

PINE PLACE

HOMESTEAD

SW 284TH STREET & SW 132ND AVENUE
MIAMI / HOMESTEAD, FL 33033

5.02 AC
Gross Lot Area

RU-3M
Zoning

64
UNITS · CONCEPTUAL

2
STORIES BY-RIGHT

 **CUSHMAN &
WAKEFIELD**

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PINE PLACE

EXECUTIVE SUMMARY

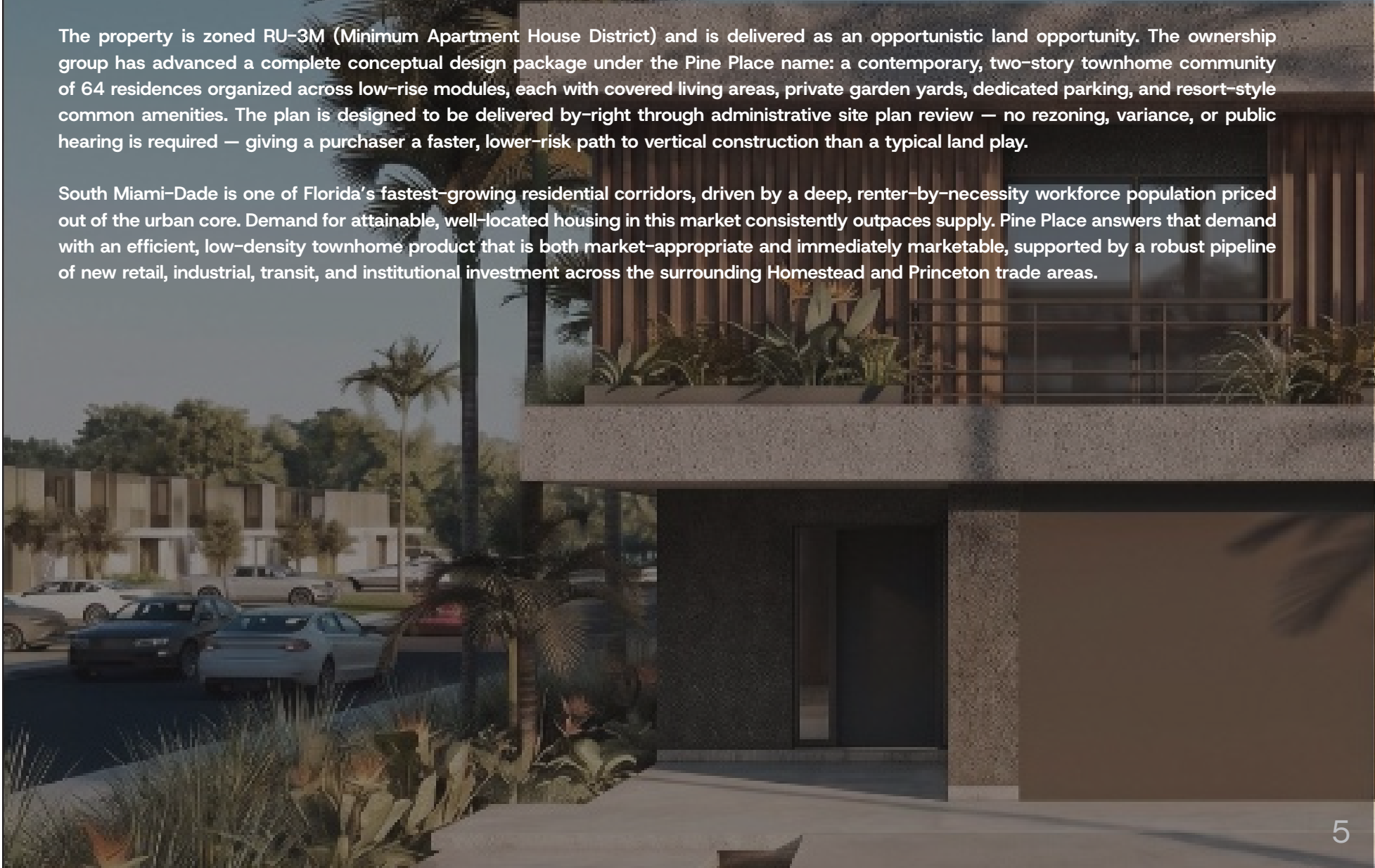


EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present Pine Place, a 5.02-acre ($\pm 218,521$ SF) infill development site in the heart of the Homestead / South Dade growth corridor in unincorporated Miami-Dade County. The site sits at SW 284th Street and SW 132nd Avenue, one block off South Dixie Highway (US-1), within walking distance of the South Dade TransitWay Bus Rapid Transit corridor and minutes from Florida's Turnpike — positioning it among the most accessible and rapidly growing submarkets in South Florida.

The property is zoned RU-3M (Minimum Apartment House District) and is delivered as an opportunistic land opportunity. The ownership group has advanced a complete conceptual design package under the Pine Place name: a contemporary, two-story townhome community of 64 residences organized across low-rise modules, each with covered living areas, private garden yards, dedicated parking, and resort-style common amenities. The plan is designed to be delivered by-right through administrative site plan review — no rezoning, variance, or public hearing is required — giving a purchaser a faster, lower-risk path to vertical construction than a typical land play.

South Miami-Dade is one of Florida's fastest-growing residential corridors, driven by a deep, renter-by-necessity workforce population priced out of the urban core. Demand for attainable, well-located housing in this market consistently outpaces supply. Pine Place answers that demand with an efficient, low-density townhome product that is both market-appropriate and immediately marketable, supported by a robust pipeline of new retail, industrial, transit, and institutional investment across the surrounding Homestead and Princeton trade areas.



