

FOR SALE
OPPORTUNITY ZONE! ±1 ACRE US-1 RETAIL DEVELOPMENT ASSEMBLY

18005 S. DIXIE HIGHWAY, MIAMI, FL 33157



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:
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LAND FOR SALE

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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 Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION



PROPERTY SUMMARY

OPPORTUNITY ZONE! ±1 ACRE US-1 RETAIL DEVELOPMENT ASSEMBLY

18005 S. Dixie Highway, Miami, FL 33157



OFFERING SUMMARY

Sale Price: \$1,975,000

Lot Size: 0.95 Acres

Zoning: (DUV) Downtown Urban Village

Market: Miami

Submarket: Palmetto Bay

Traffic Count: 59,000

PROPERTY OVERVIEW

Lee & Associates Miami presents this corner retail parcel assembly located directly on US-1 in highly desirable Palmetto Bay Opportunity Zone. This 0.95 Acre corner property is primed for development with Palmetto Bay (DUV) Downtown Urban Village Zoning for large-scale commercial and/or office facilities that service the needs of the village's developing urban areas. This property enjoys approximately 150' frontage on US 1 South Dixie Hwy with exposure to over 59,000 Vehicles Per Day!

PROPERTY HIGHLIGHTS

- Excellent Opportunity Zone Development Potential!
- 0.95 Acre Corner Parcel Assembly on US-1 Retail Corridor
- Approximately 150' of frontage on US-1 South Dixie Hwy
- (DUV) Palmetto Bay's Downtown Urban Village District Zoning
- Excellent area demographics and traffic counts of over 59,000 AADT
- Nearby to Many Major Development Projects Currently Under Way

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY DETAILS

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LOCATION INFORMATION

BUILDING NAME	Opportunity Zone! ±1 Acre US-1 Retail Development Assembly
STREET ADDRESS	18005 S. Dixie Highway
CITY, STATE, ZIP	Miami, FL 33157
COUNTY/TOWNSHIP	Miami Dade
MARKET	Miami
SUBMARKET	Palmetto Bay
CROSS STREETS	S. Dixie Highway (US-1) & SW 180th Street (Wayne Ave)
ROAD TYPE	Highway
NEAREST HIGHWAY	US-1, and Florida's Turnpike

SALE PRICE

\$1,975,000

PROPERTY DETAILS

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail
ZONING	(DUV) Downtown Urban Village
LOT SIZE	0.95 Acres
LOT FRONTAGE	150
CORNER PROPERTY	Yes
TRAFFIC COUNT	59,000
TRAFFIC COUNT STREET	US-1 South Dixie Hwy
TRAFFIC COUNT FRONTAGE	150

