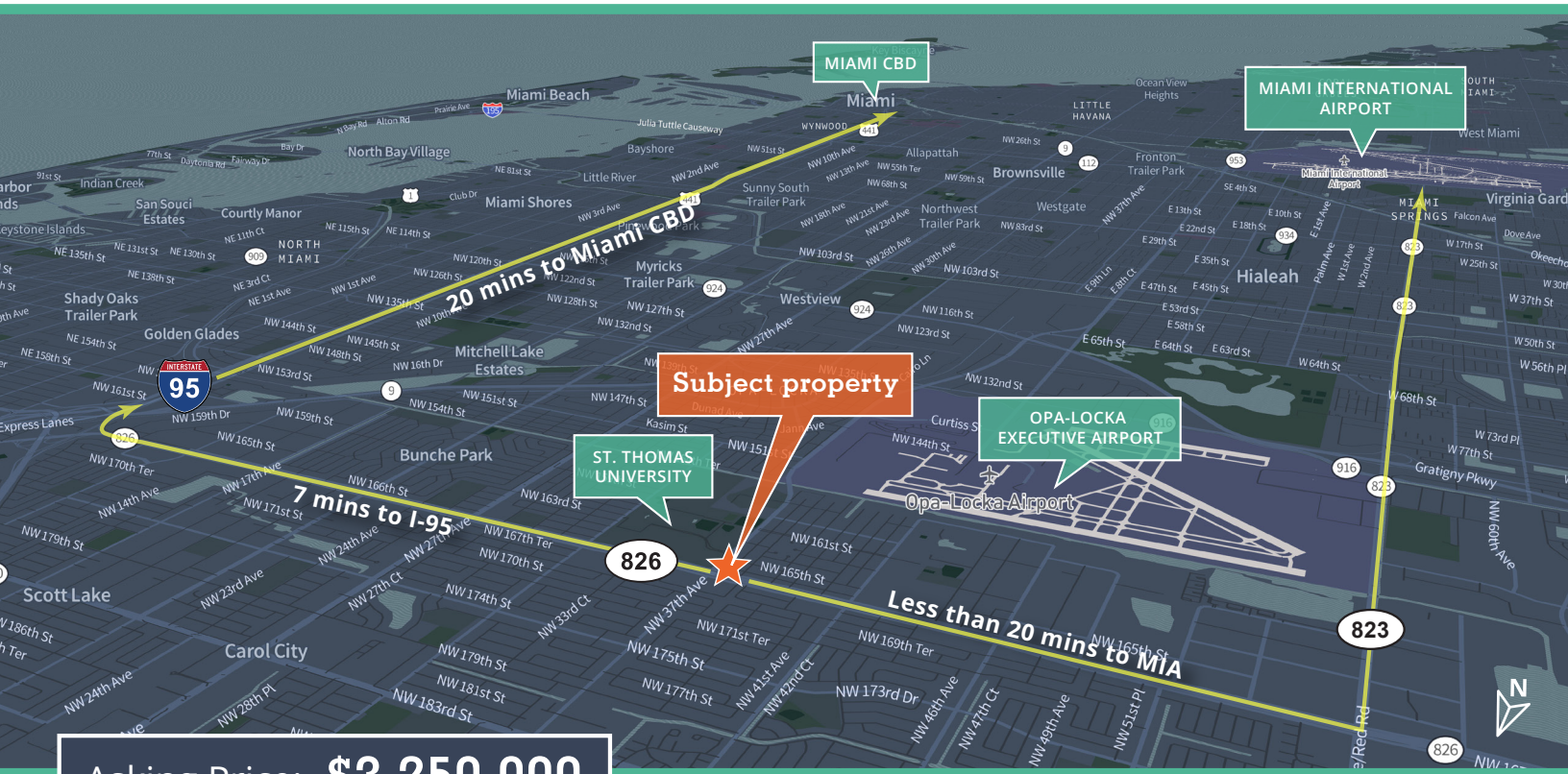
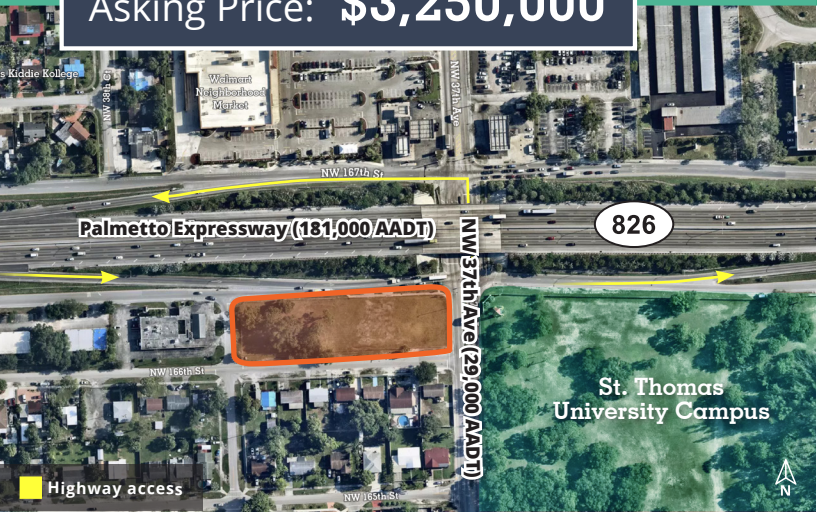


FOR SALE
Palmetto Expressway Development Site

3700 NW 167th Street, Miami Gardens, FL



Asking Price: \$3,250,000



Investment Highlights

- ★ The Property offers a significant footprint with excellent visibility and frontage at the intersection of NW 37th Ave and the Eastbound exit ramp of the Palmetto Expressway (SR-826), boasting more than 181,000 passing vehicles per day.

