

Offering Memorandum | December 2025



LAND ASSEMBLAGE OPPORTUNITY

GOULDS 112

22401 SW 112TH Avenue

Miami, FL 33170

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**CUSHMAN &
WAKEFIELD**

PROPERTY DESCRIPTION

FOR SALE: \$1,800,000

30,927.6 SF (.71 Acres)

22401 SW 112TH Avenue | Miami, FL 33170

DEVELOPMENT OPPORTUNITY

Miami, FL 33170

PERMITTED USES:

Most typical Commercial Uses (restaurants, retail, office, residential, etc.)

LOT SIZE:

30,927.6 SF (.71 Acres)

ZONING:

BU-1A (Low-Medium Density, Commercial Use)
AU (Residential -Use)

FOLIOS:

30-6018-000-0650;
30-6018-000-0640;
30-6018-000-0633;
30-6018-000-0600

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EXECUTIVE HIGHLIGHTS

FOR SALE: \$1,800,000

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Cushman & Wakefield is pleased to introduce a rare redevelopment opportunity in the South Dade market. The portfolio consists of four vacant parcels totaling approximately 30,927.6 SF (.71 Acres) of land.

Together, the assembled lots support the potential development of roughly 17,200 SF across four stories, presenting an attractive platform for a commercial, multi-level project that aligns with the site's Highest & Best Use.

The primary three parcels fall under BU-1A zoning, which provides broad flexibility and a wide range of permitted uses (see permitted-use schedule).

The southernmost parcel-zoned AU-offers additional versatility; it may accommodate a single-family residence and, while marketed with the larger assemblage, can also be sold as a standalone 7,400 SF homesite.



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INVESTMENT HIGHLIGHTS

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- Goulds is a suburban enclave in southern Miami-Dade County, recognized for its established residential areas and its close connection to the region's agricultural landscape.
- Originally shaped by the expansion of the Florida East Coast Railway, the community has grown into a diverse mix of housing, retail, and light industrial uses.
- The property is positioned at a prime, high-visibility intersection within the Goulds Hammocks subdivision, benefiting from BU-1A and AU zoning classifications.
- Traffic counts (DOT) exceeds 36,000 vehicles per day, providing exceptional exposure and commercial potential.
- Today, Goulds offers a balance of suburban comfort with convenient access to urban services and is experiencing continued investment and revitalization.



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LOCATION OVERVIEW

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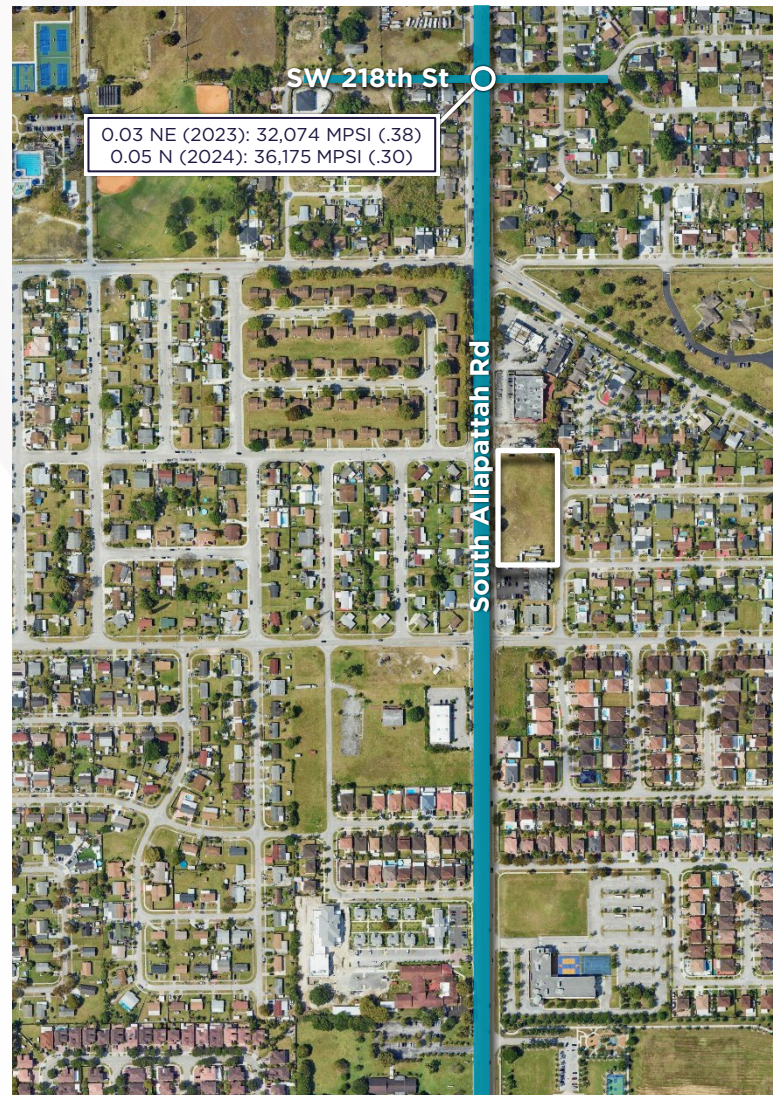
C&W MARKET PROFILE (ESRI 2025)

