CORAL GABLES BORDER | T6-8-O COVERED LAND PLAY

DWN TWN REALTY ADVISORS

FOR SALE

201 & 211 SW 37TH AVE – CORAL WAY, MIAMI

DWN TWN REALTY ADVISORS
25.77°N -80.19°W

INVESTMENT SALES ADVISORS

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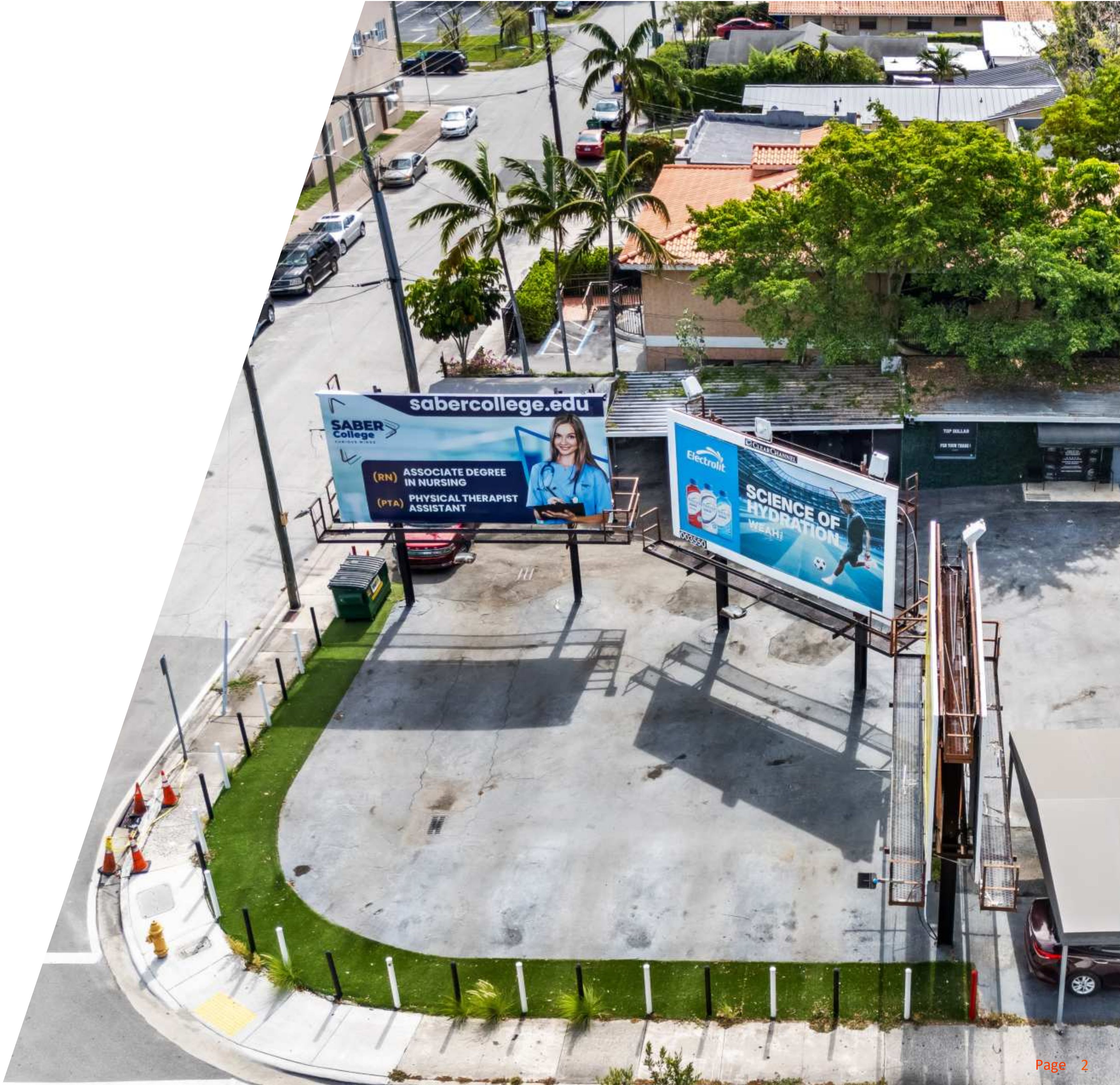

