

DUPLEX DEVELOPMENT LAND

11305 NE 2nd Place, Miami, FL 33161

0.75 AC DEVELOPMENT
LAND OPPORTUNITY



NE 2ND PLACE

FOR SALE | \$1,800,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

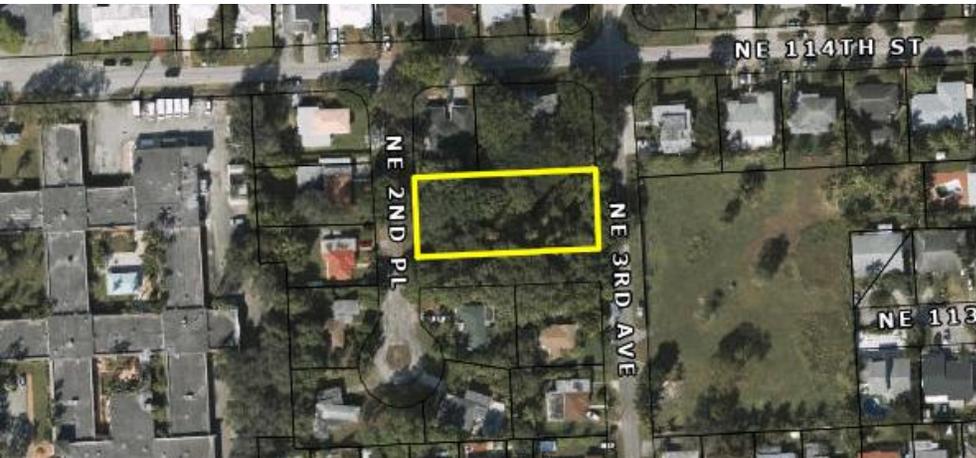
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PROPERTY OVERVIEW

Discover the potential of this 0.75 acre parcel located in Miami, FL. The site offers the capacity to accommodate 6-8 units or houses, making it an ideal project for residential developers and investors.

- Ideal for single-family or multi-family housing, including duplex structures.
- Nestled in a quiet cul-de-sac setting with convenient access to I-95.
- Minutes from Barry University, making it an attractive option for student housing or workforce accommodations.
- Neighboring North Miami, Biscayne Park, and just under 20 minutes from Miami International Airport.



PRICE \$1,800,000 *(Price reduced from \$1,850,000)*

LOT SIZE 32,837 SF

ACREAGE 0.75 AC

FRONTAGE 95'

PROPOSED USE Duplex / Triplex

TRAFFIC COUNT 17,300 ADT (from NE 2nd Ave)

ZONING RU-2

LAND USE Single-Family, Medium Density

PARCEL ID 30-2231-025-0020

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VISUAL CONCEPT



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DEMOGRAPHICS

2024 Population Estimate

Distance	Population Estimate
1 Mile	20,944
3 Mile	182,561
5 Mile	455,377

2024 Average Household Income

Distance	Average Household Income
1 Mile	\$90,904
3 Mile	\$69,044
5 Mile	\$71,224