PINE PLACE

THE OFFERING AND INVESTMENT HIGHLIGHTS



THE OFFERING & INVESTMENT HIGHLIGHTS

Sizeable Infill Land Position.

At 5.02 gross acres ($\pm 218,521$ SF), the site offers meaningful scale for a cohesive, master-planned townhome community while remaining comfortably within RU-3M development standards.

By-Right Path, No Entitlement Risk.

The Pine Place concept is designed to be permitted through administrative site plan review under existing RU-3M zoning — no rezoning, no variance, and no public hearing — materially de-risking the path to construction.

Preliminary Design Package.

A complete InspiraDev conceptual package — site plan, elevations, unit plans, renderings, and landscape plan — conveys with the offering, reducing a purchaser's pre-development cost and time.

Workforce-Housing Bonus Built In.

A 10% workforce-housing set-aside by covenant unlocks the density and lot-coverage bonus supporting the 64-unit program, while qualifying the project for Live Local Act tax and entitlement advantages.

Transit-Oriented Location.

Two blocks from the South Dade TransitWay BRT and one block off US-1, the site benefits from transit-oriented parking reductions and direct connectivity to the regional employment base.

Demand Outpacing Supply.

South Miami-Dade's structural for-sale affordability gap continues to convert ownership demand into durable rental and attainable-ownership demand, underpinning long-term absorption at this price point.



PINE PLACE

PROPERTY OVERVIEW



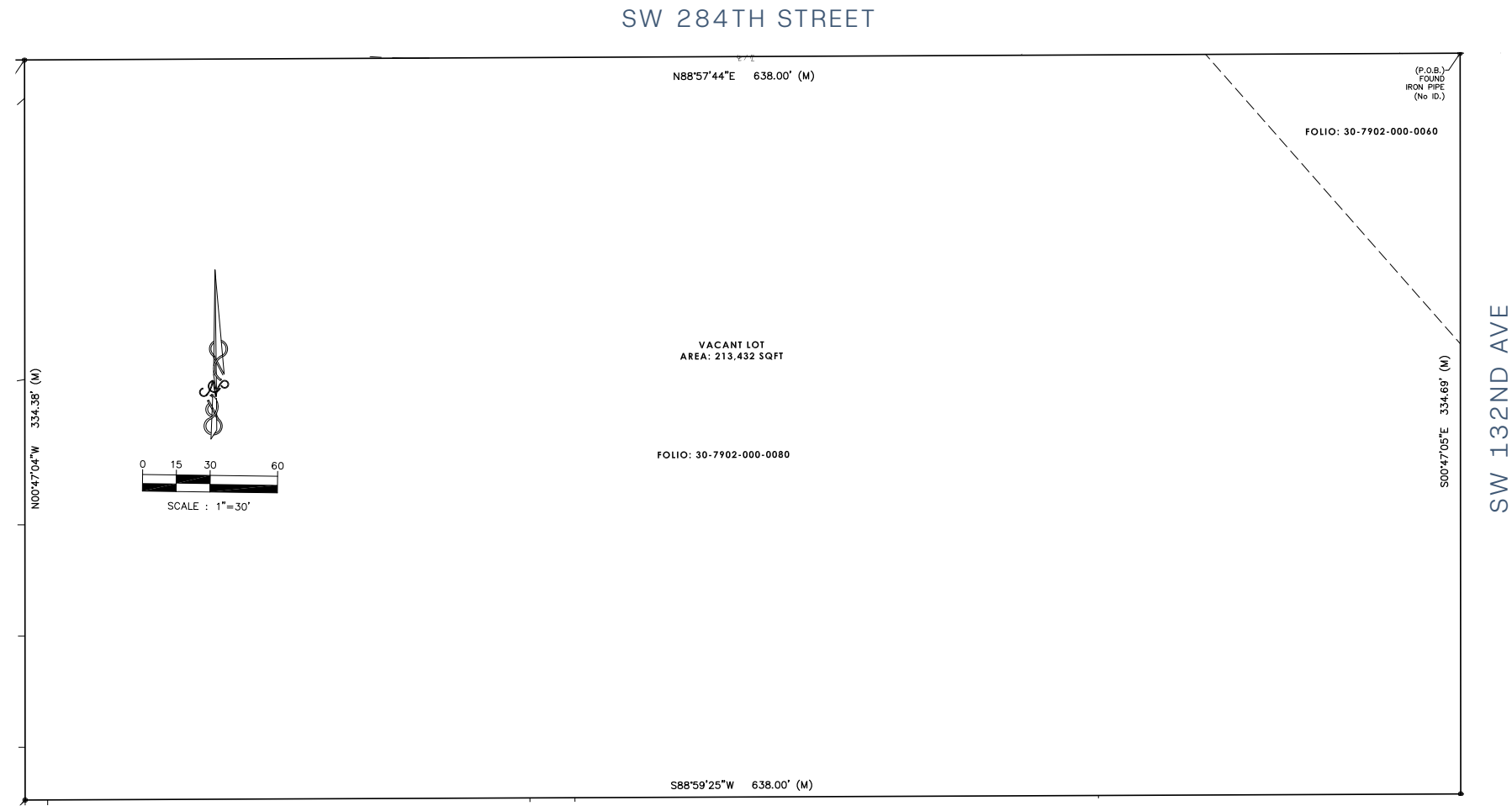
PROPERTY OVERVIEW



Location	Homestead, FL 33033
Cross Streets	SW 284th Street & SW 132nd Avenue
Folios	30-7902-000-0065 and 30-7902-000-0080
Gross Lot Area	±218,521 SF (±5.02 Acres) per Unity of Title survey
Net Lot Area	±178,644 SF (±4.10 Acres) per platted legal description
Jurisdiction	Unincorporated Miami-Dade County, Florida
Zoning	RU-3M — Minimum Apartment House District
Max Density	12.9 dwelling units / net acre (±52 units by-right; 64 units with workforce bonus)
Allowable Uses	Multifamily, townhouse, and all uses permitted in RU-1 through RU-3 / RU-TH
Conceptual Program	“Pine Place” — 64-unit, two-story townhome community by InspiraDev
Approval Path	Administrative site plan review (no rezoning or variance required)
Parcel Configuration	Unified assemblage; Unity of Title in place

