

LAND FOR DEVELOPMENT 267 UNITS | NARANJA



LAND FOR SALE



SOUTHWEST 272ND STREET



PROPERTY OVERVIEW

This 2 ASPR-approved Naranja lands offers a rare opportunity to develop 201 residential units and 66 residential units. With the option to tie the sale to an ANF construction contract, you can fast-track your vision while situated just 35 minutes south of downtown Miami.

LOT SIZE 1
1.95 AC

LOT SIZE 2
3.38 AC

TOTAL LOT SIZE
5.33 AC

TOTAL UNITS
267

PROPERTY HIGHLIGHTS

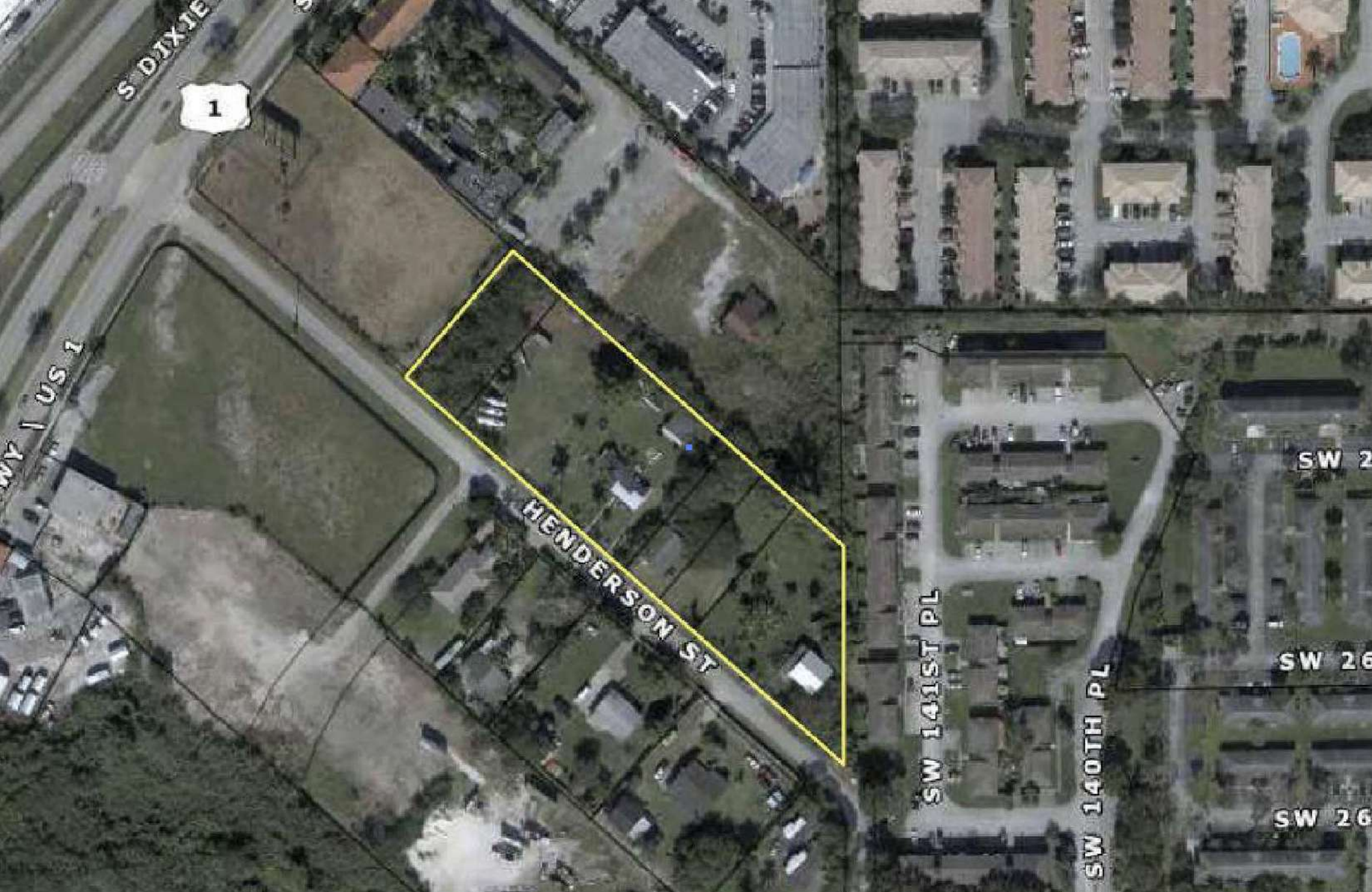
- **Land 1:**
 - Units: 201
 - ASPR Approved
 - Building Permit: In progress (dic 2023)
 - Sale can be tied to a construction contract with ANF
 - Located 35 minutes south of downtown Miami
- **Land 2:**
 - Units: 66
 - ASPR Approved
 - Building Permit: In progress (Jun 2023)

