

2.51 Acre Land Site

220 NW 137 Ave | Miami, FL



For more information, please contact:

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www.keyes.com

EXECUTIVE SUMMARY

\$8,200,000

Sale Price

Highly sought after commercial land zoned IU-1 Industrial/ Lt Manufacturing on the West side of NW 137 Ave just North of SW 8th Street. The property is adjacent to major hwy for easy access, 836 Dolphin Expwy & Turnpike (Less than 1000 ft from the 836 Expressway). Currently, the property has well water & septic. The property adjacent on the North side has already been connected to the municipal county water & sewer making the connection process for utilities more feasible upon purchase and development. Please see attached document for property compliance with Miami Dade DERM: -Elevations -Dry Retention area of .26 acres -Land Drainage - Land size 2.51 Acres FDOT & FPL - Driveway/Connection Permit transferrable.

KEY HIGHLIGHTS

- Commercial Land location near major highway 836 (1000 ft from land location)
- Water & Sewer Adjacent
- Zoning & Permits available
- Land is suitable for warehouses, light manufacturing, offices, mini-storage facilities, vehicular sales, TV & film studio, Social/Fraternal Clubs



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MIDRANGE AERIAL



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SALE COMPARABLES



COMPARABLE 1

- Location: North of subject property
- Folios:
 - 30-4903-003-0012 – 77,405 Sqft
 - 30-4903-003-0015 – 55,995 Sqft
 - 30-4903-003-0014 – 24,215 Sqft
 - 30-4903-003-0019 – 21,915 Sqft
- Four (4) Folios listed above sold together in 1 sale to same buyer for \$12,000,000 on Aug 2022
- Covenant and Permits in place similar to subject property
- Parcels ending in 12,15,14 same zoning code as subject property – 7100 – Industrial/Light Mfg
- Parcel ending in 19 – 8900 Interim awaiting specific zoning
- Total Sqft 179,530 / 4.121 Acres = \$ 2,911,914/Acre



COMPARABLE 2

- Location: South of subject property - Directly adjacent
- Folio:
 - 30-4903-003-0018 – 106,374 Sqft
- Sold – Feb 2023
- Raw land – No Covenant or Permits
- Zoning – 7100 – Industrial/Light Mfg
- Total Sqft 106,374 / 2.44 Acres = \$ 2,192,131/Acre

**Reference location map on Page 2

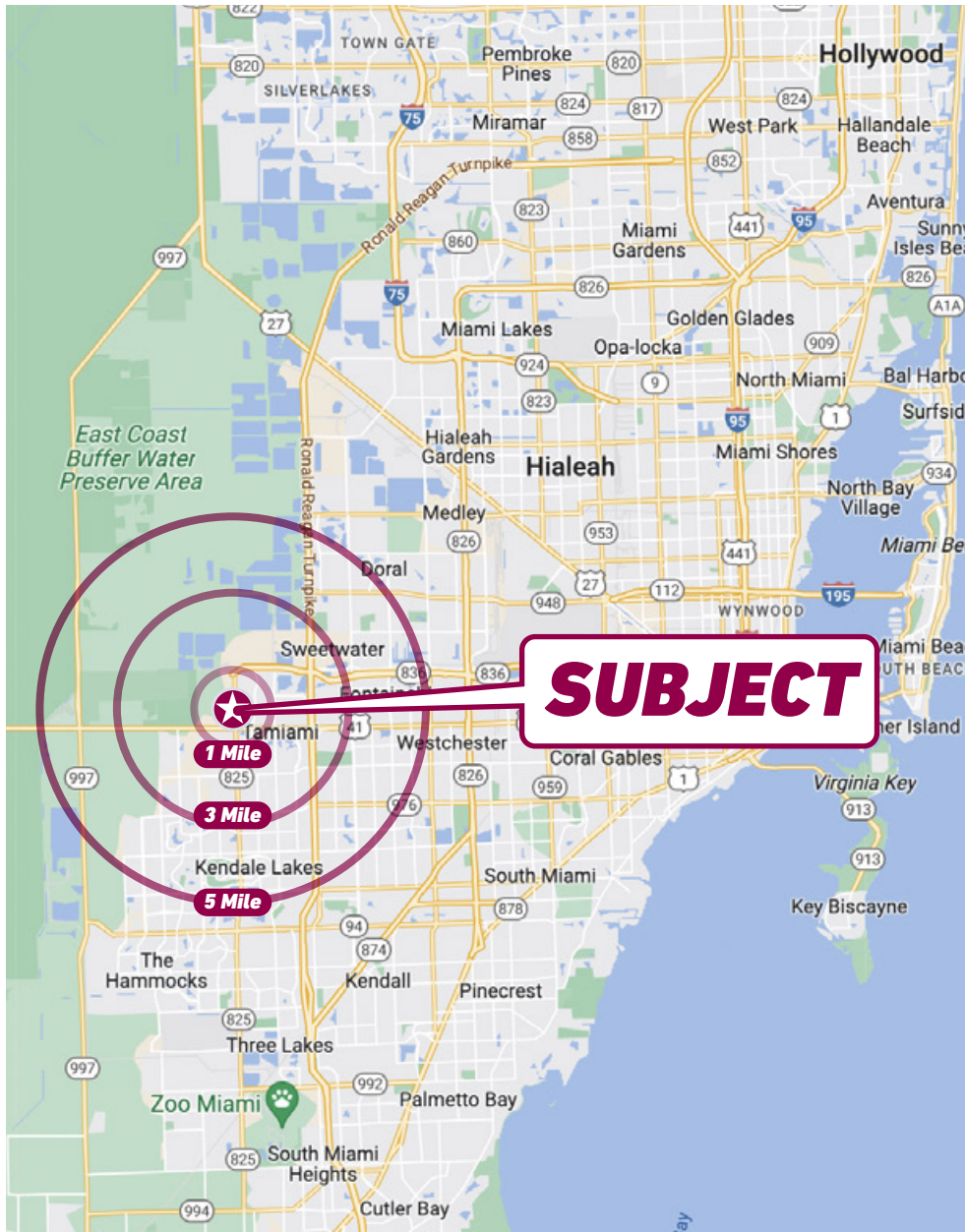
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AREA OVERVIEW



Subject Property +/-12 Miles from Miami International Airport

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION			
2022 Population	12,383	109,624	299,352
2022 Daytime Population	8,767	95,320	261,769
Med Age	44.5	41.0	41.0
HOUSEHOLDS			
2022 Households	3,842	33,068	95,772
2022 Avg HH Size	3.21	3.18	3.04
INCOME			
Avg HH Income	\$106,574	\$94,515	\$94,263
Med HH Income	\$81,377	\$69,950	\$71,323
Per Capita Income	\$32,841	\$28,651	\$30,402

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