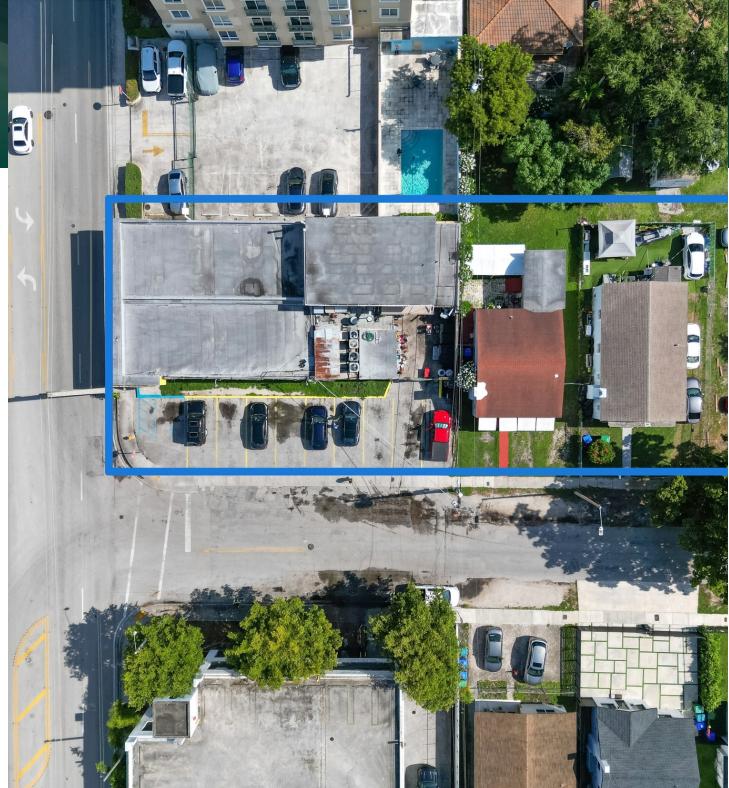




Sale Price
\$6,500,000

Prime redevelopment opportunity in the City of Miami consisting of a five-parcel assemblage offered for sale together. The two parcels fronting SW 37th Avenue are zoned T6-8-O under the Miami 21 zoning code, allowing for mixed-use development. The three additional parcels on SW 25th Terrace are zoned T3-O, suitable for low-density residential use. All parcels are currently occupied under short-term leases (except for 3681 SW 25th Terrace, which is a vacant lot), providing flexibility for immediate or phased redevelopment. With dual frontage, high visibility, and a strategic location in a rapidly evolving area, this assemblage presents an outstanding opportunity for investors or developers seeking scale and zoning versatility in the Miami market.



Carlos Villanueva
 Vice President

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- 12
- 13
- 14

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Keyes Company in compliance with all applicable fair housing and equal opportunity laws.

