

# HOMESTEAD INVESTMENT LAND

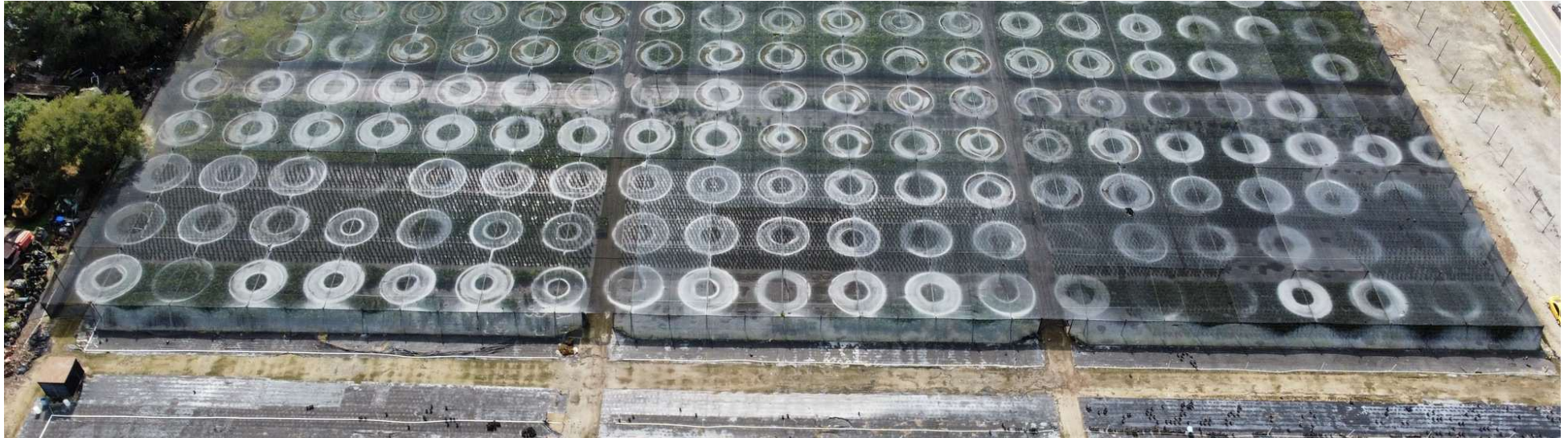
SOUTHWEST 137TH AVENUE  
HOMESTEAD, FL 33177

Josh Sheppard  
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Bo Jahna  
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# Property Overview



**Sale Price**

**\$3,400,000**

## OFFERING SUMMARY

|                 |                    |
|-----------------|--------------------|
| <b>Acreage:</b> | <b>10.57 Acres</b> |
| Price / Acre:   | \$321,665          |
| City:           | Homestead          |
| County:         | Miami-Dade         |
| Property Type:  | Land Investment    |

## PROPERTY OVERVIEW

This 10+ acre property situated in East Homestead along the Urban Development Boundary (UDB), represents an great investment opportunity for future development. The surrounding area is witnessing a surge in developments along with a widening of SW 137th Ave, making this parcel a prime candidate for investors aiming to leverage the anticipated growth.

The property is irrigated with shade cloth throughout and is currently being utilized by the business as an above-ground nursery for indoor foliage. The sale of this property will not include the business itself but rather solely the land and improvements. A sale-leaseback option will be considered for the sale of this property.

# Specifications & Features



## SPECIFICATIONS & FEATURES

### Land Types:

- Farms & Nurseries Properties
- Land Investment
- Nursery
- Residential Development
- Transitional

### Uplands / Wetlands:

No Wetlands

### Soil Types:

Krome Gravelly Loam

### Taxes & Tax Year:

\$609.00

### Zoning / FLU:

AG-5

### Road Frontage:

SW 137th Ave

### Fencing:

Maintained Perimeter

### Current Use:

Above Ground Container Nursery

### Potential Recreational / Alt Uses:

Land investment/residential development

### Inventory:

No inventory will be offered in the sale of this property. This sales consists SOLELY of the business's asset and not the business itself.

