

Pair of transit-oriented developments open on opposite ends of Miami-Dade County

Atlantic Square offers 616 units in downtown, while Quail Roost's second phase provides 124 senior-living apartments



By [Joshua S. Andino](#)

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Miami-Dade opened two transit-oriented developments at opposite ends of the county, with one being the biggest single-phased project of its kind and the other comprising a senior housing facility. Atlantic Square's 616 units in the heart of downtown represents the largest mixed-income, transit-oriented development built in a single phase in the county, according to local officials. Developed through a public private partnership, Atlantic Square includes 320 workforce housing units and another 40 set aside as affordable. The remainder are market-rate units with rents ranging from \$1,945 to \$3,992 per month. Atlantic Square has 25,000 square feet of ground-floor retail and restaurant space. The parking garage is covered with a public art installation by South Florida-based Marielle Plaisir, featuring monumental blue cladding and nighttime illumination.

“By expanding housing opportunities while also connecting residents to jobs, transit, and community resources, we are investing in neighborhoods like Overtown and creating a more resilient and equitable future for our county,” said Miami-Dade County Mayor Daniella Levine Cava in a press release.

The 36-story tower at 777 NW Second Ave. is within walking distance of three mass-transit stations: Brightline’s MiamiCentral, Metrorail’s Historic Overtown and Metromover’s Wilkie D. Ferguson. Tri-rail, a public commuter rail service, also stops at MiamiCentral.

Local officials have been advancing transit-oriented developments throughout the county with the aim of giving residents the option of not relying on having a car. Miami has some of the worst traffic in the country, ranking sixth nationally with residents losing 75 hours a year behind the wheel, according to traffic intelligence firm Inrix. Atlantic Square is the latest to open in Miami’s historically Black Overtown neighborhood that experienced mass displacement due to highway construction in the 1960s. Local officials have helped launch new affordable and mixed-use housing projects in the area in the past few years, including [Sawyer’s Walk](#). The 578-unit mixed-use complex next door to Atlantic Square brought major retailers such as Aldi and Target to the area for the first time, as well as the North American headquarters of global shipping company MSC.

“This historic community, once a thriving center of Black culture, commerce, and entertainment, is experiencing a renaissance thanks to conscious developments like Atlantic Square which includes almost 60% of workforce and affordable housing in a market-rate property,” said Christine King, a city of Miami commissioner whose District 5 encompasses the neighborhood, in the release.

At the same time, officials opened another transit-oriented development through a public-private partnership. Quail Roost Station's second phase includes 124 units dedicated to

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seniors. The property is located 15 miles southeast of Atlantic Square in Homestead, Florida.

Quail Roost Station's second phase at 18555 Homestead Ave. is directly adjacent to a Bus Rapid Transit station along the South Dade Transitway. Rents at phase two range from \$579 to \$1,847 per month, depending on the tenant's income. The project's 200-unit first phase at 18505 Homestead Ave. was completed last year.

For the record

Atlantic Square's public-private partnership included Atlantic Pacific Cos., Greater Bethel African Methodist Episcopal, Palmetto Homes, GTIS Partners and PNC Real Estate. The team behind Quail Roost Station's second phase included Atlantic Pacific Cos., EAC Developers, Palmetto Homes, East Coast Development Enterprise and Wells Fargo.

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