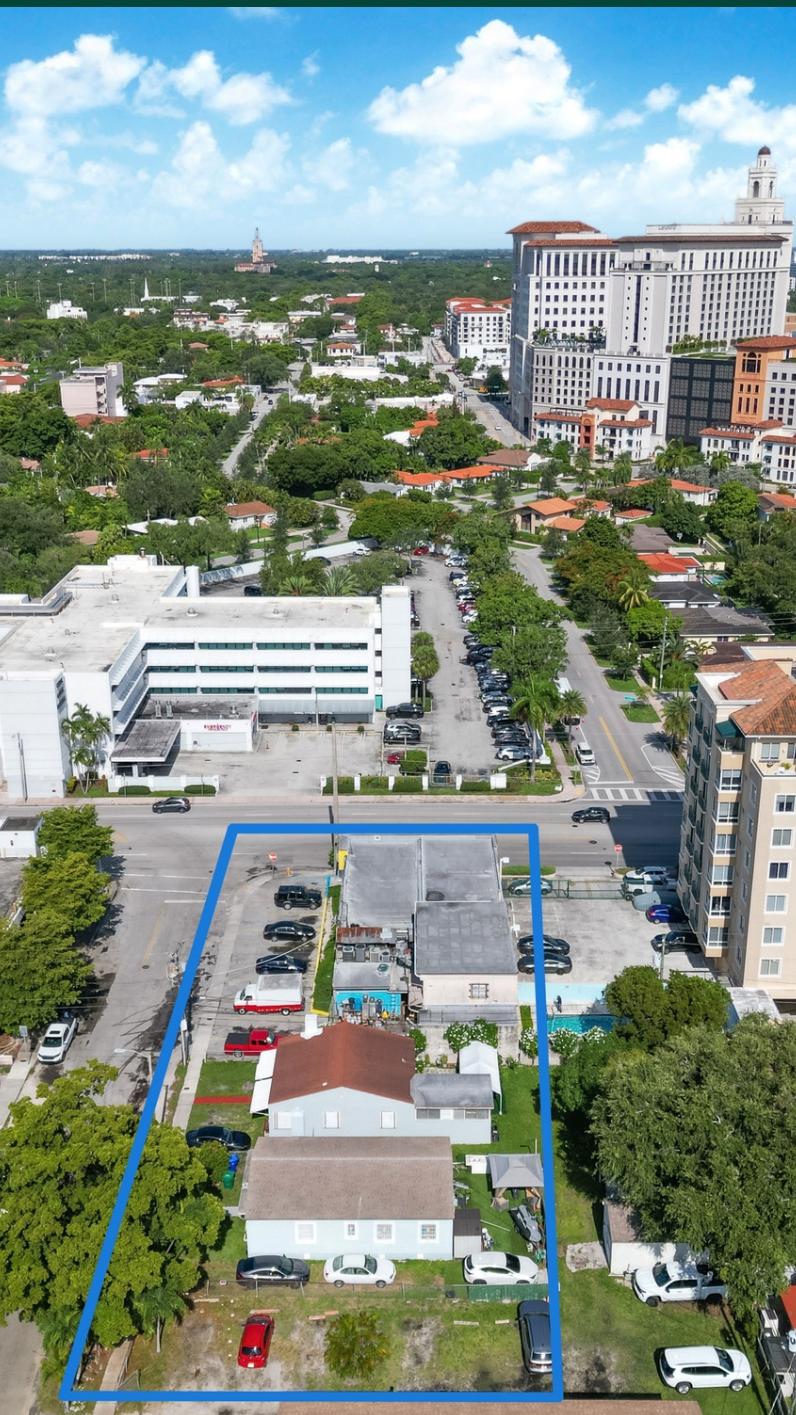


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Section 1

PROPERTY INFORMATION



Property Description

Prime redevelopment opportunity in the City of Miami consisting of a five-parcel assemblage offered for sale together. The two parcels fronting SW 37th Avenue are zoned T6-8-O under the Miami 21 zoning code, allowing for mixed-use development. The three additional parcels on SW 25th Terrace are zoned T3-O, suitable for low-density residential use. All parcels are currently occupied under short-term leases (except for 3681 SW 25th Terrace, which is a vacant lot), providing flexibility for immediate or phased redevelopment. With dual frontage, high visibility, and a strategic location in a rapidly evolving area, this assemblage presents an outstanding opportunity for investors or developers seeking scale and zoning versatility in the Miami market.