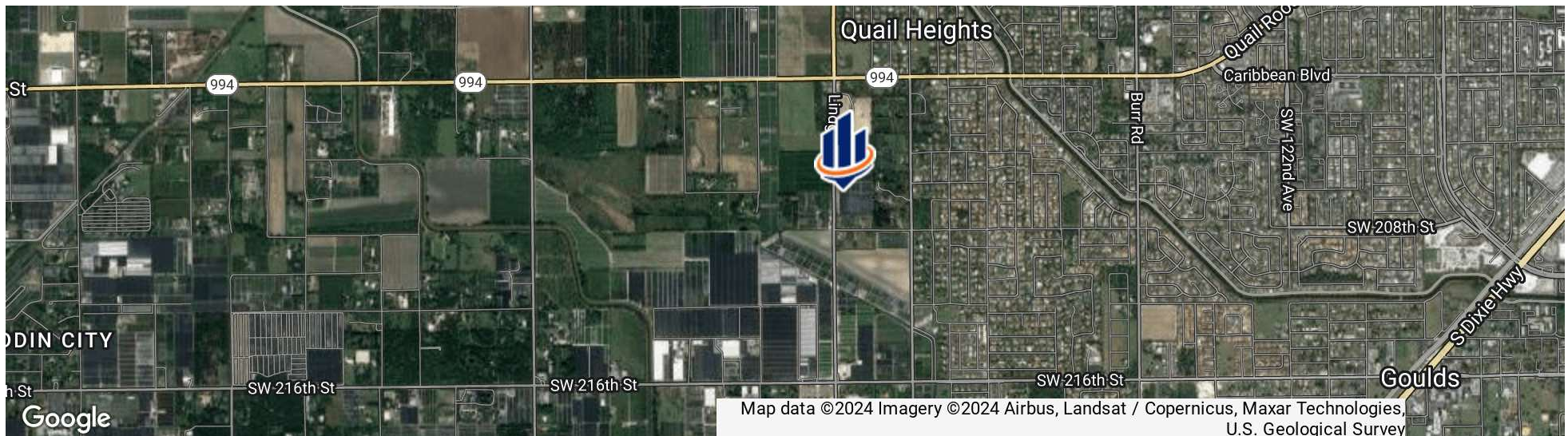


# Location



## LOCATION & DRIVING DIRECTIONS

Parcel: 3069110000150  
GPS: 25.5749596, -80.4125866  
Driving Directions:  
Showing Instructions: Please call Josh Sheppard  
407.399.1120