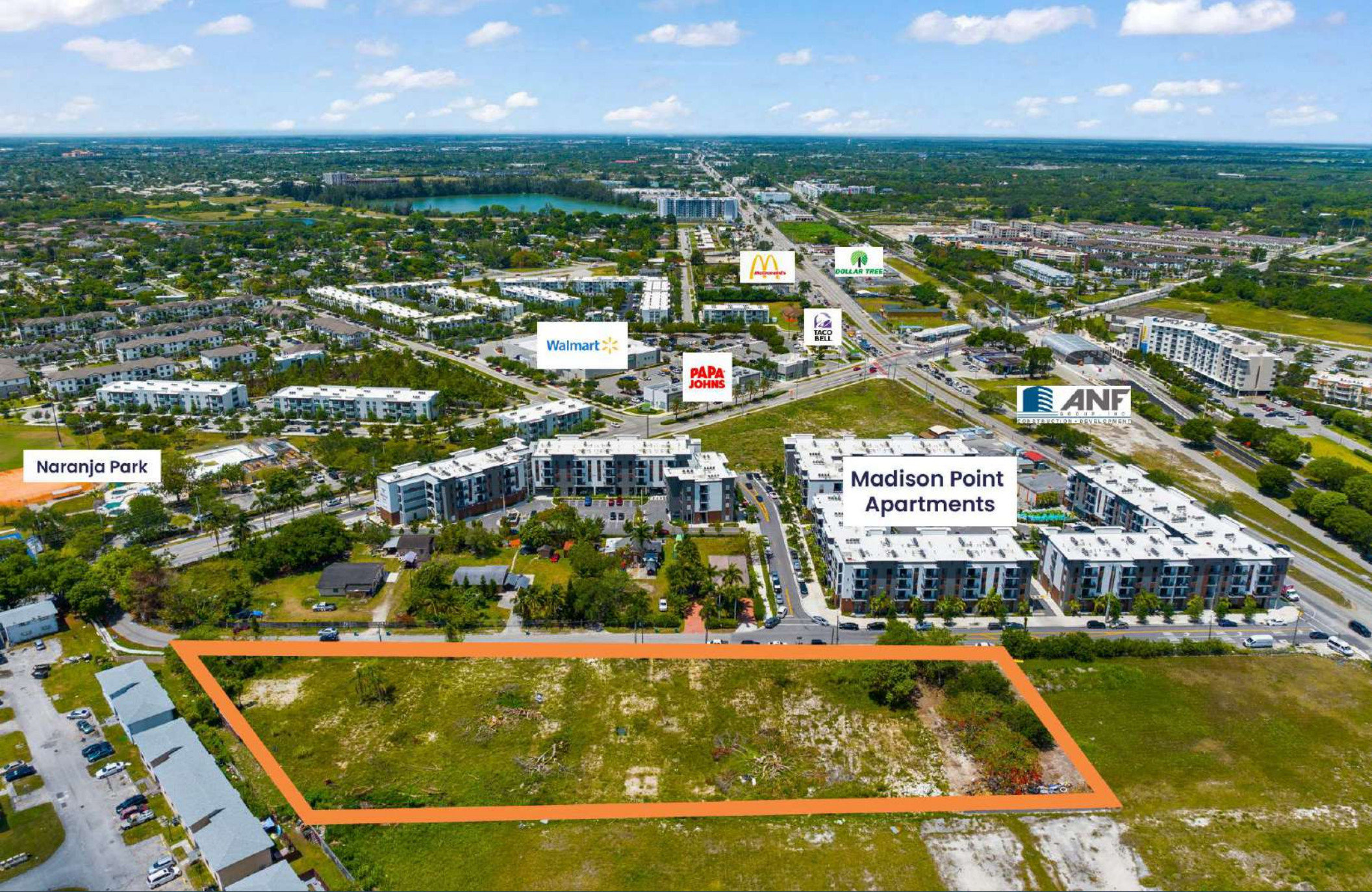












Naranja Park

Madison Point
Apartments

Walmart

PAPA
JOHNS

McDonald's

DOLLAR TREE

TACO
BELL

ANF
REAL ESTATE DEVELOPMENT















Hidden Grove Apartments

Hidden Grove Apartments