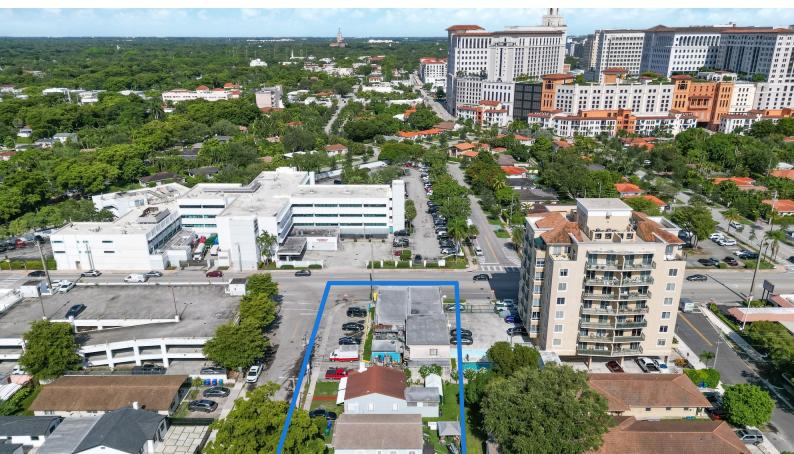
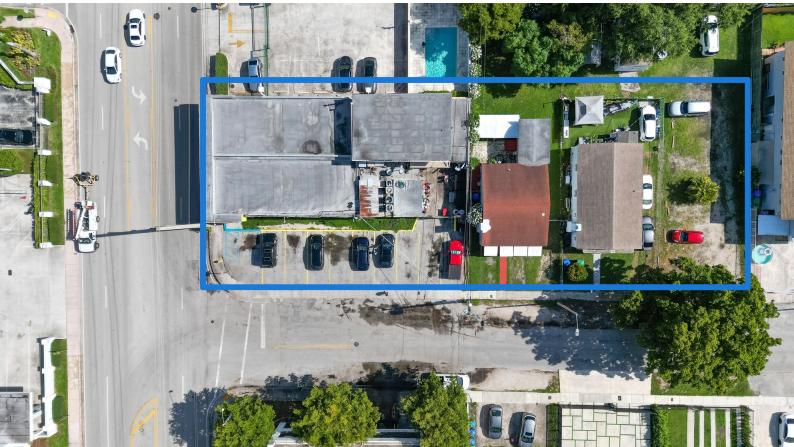
Location Description

Just steps away from the vibrant heart of Coral Gables, the location offers a mix of urban convenience and picturesque surroundings. The property is surrounded by an array of restaurants, cafes, and boutique shops, providing an enticing array of dining and entertainment options. Nearby, the stunning Vizcaya Museum and Gardens offers a tranquil escape, while the CocoWalk complex presents a dynamic mix of retail and leisure experiences. With its proximity to the Coconut Grove business district and the breathtaking views of Biscayne Bay, this prime location offers the perfect blend of work and play for any business looking to establish a presence in this thriving metropolitan area.



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Property Highlights

- .23,475 square feet of land assemblage
- 5 contiguous parcels
- Zoned T6-8-O & T-3-O
- Prime location on the Douglas corridor
- Across from Coral Gables
- 2537 SW 37th Avenue (T-6-8-O)
- 2535 SW 37th Avenue (T-6-8-O)
- 3695 SW 25th Terrace (T-3-O)
- 3687 SW 25th Terrace (T-3-O)
- 3381 SW 25th Terrace (T-3-O)