# Demographics Map & Report

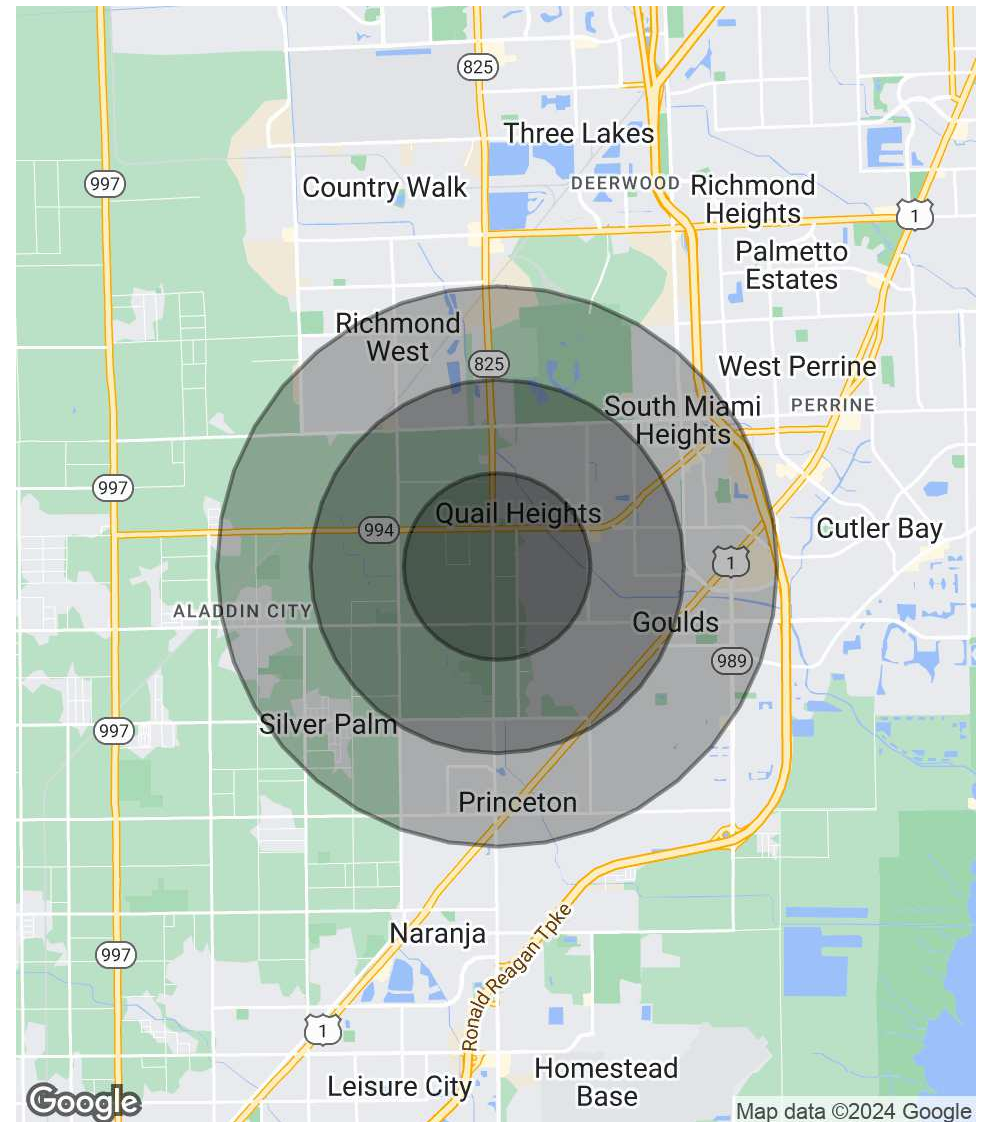
## POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,192  | 29,153  | 67,167  |
| Average Age          | 30.6   | 32.1    | 32.6    |
| Average Age (Male)   | 30.6   | 30.7    | 30.7    |
| Average Age (Female) | 31.2   | 34.3    | 35.2    |

