

# Naranja Village

SW 272 ST and SW 140 AVE

Miami, FL 33032

\$2.95M

PRICE



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**COMPASS**

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Miami, FL 33032

PRICE

**\$2,950,000**

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## PRESENTED BY



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## Compass FL

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COMPASS

# Executive Summary

SW 272 ST and SW 140 AVE · Miami, FL 33032

 ASKING PRICE

**\$2,950,000**

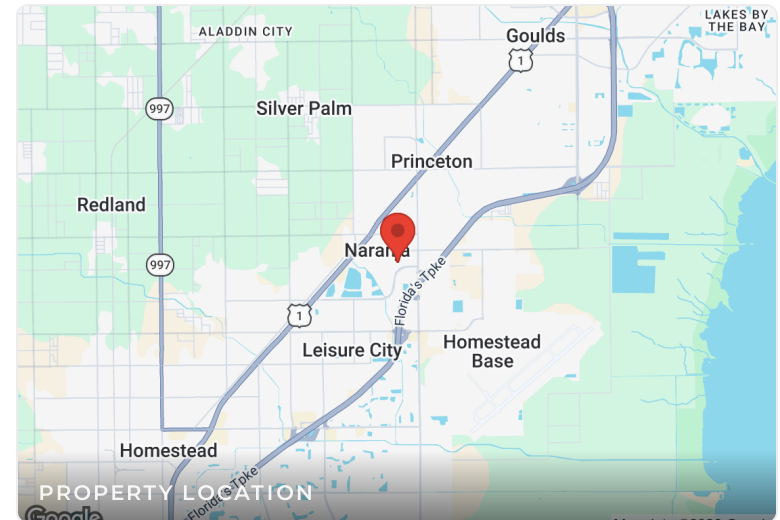
- Compass FL presents a premier development opportunity for a garden-style multifamily community in the rapidly growing Naranja Lakes, right in the center of one of Miami's greatest developing urban hubs. Offered at one of the lowest price-per-acre opportunities in the South Miami-Dade market, providing exceptional value. The zoning is R-EDGE which allows 18 units per acre.
- The site is comprised of 3 folios totaling 3.38 acres, with an allowable FAR of 3.7. The seller is currently in the process of obtaining ASPR approvals for a 66-unit garden-style multifamily project. Additionally under the Live Local Act, the site may qualify for a density increase of up to 90 units, subject to verification of eligibility and compliance with programs requirements.
- Located directly across from a school. with convenient access to US1, Florida Turnpike, public transit and major commercial corridors. The site is also located next to a canal which adds a nice buffer and flexibility for site design.
- Naranja is a rapidly developing submarket with significant residential and commercial expansion. Surrounded by ongoing public and private investments. Affordable housing demand continues to rise.

## PROPERTY DATA

Street Address	SW 272 ST and 142 AV
Property Type	Land
Net Lot Area	3.38 acres
Gross Lot Area	3.81 acres
Parcel ID	30-6934-008-0350
Parcel ID	30-6934-000-0091
Parcel ID	30-6934-014-0010
Zoning	R-EDGE
Municipality	Naranja CUC
Market	South Miami-Dade

# Location Highlights

- 3 miles to the new Southplace City Center: <https://www.cutlerbay-fl.gov/community/page/plans-unveiled-1-billion-redevelopment-80-acre-southland-mall-site-miami-dade-county>
- Directly across from a school
- Dense Residential Neighborhood
- Easy access to quick bus routes and transit lines
- Florida Turnpike access
- US-1/S Dixie Hwy access
- 30 miles from Downtown Miami
- 5 miles from the City of Homestead
- Walking distance to the future Larkin Hospital Education Center
- Across street from an Elementary School
- 11 minutes from Baptist Health Homestead Hospital
- Major local employers include: Amazon and Baptist Hospital
- Close proximity to SW 264 BRT (Bus Rapid Transit) and SW 272 ST Bus Station
- Virtual Drone Tour: <https://drive.google.com/file/d/1LSXqyOBPck2W-qQ3liEYLJB-eyacAwlH/view?usp=sharing>