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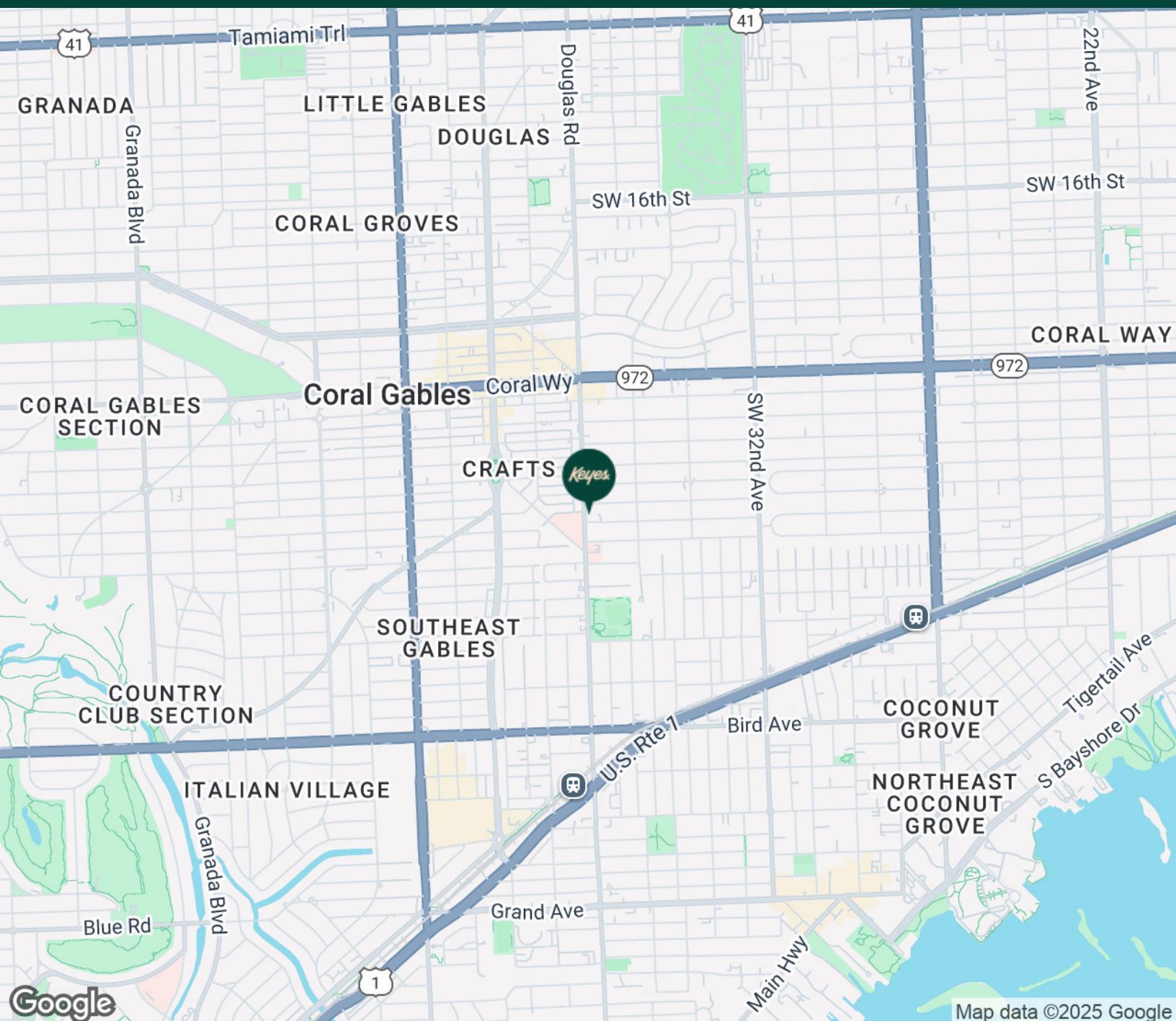
