



INVESTMENTS REALTY

PRESENTATION

AGRICULTURAL LAND | DEVELOPMENT SITE | KENDALL, MIAMI

12475 SW 56th St, Miami, FL 33175

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ASSET BREAKDOWN

Global Investments Realty is pleased to present an opportunity to acquire a large property site in Prime Horse Country Location (Bird Road Farm Sites).

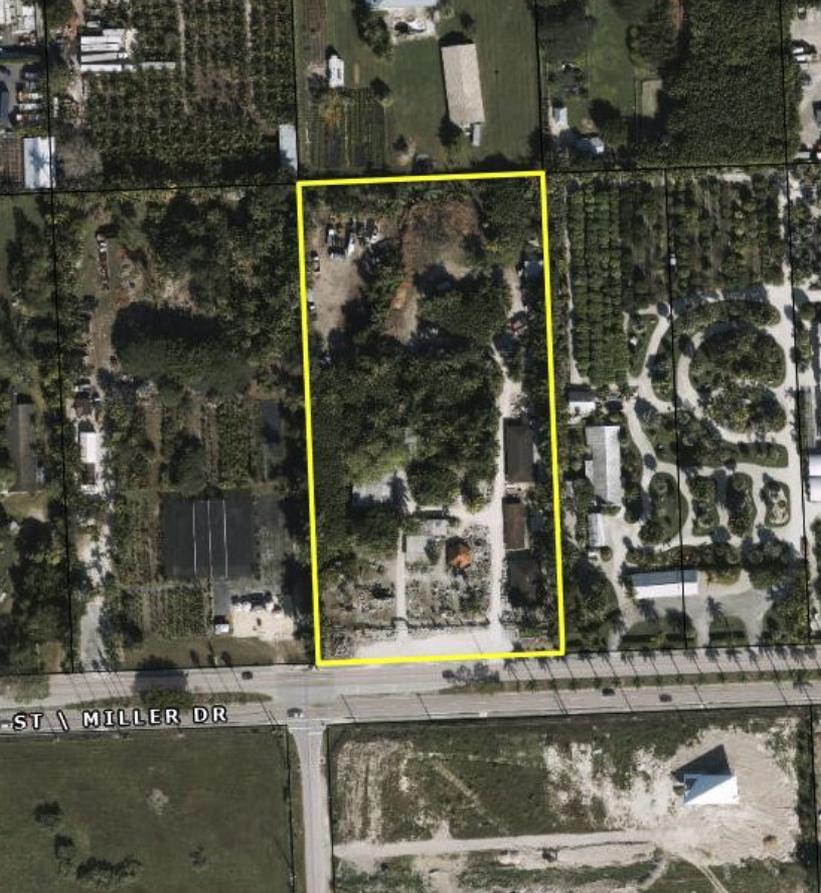
- Situated in the highly desirable Horse Country submarket, known for estate homes, equestrian properties, and large-lot residential estates with strong long-term appreciation potential.
- **Large Estate-Style Parcel:** The property is part of a low-density residential enclave characterized by oversized lots and estate-style development, offering privacy, space, and flexibility for end-users or investors.
- **Significant Valuation & Growth:** Recent data indicates a market value exceeding ~\$4.7M, reflecting strong upward valuation trends in the area.
- **Development & Expansion Potential:** The surrounding area supports estate redevelopment, new construction, and potential subdivision (subject to zoning and approvals), making this an attractive opportunity for builders and long-term investors.
- **High-Demand Residential Submarket:** Comparable nearby properties on multi-acre lots have traded in the \$3M-\$10M+ range, reinforcing the strength of the micro-market and demand for large parcels.
- **Strategic Investment Opportunity:** Ideal for end-users, developers, or investors seeking a property with land value upside, redevelopment potential, and long-term appreciation in one of Miami's most established estate communities.

AGRICULTURAL | DEVELOPMENT SITE

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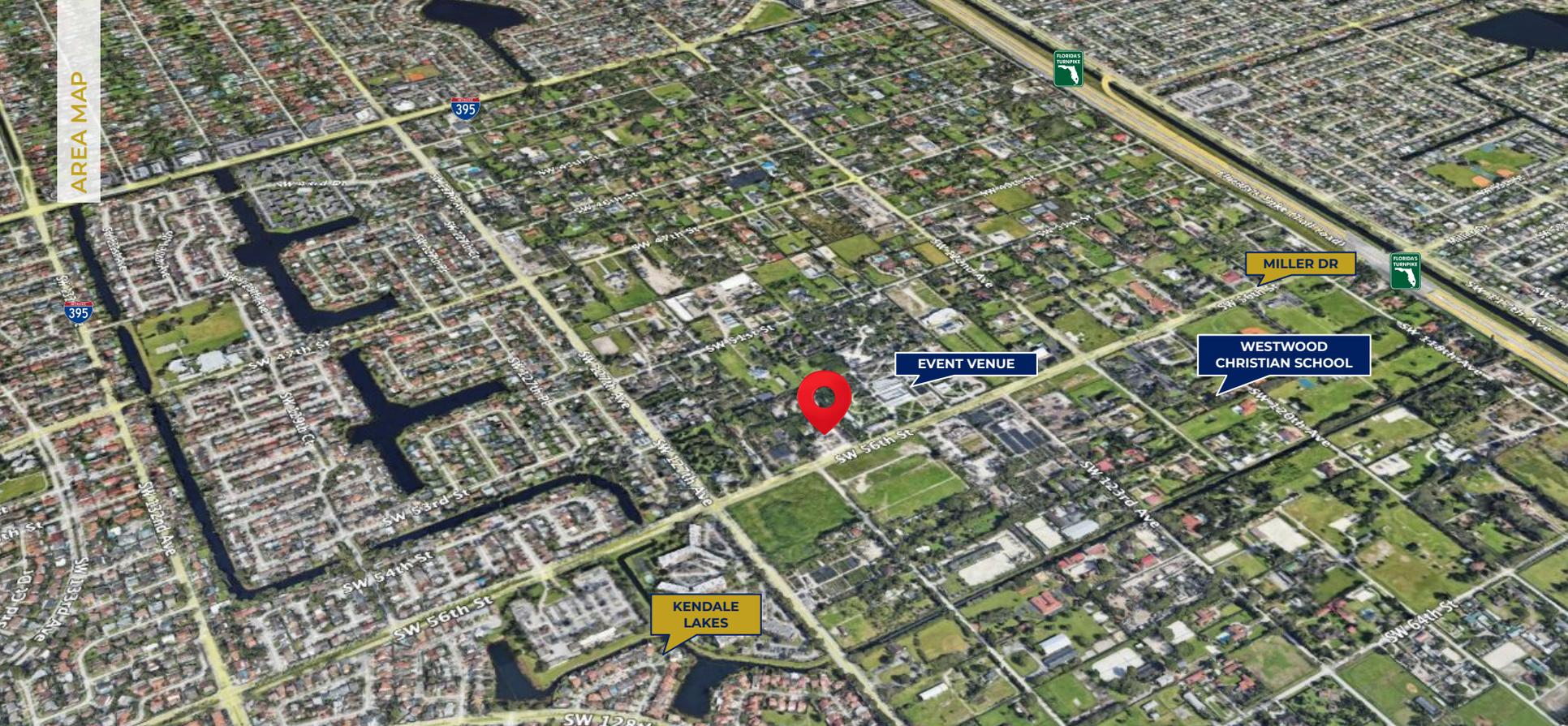


