

MURRAY REALTIES, INC.

Agricultural Land 15.4+/- Acres- Lease

FOR LEASE OR SALE

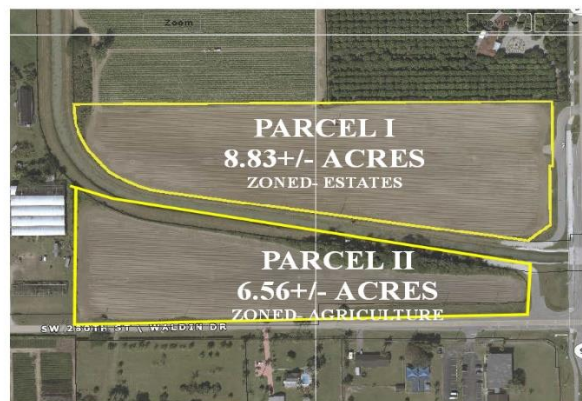
(Owner may consider selling both parcels)

LAND- 2 Parcels- 8.834+/- Acres & 6.561+/- Acres

(Zoned- Agricultural & Estates 1-Acre)

TOTAL ACRES

6.56-15.4+/-



**NWC OF KROME AVE (SW 177 AVE)
& SW 280 ST HOMESTEAD, FL.**

PRESENTED EXCLUSIVELY BY:

**WARREN J STEIN
PAMELA A WETMORE**

**954-882-8491 C.
954-614-7030 C.**

MURRAY REALTIES, INC.

941 NW 92nd TERRACE
PLANTATION, FL. 33324

954-474-8585 O., MurrayREInc@aol.com

NOTE : Subject to errors, omissions, change in price/status or withdrawal from market without notice.

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CONFIDENTIALITY/NON-DISCLOSURE AGREEMENT

This package is for **15.4 +/- Acres of Land- For Lease- Zoned Agricultural & Estates 1-acre**, by accepting this package you agree to the terms below. Property consists of approximately 670,606.2+/- gross sf, located NWC of Krome Ave (177 Ave) & SW 280 St in Unincorporated Miami-Dade (Homestead/Redlands), FL. 33031 in Miami-Dade County, is presented exclusively, and confidential in nature, by **MURRAY REALTIES, INC.**

The material contained herein is confidential and is presented strictly as background information for the exclusive use of the prospective purchaser. Acceptance of this package and Confidentiality/Non-Circumvention/Non-Disclosure Agreement constitutes an agreement, for one (1) year, not to divulge, share or distribute the information to any other party, except purchaser's legal counsel and financial advisors; prospective Buyer(s), and/or Buyer's legal counsel, and/or Buyer's financial advisors, and/or anyone associated with Buyer(s) will not contact Owner or Lender, and will not circumvent Murray Realities, Inc., in any manner whatsoever, at any time, at all, ever.

Owner, and Brokers, make no representations or warranties, express or implied, as to the accuracy or completeness of any marketing information provided by them. Interested parties should perform their own investigations, analyses, estimates & projections, and otherwise satisfy any concerns regarding material aspects of the proposed transaction, including but not limited to legal, municipal, financial, environmental and physical issues affecting the property.

Murray Realities, Inc. is acting as a Transaction Broker.

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15.4 acres Agricultural Land
NWC Krome Ave (177 Ave) &
280 St.

Unincorporated Miami-Dade
Biscayne Bay

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EXECUTIVE SUMMARY

- ADDRESS:** NWC Krome Ave (177th Ave) & SW 280th St Unincorporated Miami-Dade (Homestead/Redlands area) 33031.
- FOLIO #'S:** Parcel 1: 30-6836-000-0550, Parcel 2: 30-6836-000-0551.
- LEASE & SALES PRICE:** Asking price is from **.27cents per SF. \$15,904 month. MAKE AN OFFER. Sales have been in the range of \$125,000- \$250,000 per acre. MAKE AN OFFER.**
- GROSS SF:** Parcel 1: 384,809.04+/- SF & Parcel 2 : 285,797.16+/- SF=
670,606.2+/- Total SF.
- ACRES :** Parcel 1: 8.834+/- acres & Parcel 2: 6.561+/- acres= **15.4+/- Total Acres.**
- ZONING:** Parcel 1: 2300 Estates 1-Acre (N. parcel) & Parcel 2: 9000 Agriculture (S. parcel).
- DESCRIPTION:** **LOCATION, LOCATION, LOCATION! - \$181,122.48 YR INCOME POSSIBLE**
Farming land, easy access, available now. Well water on-site. Property is in unincorporated Miami-Dade or Homestead/Redlands area (area code 33031) in the agricultural & farming area. There are numerous homes in the vicinity, in the approximately \$600,000 + range. **Possible for re-development in the future.** Great location for this 15.4+/- acres, and easy to get to. One of the larger properties in the area. **Owner may consider selling. Ask Broker for pricing.**
- LEASE TERMS:** Negotiable terms. Can lease both parcels together or separately. Rent is from .27 cents per sf. Present use of both parcels is farming/crops/agricultural.
- USEAGE:** **Agricultural, farming/crops.**

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POSSESSION: Available to lease immediately.