## LOCATION

Address	<b>27190 SW 140TH AVE</b>
City	<b>Miami</b>
State	<b>Florida</b>
Zip Code	<b>33032</b>
APN / Parcel #	<b>30-6934-008-0350</b>
Coordinates	<b>25.515140, -80.417762</b>

## TRANSIT

SW 268 St@SW 134 Av	<b>0.6 mi</b>
Busway@SW 264 St	<b>0.7 mi</b>
SW 145 Av@SW 280 St	<b>0.8 mi</b>

## AIRPORTS

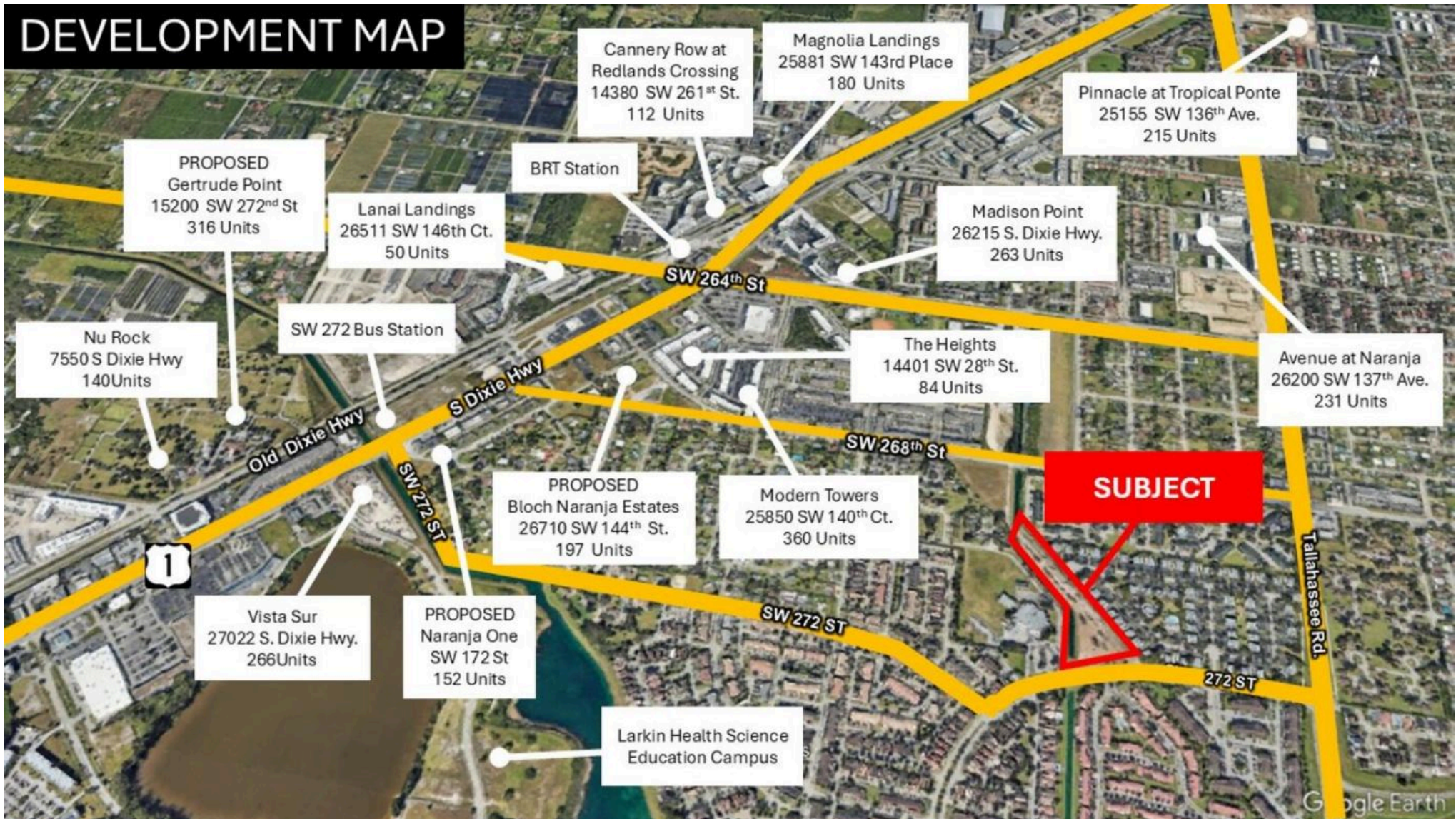
Miami Executive Airport (KTMB)	<b>9.3 mi</b>
Miami International Airport	<b>20.9 mi</b>
Ocean Reef Club Airport	<b>15.9 mi</b>

