



CITY PARK AT WEST KENDALL

A vibrant new center for jobs, entertainment, and daily life close to home

City Park will create more than 32,000 new jobs, finally delivering the long overdue economic engine West Kendall has been missing. Anchored by a lively town center with new dining, shopping, entertainment, and community gathering spaces, this \$2 billion, 990-acre mixed-use community will be self-sustaining, with schools, office and light industrial space, and 7,800 new homes, offering a wide range of options to cater to every lifestyle and price point. With more than 250 acres reserved for parks, lakes, trails, open space, and a future transit hub, City Park embraces the ideals of a 15-minute city — where everything is just a short walk or bike-ride away, reducing traffic, bringing amenities closer to home, and creating a complete, walkable community where families can work, learn, play and live.

ECONOMIC IMPACT

\$2.35B Annual Economic Output to Miami-Dade County

32,000+ New Jobs Created

- **19,378** construction jobs, generating **\$1.07B** in wages over the development of City Park
- **13,065** permanent jobs (7,844 direct + 5,221 indirect/induced), producing **\$897M** in annual wages

\$2.0B

in development costs, including **\$181M** in permit & impact fees for Miami-Dade County during construction

\$37M

in annual property taxes, including **\$21M** for Miami-Dade County and **\$14.6M** for public schools

\$75,000/year:

Permanent direct job salary, well above Miami-Dade's median wage.

KEY BENEFITS

City Park will transform West Kendall residents' quality of life by delivering jobs, more affordable housing options, schools, parks, and amenities in one balanced community.

- Establish West Kendall's first true employment and lifestyle center with **32,000+** new jobs
- Reduce commutes and traffic congestion with jobs, schools, and amenities close to home, plus a future transit hub connecting West Kendall to the region
- Create a lively town center with restaurants, breweries/wineries, shops, entertainment, plaza, and boardwalk — the heart of City Park where families gather, play, and connect
- Deliver **7,800 homes** — with over **20 unique** housing designs to cater to every lifestyle and price point
- Support Miami Executive Airport's spaceport expansion with modern industrial space for aero space growth, creating high-wage jobs close to home
- Provide **250 acres** of parks, lakes, and nature trails — one of the largest open-space commitments in West Kendall
- Build a walkable, eco-friendly, **15-minute city** — a self-sustaining community designed for the future.



FAST FACTS

- **Village Core: 144-acre** walkable district with shops, restaurants, entertainment, plaza, and boardwalk — the heart of City Park.
- **Retail: 1.4 M SF** of shops, restaurants, and neighborhood services.
- **Office: 500,000 SF** for medical, professional, co-working, and educational uses that directly serve the community — not a suburban corporate campus.
- **Light Industrial: 526,000 SF** of light industrial/flex space on the site's edge, supporting local businesses, last-mile services, and Miami Executive Airport's aerospace and future spaceport growth.
- **Residential: 7,800 homes** — 4,500 townhomes, 2,200 multifamily/live-work, 1,000 single-family homes; 975 workforce homes; 20 unique home designs offering variety for every stage of life.
- **Schools/Civic Uses: 20 acres**, up to 3,800 students, ensuring education grows with the community.
- **Open Space: 250 acres** (25% of site); includes parks, lakes, a community farm, and 10 miles of bike/walking trails

WHY NOW?

- **Traffic Crisis / Nowhere to Work or Play Nearby:** Kendall residents spend 86 hours a year stuck in traffic, commuting long distances for jobs and entertainment. With just 3.8 acres of commercial land per 1,000 residents — 17% below the County average — West Kendall lacks the space for local jobs.

City Park fills this gap with 32,000+ new jobs over the life of the development and a vibrant lifestyle center for dining, shopping, and entertainment close to home. By bringing jobs, schools, and amenities nearby, it helps cut commutes and ease congestion. With no other suitable sites of this scale available inside the Urban Development Boundary, capable of accommodating housing, jobs, schools, open space, and a transit hub, City Park represents a once-in-a-generation opportunity to create a balanced community for West Kendall and the County.

- **Housing Affordability Crisis:** Only 3% of single-family homes listed in Miami-Dade County in May 2025 were under \$400,000, down from 30% in 2019, and townhomes — a top choice for working families — make up just 6% of supply. Even as the County grows overall, the county lost 31,000 residents per year between 2015–2022 to domestic migration — many of them middle-income working families seeking to move to more affordable metro areas of the State and country.

City Park helps reverse this trend with 7,800 homes, many in townhome and multifamily/live-work formats, priced for middle income families; plus nearly 1,000 reserved as dedicated workforce homes for essential workers, including teachers, nurses, police officers, and first responders.

- **Population Growth:** Even as a growing number of Miami-Dade families move out of the region due to cost of living, the County is still projected to add 21,800 residents annually from internal population growth and in migration through 2030, exhausting single-family capacity by 2029.

City Park addresses this growth by adding 7,800 new homes and 32,000 new jobs that residents will need, which is the opposite of urban sprawl. It's smart growth that balances homes, employment, schools, entertainment, and parks in one complete community.

- **Aerospace & Spaceport Opportunity:** Miami Executive Airport (KTMB) is being positioned as a future spaceport, with Miami-Dade seeking to capture part of a booming aerospace sector projected to reach \$1 trillion in the coming years. West Kendall has the chance to become a hub for training, innovation, and high-wage aerospace jobs, but it requires modern industrial space to make it real.

City Park provides that solution with 526,000 SF of clean industrial space designed to attract aerospace suppliers and training partners, aligning with the County's vision and turning this once-in-a-generation opportunity into a long-term economic engine for the community.

