



Photo provided by Sunbeam Properties

Miramar: A City on the Rise

Location at the center of South Florida makes city a destination of choice

Miramar epitomizes the thoughtful and planned growth that has been central to Florida's prosperity for generations. Built with the future in mind, the city's access to major business centers, transportation networks and highways, its skilled workforce trained by local initiatives and area universities and colleges, and quality of life and culture, make Miramar an attractive, thriving destination for employers and families alike.

When Sydney Ansin began buying land at government auction in the western Broward County city of Miramar in the post-war 1950s, he didn't have big plans for his parcels.

In fact, he didn't even know it was in Miramar. A real estate broker misread the maps, and Ansin, a Massachusetts native who vacationed in South Florida, found himself assembling acreage formerly used

for military missile testing and which at the time was mostly undevelopable.

"It was under water half the year," recalled Andrew "Andy" Ansin, his grandson.

Then the U.S. Army Corps of Engineers began building canals to drain Southwest Broward. Sydney and son, Edmund, saw opportunity in the bedroom community. They assembled over 2,000 contiguous acres, building their holdings and planning for the future.

Today, the city that the family and its Sunbeam Properties helped create is at the epicenter of South Florida's growth.

"Our company has always worked very hard with the city and tenants, so that when luck comes we're prepared to take advantage of it. You need to have the basics in place to handle it."

ANDREW ANSIN
Sunbeam Development Corporation



The Cove is a large mixed-use development by Sunbeam Development Corp. at the northeast corner of Miramar Parkway and Red Road in Miramar, FL. Planned to open in late 2028, it will include residential units, retail and dining, a hotel, office space, and significant green space with a 2.1-mile trail loop. | Photo provided by Sunbeam Development

GROWTH AT A GLANCE

Miramar's population and economic growth reflects the region's and Florida's continued dynamic expansion.

YEAR	POPULATION
1961	7,000
2000	72,000
2010	122,000
2015	132,000
2020	138,000
2025	140,000+

YEAR	PROPERTY VALUATION
2000	\$2.5 BILLION
2025	\$50 BILLION

"There's a lot to be said for luck," said Ansin, CEO of Sunbeam Development Corp, whose remaining 500 acres today are home to the iconic Miramar Park of Commerce business and logistics center, and The Cove, a 127-acres mixed-use community. They also are building the new location for WSVN television station the family has held the license for since the 1950s.

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The city of Miramar has invested millions to build and upgrade its facilities and infrastructure to create the city of the future. Strategically located in southern Broward County, just north of the Miami-Dade line, Miramar has evolved from a quiet suburban enclave

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into one of South Florida's most dynamic urban centers.

For employers and residents alike, Miramar is where business opportunity meets quality of life. It blends connectivity, innovation, education, access to world-class health care, and culture into a model for sustainable growth for residents, and employers across key sectors.

Its location, access to regional business centers, skilled, multilingual workforce, and commitment to livability have made Miramar one of the most attractive destinations in the region for both employers and families. Thoughtful planning, well-designed residential communities, and exceptional parks offering recreation has drawn major employers, corporate campuses, higher

education institutions, a leading hospital, and a mix of restaurants and retail centers.

As Miramar celebrates more than 70 years since its incorporation in 1955, it stands as a model of balanced progress. From its thriving business parks and innovative startups to its cultural center and livable neighborhoods, the city embodies what it means to grow with purpose.

"For employers seeking a strategic base in South Florida, and for families seeking a vibrant, connected place to call home, Miramar represents the best of both worlds," said Mayor Wayne Messam, whose decade in office has ushered in much of the city's change and its blueprint for future growth. "We're a city built for today and ready for the future."



Mayor Messam addresses the crowd at the Annual Aviation Conference in Miramar which is designed to expose local students to aviation and STEM careers. | Photo provided by City of Miramar

A connected address for all sectors

At the heart of Miramar's success is its enviable location. Consider the recent move by VSE Corporation. In late 2024, the publicly traded aviation services and logistics company relocated its headquarters from Virginia to the Miramar Park of Commerce. The company now occupies 143,000 square feet of commercial space, integrating its corporate offices, maintenance operations, and aviation segment headquarters in one location.

VSE president and CEO John Cuomo described the move as a strategic decision that enhances the company's ability to serve partners and reinforces its commitment to the South Florida aerospace community. It also further establishes Miramar as a center of

aviation excellence.

Aviation is only one sector. The city's economy is powered by this diverse mix of future-focused industries and the educational institutions that train tomorrow's high-skilled workforce. The city has become a hub for software development and IT services, a growing center for aviation and aerospace maintenance, as evidenced by VSE's corporate relocation.

Other high-growth sectors include life sciences, health care, logistics, consumer products, and financial and business services. These all contribute to Miramar's broad-based economic foundation.

The city's connectivity to the broader

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South Florida region has long been a defining advantage. It sits at the intersection of major transportation corridors, with direct access to the region - and state - via Florida's Turnpike, Interstates 75, 595 and 95. Where other cities struggle with east-west commutes, arterials such as Miramar Parkway, Pembroke Road and Hallandale Beach Boulevard are close at hand.

These routes position Miramar within easy reach of both Miami International Airport and Fort Lauderdale-Hollywood International Airport, two of the busiest aviation gateways in the nation. It's also a short drive of the region's three seaports, two major rail lines, and logistics hubs.

Economic development continues to evolve through strategic initiatives such as the creation of a Foreign Trade Zone (FTZ) at the Miramar Park of Commerce, encompassing 20 of the park's 150 buildings. The FTZ designation streamlines international trade and logistics operations, strengthening the city's role as a global business gateway.

This network gives businesses in Miramar the ability to move goods and people efficiently across domestic and global markets. For residents, it means convenient access to jobs, entertainment, and education throughout South Florida, reinforcing Miramar's appeal as both a workplace and a place to call home.

Nowhere is Miramar's commercial vitality more evident than in the Miramar Park of Commerce, South Florida's largest locally owned and managed business park. Spanning some 5.5 million square feet and housing over 180 national and international companies, the Park employs more than 10,000 people and serves as a major engine of economic development for the region. Sixteen Fortune 500 companies call it home, including Caterpillar, Nissan North America, Siemens, Stanley Black & Decker, Johnson Controls, Walgreens Boots Alliance, and Trane.

Other top employers in the city include General Electric, Neiman Marcus, Humana, Quest Diagnostics, Tommy Hilfiger, and Toyota.

These global brands, as well as start-ups and small- and medium-sized businesses, are drawn not only by Miramar's access to transportation, but also by the city's strong workforce and business-friendly climate.

Miramar also maintains international partnerships, including a sister city relationship with Belize City, and participates in regional trade and cultural expos to promote foreign direct investment "to capitalize on our assets," Mayor Messam said.

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Local business leaders and entrepreneurs connect during the Broward Supplier Development Exchange, a program that connects small businesses with government procurement representatives to help them learn about and win government contracts. | Photo provided by City of Miramar.



The Miramar Park of Commerce is South Florida's largest locally owned and managed business park. | Photo provided by Sunbeam Developments



The Miramar Town Center Library stands as a cornerstone of education and community engagement. | Photo provided by City of Miramar.