ADDITIONAL PHOTOS

OPPORTUNITY ZONE! ±1 ACRE US-1 RETAIL DEVELOPMENT ASSEMBLY

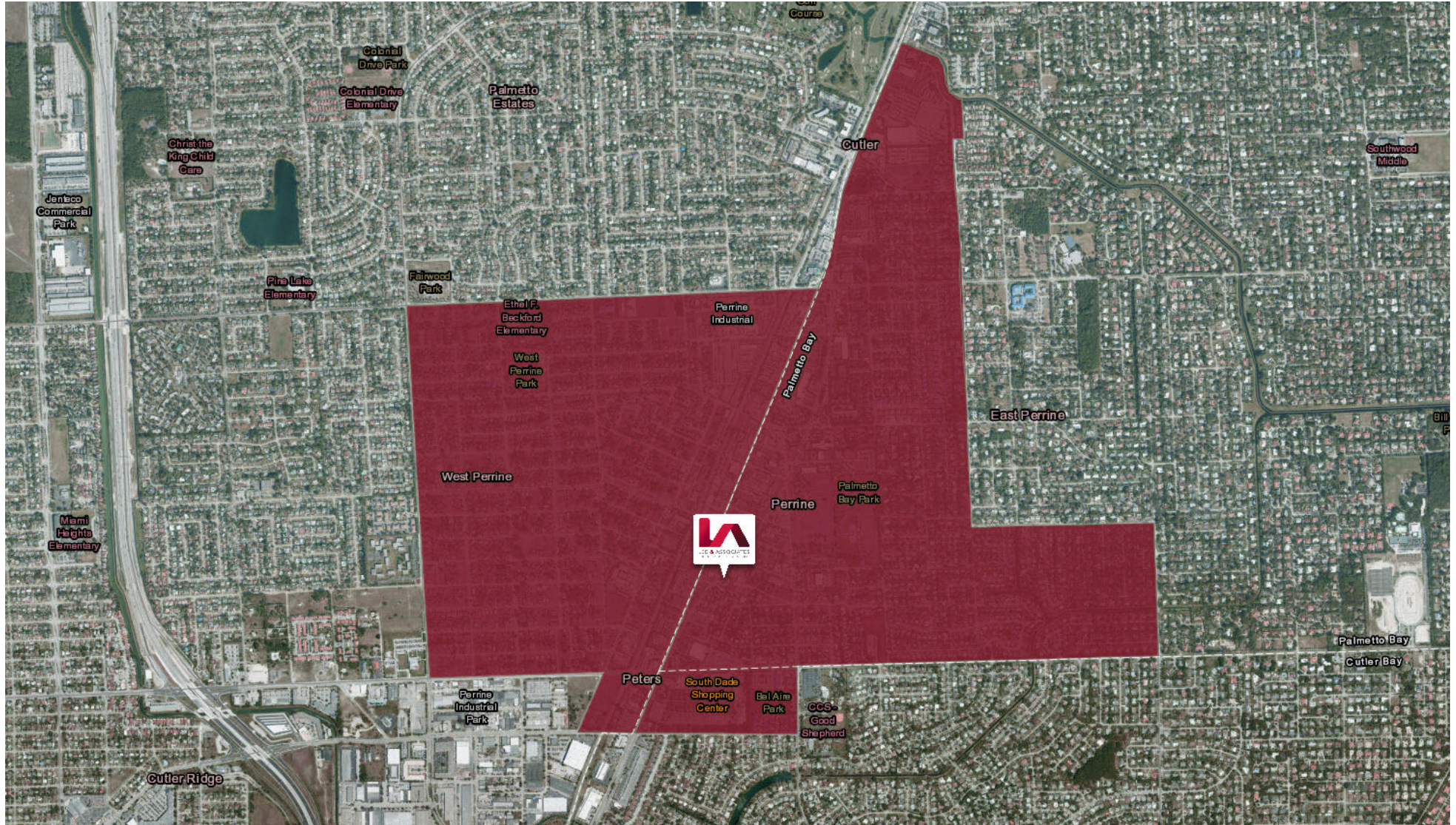
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OPPORTUNITY ZONE MAP