South Pointe Apartments

Riverside Villas



South Pointe
Apartments

Riverside Villas

Hidden Grove
Apartments

MALIBU
GARDENS

MALIBU
GARDENS

Hidden Grove
Apartments



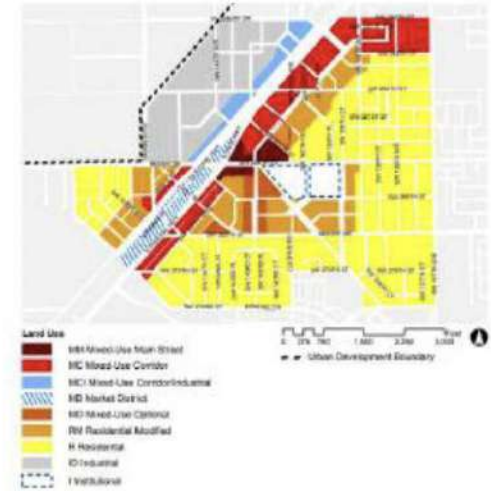


Walmart

MALIBU GARDENS

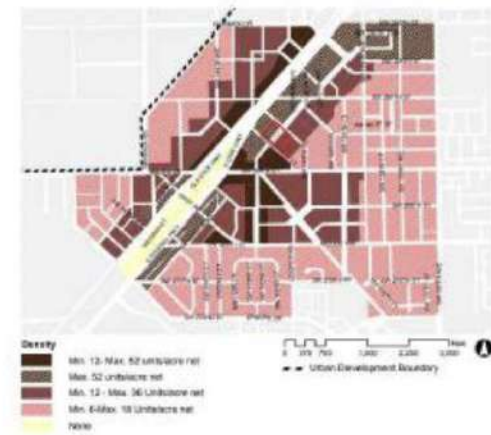
SW 140th Ave

SW 272nd St

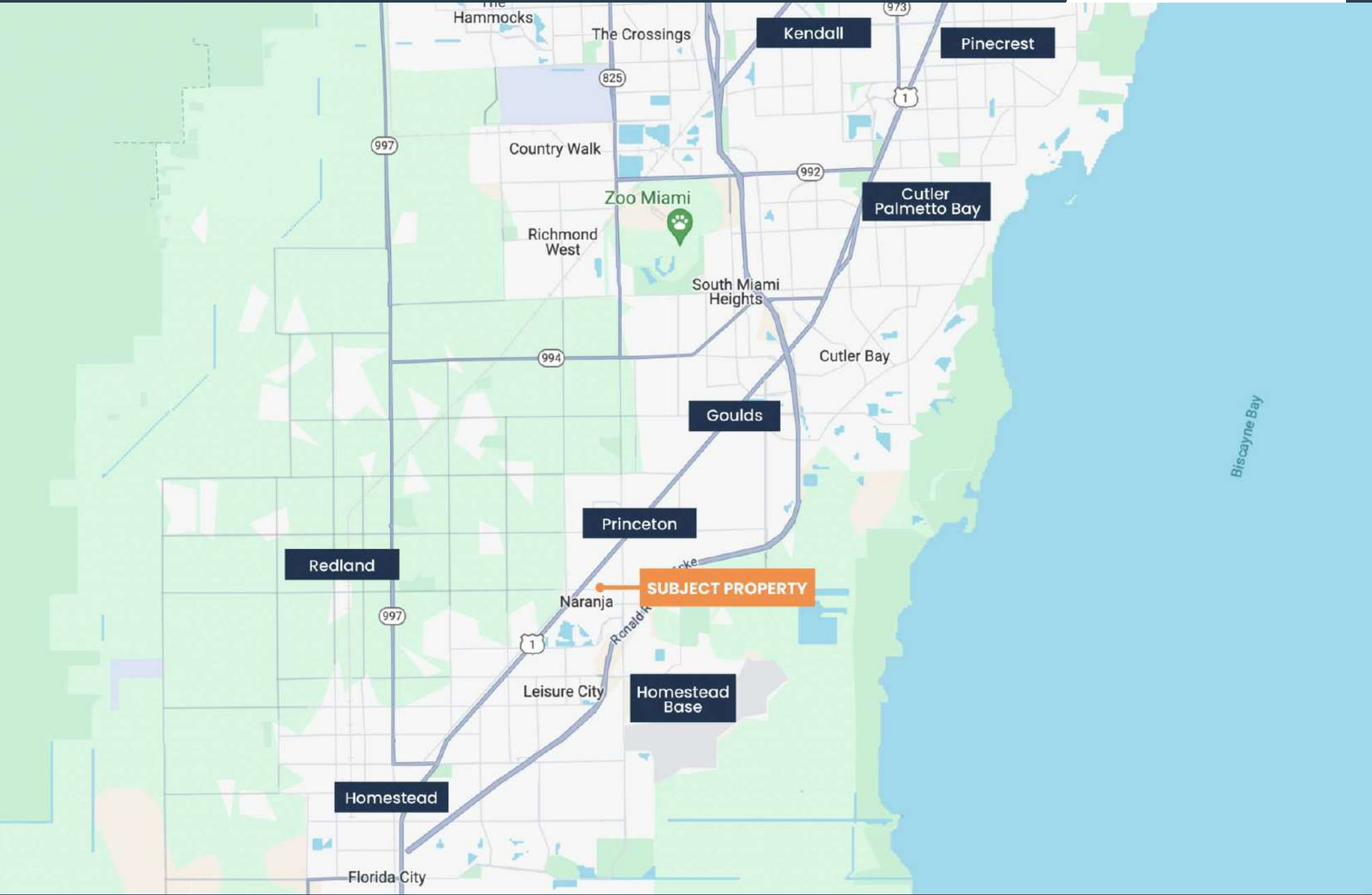


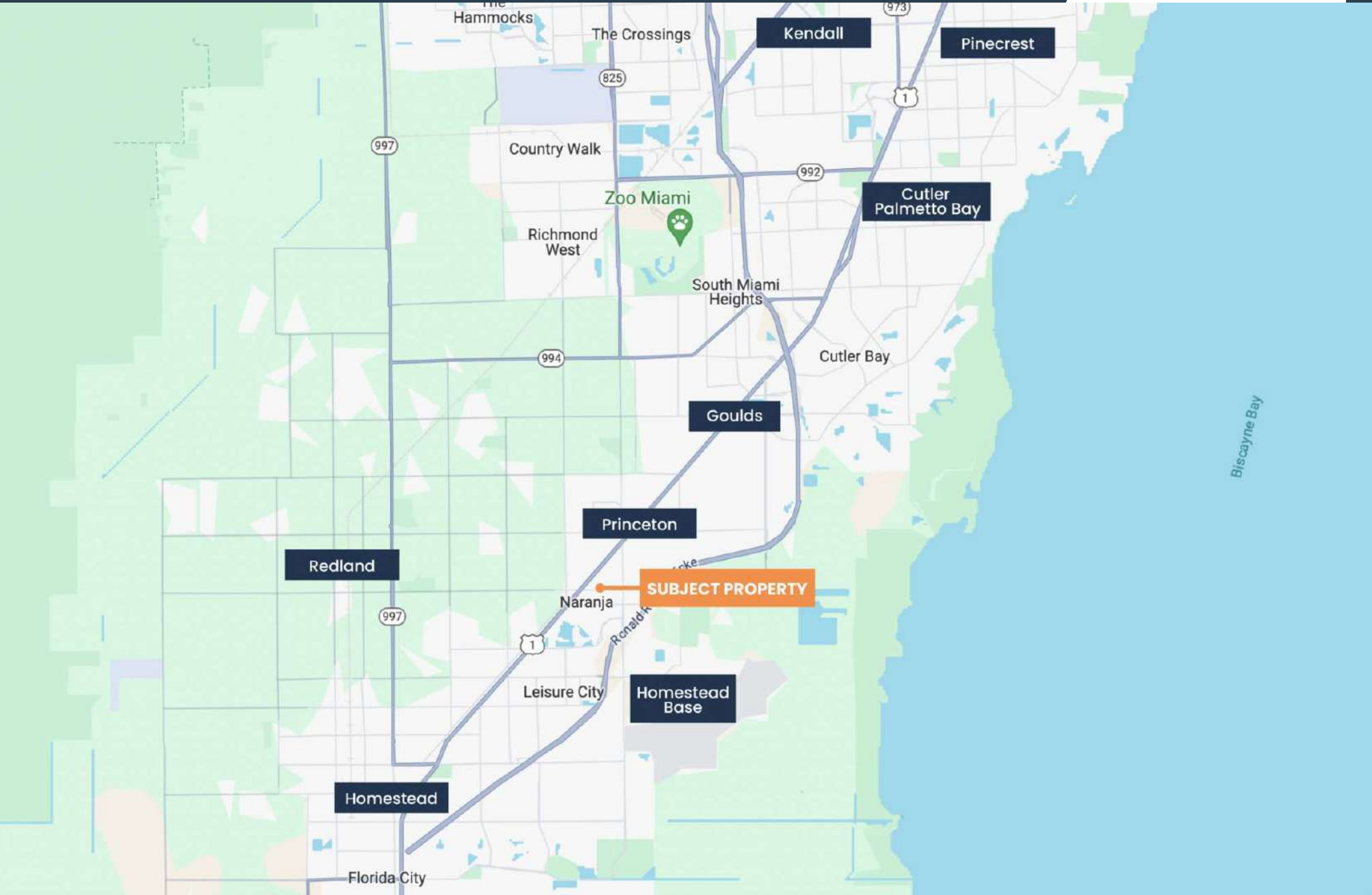
Sec. 33-094.04.1 Density, Building Height, and Intensity.
 A. Maximum Density and Building Height Range Tables. Notwithstanding any other provision to the contrary, the following tables set forth the maximum density and building height for developments in each urban center or urban area district.