PROPERTY OVERVIEW

CERTIFIED SURVEY



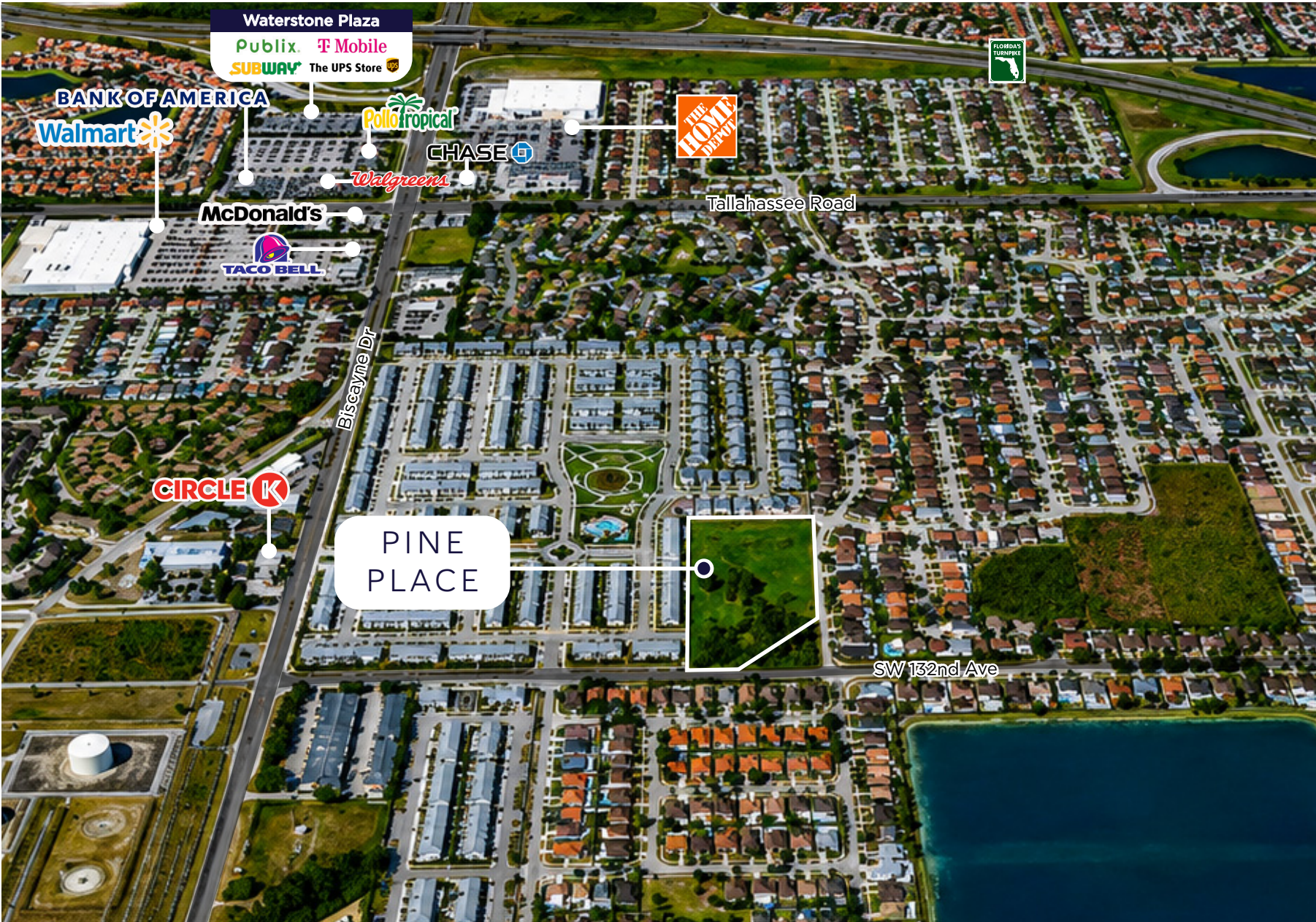
AREA OVERVIEW

EAST VIEW



AREA OVERVIEW

WEST VIEW



AREA OVERVIEW

NORTH VIEW



AREA OVERVIEW

SOUTH VIEW



PINE PLACE

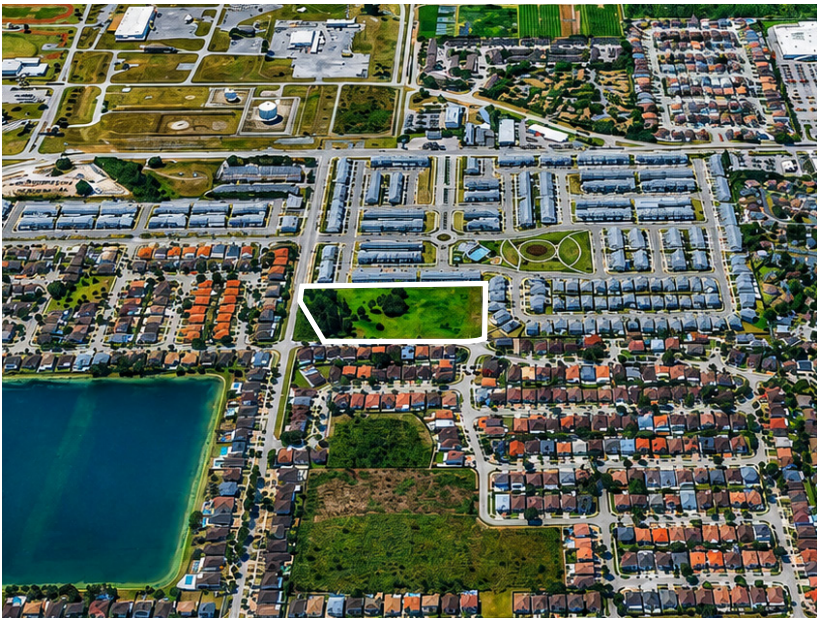
WHAT CAN BE BUILT —
AS-OF-RIGHT & UPSIDE



WHAT CAN BE BUILT — AS-OF-RIGHT & UPSIDE

The site is governed by Miami-Dade County RU-3M (Minimum Apartment House District) zoning. RU-3M permits multifamily and townhouse development by-right, subject only to administrative site plan review — there is no rezoning, variance, or public hearing required to deliver a compliant residential program. The controlling as-of-right standards are summarized below.

RU-3M Development Standard	By-Right Requirement
Maximum Density	12.9 dwelling units per net acre
Maximum Height	2 stories / 35 feet
Maximum Lot Coverage	30% of net lot area
Floor Area Ratio (FAR)	0.30 (1-story) / 0.50 (2-story)
Minimum Open Space	25% of total lot area
Front / Rear Setback	25 ft / 25 ft
Interior Side / Side Street	20 ft / 25 ft
Between Buildings	20 ft (no openings) / 30 ft (with openings)
Permitted Uses	Multifamily, townhouse, sing
Approval	Administrative site plan review



BY RIGHT YIELD

Applying the 12.9 units-per-net-acre standard to the ±4.10 net acres yields a base entitlement of approximately 52 dwelling units. Layering in the 10% workforce-housing set-aside — which delivers a density and lot-coverage bonus by covenant — supports the 64-unit, two-story townhome program reflected in the Pine Place conceptual plans. This is the highest and best by-right use of the site: an efficient, low-rise, surface-parked townhome community that avoids the cost and timeline of structured parking or mid-rise construction.

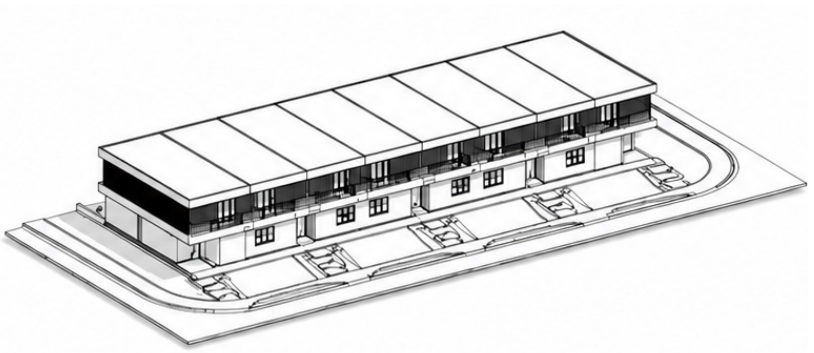
PINE PLACE

PROJECT SUMMARY & UNIT MIX



PROJECT SUMMARY & UNIT MIX