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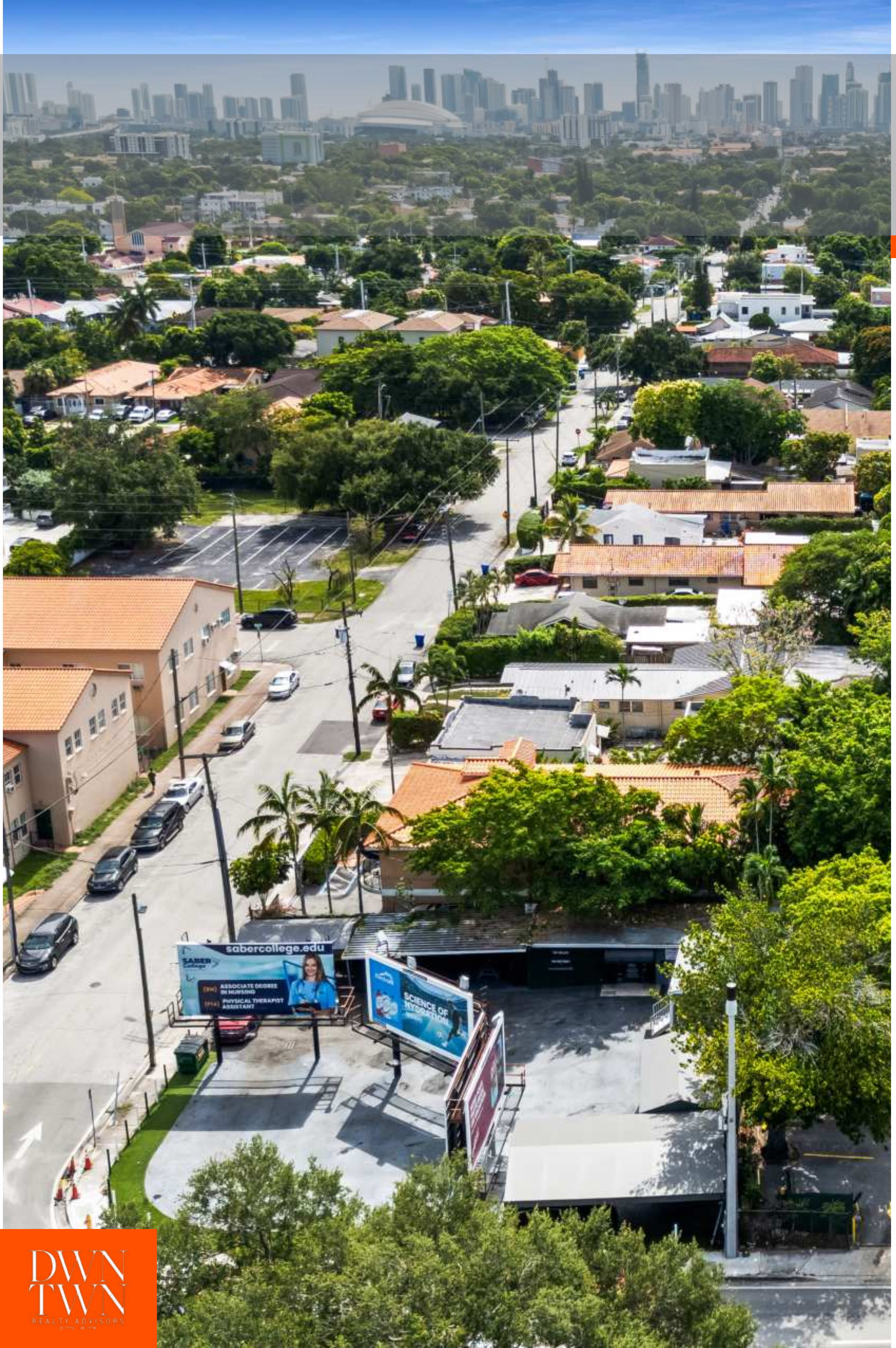


EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present 201 & 211 SW 37th Avenue (the "Property"), an 8,069 SF, T6-8-O zoned urban infill development site located at a signalized corner of SW 37th Avenue (Douglas Road) in Miami's Coral Way corridor, directly on the Coral Gables / West Little Havana border. The Property comprises two contiguous folios, a 4,039 SF improved parcel and a 4,030 SF vacant parcel, totaling 0.185 AC. Existing improvements are limited to a 468 SF office/retail building delivered in 1984 with asphalt paving, perimeter fencing, and an aluminum carport, leaving the site effectively clear for redevelopment.

T6-8-O zoning under Miami 21 supports mixed-use and multifamily redevelopment at moderate density. An estimated by-right massing accommodates seven residential stories of concrete block construction over one floor of ground-level parking, with approximately 25 parking spaces supporting a program of roughly 20 to 25 units. The site's dimensions alternatively fit four fee-simple townhomes of approximately 2,000 SF each, a product type validated by new-construction townhomes in the Property's own 33135 zip code trading at $723 to $783 per SF. Buyers can pursue either path, or hold the site as income-producing land while entitling their preferred scheme.

The Property produces interim income from an in-place outdoor advertising lease with Clear Channel Outdoor, amended and restated April 1, 2025, running through March 31, 2031 at a base rent of $10,000 per year escalating to $11,592.74 per year by the sixth year, plus a percentage-rent component equal to 43% of net advertising revenue above base. The former automotive-sales yard, most recently leased at $5,500 per month, has been vacated and its lease expires at the end of 2026, after which the space is available for re-leasing at the buyer's discretion. At an asking price of $1,600,000, the Property prices at $198 per SF of land, in line with the $199.58 per SF average of five recent fee-simple land sales in the surrounding corridor. This is a covered land play with income in place today and a clear redevelopment path tomorrow, on one of the most trafficked north-south corridors on the Coral Gables border. Expansion Potential: Immediate path to double the total site footprint via contiguous adjacent parcel acquisition. Contact broker for more info.