22401 SW 112th Avenue, Miami, FL 33170

Rings: 1, 3, 5 mile radius

2025 DEMOGRAPHIC SNAPSHOT

2025	1 MILE	3 MILES	5 MILES
Population Summary	22,210	133,289	246,732
Household Summary	7,045	42,089	78,644
Housing Unit Summary	7,682	43,965	82,272
Median Household Income	\$70,689	\$79,424	\$81,626
Median Home Value	\$453,037	\$464,262	\$479,419
Per Capita Income	\$28,527	\$32,790	\$34,555
Median Age	35.8	38.4	38.7



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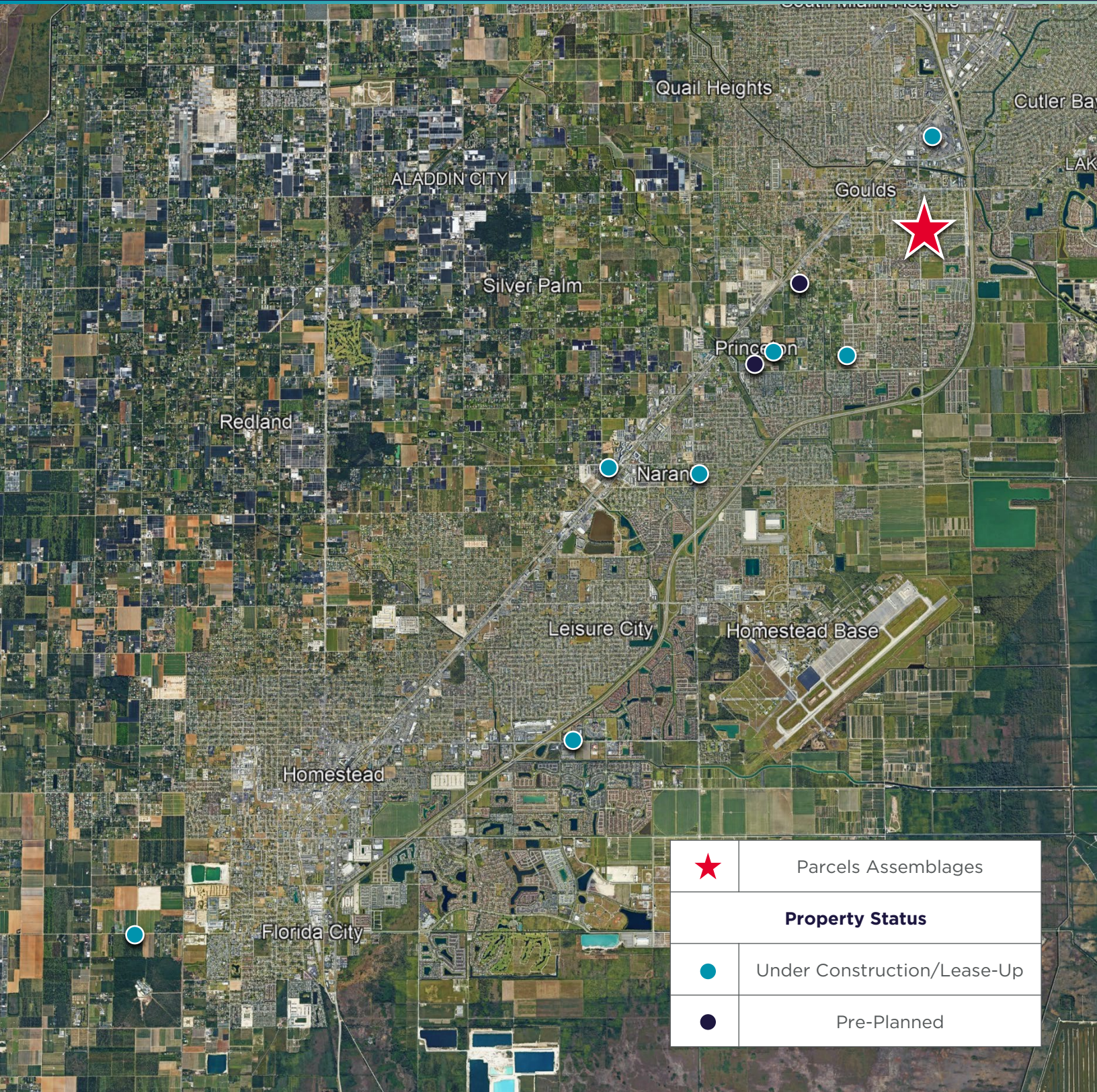