Project Name	Pine Place
Product Type	Two-story townhome residences
Total Units (Conceptual)	64 units (63 max by entitlement + workforce bonus)
Stories	2
Unit Type	3 BR / 2.5 BA townhome
Ground Floor (Under A/C)	1,733 SF per unit
Total Area per Unit	2,090 SF per unit (incl. 203 SF garage + 24 SF covered porch)
Module Types	Module 2-A and Module 2-B (mirrored/handed layouts of the same 3BR/2.5BA plan)
Private Garden Area	853 SF - 1,076 SF per unit
Parking — Townhome	2 spaces / unit (128 spaces)
Parking — Visitor	0.25 space / unit (16 spaces)
Common Open Space	34.09% provided (30% required)
Workforce Set-Aside	10% of units by covenant
Amenities	Gated access, landscaped common areas, dedicated parking



Module	Config	A/C SF	Total SF	Garden SF	Units
Module 2-A	3 BR / 2.5 BA	1,733	2,090	1,076	TBD
Module 2-B	3 BR / 2.5 BA	1,733	2,090	853	TBD
Total					64



PINE PLACE

RENT
COMPARABLES



RENT COMPARABLES

The five comparables below are the newest and highest-rent communities in the Outer Homestead / South Dade and Princeton trade area — the most relevant benchmark for new product at Pine Place. All are 2024–2026 deliveries operating at the top of the submarket’s rent range, confirming demand for modern, well-located rental product in this corridor. Rents reflect current asking levels.

	Property	City	Units	Yr Built	Stories	Eff. Rent/ Unit	Rent/SF
1	Affina	Miami / S. Dade	352	2025	4	\$2,800	\$2.55
2	Modern Towers	Homestead	270	2024	6	\$2,450	\$2.27
3	Dixie Breeze	Homestead	312	2026	3	\$2,290	\$2.43
4	Casa Princeton	Homestead	212	2024	3	\$2,200	\$2.30
5	Naranja Grand II	Naranja	200	2026	8	\$2,150	\$2.05

Source: CoStar Multi-Family Submarket Report — Homestead / South Dade (June 2026) and current asking-rent listings, June 2026. Effective rents reflect blended current asking levels across available floor plans.