OPPORTUNITY ZONE! ±1 ACRE US-1 RETAIL DEVELOPMENT ASSEMBLY

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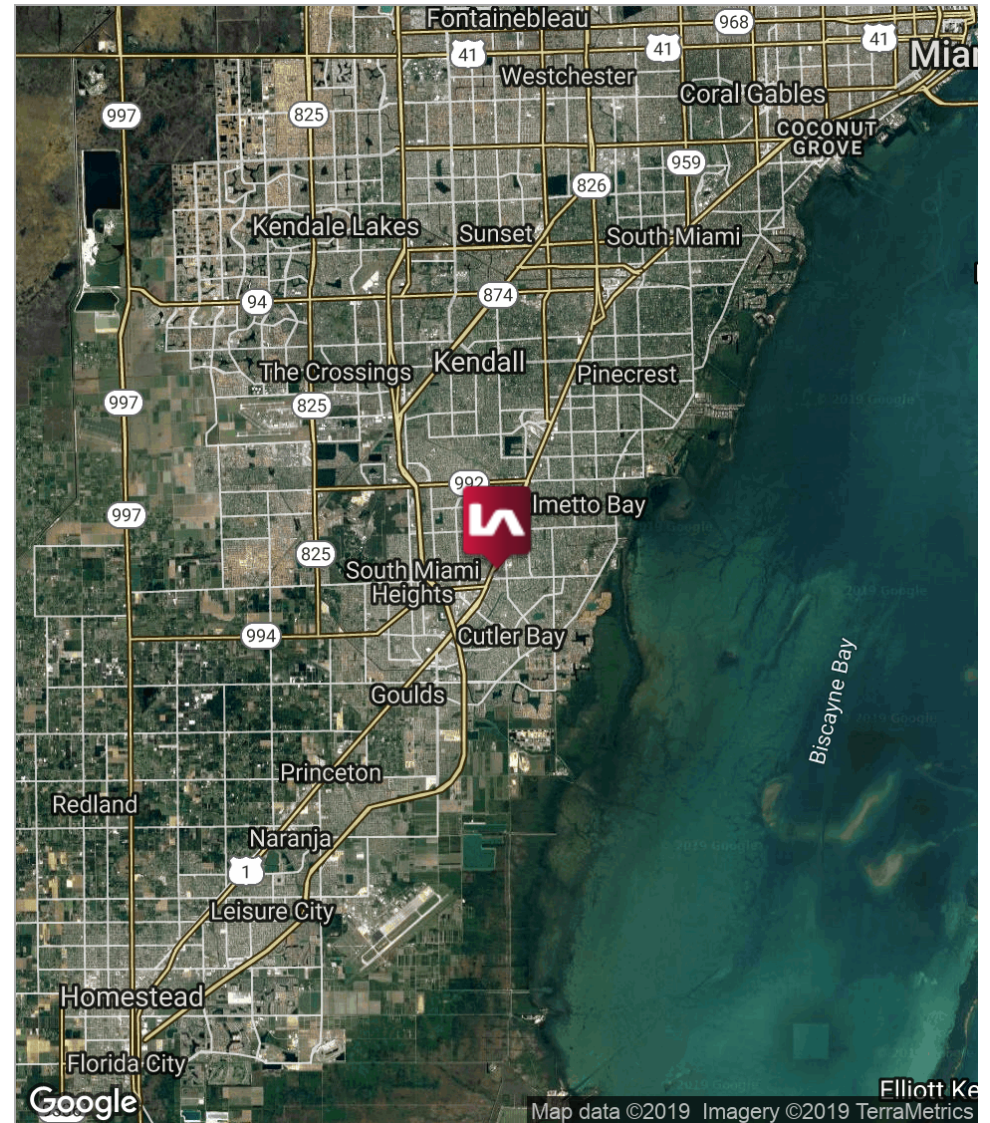
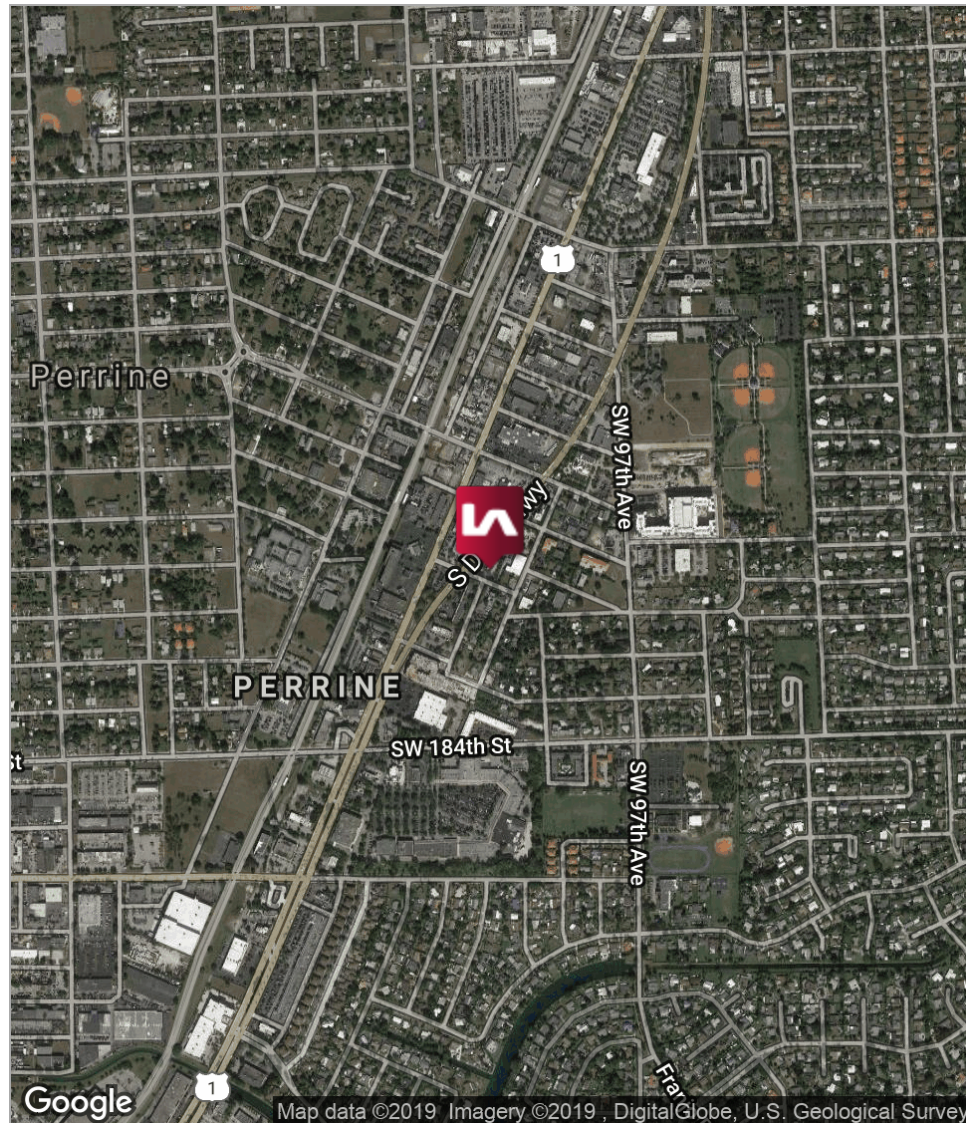
LOCATION INFORMATION