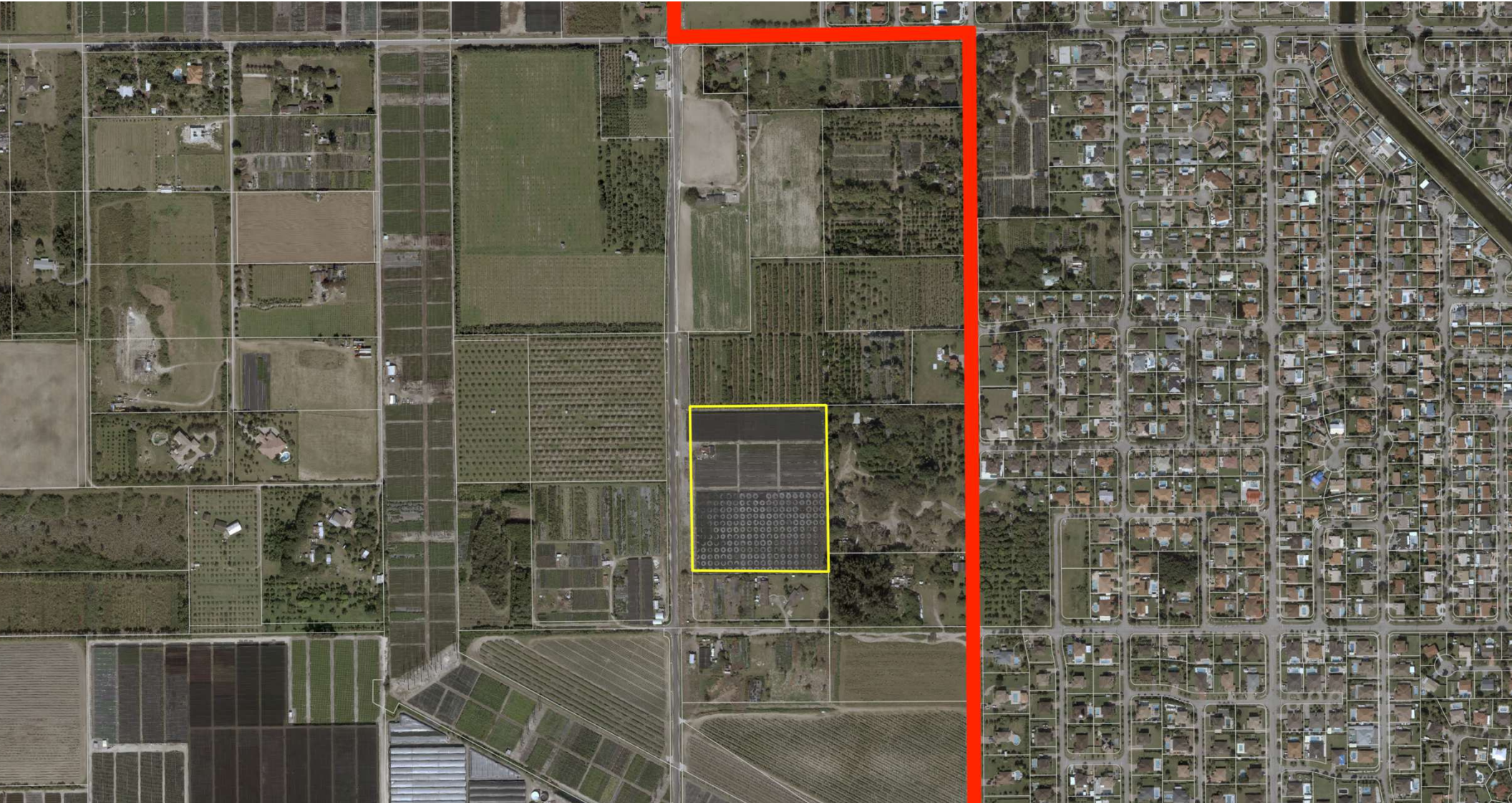
## HOUSEHOLDS & INCOME

|                     | 1 MILE   | 2 MILES  | 3 MILES  |
|---------------------|----------|----------|----------|
| Total Households    | 2,166    | 8,610    | 19,938   |
| # of Persons per HH | 3.3      | 3.4      | 3.4      |
| Average HH Income   | \$83,211 | \$73,353 | \$61,386 |

\* Demographic data derived from 2020 ACS - US Census



# Urban Development Boundary



# Advisor Biography



**JOSH SHEPPARD**

Associate Advisor

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Direct: 877.518.5263 x388 | Cell: 407.399.1120

## PROFESSIONAL BACKGROUND

Josh Sheppard is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Before joining the brokerage, Josh served as a founding member of two high-growth startups. Drawing on experience in startups, he identifies opportunities in emerging industries and technologies for clients seeking to buy or sell development land.

Josh works in the South Florida market, one of the nation's fastest growing technology corridors. He also works with landowners and buyers of ranchland, recreational land, and agricultural land.

Josh holds a Bachelor of Science in Business Administration from the University of Central Florida. In his free time, Josh enjoys fishing, golf, and spending time with family.

Josh specializes in:

- Development
- Ranch & Recreational land
- Agricultural land

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1723 Bartow Rd  
Lakeland, FL 33801

# Advisor Biography



**BO JAHNA**

Advisor

bojahna@svn.com

Direct: 877.518.5263 x366 | Cell: 863.557.0320

## PROFESSIONAL BACKGROUND

Bo Jahna is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Bo is a licensed real estate associate located in Jupiter, Florida. His main focus is transitioning raw land into residential development properties along the east coast of Florida. Bo also specializes in mining and agricultural properties.

He is a 4th generation Floridian and landowner who comes from a family with long-time ties to Polk County and the mining industry.

Bo received his bachelor's degree in Business Administration from the University of Central Florida and his MBA with a finance specialization from the Huizenga School of Business at Nova Southeastern University. He also holds a certification for pricing analytics from Columbia University.

Previously, Bo was the CFO of a manufacturing company in Miami. After the sale of the company, his love of Florida land drew him to agricultural real estate

Bo's personal interests include traveling with family, hiking with his dogs, fishing and reading.

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