RENT COMPARABLES

TOWNHOME RENT COMPS

Distance	Address	Rent Price	Price per SF	Rent Period	#Beds	#FBaths	SqFt LA	Year Built
0.4 mi	12932 SW 286th Ter	\$2,800	\$1.60	Month	3	2		
0.2 mi	13379 SW 287th St	\$2,500	\$1.90	Month	3	2		
0.2 mi	28625 SW 133rd Place	\$2,800	\$1.50	Month	3	2		
0.1 mi	28503 SW 134th Ct	\$2,800	\$1.90	Year	3	2		
0.1 mi	13378 SW 286th St Unit#13378	\$2,500	\$1.40	Month	3	2		
0.2 mi	28600 SW 134th Ct	\$2,500	\$1.90	Month	3	2	1,331	2022
0.2 mi	28750 SW 134th Ct Unit#	\$2,580	\$1.90	Year	3	2	1,331	2022
0.2 mi	28660 SW 134th CT Unit#28660	\$2,525	\$1.90	Month	3	2	1,331	2022
0.2 mi	13234 SW 285 Street	\$2,500	\$1.90		3	3	1,328	2023
0.2 mi	13254 SW 285th St Unit#13254	\$2,500	\$1.60	Month	3	2	1,612	2023
0.2 mi	13370 SW 287th Ter	\$2,500	\$1.90	Month	3	2	1,331	2023
0.2 mi	13307 SW 286th Ter	\$2,500	\$1.60	Month	3	2	1,612	2022
0.2 mi	13389 SW 287th St Unit#0	\$2,500	\$1.90	Month	3	2	1,331	2022
0.2 mi	13421 SW 287th Ter Unit#13421	\$2,400	\$1.80	Month	3	2	1,331	2022
0.2 mi	13322 SW 287th Ter	\$2,400	\$1.60	Month	3	2	1,545	2022
0.2 mi	13419 SW 287th Ter Unit#13419	\$2,400	\$1.70	Year	3	2	1,442	2022
0.2 mi	13263 SW 286th St	\$2,300	\$1.60	Year	3	2	1,483	2022
0.2 mi	13281 SW 285th St Unit#.	\$2,400	\$1.70	Month	3	2	1,393	2023
0.2 mi	13229 SW 286th Ter Unit#13229	\$2,250	\$1.50	Month	3	2	1,483	2022
0.2 mi	13237 SW 286th Ter Unit#13237	\$2,350	\$1.80	Month	3	3	1,328	2022
0.3 mi	13274 SW 287th Terrace	\$2,300	\$1.60		3	2	1,483	2022
0.2 mi	13308 SW 286th Ter Unit#13308	\$2,300	\$1.60	Year	3	2	1,483	2022
0.1 mi	13313 SW 285th St Unit#0	\$2,150	\$1.50	Year	3	2	1,393	2023
		\$2,468	\$1.70					

PINE PLACE

DEVELOPMENT PIPELINE



NEW DEVELOPMENT PIPELINE – WITHIN 3 MILES

The Homestead / South Dade submarket has 1,877 units under construction and roughly 3,947 units in the near-term proposed pipeline, concentrated in larger-scale projects tracking 2027–2028 deliveries. The submarket’s all-time annual average delivery is 340 units, so the bulk of near-term supply is expected well beyond the construction and lease-up window for a townhome project at the subject site.

UNDER CONSTRUCTION

Property	Address	Type	Status	Units	Bldg SF	Stories	Delivery	Dist. (mi)
Princeton Gateways	Princeton (US-1 corridor)	MF	Proposed	604				
Edge at Naranja	Naranja	MF	Proposed	192				
Modern Tower Retail	25850 SW 140th Ct	Retail	Proposed	—				
Modern Tower Retail	25850 S Dixie Hwy	Retail	Proposed	—				
Retail Strip	26755 S Dixie Hwy	Retail	Delivered	—				
26755 S Dixie Hwy	26755 S Dixie Hwy	Retail	Delivered	—	2,500	1	Oct 2025	1.9
Hibiscus Grove	Homestead / South Dade	MF	Proposed	270	—	10	Nov 2027	~3.0
Coconut Palm Plaza	24751 SW 117th Ave	Retail	Proposed	—	80,000	2	Jul 2027	~3.2
Total				1,066	103,530			

Source: CoStar / Cushman & Wakefield Research, June 2026. Pipeline subject to change.

PINE PLACE

SUBMARKET OVERVIEW



SUBMARKET OVERVIEW — HOMESTEAD / SOUTH DADE

OVERVIEW

Homestead / South Dade is one of the fastest-growing residential corridors in Florida and the primary growth frontier of Miami-Dade County. A young, family-oriented, workforce-driven population continues to expand along the US-1 and South Dade TransitWay corridors, sustaining deep, long-term housing demand. Pine Place enters this market as a differentiated, low-density townhome community in a corridor otherwise dominated by larger rental product — matching the area’s ownership-aspirant household base.

DEMAND & FUNDAMENTALS

Occupancy is strong and improving, with submarket vacancy tightening to 10.3% and the top-tier segment running below 9% as demand outpaces new supply. Average asking rents sit roughly 20% below the broader Miami metro, an affordability advantage that anchors durable demand and a favorable lease-up environment for new, well-located product. Rent growth is forecast to strengthen through 2026–2027 as near-term deliveries moderate — a constructive backdrop for a project delivering into the subject’s window.

THE STORY

The combination of sustained population growth, a structural affordability gap, and limited competitive for-sale townhome supply positions Pine Place to capture demand that the corridor’s rental-heavy pipeline does not serve. Its low-density, surface-parked format and by-right delivery path give a purchaser an efficient, market-appropriate product with clear first-mover positioning in the immediate trade area.

