



PRINCETON DEVELOPMENT SITE

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South Dixie Highway & SW 244th Street Homestead, Florida

Colliers International as exclusive marketing advisor, is pleased to present the Princeton Development Site in Homestead, Florida. The site features 11.11 acres and allows for the development of up to 350 apartment units. The Princeton Development site presents a rare opportunity to build a residential multi-family building in the heart of the Princeton Community Urban Center District, immediately adjacent to the Redlands Market Village and the Park& Ride for the Metrobus Transit line. The site is strategically located with easy transit access to employment centers such as Southland Mall and Dadeland within an expanding community with extremely high occupancy and strong demand for new development.



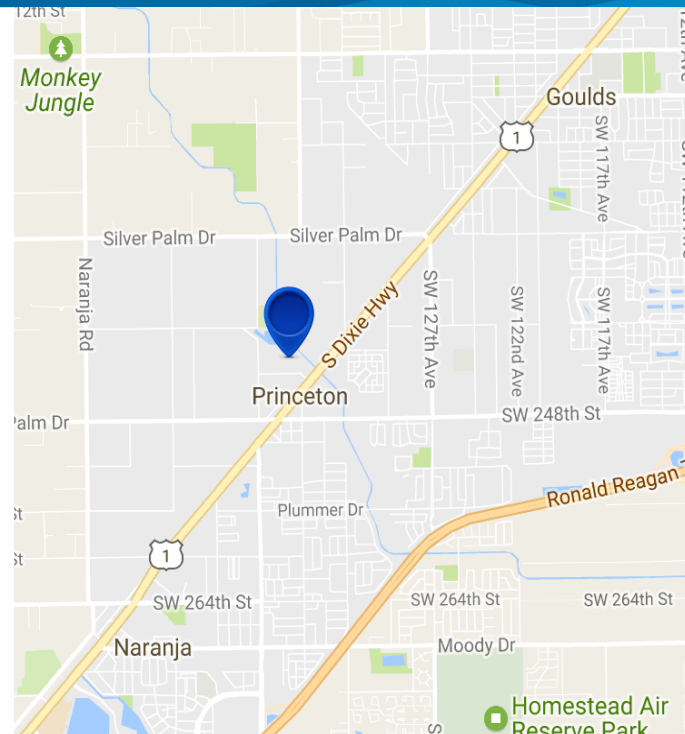
The Princeton Development Site represents a valuable opportunity for a developer to acquire an undeveloped parcel of land within the city's Urban Center District and join the wave of growth in which the community finds itself. The site is ideally situated adjacent to South Dixie Highway, which is a major South Florida highway connecting the Florida Keys to Miami's Urban Core and beyond. Princeton, Florida is a small suburban community located just north of Homestead in southwest Miami-Dade County. It is home to a growing workforce population with strong demographics and economic fundamentals. Residents of the proposed development will have access to major retailers such as Wal-Mart, Target, Publix and the Southland Mall within close proximity and will have direct access to South Dixie Highway from 244th street. The site is located next to the Redlands Agriculture District and directly across from the Redland's Farmers Market, which is a major landmark of the area. Residents will also have direct access to the Metrobus stop on 244th street.

INVESTMENT SUMMARY

| | |
|------------------------------|---|
| Location | SW 244th Street and South Dixie Highway |
| Total Site Area | 483,951 SF (11.11 Acres) |
| Folio Numbers | <ul style="list-style-type: none">30-6923-000-076030-6923-000-0810 |
| Building Height Restrictions | 2-6 Stories |
| Density | 12-52 Units/ Acre |
| Zoning | MM, AD, ID |

For more information on this opportunity, please visit:
<https://www.crex.com/properties/12763>

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