

DUPLEX DEVELOPMENT LAND

11305 NE 2nd Place, Miami, FL 33161

**0.75 AC DEVELOPMENT
LAND OPPORTUNITY**



NE 2ND PLACE

FOR SALE | \$1,850,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

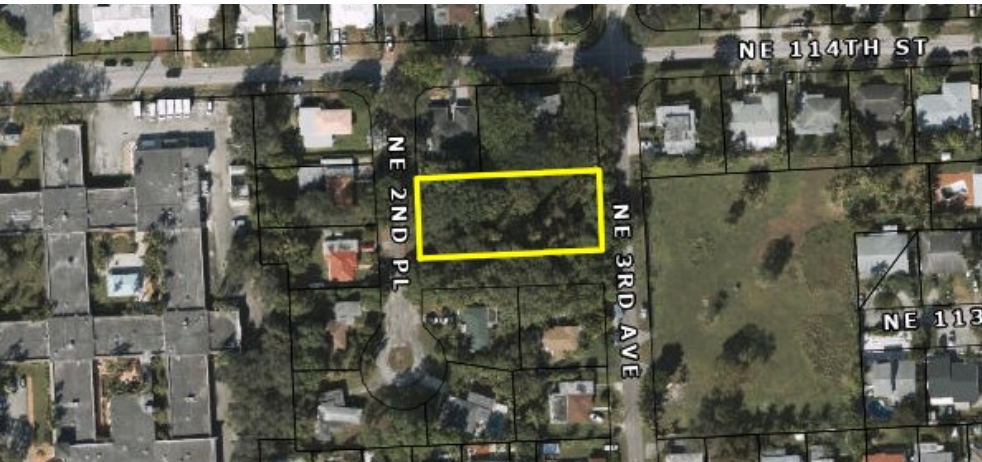
772.260.1655 Mobile

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PROPERTY OVERVIEW

Discover the potential of this 0.75 acre parcel located in Miami, FL. The site offers the capacity to accommodate 6-8 units or houses, making it an ideal project for residential developers and investors.

- Ideal for single-family or multi-family housing, including duplex structures.
- Nestled in a quiet cul-de-sac setting with convenient access to I-95.
- Minutes from Barry University, making it an attractive option for student housing or workforce accommodations.
- Neighboring North Miami, Biscayne Park, and just under 20 minutes from Miami International Airport.



PRICE	\$1,850,000
LOT SIZE	32,837 SF
ACREAGE	0.75 AC
FRONTAGE	95'
PROPOSED USE	Duplex / Triplex
TRAFFIC COUNT	17,300 ADT (from NE 2nd Ave)
ZONING	RU-2
LAND USE	Single-Family, Medium Density
PARCEL ID	30-2231-025-0020

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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VISUAL CONCEPT



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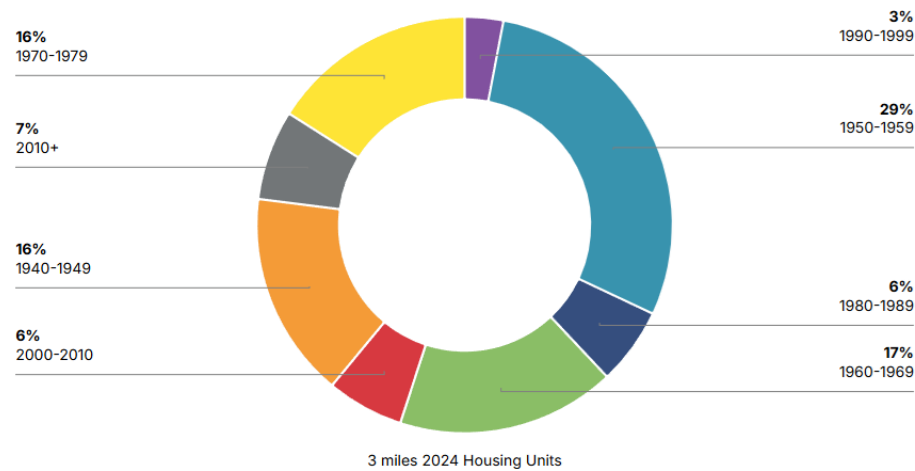
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DEMOGRAPHICS