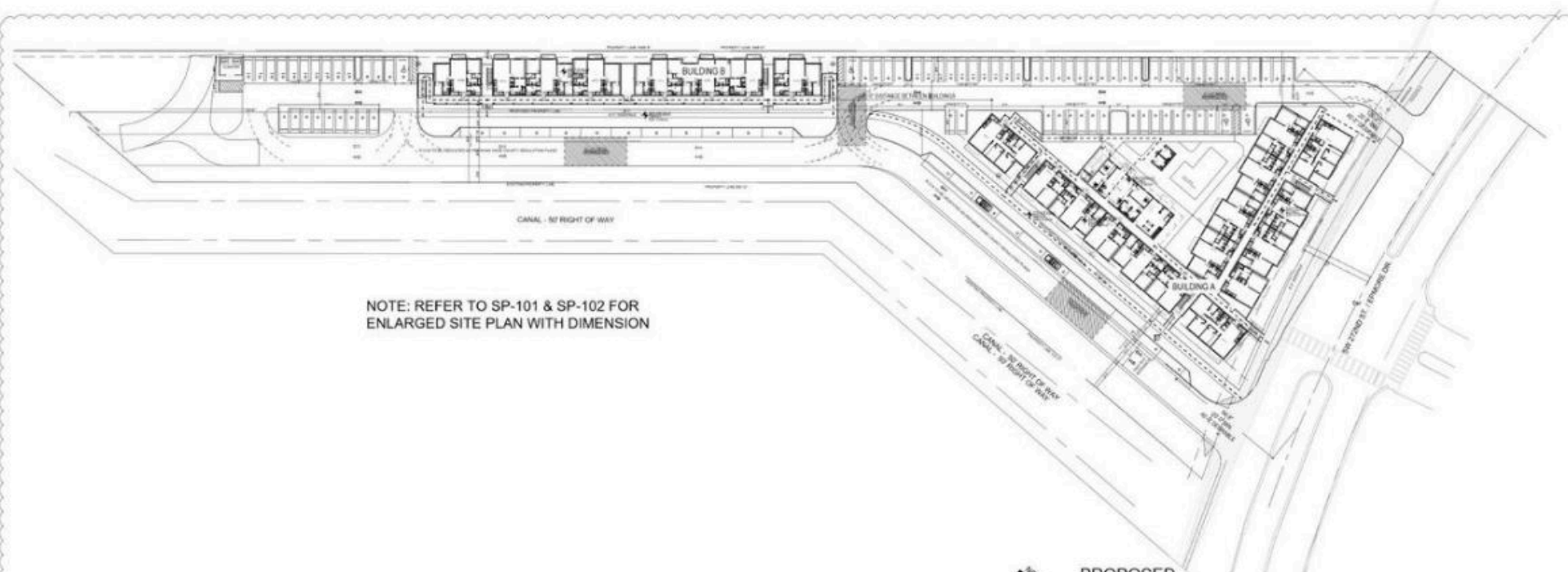






# DEVELOPMENT MAP

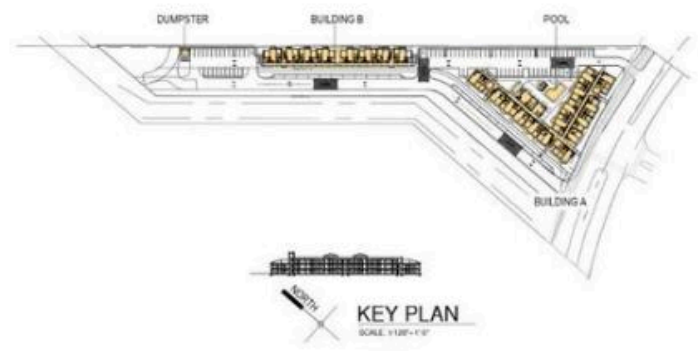




NOTE: REFER TO SP-101 & SP-102 FOR ENLARGED SITE PLAN WITH DIMENSION

PROPOSED FULL SITE PLAN  
 SCALE: 1/8"=1'-0"