201 & 211 SW 37th Avenue, Miami, FL 33135

Coral Gables | West Little Havana Border

$1,600,000
Asking Price

$198/SF
Price Per Land SF

8,069 SF | 0.185 AC
Combined Site Area

T6-8-O
Miami 21 Zoning

2
Contiguous Folios

27
Max Units As of Right

March 2031
Billboard Lease Expiration

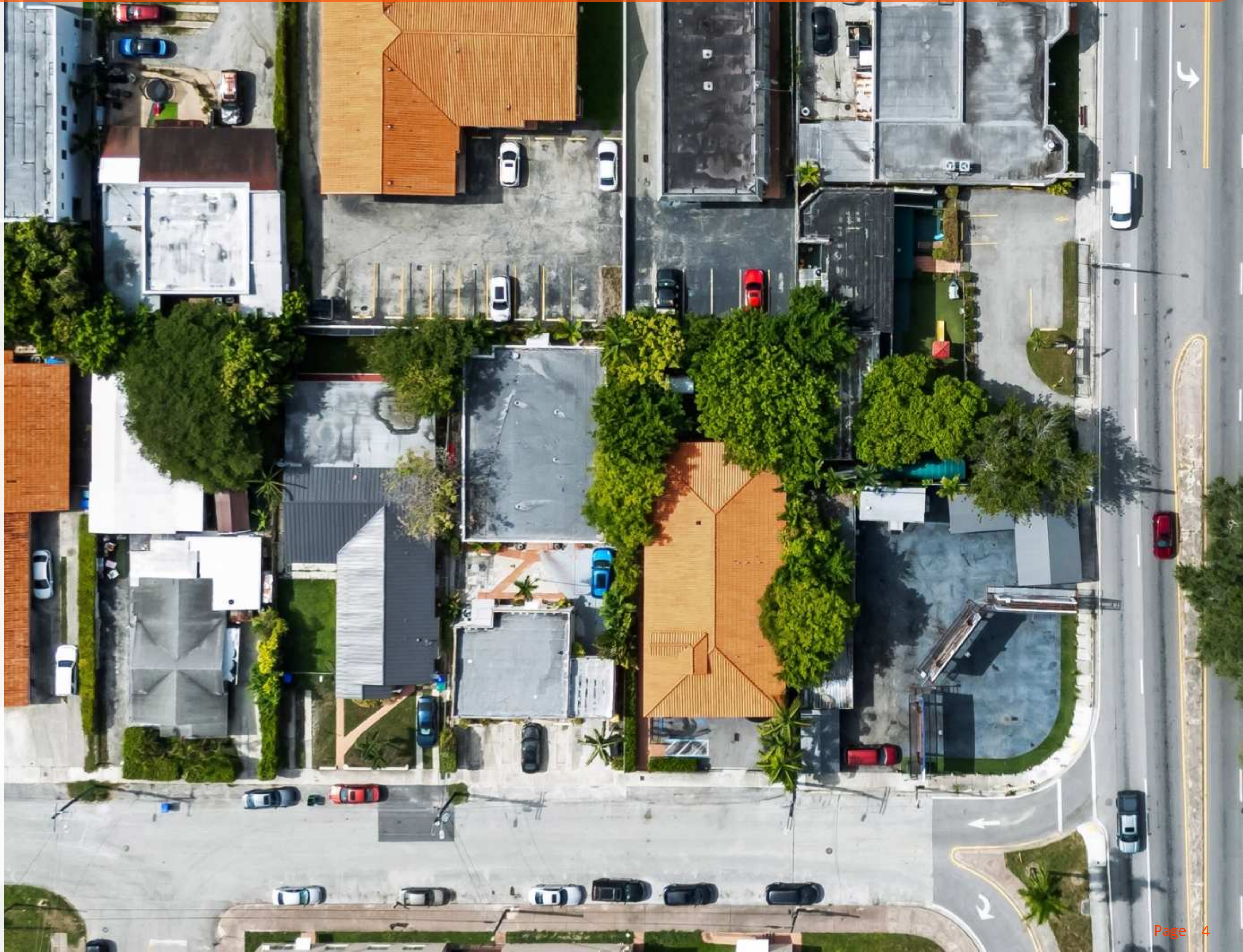
8,069 SF OF INFILL DEVELOPMENT SITE IN MIAMI'S CORAL WAY CORRIDOR

PROPERTY INFORMATION

THE **OFFERING**

Asking Price	$1,600,000
Price/SF (Land)	$198/SF
Address	201 & 211 SW 37th Ave, Miami, FL 33135
Submarket	Coral Gables / West Little Havana Border
Asset Class	Development Site | Covered Land Play
Folio Numbers	01-4104-022-1040 | 01-4104-022-1060
Combined Site Area	8,069 SF | 0.185 AC
Parcel Split	4,039 SF Improved + 4,030 SF Vacant
Corner	Signalized | SW 37th Ave (Douglas Rd)
Existing Improvements	468 SF Office/Retail Building (1984)
By-Right Multifamily	Up to 7 Stories | Max 27 Units As of Right
Alt. Townhome Scheme	4 Fee-Simple Townhomes (~2,000 SF)
Billboard Lease	Clear Channel | Thru March 31, 2031 [1] Will Listen to Offers to Terminate Early
Billboard Rent	$10,000/Yr Base + 43% Above Base
Interim Yard Income	Most Recently $5,500/Month
Owner-User Potential	Car Sales or Similar Use
Zoning	T6-8-O (Miami 21) | Zone 6100

