



**FOR SALE**

Development Opportunity

**Hialeah Tri-Rail Development Site**  
**HIALEAH, FL 33013**





# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

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# ASSEMBLAGE OVERVIEW

## HIALEAH TRI-RAIL DEVELOPMENT SITE 108 UNITS

#	Property Address	Use	Zoning	Bldg SF	Lot SF
1	1111 E 24 Street, Hialeah, FL 33013	Warehouse	M-1 Industrial	8,032	13,691
2	2363 E 11 Ave, Hialeah, FL 33013	Vacant Land	M-1 Industrial	0	13,537
3	1109 E 23 Street, Hialeah, FL 33013	Warehouse	M-1 Industrial	3,800	5,272
4	2305 E 11 Ave, Hialeah, FL 33013	Warehouse	M-1 Industrial	4,427	5,548
			Total	16,259 SF	38,048 SF

**PRICE: UNDISCLOSED**

Approximately 108-unit development site available on 38,048 sq. ft. (85 ft x 450 ft) of M-1 Industrial land. This is an exceptional chance to acquire a parcel of this size, neighboring the Hialeah Tri-Rail Metro Transfer Station.

Due to its strategic proximity to mass transit and designation as a Transit-Oriented Development (TOD) overlay, this site offers the unique advantage of potential density increases and bonuses, as well as flexibility with parking requirements, allowing for up to 125 units per acre. (This property is also an excellent fit for the SB102 Live Local Act).







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