



ROBIN ESTATES

CONFIDENTIAL MEMORANDUM

 **REMAX** 360

DISCLAIMER

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CONFIDENTIALITY: The enclosed information is confidential and must be kept private by all potential buyers and their legal representatives. Enclosed information should not be used or distributed for purposes other than analysis and evaluation of the proposed sale.

EXCLUSIVE: The property is exclusively listed for sale by REMAX 360 Real Estate, and all purchase negotiations will be conducted through the listing agents.



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EXECUTIVE SUMMARY

The subject property comprises approximately 126,000 square feet (± 2.9 acres) and is located within the Miami Land & Development Company Submarket in Section 17. The site benefits from its position within an active residential corridor where adjacent and abutting folios are currently being sold and assembled for single-family development, establishing a strong land-use precedent. The parcel's scale, frontage, and overall configuration are well-suited for subdivision, and the surrounding development pattern supports continued low-density residential growth.

Folios:

- 10-7917-001-0112 • 10-7917-001-0121
- 10-7917-001-0115 • 10-7917-001-0124
- 10-7917-001-0118 • 10-7917-001-0127



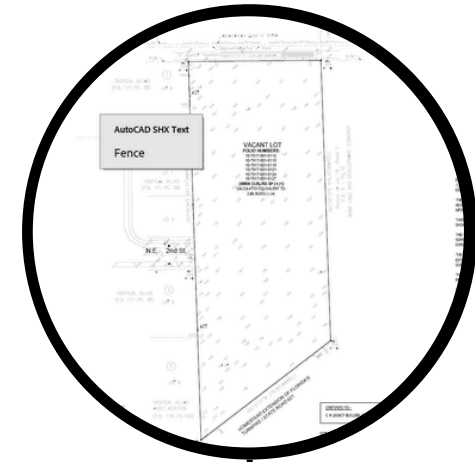
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EXECUTIVE SUMMARY CONT.

- **Submarket data demonstrates strong support** for new single-family home development, driven by consistent buyer demand, stable home values, and ongoing residential construction activity within the immediate trade area.
- **New construction homes** in the immediate submarket are transacting at average pricing in the low-to-mid \$600,000 range, with comparable properties **averaging approximately \$640,000–\$650,000** for homes around 2,700+ SF (4-bed / 3-bath), supporting realistic exit pricing for the proposed 11-home subdivision.
- **Owner occupancy rates remain balanced** (approximately 50%–56% across the 1–3-mile trade areas), reflecting a stable mix of end users and long-term residents supportive of single-family absorption.
- **Population growth** across the 1, 2, and 3-mile radii ranges from roughly 0.4% to 1.7%, **providing sustained demand depth** for new residential development without oversupply pressure.

Entitlements & Market-Driven Development Program

The owner is marketing the property with a tentative plat (T-Plat) for 11 single-family homes, materially reducing entitlement risk and shortening the buyer's path to construction. This proposed density is consistent with nearby subdivision activity and aligns directly with market behavior reflected in recent sales and active listings. Based on the area CMA data, newly built and transacting homes in the submarket average approximately 2,736 SF, typically configured as four-bedroom, three-bath residences. This product type represents the dominant and most liquid segment of the local single-family market, supporting an efficient development strategy that matches buyer expectations and pricing tolerance.