[1] *Lease will terminate 3/2031 provided notice is given between 12/1 and 12/31 of 2030.*



INVESTMENT HIGHLIGHTS

ZONING & DENSITY

T6-8-O Corner Assemblage

Two contiguous folios totaling 8,069 SF at a signalized Douglas Road corner, zoned T6-8-O under Miami 21. Estimated by-right massing supports 7 residential stories over ground-floor parking and roughly 20 to 25 units, a clear development path from day one.

PRIME LOCATION

Coral Gables Border

Positioned on SW 37th Avenue (Douglas Road) in the Coral Way corridor, directly across the avenue from Coral Gables. New-construction townhomes in the same 33135 zip code are trading at $723 to $783 per SF, confirming end-user demand at the site's doorstep.

INTERIM INCOME

Covered Land Play

An in-place Clear Channel Outdoor billboard lease runs through March 2031 at $10,000 per year base escalating to $11,592.74 plus 43% participation above base, and the former automotive yard, most recently at $5,500 per month, is re-leasable after 2026.

PRICING

In Line With Corridor Comps

The $1,600,000 ask equates to $198 per SF of land, in line with the $199.58 per SF average of five recent fee-simple corridor land sales, including a nearly identical 8,280 SF site at 2935 SW 8th St that traded in November 2025.