- **Climate Resilience & Sustainability:** West Kendall faces rising risks from potential flooding and extreme weather, and new development must be designed to withstand these challenges.

Located outside the proposed two-mile buffer zone around Everglades National Park, out of any environmentally sensitive designated areas, City Park is designed with climate resilience in mind. Nearly a quarter of the site is devoted to lakes, greenways, and stormwater systems that capture and treat rainfall, reduce flood risks, recharge the aquifer, and improve water quality, especially compared to current agricultural use of fertilizers, herbicides and pesticides. Modern features like graywater reuse, solar readiness, EV charging, and upgraded infrastructure make City Park more efficient and better prepared for the future.

- **Livability for New Generations:** A 2023 National Association of Realtors survey found 90% of Gen Z and Millennials rate walkability as important when choosing where to live. Yet most unincorporated Miami-Dade County communities still require long drives for work and entertainment.

City Park is designed as a 15-minute city — where housing, work, schools, shopping, and recreation are all within a short walk or bike ride — delivering the convenience, sustainability, and community connection younger generations are seeking.





Why West Kendall Needs City Park

Residents currently spend up to 3+ hours a day commuting to job centers. City Park will reverse the imbalance, bring 32,000 jobs and amenities close to home—cutting commutes, reducing traffic, and improving quality of life.

Today: Long Commutes

Closest Jobs/Entertainment Hubs
(One-Way A.M. Rush Hour)

Coconut Grove - **16 miles / 1.5 hrs**

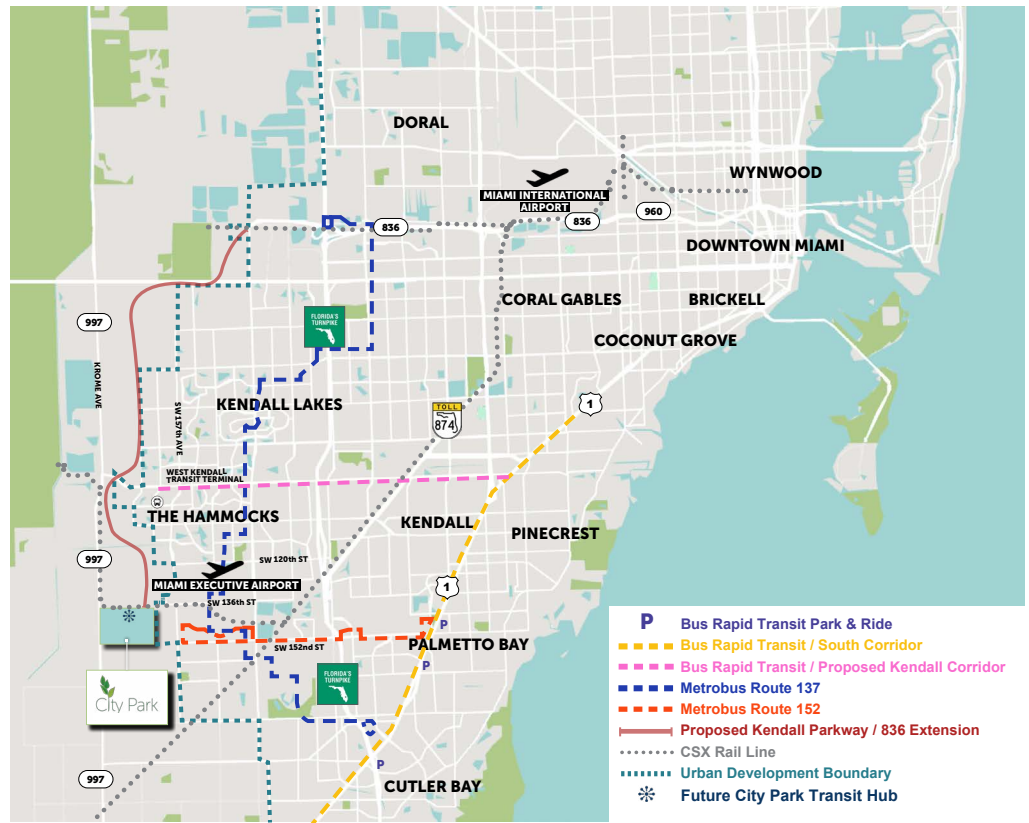
Coral Gables - **18 miles / 1.5 hrs**

DT Miami - **20 miles / 1.75 hrs**

Doral - **22 miles / 1.75 hrs**

Wynwood - **24 miles / 1.5 hrs**

Brickell - **25 miles / 1.75 hrs**



THE DEVELOPERS BEHIND CITY PARK

City Park is being developed by a respected team of industry leaders with more than 150 years of combined experience delivering communities that enhance quality of life, create jobs, and attract investment.

The Easton Group, a family-owned, Miami-based commercial real estate firm, brings five decades of leadership and a portfolio of more than 6 million square feet of industrial, office, and retail space. The firm has a proven track record of creating major employment centers, including International Commerce Park (ICP) in Doral, home to FedEx and other flagship companies.

Lennar, founded in Miami-Dade in 1954, is one of the nation's largest homebuilders and a core fixture in South Florida. With over one million homes built nationwide, Lennar has delivered many vibrant mixed-use communities across the country and played a key role locally in bringing Downtown Doral to life.

Bill Albers brings more than four decades of executive leadership. As a Partner with MPKA, LLC and former CFO of Centex Homes, he has overseen numerous successful real estate investments and capital programs nationwide. His expertise in finance and acquisitions ensures City Park is built on a strong foundation and positioned for long-term success.