13,876
TOTAL UNITS

10.3%
VACANCY

~20%
RENT DISCOUNT
VS. MIAMI METRO

PINE PLACE

MARKET DRIVERS



MARKET DRIVERS – TRANSPORTATION

TRANSPORTATION ACCESS

Florida City sits at the southern terminus of Miami-Dade County’s primary north-south arteries, with direct frontage and proximity to U.S. Route 1, the Florida Turnpike, and Interstate 95 access points feeding the broader South Florida grid. The market is anchored by an unusually complete transit stack for its size — Metrorail and Metrobus service, the newly launched South Dade TransitWay bus rapid transit line, and Miami International Airport less than 40 minutes north — giving residents and employers multiple ways to reach the urban core without relying solely on the highway.



MIAMI-DADE TRANSIT

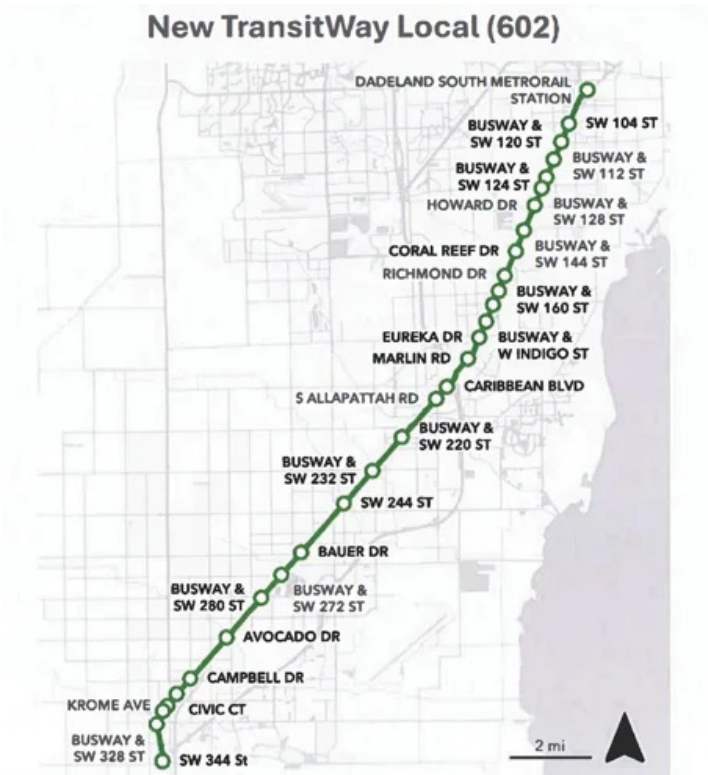
Miami-Dade Transit (MDT) remains the largest transit system in Florida, operating Metrorail, Metromover, and an extensive Metrobus network of 95 routes across the county and into southern Broward. Metrorail’s two lines connect 23 stations radiating from Downtown Miami, while seven Metrobus routes — including the South Dade TransitWay corridor — now run around the clock. Systemwide Metrobus ridership reached roughly 56.5 million rides in 2025, with continued investment from the county aimed at rebuilding pre-pandemic ridership levels.

REGIONAL RAIL CONNECTIVITY

Miami-Dade now offers something unmatched in Florida: a continuous, car-free mass transit path connecting South Dade all the way to the state’s major metros. Riders can travel from the Metro Express BRT terminus in Florida City — via Dadeland South Metrorail — directly into MiamiCentral, Brightline’s downtown Miami hub. From there, Brightline links riders by rail to Fort Lauderdale, West Palm Beach, and Orlando, with no car required at any point in the journey. Few markets in the state can claim that level of mass-transit integration linking a southern suburb to four major metro cores.



MARKET DRIVERS – TRANSPORTATION



SOUTH DADE TRANSITWAY / METRO EXPRESS BRT

The South Dade TransitWay is one of six rapid transit corridors under Miami-Dade’s SMART Plan, an \$8.5 billion countywide transit investment program. The corridor’s Metro Express bus rapid transit service launched October 27, 2025, running 20 miles with 14 stations between the SW 344th Street Park-and-Ride in Florida City and the Dadeland South Metrorail station. Stations include weather-protected canopies and level boarding, and Route 601 service operates as frequently as every 7.5 minutes during weekday peak periods. County officials have stated the line reduces commute times from Florida City by approximately 30 to 35 minutes each way compared to prior service levels.

MIAMI INTERNATIONAL AIRPORT

Miami International Airport (MIA) continues to rank among the busiest gateways in the country. MIA carried 55.3 million passengers in 2025, its second straight year above the 55-million mark and just 1% off the 2024 record, with 24.8 million international and 30.5 million domestic travelers. The airport’s total economic impact reached a record \$212 billion in 2025, supporting nearly 946,000 Florida jobs — underscoring MIA’s role as a durable economic engine for the entire county, including its southernmost submarkets.



MARKET DRIVERS

SOUTH DADE TRANSITWAY CORRIDOR (SMART PLAN)

Pine Place sits within walking distance of the South Dade TransitWay, the Bus Rapid Transit corridor anchoring the southern leg of Miami-Dade’s \$8.5 billion Strategic Miami Area Rapid Transit (SMART) Plan. The 20-mile dedicated BRT line connects Florida City and Homestead to the Dadeland South Metrorail station, with 14 stations linking the fastest-growing communities in the county to the regional employment core.