LOCATION MAPS

OPPORTUNITY ZONE! ±1 ACRE US-1 RETAIL DEVELOPMENT ASSEMBLY

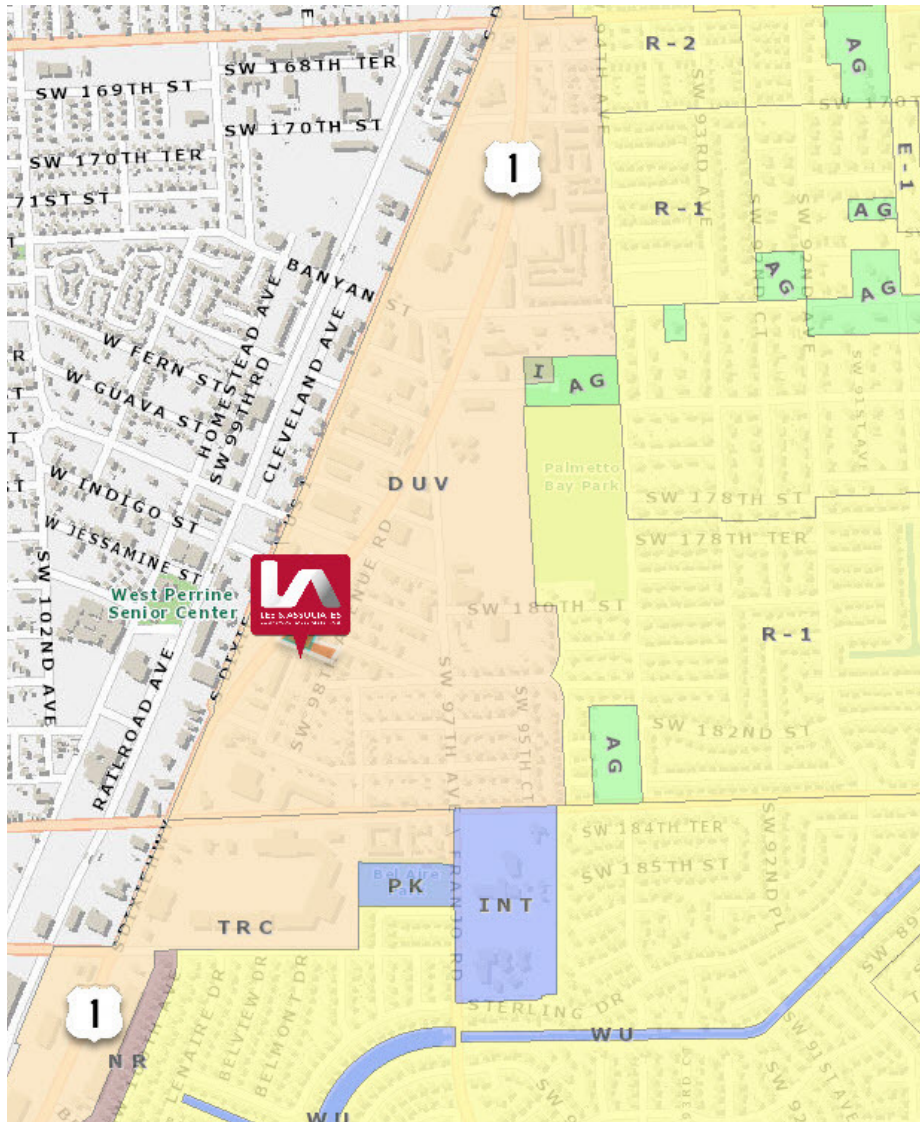
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ZONING: (DUV) DOWNTOWN URBAN VILLAGE

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PALMETTO BAY'S DOWNTOWN URBAN VILLAGE (DUV) DISTRICT

It is the vision of the Village of Palmetto Bay to transform into a vibrant, attractively developed Downtown Urban Village (DUV), with a network of pedestrian and bike-friendly, open spaces.

The Downtown General (DG) sector applies to the area of the Downtown Urban Village (DUV) immediately surrounding the Downtown Village (DV). The Downtown General (DG) serves as a transition from the large properties abutting US1 into the area intended to become the main, ped/ bike-friendly, transit-connected Downtown Urban Village (DUV).

This sector provides for flexible building types in the general form of flexible blocks and flex buildings, both of which may accommodate higher intensity commercial/retail at the ground level and offices or multi-unit residential on the floors above. More traditional 'urban big box' commercial uses may be accommodated in the Downtown General (DG) sector with a selection of other compatible uses, vertically integrated within the same building.

AREA MAP: US-1 SOUTH FACING

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AREA MAP - US-1 NORTH EAST FACING