SITE OVERVIEW

TWO FOLIOS · 8,069 SF · SIGNALIZED CORNER

DEVELOPMENT POTENTIAL

BY-RIGHT UNDER T6-8-O

T6-8-O	8,069 SF	0.185 AC	6100
MIAMI 21	SITE AREA	TWO FOLIOS	PRIMARY ZONE

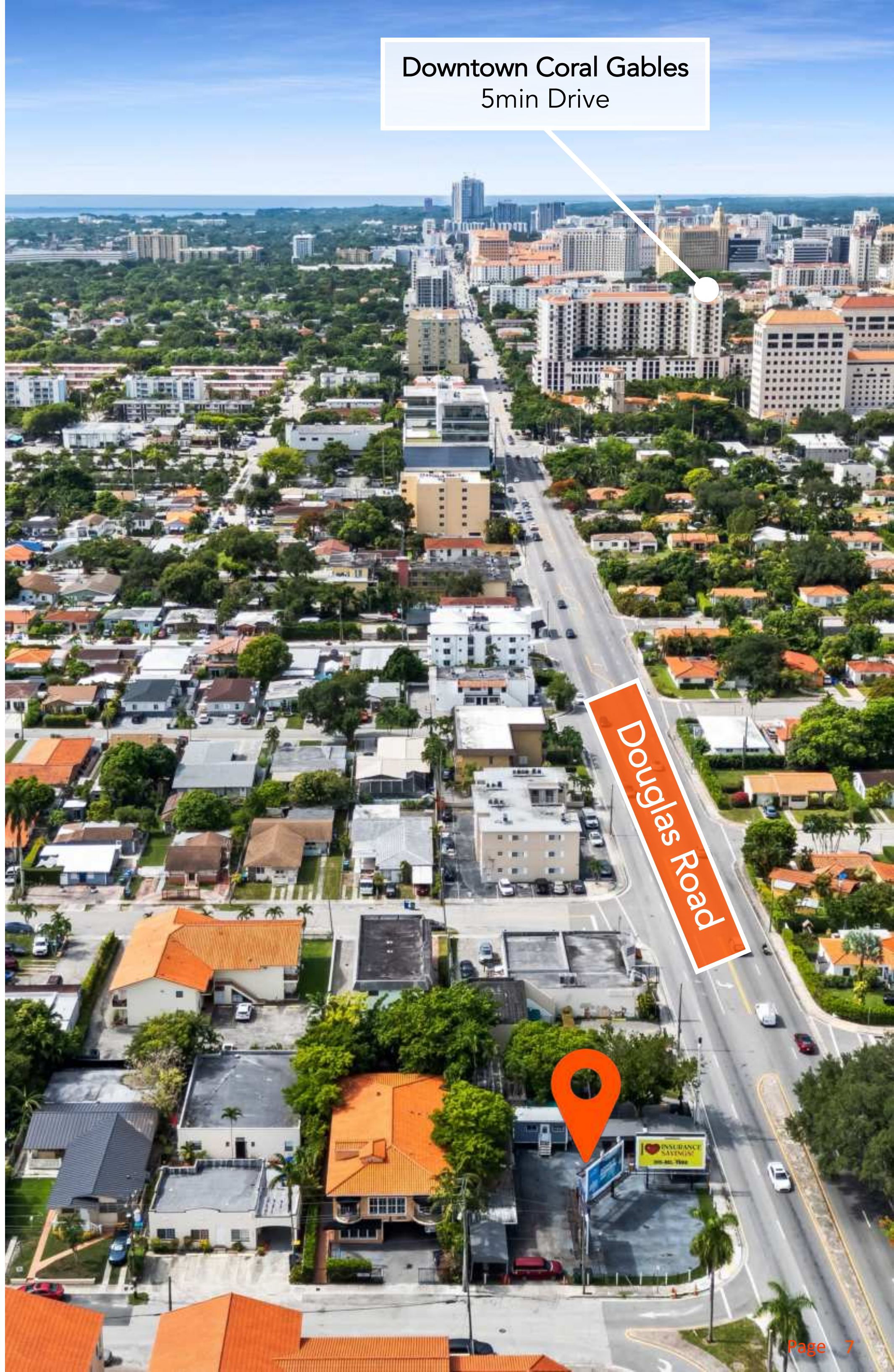
SCENARIO A | 7-STORY MULTIFAMILY

- 7 Residential Stories of Concrete Block Construction Over Ground-Floor Parking
- ~19,000 SF of Buildable Area | ~20-25 Units Averaging ~760 SF
- ~25 Ground-Floor Parking Spaces

SCENARIO B | FEE-SIMPLE TOWNHOMES

- 4 Townhomes of ~2,000 SF Each on 25' x 50' Footprints
- New-Construction Townhome Comps in 33135 at $723 to $783 Per SF
- For-Sale Exit Validated by Active New Construction in the Zip Code

Massing scenarios are illustrative and subject to buyer verification with the City of Miami.