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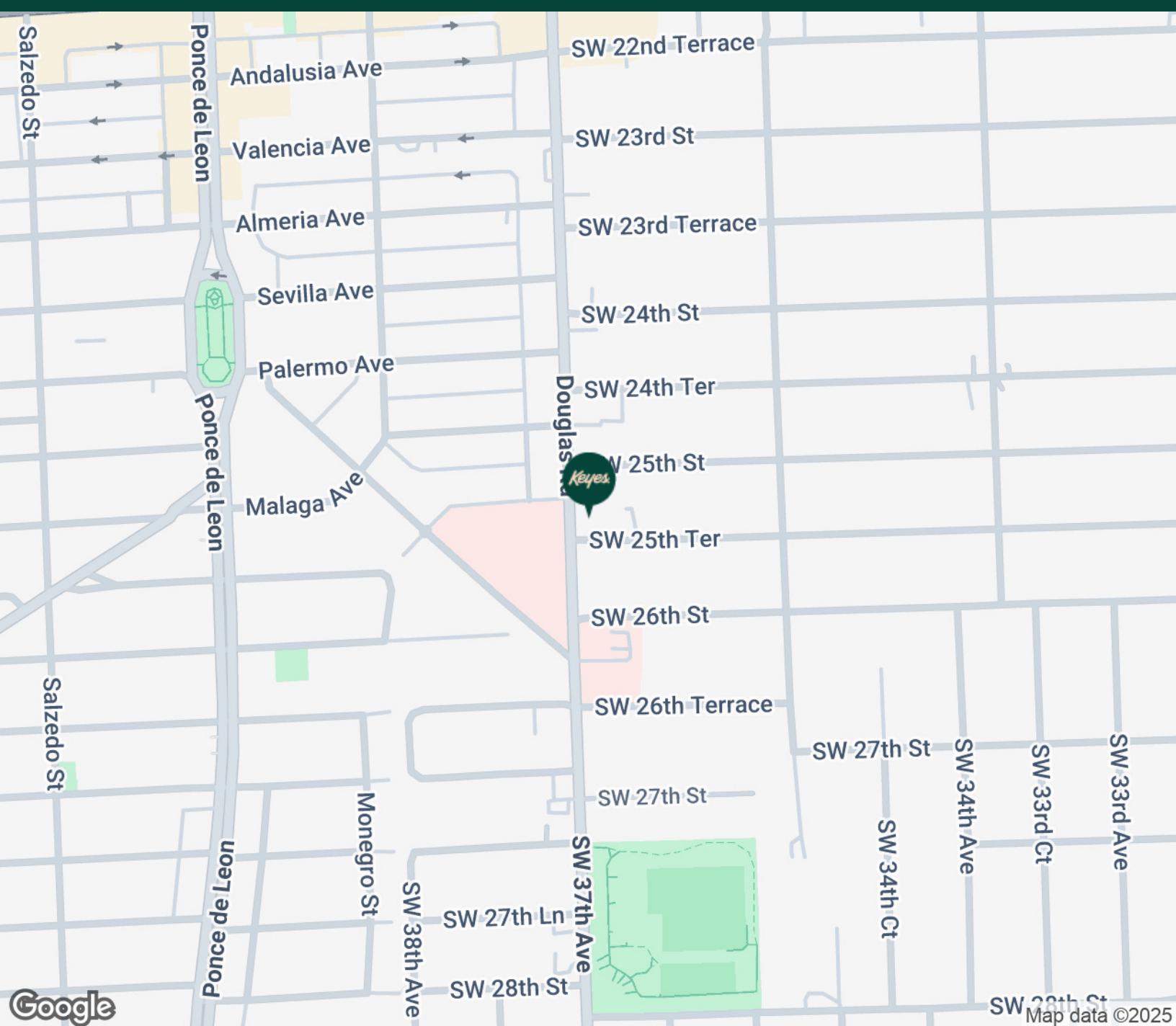
Section 2