DEVELOPMENT PIPELINE

FOR SALE: \$1,800,000

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Parcels Assemblages

Property Status



Under Construction/Lease-Up



Pre-Planned

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Property Status	Under Construction /Lease-Up	Under Construction	Under Construction	Under Construction	Under Construction	Under Construction	Under Construction	Pre-Planned	Pre-Planned
Property Name	Casa Princeton II	The Current at City Center	Dixie Breeze II	Lanai Landings II	Princeton Commons I	Soleste Midtown South	Legacy Villas at Palm Drive	San Sebastian	The Princeton
Address	12835 SW 246 Ter	20505 S Dixie Hwy.	14770 SW 266th St.	14550 Mable St.	24450-24550 SW 127th Ave. & 24501 SW 129th Ave.	Campbell Dr. & NE 30th Ter	19700 SW 344th St.	23220 SW 124th Ave.	12949-12999 SW 248th St.
City	Homestead	Cutler Bay	Homestead	Homestead	Homestead	Homestead	Homestead	Homestead	Homestead
State	FL	FL	FL	FL	FL	FL	FL	FL	FL
ZIP Code	33032	33189	33032	33032	33032	33033	33034	33032	33032
Submarket	Homestead/ South Dade County	Homestead/ South Dade County	Homestead/ South Dade County	Homestead/ South Dade County	Homestead/ South Dade County	Homestead/ South Dade County	Homestead/ South Dade County	Homestead/ South Dade County	Homestead/ South Dade County
County	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade	Miami-Dade
Construction Start Date	4/1/2024	2/1/2025	12/1/2025	10/1/2025	10/1/2025	11/1/2024	8/1/2025	-	-
Leasing Start Date	10/1/2025	3/1/2027	12/1/2026	8/1/2027	7/1/2027	7/1/2026	8/1/2026	-	-
First Move-In Date	10/2/2025	5/1/2027	5/1/2027	11/1/2027	10/1/2027	8/1/2026	11/1/2026	-	-

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Construction Finish Date	3/1/2026	8/1/2027	10/1/2027	1/1/2028	5/1/2028	12/1/2026	10/1/2027	-	-
Year Built	2026	2027	2027	2028	2028	2026	2027	-	-
Property Owner	The DiFalco Group	Electra America/ BH Group	Adrian Builders	Milton Construction	Alta Developers	The Estate Companies/ Midtown Capital Partners	Freehold Capital Management	Privately Owned	-
Management Company	ZRS Management	-	-	-	-	-	-	-	-
Developer	Aconcagua Developers LLC	BH Group/ Electra America	Adrian Builders	Milton Construction	Alta Developers	The Estate Companies/ Midtown Capital Partners	Freehold Capital Management / CD Group	Private Developer	DCR Capital Partners LLC
Architect	-	MSA Architects Inc	-	FORMGROUP Architecture + Planning	MSA Architects Inc	MODIS Architects	PPKS Architecture	MODIS Architects	PPKS Architecture
General Contractor	-	American Engineering & Development Corporation	-	-	JAXI Builders Inc	-	-	-	-
Total Units	150	350	168	274	378	354	309	80	92
Stories	5	8	3	9	8	5	1	2	2
Property Structure	Garden	Tower	Garden	Tower	Tower, Townhome/ Row Home	Garden	Townhome/ Row Home	Garden	Townhome/ Row Home