CONTACT: Warren J Stein- [954-882-8491](tel:954-882-8491) & Pamela A Wetmore- [954-614-7030](tel:954-614-7030).

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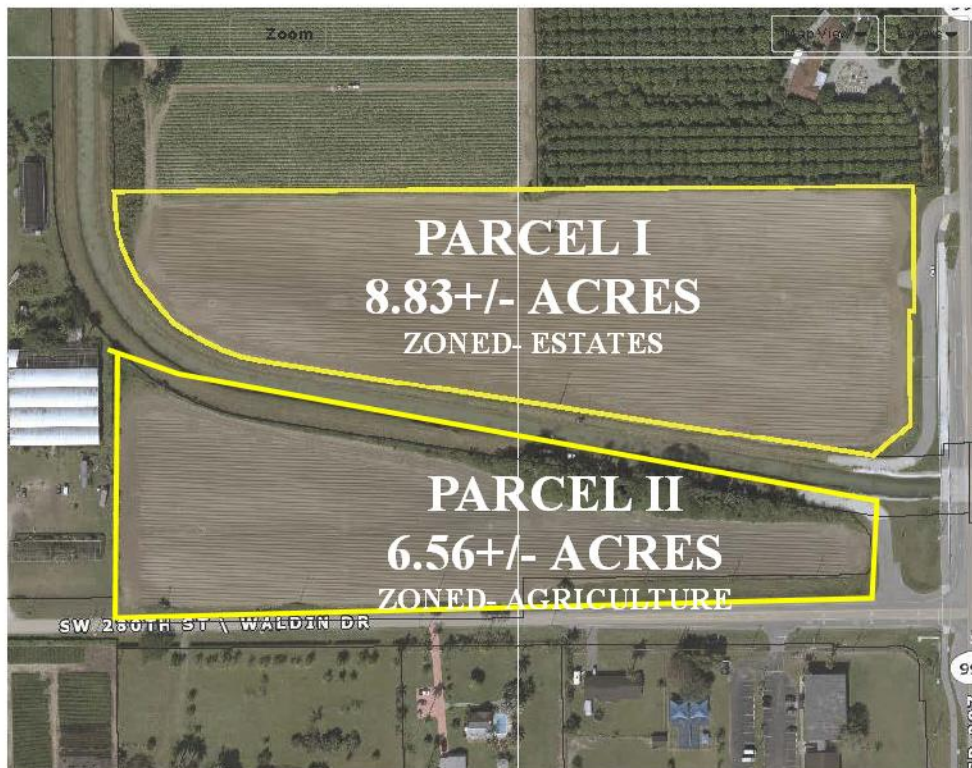
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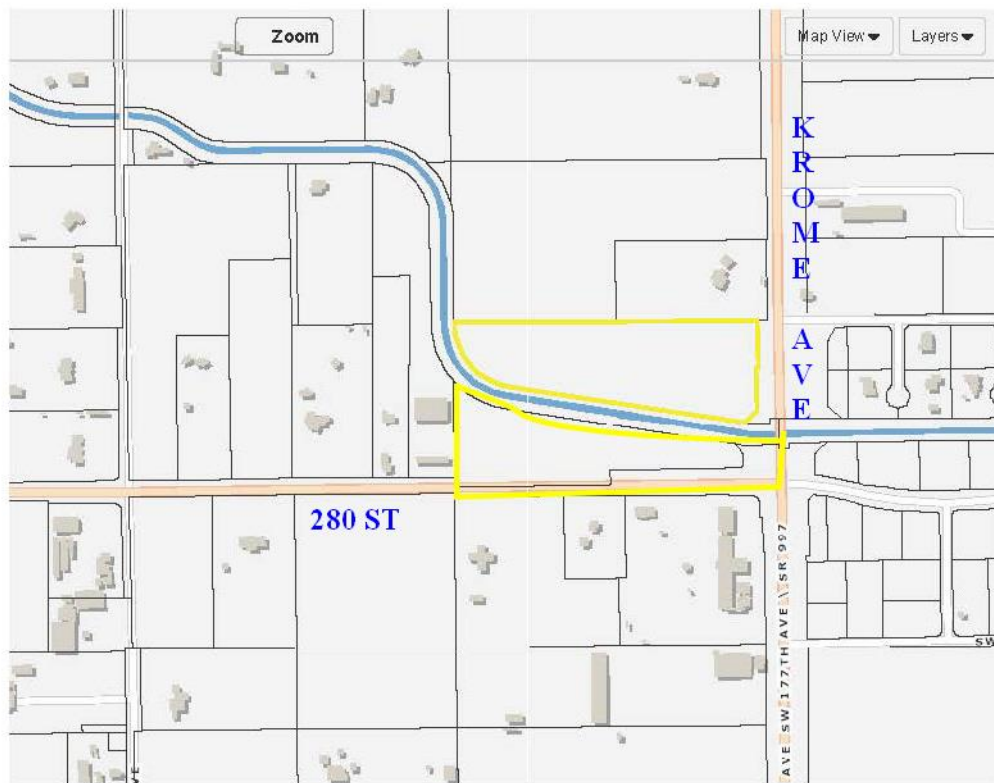
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STREET VIEW



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