GENERAL NOTES	
1. VERIFY SCALE DIMENSIONS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION. 2. DIMENSIONS SHOWN ON THE FLOOR PLANS ARE TO THE FACE OF MEMBER UNLESS NOTED. TO CENTERLINE OF COLUMN AND SPACES OF MASONRY WALLS, UNLESS OTHERWISE INDICATED. 3. THE SPACING FOR WALL, FLOOR, CEILING, AND ROOF SHALL BE AS REQUIRED BY CODES AND AS NECESSARY. 4. FINISH LOCATED ABOVE GRADE. 5. CARPENTRY DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION. 6. GASKET AT JUNCTION OF INTERSECTING FACES OF COOKTOPS, VIEW PANELS, FRAMES, EXTERIOR WINDOW FRAMES, CABINET WORK, CASEWORK, RECESSED TOILET ACCESSORIES, SURFACE MOUNTED TOILET ACCESSORIES, ETC., WHERE APPROPRIATE. INSTALLATION SHALL BE VISIBLE. 7. PROVIDE FIRE TREATED WOOD AS REQUIRED. CONTRACTOR SHALL ASSURE THAT ALL REQUIRED WOOD, INCLUDING TOILET ACCESSORIES, IS INSTALLED TO RESIST THE LOAD OF THE INTENT APPLICABLE TYPE. FIRE RATED WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE PARTITIONS OR ANY OTHER WALLS REQUIRED TO HAVE PROTECTIVE FINISHES SHALL BE STRUCTURALLY AND PERMANENTLY IDENTIFIED WITH SIGN OR STAMPING IN A MANNER ACCEPTABLE TO AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE MADE APPROPRIATELY TO CLEARLY IDENTIFY CONCEALED SPACES, SUGGESTED BY DRAWING OR BY USING BARRIERS, FIRE AND SMOKE BARRIERS. PROTECT ALL OPENINGS. 8. PROVIDE ALL OTHER NOTES AND SPECIFICATIONS AS SHOWN ON THE DRAWINGS AND AS NECESSARY.	
TERMITE PROTECTION	DRIVEWAY SAFE SIGHT TRIANGLE
ALL PERMITS FOR 100-11 BUILDING COMPONENTS AND BUILDING MATERIALS REQUIRED TO BE PROTECTED FROM TERMITES DAMAGE IN ACCORDANCE WITH THE SECTION NEW TERMITES PROTECTION OR REQUIRED TO HAVE CHEMICAL SOIL TREATMENT IN ACCORDANCE WITH NEW TERMITES PROTECTION OR REQUIRED TO HAVE CHEMICAL SOIL TREATMENT IN ACCORDANCE WITH NEW TERMITES PROTECTION. THE TREATMENT SHALL BE APPLIED TO THE ENTIRE PERIMETER OF THE BUILDING. OFFICIAL HAS BEEN OBTAINED. ALL BUILDINGS SHALL HAVE PSP CONSTRUCTION. THE TREATMENT PROTECTION AGAINST SUBSTRATE DAMAGE TO PERMITS IS AS PER 12C, 404.1.2. A LETTER OF COMPLIANCE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT BY THE CONTRACTOR OR CONTRACT COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS BEEN TREATED IN COMPLETE TREATMENT FOR THE PREVENTION OF SUBSTRATE DAMAGE. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."	THE HEIGHT OF FENCES, WALLS, SIGN SHELTERS AND SIGNS SHALL NOT EXCEED 6' IN HEIGHT WITHIN 150' FEET OF THE EDGE OF DRIVEWAY LEADING TO A PUBLIC RIGHT-OF-WAY. THE SAFE SIGHT TRIANGLE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT BETWEEN 2' AND 8' ABOVE PAVEMENT. POTENTIAL OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO STRUCTURES, GRASS, GRADING CONCRETE, TREAS, VINES, HEDGES, TREES, BUSHES, WALLS AND FENCES.