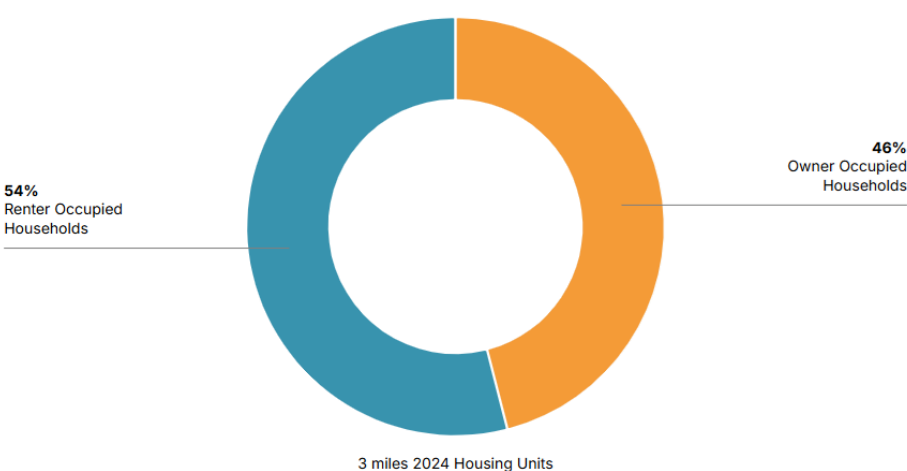
2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	20,944	1 Mile	\$90,904	1 Mile	38.7
3 Mile	182,561	3 Mile	\$69,044	3 Mile	40.1
5 Mile	455,377	5 Mile	\$71,224	5 Mile	40.5

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	20,620	1 Mile	\$61,382	1 Mile	37.3
3 Mile	180,426	3 Mile	\$48,636	3 Mile	40
5 Mile	456,027	5 Mile	\$48,786	5 Mile	40.6

Homes By Year Built



Housing Occupancy



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ZONING INFORMATION

ARTICLE XV. - RU-2, TWO-FAMILY RESIDENTIAL DISTRICT

Sec. 33-201. - Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed or structurally altered for any purpose in an RU-2 District which is designed, arranged, or intended to be used or occupied for any purpose, unless otherwise provided for, excepting for one or more of the following uses:

(1) Every use permitted in RU-1, RU-1M(a) and RU-1M(b) Districts.

(1.1) Workforce housing units in compliance with the provisions of Article XIIA of this Code.

(2) On lots meeting the requirements for two-family use, every use as a duplex or two-family residence, including two private garages.

(a) Where a single building is erected for separate families, the building shall have the appearance of a single-family dwelling house.

(b) Where two separate buildings are erected to house separate families on a single lot, one shall be placed to the rear of the other and not side by side within the minimum lot width required herein.

(3) Every use as a secondary or subordinate single-family residence or one-family garage apartment on the rear portion of a lot where there is only one (1) single-family residence on the front portion of said lot.

(Ord. No. 57-19, § 9(A), 10-22-57; Ord. No. 95-135, § 9, 7-25-95; Ord. No. 07-05, § 3, 1-25-07; Ord. No. 08-51, § 1, 5-6-08; Ord. No. 19-50, § 5, 6-4-19)

Sec. 33-201.1. - Subdivision of RU-2 lots.

Duplex uses which comply with the minimum standards of Chapter 33 of the Zoning Code for such uses in the RU-2 District and other districts where duplex uses are permitted may be subdivided so as to create one (1) lot for each dwelling unit, provided that the following conditions are met:

(1) Each individual lot must be subdivided in accordance with Chapter 28 of the Code of Miami-Dade County.

(2) Lot frontage. Each individual lot shall have a minimum frontage of thirty-seven and five-tenths (37.5) feet at the front property line and at the required twenty-five-foot front setback line.

(3) Lot area. Each individual lot shall have a minimum area of three thousand seven hundred fifty (3,750) square feet.

(4) Lot coverage. For each individual lot, the percentage of lot covered by structures shall not exceed thirty (30) percent.

(5) Parking. For each individual lot, a minimum of two (2) parking spaces per lot shall be provided.

(6) Height. The maximum height shall be thirty-five (35) feet and two (2) stories

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ZONING INFORMATION

- (7) Setbacks. Building setbacks, as applied to lot lines prior to lot division in accordance with this section, shall be as follows:

	<i>Front</i>	<i>Rear</i>	<i>Between Units</i>	<i>Interior Side</i>	<i>Side Street</i>
Duplex structure	25'	25'	0'	7.5'	15'
Accessory building	75'	5'	10'	7.5'	20'
			(0' between accessory buildings on different lots if provided in homeowner's documents)		
Two single-family structures (front to back), rear unit	50'	5'	10'	7.5'	20'

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PROXIMITY MAP



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TRADE AREA MAP



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