

FOR SALE · COVERED LAND PLAY · LEASED AGRICULTURAL ·

## 21750 SW 226 Terrace

Miami, FL 33170 · Miami-Dade County

OFFERING PRICE  
**\$1,080,000**

**5.00% CAP RATE · NOI \$53,817**

±4.484Acres | 195,323SF | Zoning8900—Open / Rural

\$4,500/mo · Lease Through June 30, 2029



### OVERVIEW

Covered land play in the heart of Miami-Dade's Redland agricultural corridor. The approximately 4.48-acre property is fully leased through June 30, 2029 at \$4,500/month, generating an NOI of approximately \$53,817.

Fully operational and improved with dual wells, electrical service, shade house with drip irrigation, storage containers, a climate-controlled 40-ft office, two gated entrances, and a fully fenced perimeter.

With in-place income, established agricultural infrastructure, and nearly 4.5 acres in the heart of the Redland, the property offers a compelling covered land investment with long-term appreciation potential.

### PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| Pricing        | \$1,080,000                 |
| Parcel (Folio) | 3068170002070               |
| Lot Size       | ±195,323 SF / 4.484 Ac      |
| Zoning         | 8900 — Open / Rural (AG-GU) |
| Flood Zone     | AH                          |
| Water          | Dual Well On-Site           |
| Tax (2025)     | \$183 (AG Exempt)           |
| NOI            | \$53,817                    |
| Status         | Active — Available          |
| UBD            | Outside                     |
| Location       | Corner / Inside Lot         |

### IMPROVEMENTS ON-SITE

- Dual on-site water wells
- Shade house w/ drip irrigation
- 53-ft dry storage container 40-ft built-out office (A/C)
- Fully fenced, two gated entries
- Full electrical service
- 53-ft A/C'd container
- 20-ft dry storage container
- Two cultivation field areas
- Agricultural tax exemption

### SUITABLE USES

- Nursery / Greenhouse
- Row Crop / Farming
- Agribusiness Operation
- Contractor Yard
- Storage / Logistics
- Equestrian

### LOCATION CONTEXT

Situated in South Miami-Dade's Redland district — the most active agricultural submarket in the county. Surrounded by established nursery, greenhouse, and row-crop operations. Low annual tax burden with existing agricultural exemption in place.

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PROPERTY PHOTOGRAPHY · COVERED LAND PLAY

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**\$1,080,000 Offering Price | 5.00% Cap Rate | NOI: \$53,817**



Aerial context — subject property surrounded by active nursery and row-crop operations throughout Miami-Dade's Redland corridor.



Boundary aerial — ±4.484 ac fully fenced, two gated entries



On-site improvements — shade house, containers, built-out office

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