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RETAILER MAP

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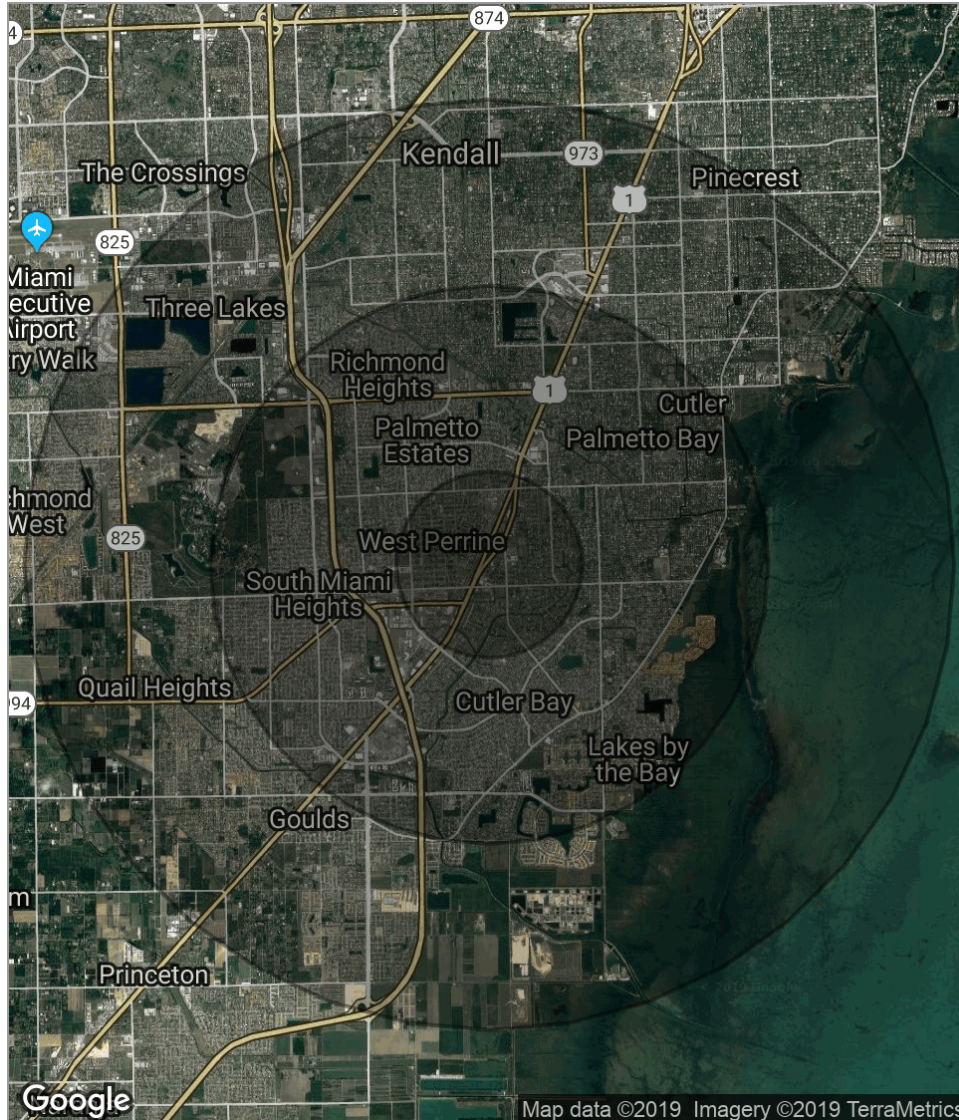
DEMOGRAPHICS



DEMOGRAPHICS MAP

OPPORTUNITY ZONE! ±1 ACRE US-1 RETAIL DEVELOPMENT ASSEMBLY

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,370	124,917	236,324
Median age	32.8	36.3	35.9
Median age (Male)	31.2	34.8	34.1
Median age (Female)	35.6	36.9	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,347	38,621	72,242
# of persons per HH	3.3	3.2	3.3
Average HH income	\$58,782	\$71,811	\$80,066
Average house value	\$301,209	\$362,417	\$373,134

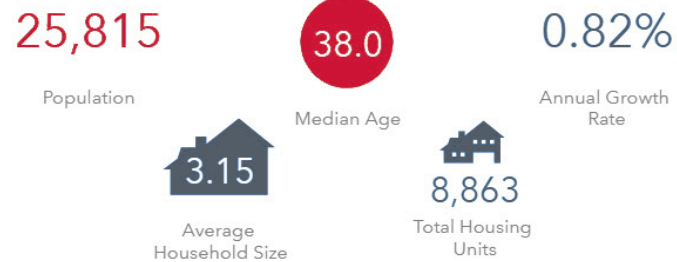
* Demographic data derived from 2010 US Census

MARKET SNAPSHOT - 5 MIN DRIVE TIME

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KEY FACTS



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (19.2)