ZONING NOTES	
1. SETBACK FROM CURB TO CENTER OF DRIVEWAY SHALL BE IN ACCORDANCE WITH THE HEIGHT APPROVED CROWN OF CURB OF THE ADJACENT LOT. THE PROPERTY AREA ADJACENT TO LAKE OR CANAL, TO BE GRADED SO AS TO PREVENT DIRECT DRAINAGE DISCHARGE OF SEWAGE OR WASTEWATER TO LAKE OR CANAL. 2. LOT WILL BE GRADED SO AS TO PREVENT DIRECT DRAINAGE DISCHARGE OF WASTEWATER INTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE DRAINAGE PLAN FOR FINAL INSPECTION. 3. IN ADDITION TO THE REQUIREMENTS OF THIS PLAN, THERE MAY BE ADDITIONAL REQUIREMENTS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY SECTION 160.001, FLORIDA STATUTES, SECTION 160.001. 4. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL EXISTING APPROACHES. CONTACT PUBLIC WORKS DEPARTMENT. 5. THE HEIGHT OF FENCES, WALLS AND SIGNS SHALL NOT EXCEED 6' IN HEIGHT WITHIN 150' FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A STREET OR ANY OTHER PUBLIC RIGHT-OF-WAY OR PARKING SPACE. SIGNAGE AND BUILDING ACCESSORIES SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOR VEHICLES TO APPROPRIATELY EQUALIZE APPROXIMATE FLOOR LEVELS ON EXTERIOR WALLS OR SIGNAGE FOR COMPLIANCE WITH THIS REQUIREMENT MUST BE EITHER CRAFTED BY A PROFESSIONAL ENGINEER OR ARCHITECT UNDER THE FOLLOWING SYSTEM: A. PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE (1) SQUARE FOOT FOR EVERY SQUARE FOOT OF ENCLOSED AREA. SECTIONS OF ALL OPENINGS SHALL BE NOT HIGHER THAN ONE (1) FOOT ABOVE GRADE. B. THE INTERIOR PORTION OF SUCH ENCLOSED AREAS SHALL NOT BE PARTITIONED OR FINISHED TO SEPARATE ROOMS OR AREAS THEREIN. 6. ALL CONSTRUCTION MATERIALS ON THE ELEVATION SPACES SHALL BE CLASSIFIED AS TYPE I OR TYPE II. TYPE I OR TYPE II CLASSIFICATION. THE STRUCTURE MUST BE CONSTRUCTED WITH FLOOD DAMAGE RESISTANCE MATERIALS TO AN ELEVATION OF 0' TO 4' FT. A CLEAR STATEMENT SHALL BE NOTED ON CONSTRUCTION DRAWINGS.	1. ALL SIGNAGE SHALL BE DESIGNED TO BE VISIBLE FROM ALL APPROXIMATELY EQUAL FLOOR LEVELS ON EXTERIOR WALLS OR SIGNAGE FOR COMPLIANCE WITH THIS REQUIREMENT MUST BE EITHER CRAFTED BY A PROFESSIONAL ENGINEER OR ARCHITECT UNDER THE FOLLOWING SYSTEM: A. PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE (1) SQUARE FOOT FOR EVERY SQUARE FOOT OF ENCLOSED AREA. SECTIONS OF ALL OPENINGS SHALL BE NOT HIGHER THAN ONE (1) FOOT ABOVE GRADE. B. THE INTERIOR PORTION OF SUCH ENCLOSED AREAS SHALL NOT BE PARTITIONED OR FINISHED TO SEPARATE ROOMS OR AREAS THEREIN. 6. ALL CONSTRUCTION MATERIALS ON THE ELEVATION SPACES SHALL BE CLASSIFIED AS TYPE I OR TYPE II. TYPE I OR TYPE II CLASSIFICATION. THE STRUCTURE MUST BE CONSTRUCTED WITH FLOOD DAMAGE RESISTANCE MATERIALS TO AN ELEVATION OF 0' TO 4' FT. A CLEAR STATEMENT SHALL BE NOTED ON CONSTRUCTION DRAWINGS.