INVESTMENT SUMMARY

Folio:	30-4924-001-2411
Lot size:	202,118.4 SF*
Building:	400 SF*
Zoning:	AU
Type of Property:	Agricultural
Uses:	Residential; Commercial

PRICE: **\$3,999,000**

* According to Property Appraiser - Miami-Dade County

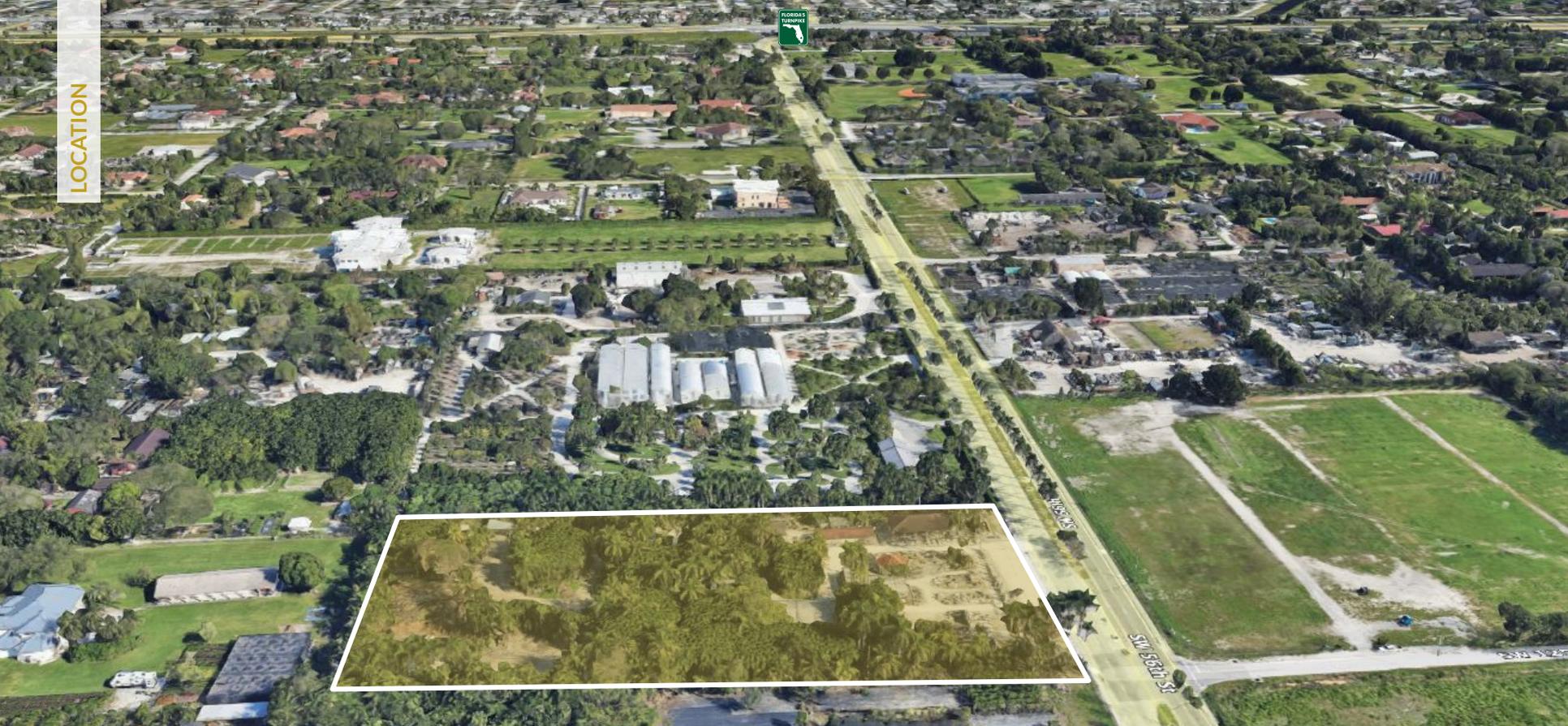


LOCATION





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EXTERIOR



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