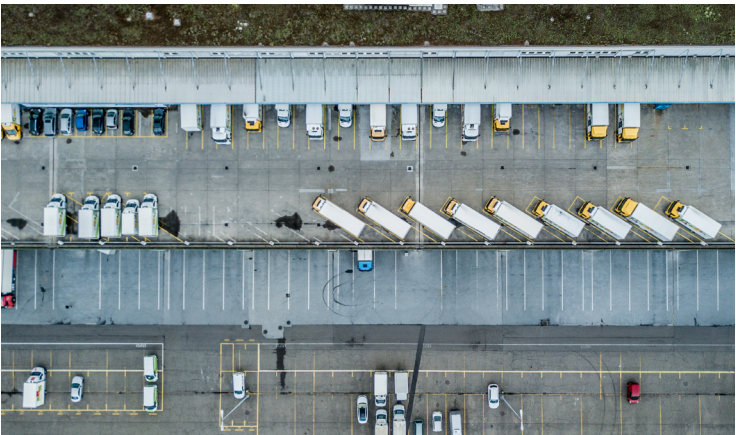


AMAZON DISTRIBUTION FACILITY

Amazon’s one-million-square-foot distribution facility in Homestead is the largest such facility in South Florida, bringing a major logistics employment base to the immediate trade area and reinforcing demand for nearby workforce housing.

FEDEX DISTRIBUTION CENTER

The 237,000-square-foot FedEx distribution center processes more than 8,000 packages per hour and has added a substantial roster of stable jobs in the heart of the South Dade community.



MARKET DRIVERS – GENERAL

GROWING POPULATION

The Miami MSA (also known as “South Florida”), which includes Miami-Dade, Broward, and Palm Beach Counties, has recorded population growth above the national average for over a decade. The metro area reached approximately 6.37 million in 2025, up from 6.2 million in 2023. Since 2010, South Florida’s population has grown by roughly 14 percent, and Miami-Dade’s population alone has grown approximately 11.4 percent over the same period, reaching roughly 2.75 to 2.79 million depending on the estimate used. [MacroTrendsWorld Population Review](#)

The migration of companies, particularly finance and investment firms, from Northeastern tax-burden states to South Florida accelerated during the pandemic, with relocations and expansions from firms such as Goldman Sachs, Elliott Management, and Citadel contributing to South Florida’s “Wall Street of the South” designation. These moves have continued to be driven by tax incentives, cost of living, and quality of life, with the initial pandemic-era push giving way to a more sustained pattern of corporate relocation and expansion in the years since.



SOUTHLAND MALL / SOUTHPLACE CITY CENTER

Southland Mall, a nearly one-million-square-foot shopping center located off U.S. Highway 1 and Florida’s Turnpike in Cutler Bay, is anchored by Macy’s, JCPenney, Regal Cinemas, and LA Fitness, with roughly 100 additional retailers and restaurants on site.

In 2022, Electra America and BH Group purchased the property for \$100.3 million with plans to redevelop it into Southplace City Center, an 80-to-100-acre mixed-use project. The redevelopment’s projected cost has since grown to approximately \$1.5 billion, with the buildout expected to take five to seven years. Developers secured a \$125 million predevelopment loan from Tyko Capital in late 2024, and construction broke ground on February 27, 2025 on the first phase, The Current at City Center, a 350-unit apartment community at 20505 S Dixie Hwy. The Current is an eight-story building that includes 24,000 square feet of ground-floor retail and a new parking garage, and is expected to be completed by the third quarter of 2027. [Multi-Housing News + 3](#)

At full buildout, Southplace City Center is planned to include approximately 5,000 market-rate apartment and condominium units, more than 500,000 square feet of retail, dining, and entertainment space, a 60,000-square-foot medical center, and a 150-key hotel. The project is projected to generate roughly 3,000 construction jobs and 2,000 permanent jobs, along with \$44 million in revenue within its first five years. The site sits adjacent to the new Miami-Dade County Bus Rapid Transit system.

MARKET DRIVERS – GENERAL

FARM TOURISM

Southern Miami-Dade County’s agricultural corridor includes a mix of farms, wineries, and related attractions open to the public. Knaus Berry Farm, a Homestead-area staple since 1956, relocated to the Redland in December 2025 under new ownership, now accepts credit cards, and is open Sundays for the first time. Smaller operations including Phil’s Berry Farm & The Red Barn Estate, Three Sisters Farm, The Berry Farm, Tinez Farms, Pintos Farm, and The Bunny Farm round out the area’s farm-tourism base, offering pick-your-own produce, animal interaction, and event hosting.

The corridor also includes non-berry attractions: Robert Is Here, a fruit stand and petting zoo near the Homestead entrance to Everglades National Park, and Schnebly Redland’s Winery, the southernmost winery in the continental U.S., which produces tropical fruit wines (lychee, guava, mango, avocado) alongside Miami Brewing Company and an on-site restaurant. Nearby, the Fruit & Spice Park, R.F. Orchids, and Everglades Alligator Farm add further agritourism draw to the immediate area.



TOURISM

Domestic and international tourism remains a core pillar of the South Florida economy, and Miami-Dade County’s broader visitor base extends well beyond the beach-driven corridor to support the county’s working communities, including South Dade. Miami-Dade County recorded over 28 million visitors in 2024, the highest single-year total on record, with visitors spending \$22 billion and generating \$2.2 billion in local and state tax revenue. 2025 extended that growth, with the county welcoming 28.3 million visitors and generating \$32.2 billion in total economic impact. Visitor spending reached \$22.7 billion, up 4.1% from 2024, and the tourism industry supported more than 216,000 jobs — roughly 10% of all employment in Miami-Dade County.

South Dade captures a distinct slice of this visitor base, anchored by attractions outside the typical beach itinerary: Everglades National Park, Biscayne National Park, Zoo Miami, and the agritourism corridor running through the Redland and Homestead, including Schnebly Redland’s Winery, Robert Is Here, and the area’s working farms. Miami International Airport, the primary gateway for this visitor base, served 55.3 million passengers in 2025 — its second straight year above the 55-million mark — and sits closer to South Dade than to Miami Beach, giving the submarket a transportation advantage for both leisure and workforce travel that doesn’t depend on the beach corridor at all.