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RENT COMPARABLES

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PROPERTY NAME	STORIES/ STYLE	BUILD DATE	OCCUPANCY	UNIT TYPE	AVG. UNIT SF	EFFECTIVE RENT	RENT/SF
 OLD CUTLER VILLAGE 10415 Old Cutler Road Miami, FL 33190	2	2004	100%	1BR	N/A	\$1,322	\$2.135
				2BR	N/A	\$1,592	\$1.928
				3BR	N/A	\$1,919	\$1.761
			Total Averages/ Weighted Averages	All	897 SF	\$1,671	\$1.862
PROPERTY NAME	STORIES/ STYLE	BUILD DATE	OCCUPANCY	UNIT TYPE	AVG. UNIT SF	EFFECTIVE RENT	RENT/SF
 BEL AIRE 10509 SW 216th Street Cutler Bay, FL 33190	1	1985	99.2%	Studio	N/A	\$1,130	\$3.924
				1BR	N/A	\$1,355	\$2.352
				2BR	N/A	\$1,551	\$1.795
			Total Averages/ Weighted Averages	All	569 SF	\$1,347	\$2.367
PROPERTY NAME	STORIES/ STYLE	BUILD DATE	OCCUPANCY	UNIT TYPE	AVG. UNIT SF	EFFECTIVE RENT	RENT/SF
 CARIB VILLAS 11105 SW 200th Street Miami, FL 33157	3	1974	N/A	Studio	N/A	\$1,225	\$2.722
				1BR	N/A	\$1,392	\$2.480
				2BR	N/A	\$1,686	\$1.913
				3BR	N/A	\$1,874	\$2.116
			Total Averages/ Weighted Averages	All	774 SF	\$1,605	\$2.072
PROPERTY NAME	STORIES/ STYLE	BUILD DATE	OCCUPANCY	UNIT TYPE	AVG. UNIT SF	EFFECTIVE RENT	RENT/SF
 CASA PRINCETON I 12835 SW 246 Ter Homestead, FL 33032	3	2024	0.903	1BR	N/A	\$1,791	\$2.684
				2BR	N/A	\$2,063	\$2.181
				3BR	N/A	\$3,060	\$2.262
			Total Averages/ Weighted Averages	All	960 SF	\$2,214	\$2.304

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PROPERTY NAME	STORIES/ STYLE	BUILD DATE	OCCUPANCY	UNIT TYPE	AVG. UNIT SF	EFFECTIVE RENT	RENT/SF
 <p>PINE GROVES 13081 SW 242nd Street Princeton, FL 33032</p>	3	2021	94.1%	1BR	N/A	\$1,555	\$2.979
				2BR	N/A	\$1,820	\$2.364
			Total Averages/ Weighted Averages	All	653 SF	\$1,695	\$2.595
PROPERTY NAME	STORIES/ STYLE	BUILD DATE	OCCUPANCY	UNIT TYPE	AVG. UNIT SF	EFFECTIVE RENT	RENT/SF
 <p>PRINCETON GROVES 25011 SW 130th Avenue Princeton, FL 33032</p>	3	2016	94.4%	1BR	N/A	\$1,725	\$2.464
				2BR	N/A	\$1,860	\$2.067
				3BR	N/A	\$2,200	\$1.833
			Total Averages/ Weighted Averages	All	944 SF	\$1,921	\$2.034
PROPERTY NAME	STORIES/ STYLE	BUILD DATE	OCCUPANCY	UNIT TYPE	AVG. UNIT SF	EFFECTIVE RENT	RENT/SF
 <p>BAY POINTE 18412 Homestead Avenue Miami, FL 33157</p>	8	2024	100%	1BR	N/A	\$1,902	\$3.409
				2BR	N/A	\$2,536	\$2.750
			Total Averages/ Weighted Averages	All	737 SF	\$2,213	\$3.004



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MIAMI-DADE MULTIFAMILY OVERVIEW

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STRONG FUNDAMENTALS AMID ELEVATED SUPPLY

Over the past five years, the Miami-Dade multifamily market has demonstrated exceptional strength driven by continued immigration, job growth, and a constrained housing supply. Countywide occupancy has averaged 96.1% since 2020, supported by consistent renter demand and elevated barriers to single-family ownership. Average effective rents have climbed from approximately \$2.40 to \$2.84 per square foot, marking an average annual increase of just over 6%. Nearly 18,900 new units were delivered in the past twelve months, with another 17,200 units currently under construction or planned through 2027. Despite the strong development pipeline, absorption continues to track closely with deliveries, keeping market fundamentals among the tightest in the Southeast.