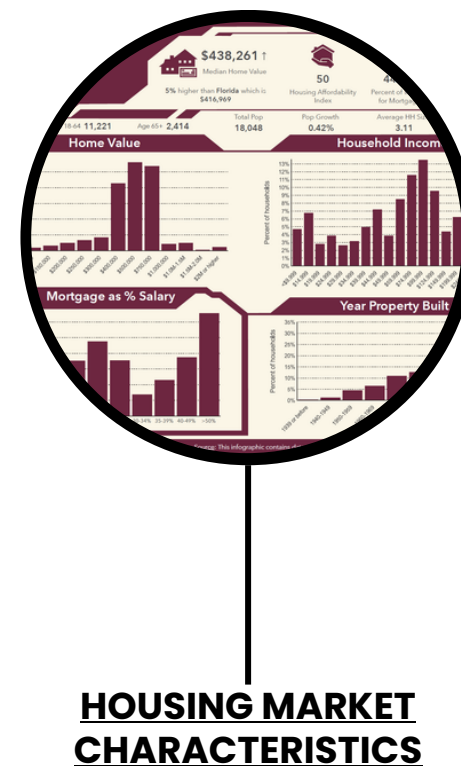
BOUNDARY SURVEY

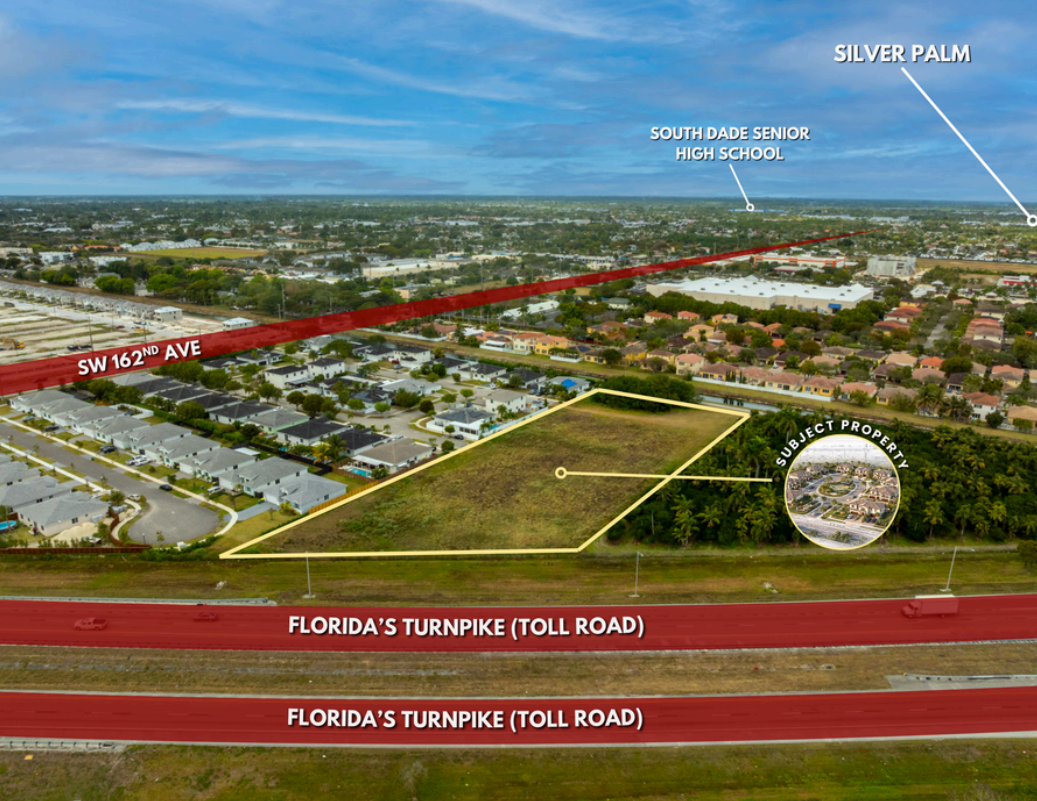
SUBDIVISION MODEL



Market & Demographic Analytics

Residential analytics within a 1, 2, and 3-mile radius of the subject property demonstrate solid market fundamentals. Median home values across these trade areas consistently trend in the low- to mid-\$400,000 range, reflecting a stable pricing environment capable of absorbing new construction. Population density increases meaningfully across each radius, providing depth of demand, while owner-occupancy rates remain balanced, indicating both end-user and investor participation in the market. Household characteristics, combined with recent construction and sales activity, suggest sustained demand for moderately sized, family-oriented single-family homes. Collectively, these metrics support the feasibility and market acceptance of an 11-home subdivision tailored to prevailing neighborhood and demographic conditions.







MIAMI DADE COLLEGE
HOMESTEAD CAMPUS

SW 162ND AVE

FLORIDA'S TURNPIKE (TOLL ROAD)



SUBJECT PROPERTY





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