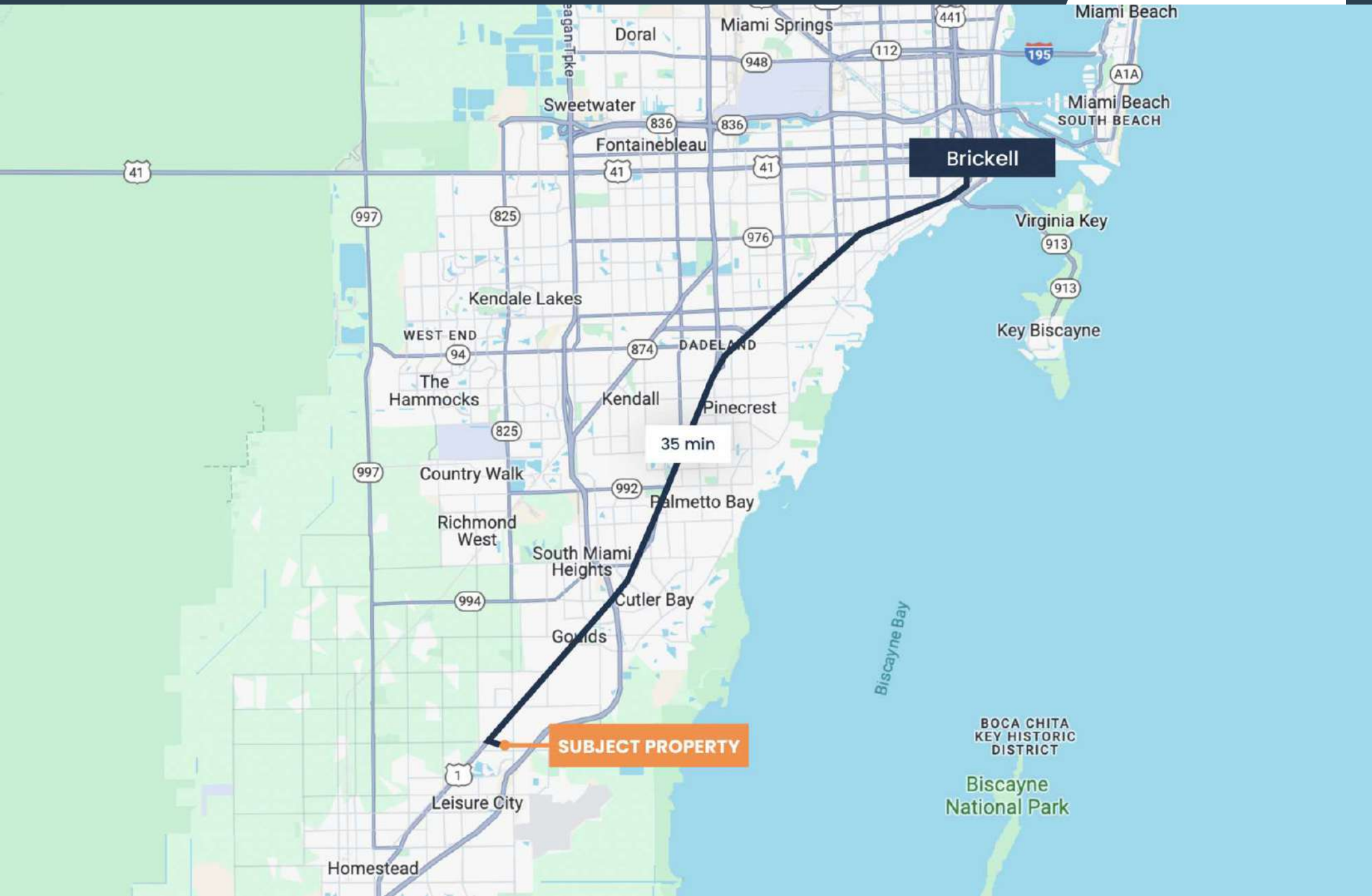
Urban Center or Urban Area District	CDD		Sub-District		CDD	
	Density (Units per acre)	Building Height (Maximum)	Density (Units per acre)	Building Height (Maximum)	Density (Units per acre)	Building Height (Maximum)
Community Urban Center along South Side Freeway	100 units per acre	5-7 stories	80 units per acre	4-7 stories	40 units per acre	3 stories