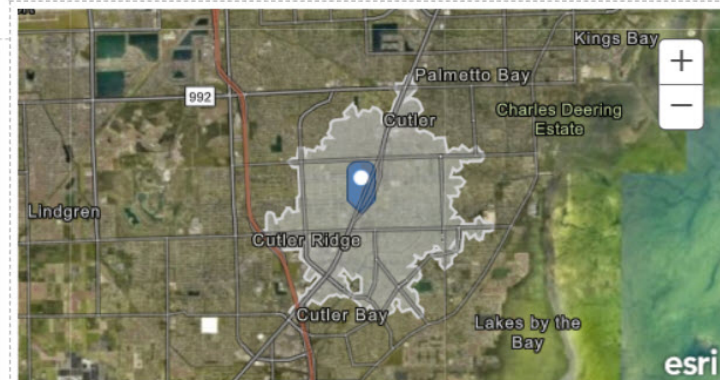
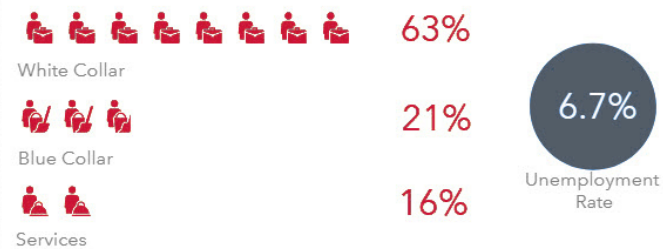
The smallest group: \$200,000+ (4.7)

Indicator ▲	Value	Difference	
<\$15,000	12.0	-3.5	
\$15,000 - \$24,999	10.3	-2.1	
\$25,000 - \$34,999	8.5	-2.3	
\$35,000 - \$49,999	10.1	-3.4	
\$50,000 - \$74,999	19.2	+2.1	
\$75,000 - \$99,999	14.0	+3.4	
\$100,000 - \$149,999	15.3	+4.4	
\$150,000 - \$199,999	5.9	+1.7	
\$200,000+	4.7	-0.4	