LOCATION INFORMATION



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Map data ©2025

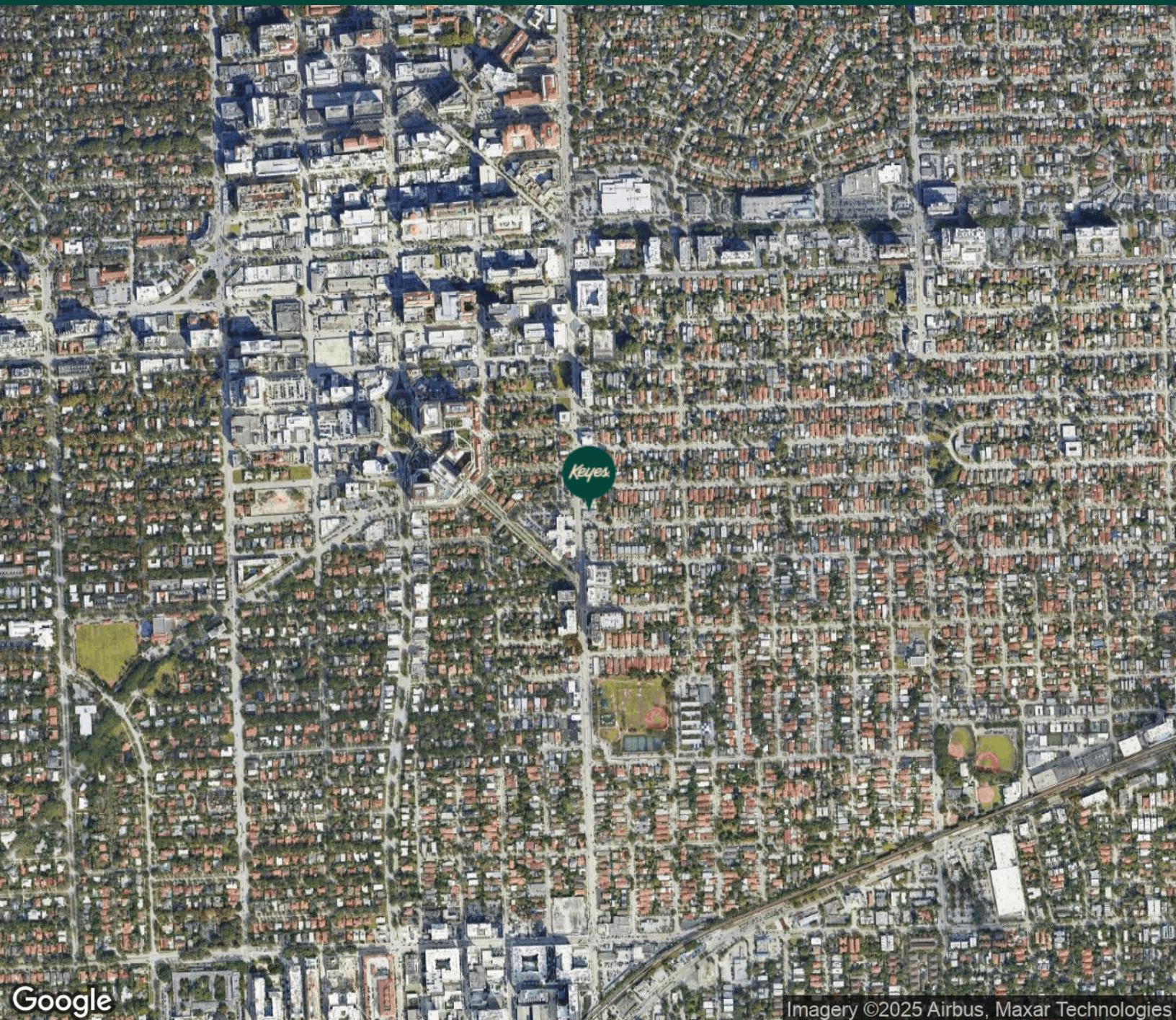


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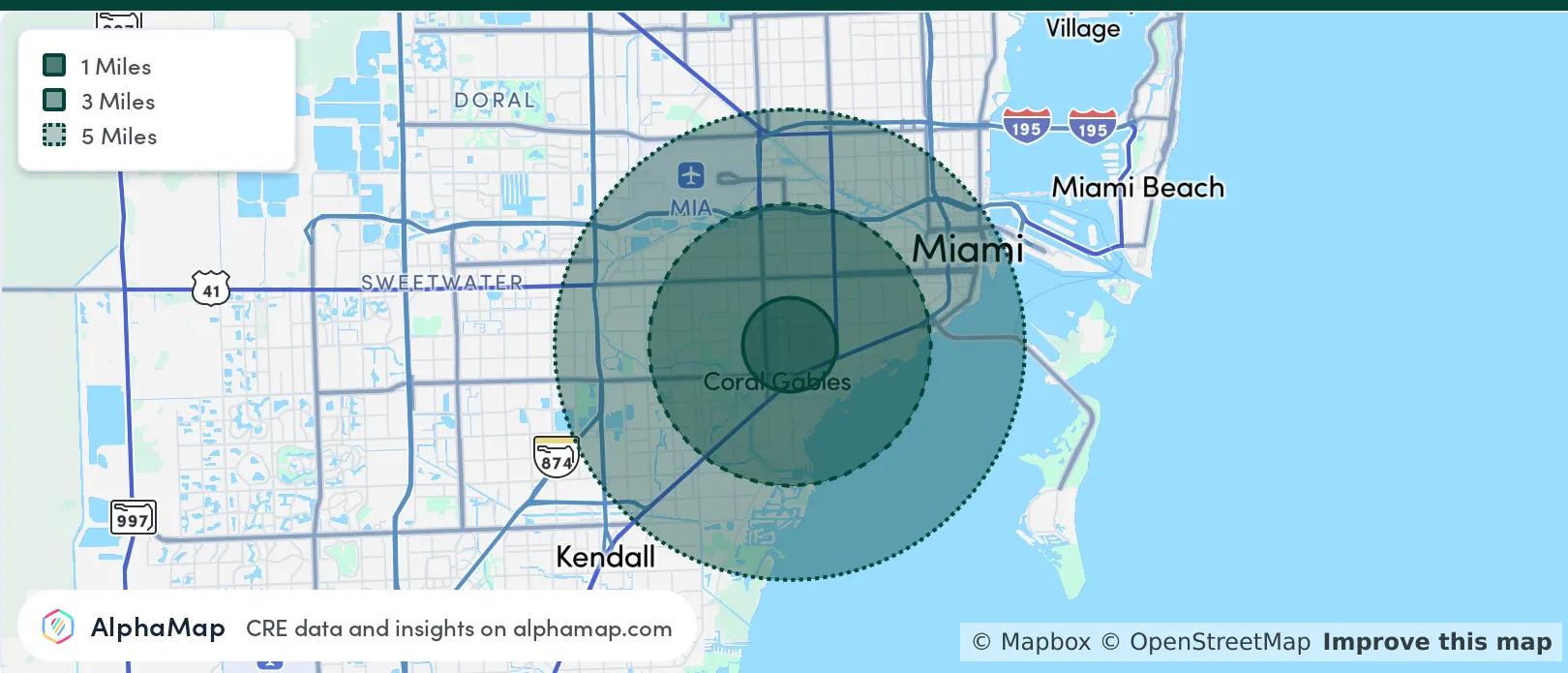
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Section 3

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
Total Population	36,262	228,760	501,125
Average Age	44	44	43
Average Age (Male)	42	43	42
Average Age (Female)	45	46	44

Household & Income

	1 Mile	3 Miles	5 Miles
Total Households	16,400	91,150	205,467
Persons per HH	2.2	2.5	2.4
Average HH Income	\$112,467	\$111,263	\$102,645
Average House Value	\$673,599	\$660,241	\$615,009
Per Capita Income	\$51,121	\$44,505	\$42,768

Map and demographics data derived from AlphaMap



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Section 4

ADVISOR BIO



Carlos Villanueva

Vice President

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Direct: **305.772.3897**

FL #628251

Professional Background

Carlos Villanueva has been Vice President and Managing Broker of The Keyes Company since December 2010. The Keyes Company is Florida's largest real estate services firm, with 2024 sales in excess of \$10 billion and more than 4,000 associates serving clients in more than 70 countries through its stake in Leading Real Estate Companies of The World.

Prior to becoming a Vice President and Regional Sales Manager, Mr. Villanueva served as Managing Director for Prudential Real Estate Affiliates, with responsibility for all business segments. In addition, he served as the company's Miami-Dade County Regional Manager in 2009, during the depth of the global financial crisis. Earlier, Mr. Villanueva served as the company's turnaround specialist by leading his business unit to the number one status in the southeastern United States.

Mr. Villanueva began his real estate career with Coldwell Banker in 1996 as a rookie real estate agent in Miami, Florida. Throughout the next 29 years he served in various leadership positions, including Team Leader, Assistant Managing Broker, Managing Broker and Director. After a successful start to his real estate career both as a sales associate and as a Broker, Mr. Villanueva was appointed as President and CEO of Realty World Select in January 2003, and he became Chairman of the Board in April 2003. He served in those roles when Realty World Select merged with Prudential in April 2005.

Mr. Villanueva is a member of the The Keyes Company Chairman's Advisory and Operating Committee.

Mr. Villanueva received an M.B.A. from the London School of Economics and a B.P.S. in Psychology and Human Resource Management from Barry University. Mr. Villanueva is involved with the UM Sylvester Cancer Center as a member of their Advisory Board and an active fundraiser for this worthy cause.

Education

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