MARKET DRIVERS – GENERAL

MONKEY JUNGLE

Located in southern Miami-Dade County, Monkey Jungle is a 30-acre eco-show park and discovery center established in 1935 in a natural subtropical forest setting, focused on the exhibition and study of primates. The park houses the DuMond Conservancy for Primates & Tropical Forests, its dedicated science and education arm, and is home to more than 300 primates, with guests touring the park along a caged walkway while the animals roam semi-freely in naturalistic habitats. Monkey Jungle is open 365 days a year and requires reservations, with the ability to host environmental festivals, birthday parties, and other private events.



ZOO MIAMI

Zoo Miami spans 340 developed acres on a 740-acre parcel in southern Miami-Dade County and ranks as the largest zoo in Florida. It is the only zoo in the continental U.S. located in a subtropical climate, with exhibits spanning Africa, Asia, Australia, the Amazon, and a dedicated Florida Everglades section, home to more than 500 species and more than 1,200 trees, plants, and flowers along its walkways. The zoo is accredited by the Association of Zoos and Aquariums (AZA) and remains active in global wildlife conservation efforts, and now draws nearly one million visitors annually. [Miami-Dade County + 3](#)

A \$2 million gift announced in December 2025 — one of the five largest in the zoo’s history — is funding a new Sumatran tiger habitat, breaking ground in April 2026 to support a species with fewer than 400 individuals remaining in the wild. The zoo’s Florida: Mission Everglades exhibit, featuring native wildlife such as alligators, crocodiles, and river otters, is among its newer additions.

MIAMI EXOTIC ANIMALS

Located in Homestead, Miami Exotic Animals is a federally licensed private zoo offering intimate encounters with exotic animals including tigers, lions, snakes, lemurs, and other species, along with private parties and special events for up to 120 guests. The operation also offers a mobile “Zoo To You” service, bringing animals directly to guests’ homes or event venues. Its animals have appeared in national magazine and television productions and have provided services for commercial shoots and artists, including Univision, the Latin Music Awards, Farruko, and Bad Bunny.



MARKET DRIVERS

MIAMI-DADE STEEL

On 123 acres of former Homestead Air Reserve Base land, Miami-Dade Steel is advancing a \$224 million electric-powered micro steel mill expected to create more than 200 well-paying jobs, converting scrap metal into rebar and building materials for the region's construction economy.



HOMESTEAD AIR RESERVE BASE & INSTITUTIONAL ANCHORS

Homestead Air Reserve Base is one of the largest public employers in Miami-Dade County with roughly 3,250 employees. Combined with Baptist Health's Homestead Hospital (1,200+ employees, 300 physicians) and the Homestead-Miami Speedway, the corridor carries a diversified institutional and employment base that underpins durable rental demand.

PINE PLACE

TRAFFIC &
TRANSPORTATION
ACCESS



TRAFFIC & TRANSPORTATION ACCESS

Pine Place enjoys direct access to South Florida’s primary north–south corridors. The site fronts SW 284th Street, one block from South Dixie Highway (US-1) and minutes from Florida’s Turnpike (Homestead Extension), placing Downtown Miami roughly 20 miles to the north and Homestead immediately to the south.

ROADWAY / FACILITY	ROLE	DAILY TRAFFIC (AADT)
Florida’s Turnpike (HEFT)	Primary regional N-S limited-access	±95,000 VPD
US-1 / South Dixie Highway	Primary commercial arterial	±46,000 VPD
SW 284th Street	Local frontage / arterial connector	Local connector
South Dade TransitWay (BRT)	Dedicated bus rapid transit	14 stations / 20-mile line

REGIONAL CONNECTIVITY

- Walking distance to the South Dade TransitWay BRT, with connections to Dadeland South Metrorail and the regional Metrobus network.
- Direct Turnpike access linking the site to Kendall, Miami International Airport, and the Downtown / Brickell employment core.
- Tri-Rail and Brightline provide regional and intercity rail connectivity across the broader South Florida corridor.
- Served by Miami International Airport, the busiest U.S. gateway for international passengers and freight.



PINE PLACE

DEMOGRAPHICS



DEMOGRAPHICS

94,353
POPULATION (5-MI, 2023)

28,676
HOUSEHOLDS (5-MI)

\$77,173
AVG HH INCOME (5-MI)

The trade area surrounding Pine Place is experiencing strong, sustained population growth — up nearly 40% since 2010 — with average household income projected to grow approximately 18% over the next five years. The renter-heavy household base, younger median age, and persistent for-sale affordability gap combine to create deep, durable demand for well-located attainable housing.

METRIC	1 MILE	3 MILES	5 MILES
2023 Population	19,930	57,901	94,353
2028 Population (Proj.)	22,758	62,026	99,070
2023–2028 Annual Rate	2.69%	1.39%	0.98%
2023 Median Age	31.1	31.7	32.5
2023 Total Households	6,500	18,140	28,676
2028 Households (Proj.)	7,595	19,793	30,604
2023 Median HH Income	\$50,035	\$53,026	\$56,631
2028 Median HH Income	\$56,493	\$60,399	\$64,552
2023 Avg HH Income	\$64,452	\$70,330	\$77,173
2028 Avg HH Income	\$76,928	\$83,354	\$91,228
2023 Avg Household Size	3.05	3.18	3.27

Source: U.S. Census / Esri Business Analyst, 2023 estimates and 2028 projections; rings centered on the subject property.

PINE PLACE

HOMESTEAD

SW 284TH STREET & SW 132ND AVENUE
MIAMI / HOMESTEAD, FL 33033

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