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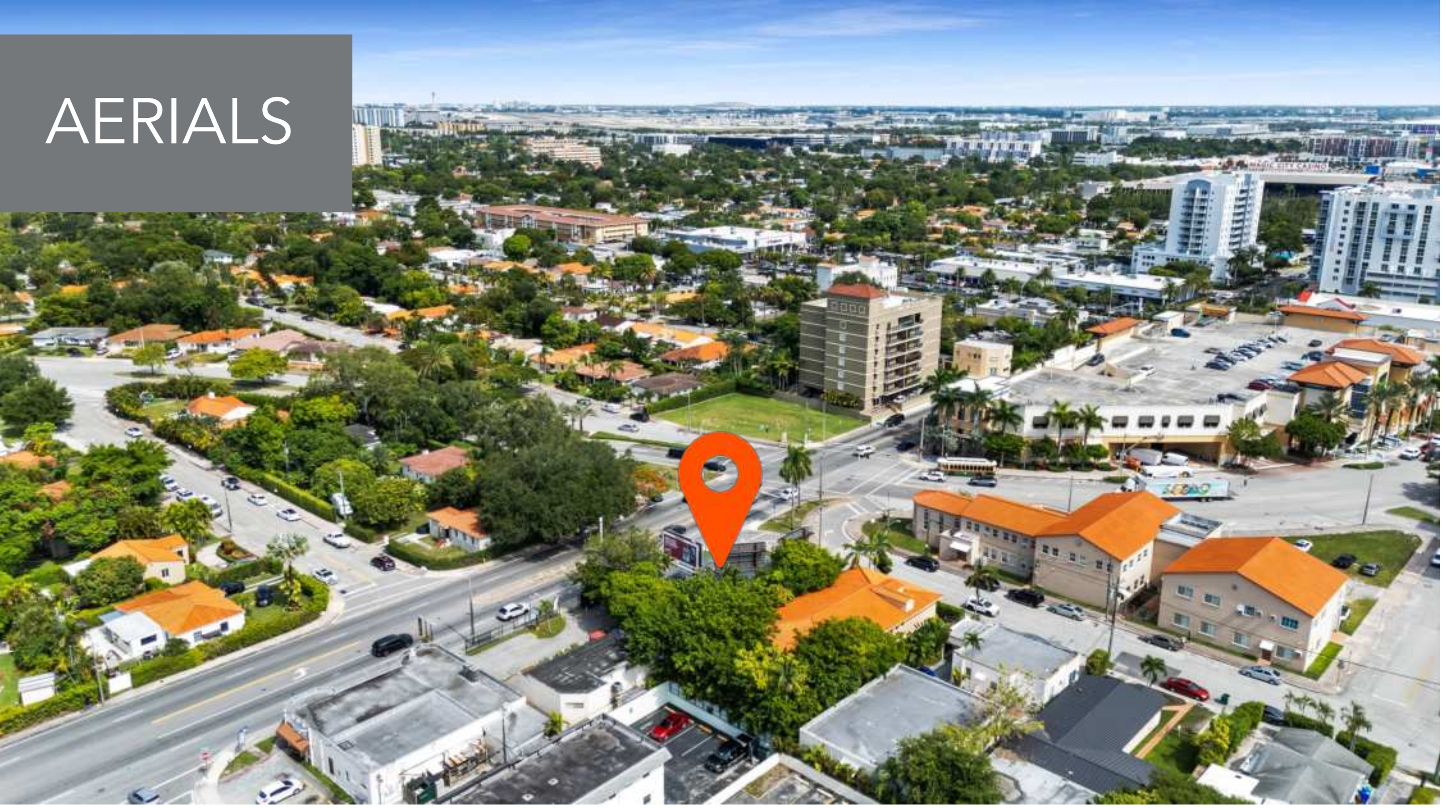