The Homestead/South Dade Submarket is one of Miami's mid-sized multifamily areas with roughly 14,000 units. Renter demand has rebounded in the Homestead/South Dade submarket over the past year, recording 410 units of absorption. The Homestead/South Dade Submarket is seeing some of the weakest rent growth in the Miami market, changing by -0.7% year over year. In addition, the submarket is one of the more affordable areas in the region, with an average asking rent of \$1,960/SF. By comparison, the overall market has recorded an increase of 0.5% year over year to \$2,460/month.

CATEGORY	METRIC	MIAMI-DADE COUNTY
EFFECTIVE RENTS	Current Average (2024)	\$2.84 / SF
	5-Year Change (2020-2024)	+18% total (-6% avg annual)
OCCUPANCY RATE	Current (2024)	96.1%
	5-Year Range	95-97%
UNITS DELIVERED	Past 12 Months	18,900 units
PIPELINE (UNDER CONSTRUCTION / PLANNED)	Through 2027	17,200 units
MARKET POSITION		Strong fundamentals amid new supply; absorption tracking deliveries

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METRO EXPRESS RAPID TRANSIT (BRT)

Transit-Oriented Developments (TODs), also known as Transit-Oriented Communities, are a rapidly growing national trend. These developments feature a mix of housing, office, retail, and amenities within dense, walkable neighborhoods located within a half mile of public transit. Their goal is to create vibrant, connected districts centered on transit access.

The South Dade TransitWay (South Corridor) is one of five rapid transit corridors in the Strategic Miami Area Rapid Transit (SMART) Program. Spanning 20 miles, it connects several of Miami-Dade County's fastest-growing communities. The corridor runs from the Dadeland South Metrorail Station to the SW 344th Street Park-and-Ride/Transit Terminal, providing a vital mobility link between downtown Miami and the Village of Pinecrest, Village of Palmetto Bay, Town of Cutler Bay, City of Homestead, and Florida City.



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MARKET DRIVERS

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\$1BN REDEVELOPMENT OF SOUTHLAND MALL

Electra America (with affiliate American Landmark) and BH Group have announced plans for Southplace City Center, a \$1 billion mixed-use redevelopment of an 80-acre campus in Cutler Bay, about 30 miles south of Miami.

The project will include 4,395 residential units and more than 500,000 square feet of retail space, featuring dining and entertainment at the existing mall, 150,000 square feet of new retail, outparcels for food-and-beverage operators, and a specialty grocer. Additional components include a 150-room hotel, 60,000 square feet of medical office space, green spaces, man-made lakes, walking trails, bike and golf cart paths, and transit access.

Planned over a seven-year buildout, the development is expected to generate approximately 2,700 jobs.



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PROPERTY AERIALS

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BISCAYNE BAY

OLD CUTLER ROAD

HARDEN
HAMMOCK PRESERVE

SW 223RD STREET

FUNNEL CAKE
Miami

SW 111TH AVENUE

SW 224TH STREET

UB
UNITED BEAUTY
hair + wigs

SW 112TH AVENUE / S ALLAPATTAH ROAD



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PALMETTO ESTATES



SW 224TH STREET

SW 112TH AVENUE / S ALLAPATTAH ROAD



SW 111TH AVENUE

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**PALM GLIDES
PREPARATORY
ACADEMY**

Walgreens



Wawa

Publix

**DOLLAR
GENERAL**

SW 112TH AVENUE / S ALLAPATTAH ROAD

SW 224TH STREET



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Gtown
ENTERTAINMENT

**DOLLAR
GENERAL**

SW 112TH PLACE



SW 112TH AVENUE / S ALLAPATTAH ROAD

UB
UNITED BEAUTY
hair + wigs

SW 224TH STREET

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MULTIFAMILY & LAND

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