



LAND INVESTMENT - DORAL AREA – 1/2 ACRE
NW 119 AVENUE BETWEEN NW 52 ST AND NW 58 ST
MIAMI, FL 33178

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 1/2 ACRE (gross) of scarce VACANT LAND located next to the prime City of DORAL in Miami-Dade County, Florida, 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.

The Property, 1/2 ACRE (gross), has frontage on the main roadway (NW 119 Avenue) between NW 52nd Street and NW 58th Street

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

- NW 119 AVE
- Doral and MIA Minutes Away
- Transitional Area - Vacant Land
- Close to: IKEA • HOME DEPOT • DICK'S • TOPGOLF •
MIAMI-DADE COLLEGE • KEISER UNIVERSITY
DOLPHIN MALL • TURNPIKE COMMERCE PARK*



NW 58 STREET



915'

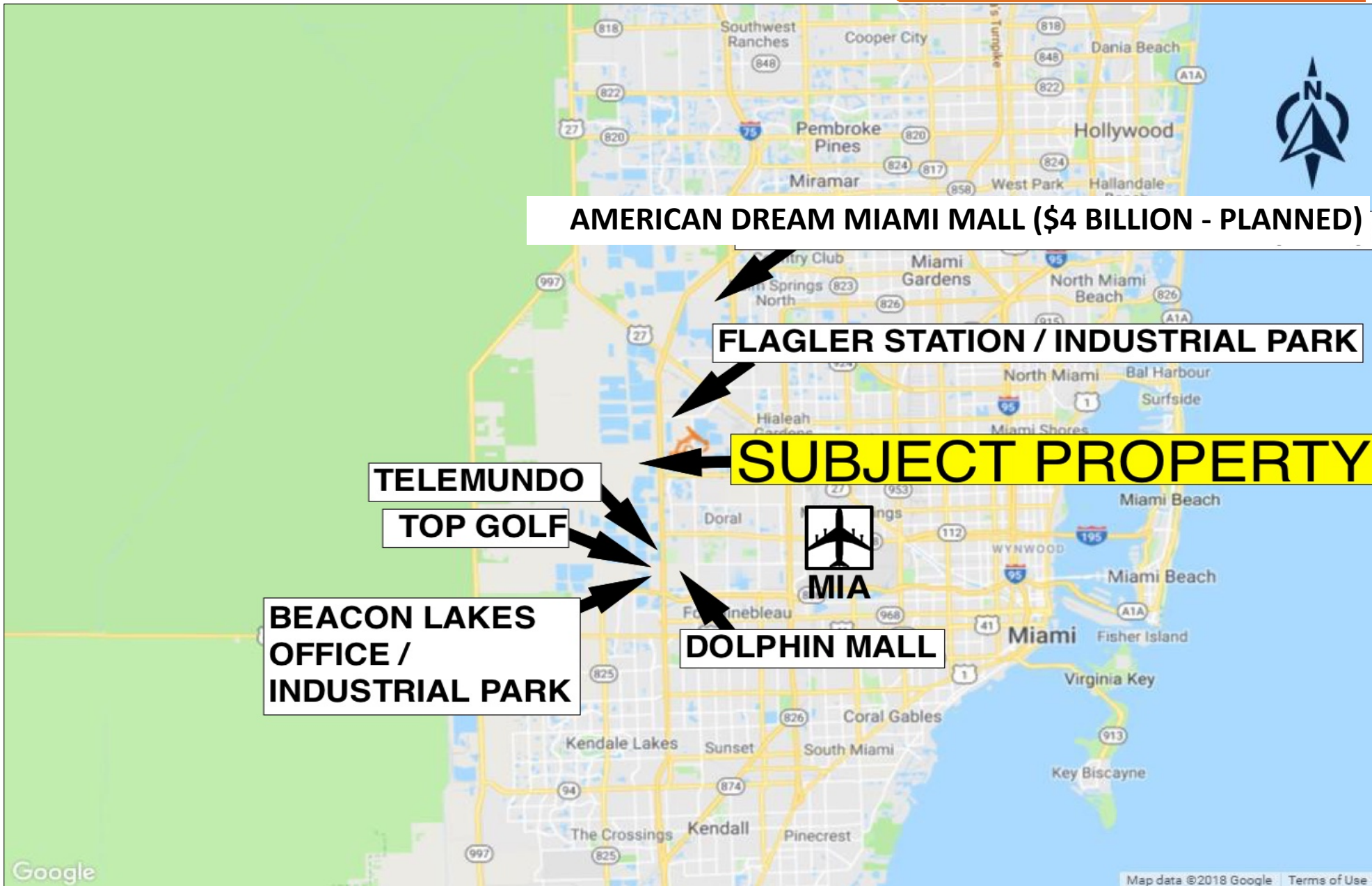
NW 119 AVENUE

NOT
TO
SCALE

66' (20.12 m)

300.15' (91.49 m)
19,819.8 SQ. FT. (1,841.36 M²) +/-
.46 ACRES (.19 HA) (NET) +/-
22,119 SQ. FT. (2,054.92 M²) +/-
.51 ACRES (.21 HA) (GROSS) +/-
300.15' (91.49 m)

66' (20.12 m)



THE OFFERING

Land Price	Metric	\$	365,000
Gross Land Price/SF		\$	16.50
Net Land Price/SF		\$	18.42
Development Type		Land	
Gross Land Size / SF	2,054.92		22,119
Net Land Size / SF	1,841.36		19,819.8
Zoning / Folio No.	30-3924-002-0330	General Use (GU Interim)	
Gross Land Size / AC	0.21		0.51
Net Land Size / AC	0.19		0.49
Property Tax (2024)		\$	1,611.69

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DORAL AREA - LAND INVESTMENT- 1/2 ACRE (GROSS +/-)
MIAMI, FL

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