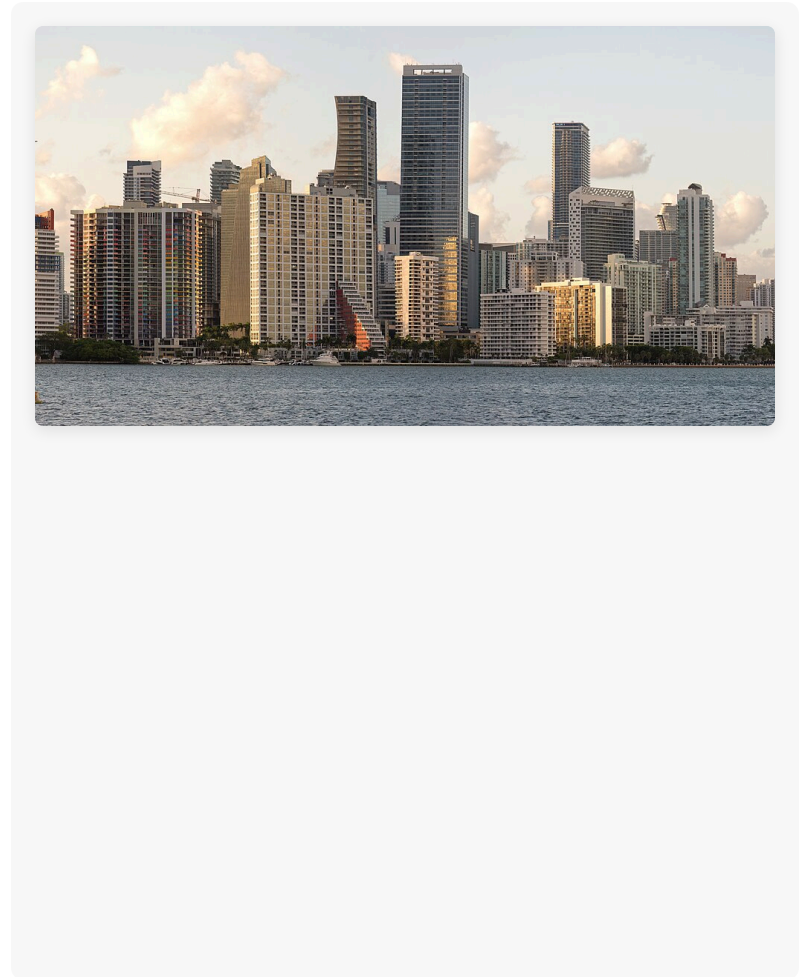


KEY PLAN  
 SCALE: 1/8"=1'-0"

# Market Overview

Miami is a coastal city in the U.S. state of Florida. It is the second-most populous city proper in Florida, with a population of 442,241 at the 2020 census. The Miami metropolitan area in South Florida has an estimated 6.46 million residents, ranking as the third-largest metropolitan area in the Southeast and sixth-largest metropolitan area in the United States.

Naranja is an unincorporated community and census-designated place (CDP) in Miami-Dade County, Florida, United States. Many orange groves were once located in this area, so the community name came from the Spanish word for orange, naranja, though the pronunciation among the local residents is "Na-Ran-Jah". Naranja was also a stop for the Florida East Coast Railroad that once ran through this area.



## DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>22,940</b>	Population	<b>103,629</b>	Population	<b>220,888</b>
Median HH Income	<b>\$74,821</b>	Median HH Income	<b>\$77,072</b>	Median HH Income	<b>\$77,008</b>
Households	<b>7,630</b>	Households	<b>31,738</b>	Households	<b>67,967</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,202	44,489	100,868
2010 Population	13,101	63,478	150,403
2025 Population	22,940	103,629	220,888
2030 Population	24,361	107,888	228,848
2025-2030 Growth Rate	1.21 %	0.81 %	0.71 %
2025 Daytime Population	15,878	69,268	159,893

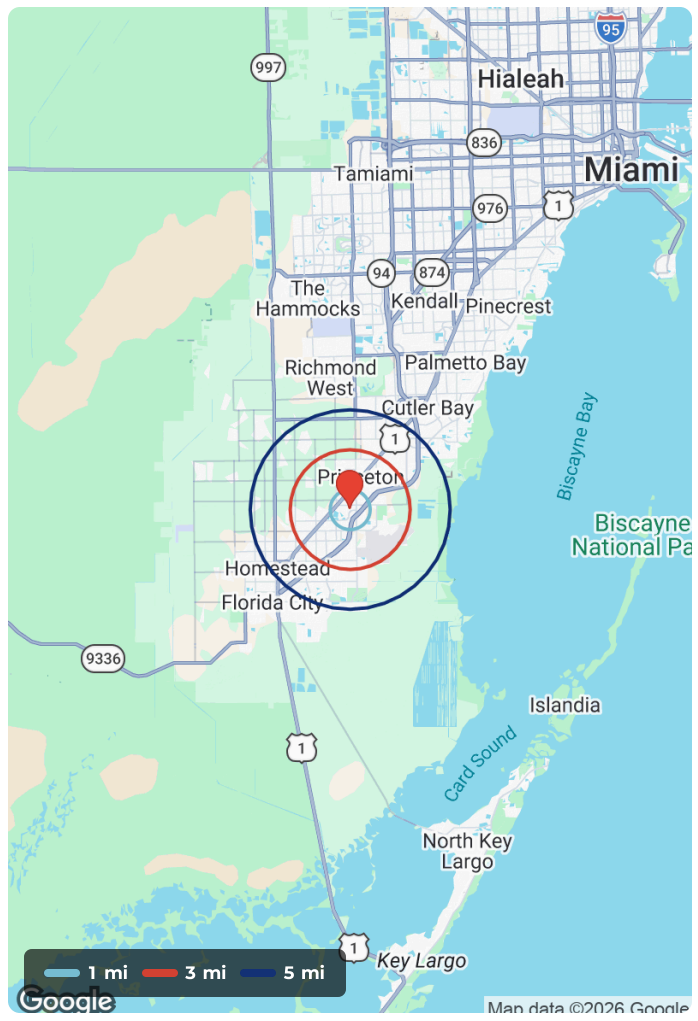
  

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,000	12,563	29,769
2010 Total Households	3,847	17,948	44,372
2025 Total Households	7,630	31,738	67,967
2030 Total Households	8,261	33,490	71,169
2025 Avg. Household Size	2.99	3.25	3.23
2025 Owner Occupied Housing	3,254	19,074	40,994
2030 Owner Occupied Housing	3,592	20,326	43,666
2025 Renter Occupied Housing	4,376	12,664	26,973
2030 Renter Occupied Housing	4,670	13,163	27,503
2025 Vacant Housing	720	1,750	3,364
2025 Total Housing	8,350	33,488	71,331

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	601	2,193	5,080
\$15,000-\$24,999	513	1,892	4,201
\$25,000-\$34,999	690	2,670	4,834
\$35,000-\$49,999	759	3,020	6,997
\$50,000-\$74,999	1,259	5,641	11,875
\$75,000-\$99,999	1,131	4,183	9,444
\$100,000-\$149,999	1,629	6,383	13,857
\$150,000-\$199,999	616	2,557	5,840
\$200,000 or greater	433	3,198	5,840
<b>Median HH Income</b>	<b>\$74,821</b>	<b>\$77,072</b>	<b>\$77,008</b>
<b>Average HH Income</b>	<b>\$91,655</b>	<b>\$100,805</b>	<b>\$97,935</b>

<b>\$74,821</b> MEDIAN HH INCOME	<b>\$91,655</b> AVG HH INCOME
<b>42.6%</b> OWNER OCCUPIED	<b>57.4%</b> RENTER OCCUPIED
<b>8.6%</b> VACANCY RATE	<b>1.21 %</b> 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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## COMPASS

FOR MORE INFORMATION



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