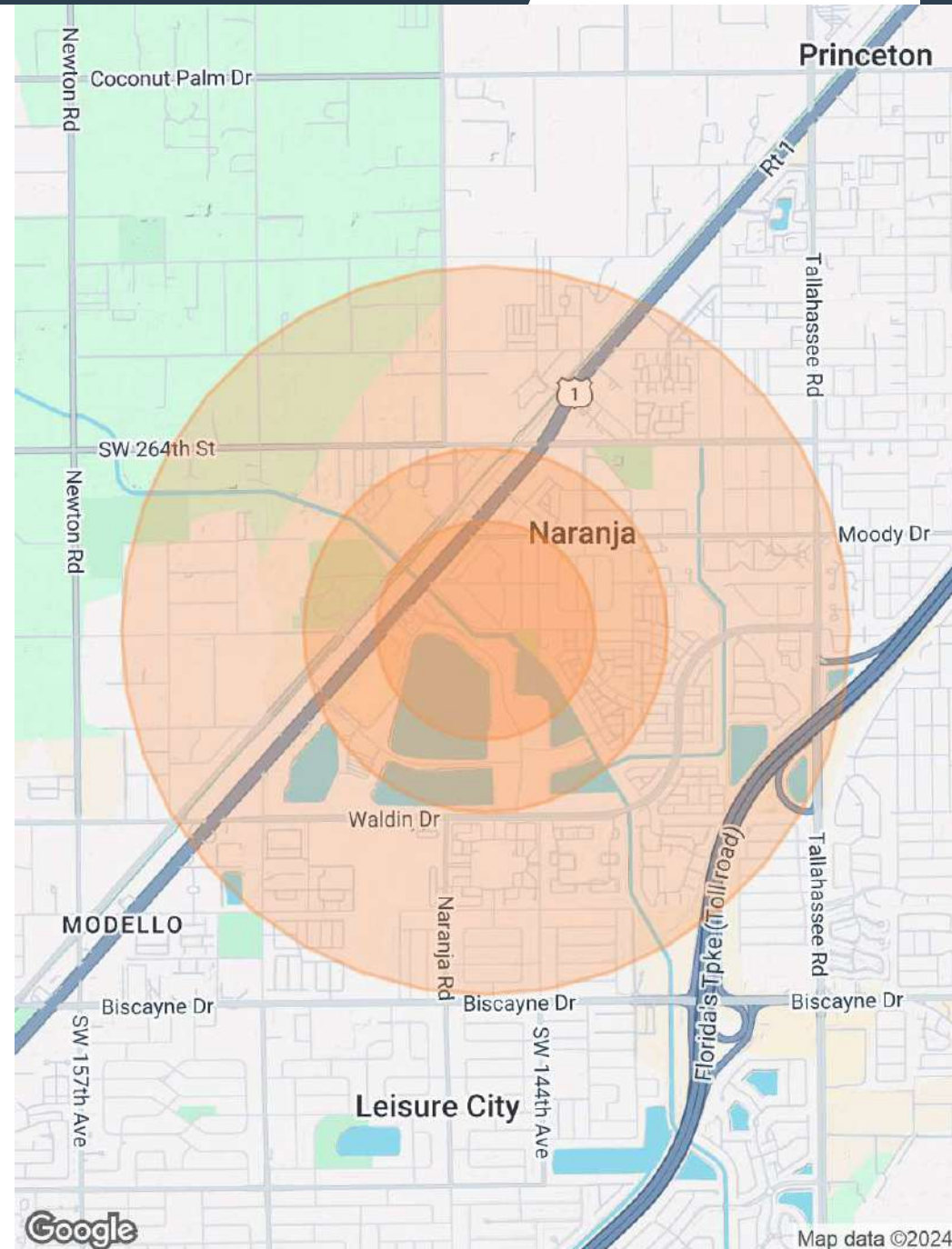






POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	804	3,749	21,873
Average Age	36	36	35
Average Age (Male)	36	35	34
Average Age (Female)	37	37	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	1,184	7,008
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$72,089	\$75,343	\$67,617
Average House Value	\$353,130	\$357,590	\$340,479
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	64.1%	66.1%	68.2%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	182	838	4,915
Total Population - Black	221	897	5,317
Total Population - Asian	15	80	294
Total Population - Hawaiian	0	0	1
Total Population - American Indian	4	15	129
Total Population - Other	104	491	2,956

Demographics data derived from AlphaMap



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation.**





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COMMERCIAL DIVISION OF FORTUNE

FORTUNE INTERNATIONAL GROUP

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

FORTUNE INTERNATIONAL REALTY

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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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 FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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