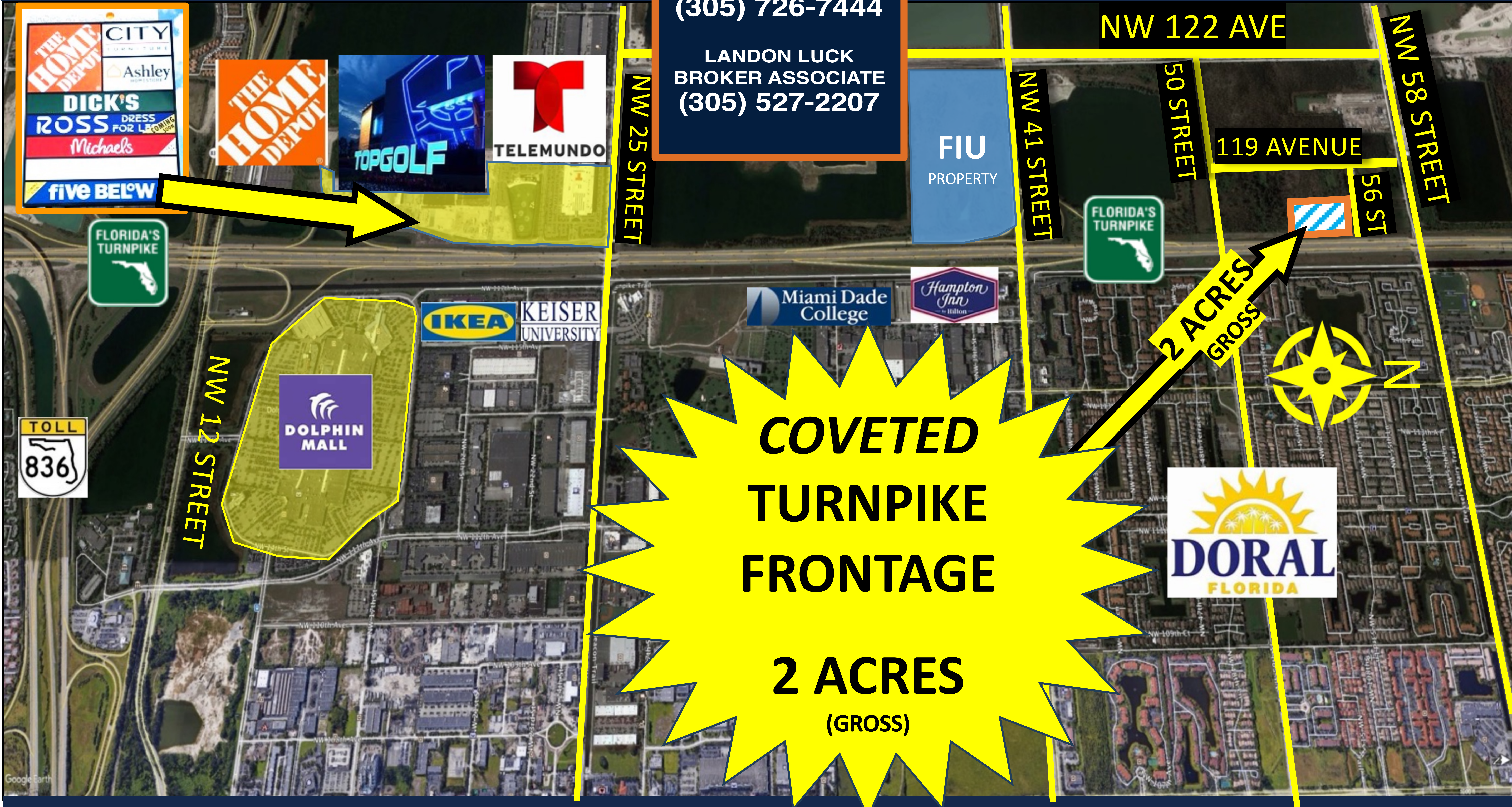


EXCLUSIVELY
PRESENTED BY:
MARCUS & MILLICHAP

RICHARD LUCK, ALC
BROKER ASSOCIATE
(305) 726-7444

LANDON LUCK
BROKER ASSOCIATE
(305) 527-2207

Offering Memorandum SUMMARY



LAND INVESTMENT - DORAL AREA – 2 ACRES

COVETED TURNPIKE FRONTAGE & NW 56 STREET • MIAMI, FL 33178



LAND INVESTMENT - DORAL AREA - 2 ACRE

OFFERING SUMMARY

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 2 ACRES (gross) featuring 634' of HIGHLY COVETED FRONTAGE on Florida Turnpike (SR 821) at NW 56 STREET located next to the prime City of DORAL in Miami-Dade County, Florida. This vacant land is near significant new Commercial & Industrial development (Beacon Lakes Office Park) and development both North and South along the Turnpike, including Telemundo, Ryder Trucks, Home Depot, Top Golf and IKEA.

This is a rare opportunity to acquire land with Turnpike Frontage providing a valuable "Cone of Visibility" to the Turnpike with high traffic count (AADT 109,600/day). The 2 Acres is in a pre-development stage and offered at a pre-development price of \$28.66 sq. ft.(net).

Located slightly outside the Miami-Dade County Urban Development Boundary line (UDB). Periodically, the UDB is moved to include additional land as the current inventory for development declines, allowing for highest and best use zoning transformation, the basis of significant price appreciation.

- INVESTMENT HIGHLIGHTS
- Turnpike Frontage (634') / Cone of Visibility
 - Property Size: 83,733 sq. ft. (net)
 - Minutes Away: Doral, MIA, Port of Miami
 - Vacant Land – Transitional area – Today's price \$28.66 Sq. Ft.
 - Nearby Turnpike Frontage : IKEA / HOME DEPOT / DICK'S / TOPGOLF / RYDER, MIAMI-DADE COLLEGE, TELEMUNDO / COMCAST DOLPHIN MALL / BEACON LAKES COMMERCE PARK



THE OFFERING

Land Price		\$ 2,400,000
Gross Land Price / SF		\$ 27.58
Net Land Price / SF		\$ 28.66
Gross Land Size / SF		87,033
Net Land Size / SF		83,738
Zoning / Folio No.	30-3924-002-0420	General Use (GU)
Gross Land Size / Acre		2.00
Net Land Size / Acre		1.92
Property Tax (2023)		\$ 5,031.37

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