- ★ Strong proximity to St. Thomas University, which has a current enrollment of 10,000+ students in its graduate and undergraduate programs.

- ★ The Property has a zoning classification of PCD (Planned Corridor Development) zone, which incentivizes mixed-use projects including residential, retail and office.

- ★ The Property could potentially host an impressive 10-story structure with up to ±132 multifamily units and office and retail components.

Property Stats

Address	3700 NW 167 th Street, Miami Gardens, FL 33054
Land Area (AC)	±1.32 AC
Land Area (SF)	±57,532 SF
Zoning	Planned Corridor Development (PCD) (33,268 SF)
Asking Price	\$3,250,000

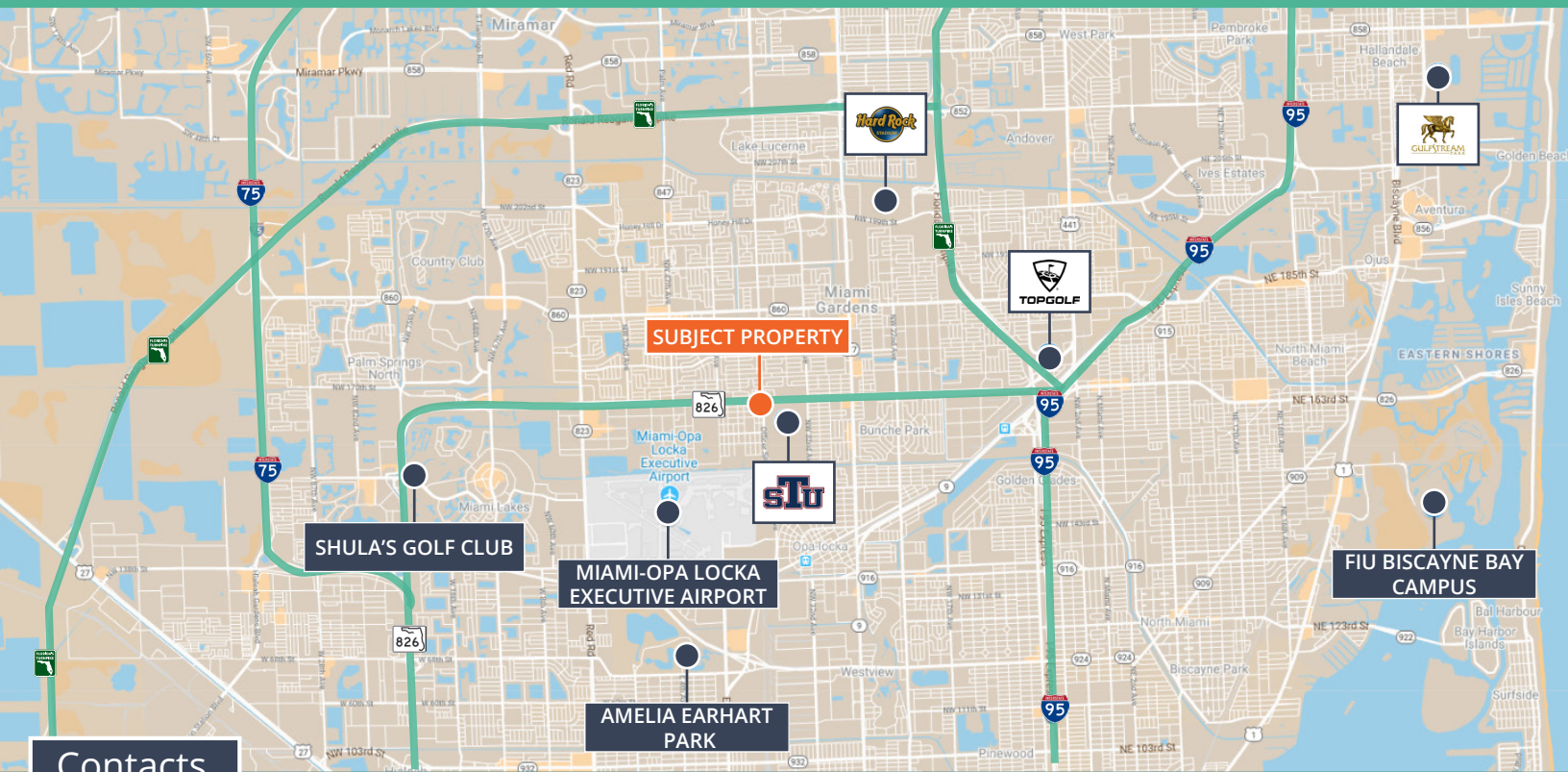
Zoning Overview

By-right FAR of 0.5 and density of 16 du/ac, with generous bonuses for sustainable construction, providing market-rate units, and conforming to architectural guidelines. These bonuses can enhance building height, density and FAR, reduce setbacks and provide for an expedited permitting process.

With full incentivization, the Property could earn a maximum height of 10 stories, density of 100du/ac, and FAR of 2.5, allowing a developer to construct an impressive mixed-use building consisting of ±132 apartment units in addition to retail and office space.

Zoning Status	Zoning Details	Potential PCD*
Base Intensities	Max Residential Density	16 du/ac
	Max Floor Area Ratio	0.5
	Max Building Height	2 stories
	Max Impervious Area	70%
Intensities with max. bonuses	Max Residential Density	100 du/ac
	Max Floor Area Ratio	2.5
	Max Building Height	10 stories
	Max Impervious Area	90%

*Per the Palmetto Expressway Corridor District.



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