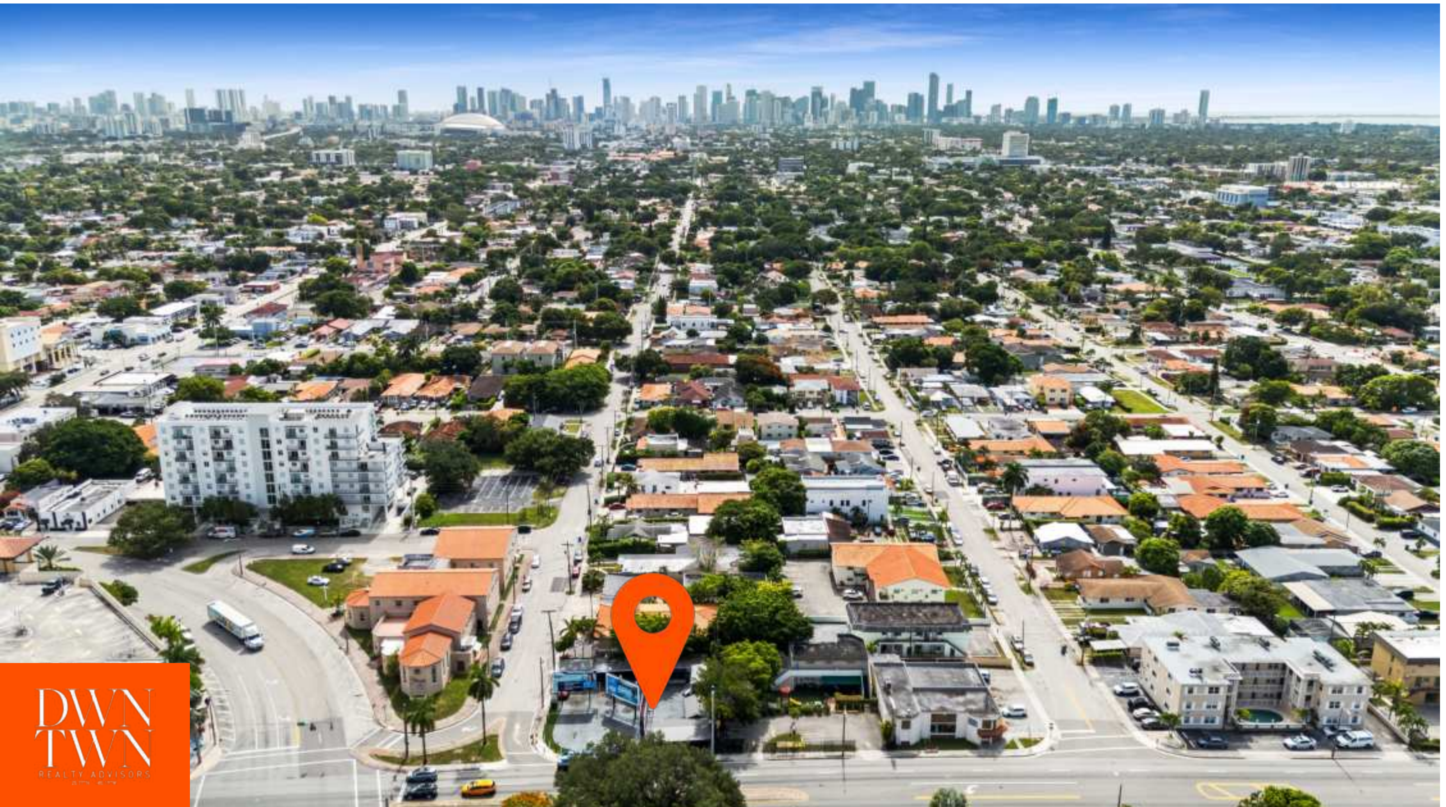

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LAND SALE COMPS

Comp	Submarket	Land SF	Sale Date	Price	$/Land SF
1715 SW 37th Ave	Coral Way	37,793 SF	9/8/2023	$14,300,000	$378.38
1546-1550 SW 27th Ave	Coral Way	19,842 SF	2/15/2023	$4,000,000	$201.60
2935 SW 8th St	Miami (33135)	8,280 SF	11/21/2025	$1,380,000	$166.67
102 NW 27th Ave *	Miami	8,500 SF	10/29/2025	$1,177,000	$138.47
1120 SW 27th Ave	Little Havana	15,653 SF	12/12/2023	$1,765,165	$112.77
1740 SW 1st St †	Miami	18,620 SF	12/29/2023	$1,395,000	$74.92
3808-3850 SW 8th St ‡	Coral Gables	27,878 SF	4/30/2026	$8,452,627	$303.20
3850 SW 8th St ‡	Coral Gables	6,098 SF	4/30/2026	$4,797,373	$786.66
110 Phoenetia Ave ‡	Coral Gables	64,612 SF	4/16/2026	$16,000,000	$247.63
760 Ponce de Leon Blvd ‡	Coral Gables	84,511 SF	10/4/2023	$18,500,000	$218.91

Core Corridor Comps (Bold, 5 Sales): Average $199.58/SF | Median $166.67/SF

** Land area corrected to 8,500 SF; $/SF recalculated accordingly. † Leasehold (99-year ground lease) sale, not fee simple; excluded from the core average. ‡ Coral Gables submarket, shown for context; excluded from the core average.*

CONTACT

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