Average Age

Distance	Average Age
1 Mile	38.7
3 Mile	40.1
5 Mile	40.5

2029 Population Projection

Distance	Population Projection
1 Mile	20,620
3 Mile	180,426
5 Mile	456,027

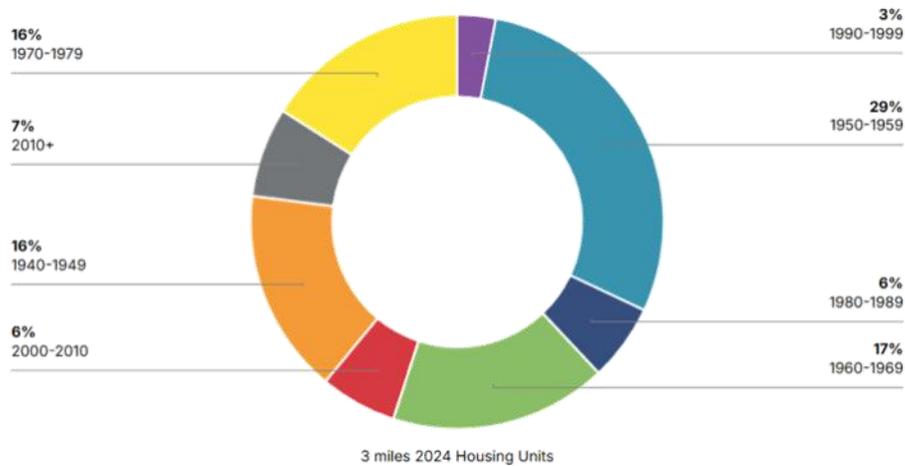
2024 Median Household Income

Distance	Median Household Income
1 Mile	\$61,382
3 Mile	\$48,636
5 Mile	\$48,786

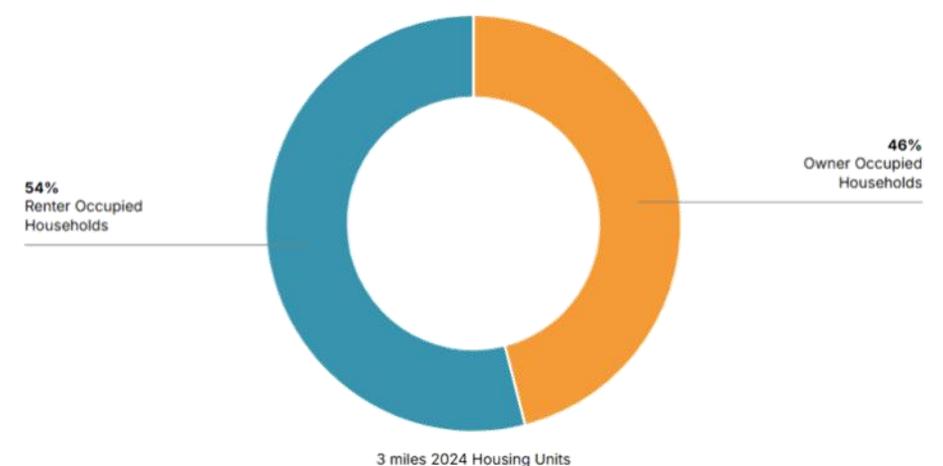
Median Age

Distance	Median Age
1 Mile	37.3
3 Mile	40
5 Mile	40.6

Homes By Year Built



Housing Occupancy



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ZONING INFORMATION

ARTICLE XV. - RU-2, TWO-FAMILY RESIDENTIAL DISTRICT

Sec. 33-201. - Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed or structurally altered for any purpose in an RU-2 District which is designed, arranged, or intended to be used or occupied for any purpose, unless otherwise provided for, excepting for one or more of the following uses:

(1) Every use permitted in RU-1, RU-1M(a) and RU-1M(b) Districts.

(1.1) Workforce housing units in compliance with the provisions of Article XlIA of this Code.

(2) On lots meeting the requirements for two-family use, every use as a duplex or two-family residence, including two private garages.

(a) Where a single building is erected for separate families, the building shall have the appearance of a single-family dwelling house.

(b) Where two separate buildings are erected to house separate families on a single lot, one shall be placed to the rear of the other and not side by side within the minimum lot width required herein.

(3) Every use as a secondary or subordinate single-family residence or one-family garage apartment on the rear portion of a lot where there is only one (1) single-family residence on the front portion of said lot.

(Ord. No. 57-19, § 9(A), 10-22-57; Ord. No. 95-135, § 9, 7-25-95; Ord. No. 07-05, § 3, 1-25-07; Ord. No. 08-51, § 1, 5-6-08; Ord. No. 19-50, § 5, 6-4-19)

Sec. 33-201.1. - Subdivision of RU-2 lots.

Duplex uses which comply with the minimum standards of Chapter 33 of the Zoning Code for such uses in the RU-2 District and other districts where duplex uses are permitted may be subdivided so as to create one (1) lot for each dwelling unit, provided that the following conditions are met:

(1) Each individual lot must be subdivided in accordance with Chapter 28 of the Code of Miami-Dade County.

(2) Lot frontage. Each individual lot shall have a minimum frontage of thirty-seven and five-tenths (37.5) feet at the front property line and at the required twenty-five-foot front setback line.

(3) Lot area. Each individual lot shall have a minimum area of three thousand seven hundred fifty (3,750) square feet.

(4) Lot coverage. For each individual lot, the percentage of lot covered by structures shall not exceed thirty (30) percent.

(5) Parking. For each individual lot, a minimum of two (2) parking spaces per lot shall be provided.

(6) Height. The maximum height shall be thirty-five (35) feet and two (2) stories

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(7) Setbacks. Building setbacks, as applied to lot lines prior to lot division in accordance with this section, shall be as follows:

	<i>Front</i>	<i>Rear</i>	<i>Between Units</i>	<i>Interior Side</i>	<i>Side Street</i>
Duplex structure	25'	25'	0'	7.5'	15'
Accessory building	75'	5'	10'	7.5'	20'
			(0' between accessory buildings on different lots if provided in homeowner's documents)		
Two single-family structures (front to back), rear unit	50'	5'	10'	7.5'	20'

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PROXIMITY MAP



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