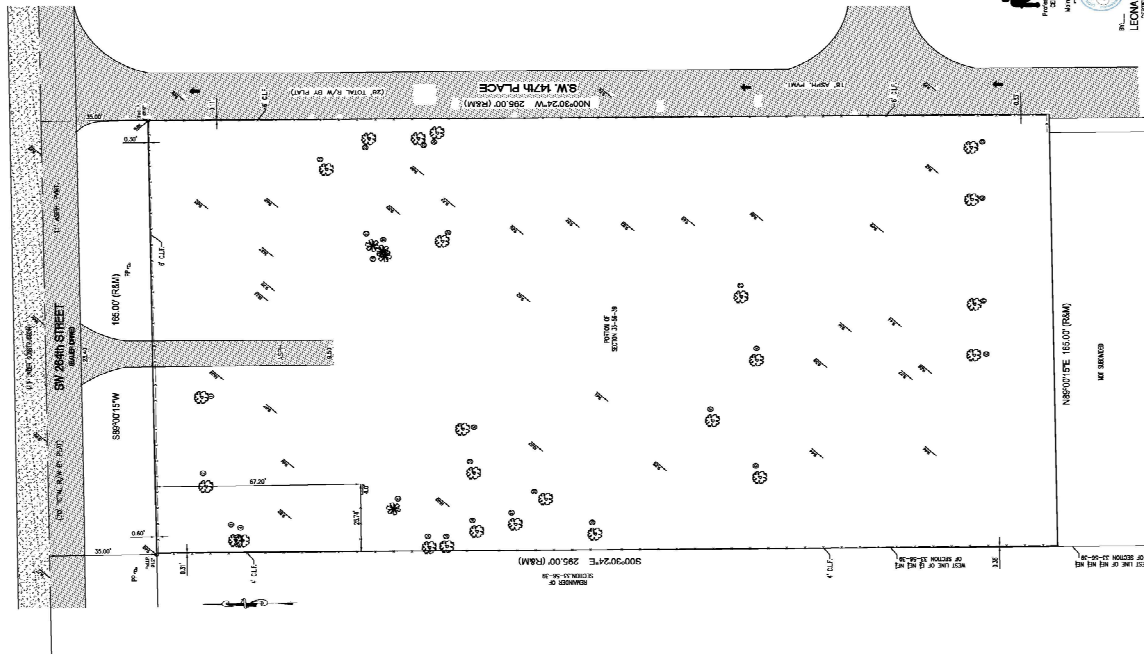
MAO DEVELOPMENT GROUP LLC

SURVEY DATE: 07-28-2022

SURVEY DATE: 05-06-2028

LEGEND AND ABBREVIATIONS

- SYMBOLS:
A = ALUMINUM ANGLE
B = BENCH MARK
C = CORNER
D = DITCH
E = ELEVATION
F = FLOOD
G = GROUND
H = HATCH
I = IRON
J = JAIL
K = KICKER
L = LAMP
M = MASONRY
N = NAIL
O = OIL
P = PILE
Q = QUARRY
R = RAILROAD
S = SAND
T = TANK
U = UTILITY
V = VALVE
W = WALL
X = X-MARK
Y = YARD
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LEONARDO MAQUERA P.S.M.
Surveyor
DATE OF SURVEY: 07-28-2022

SCALE: 1/16" = 1'-0"

[illegible]

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