BUSINESS



EMPLOYMENT



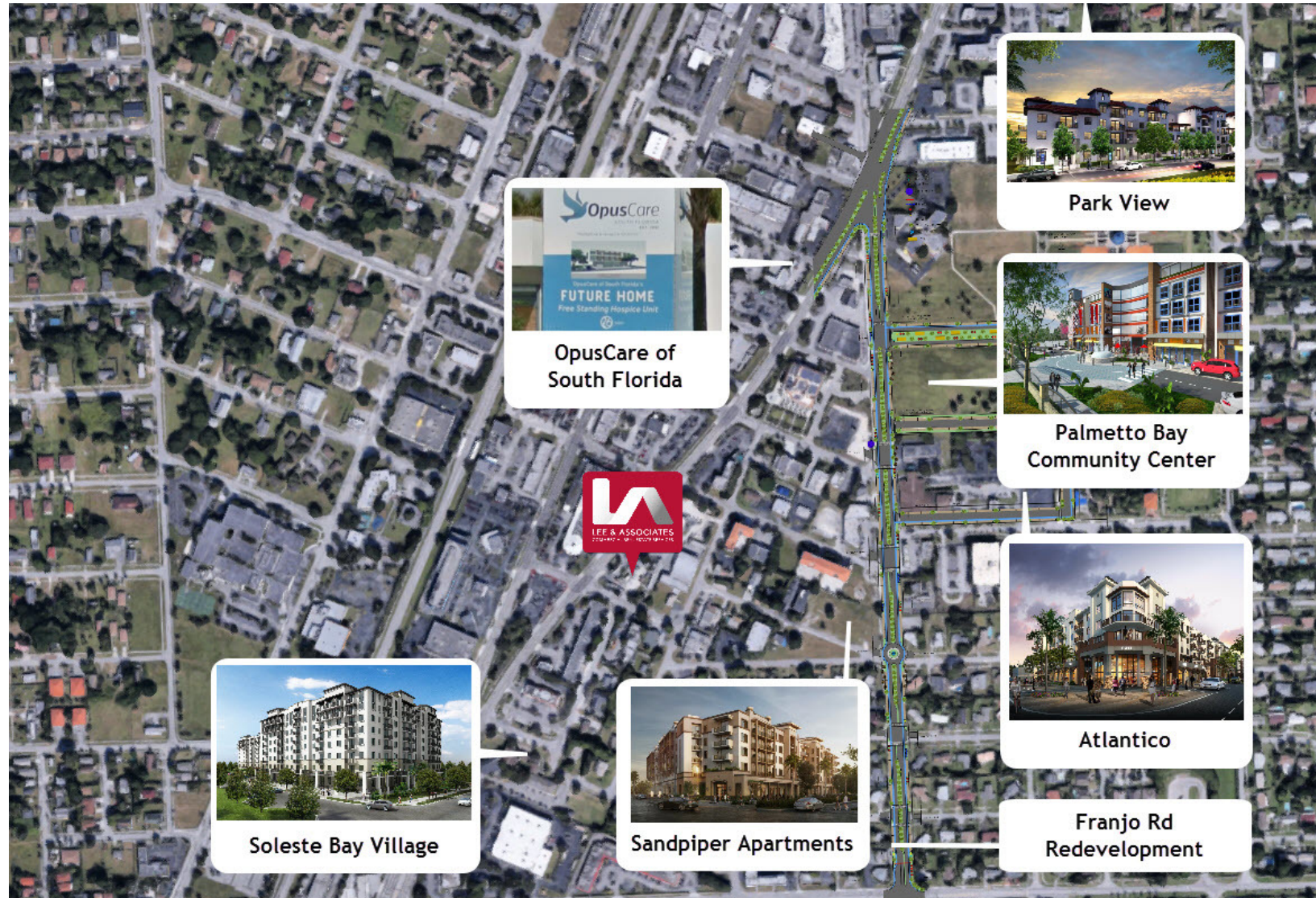
APPROVED DUV DEVELOPMENTS



APPROVED DUV DEVELOPMENT PROJECTS

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PALMETTO BAY COMMUNITY CENTER

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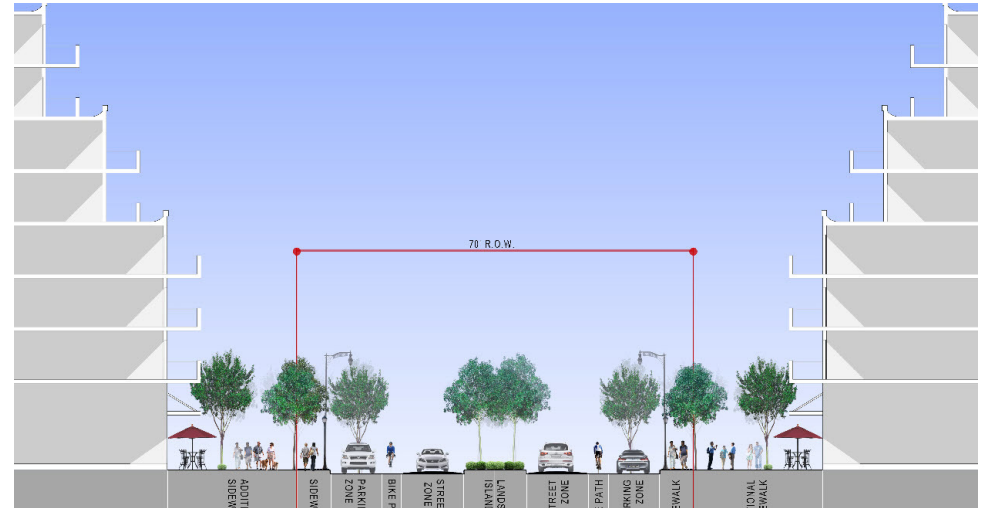
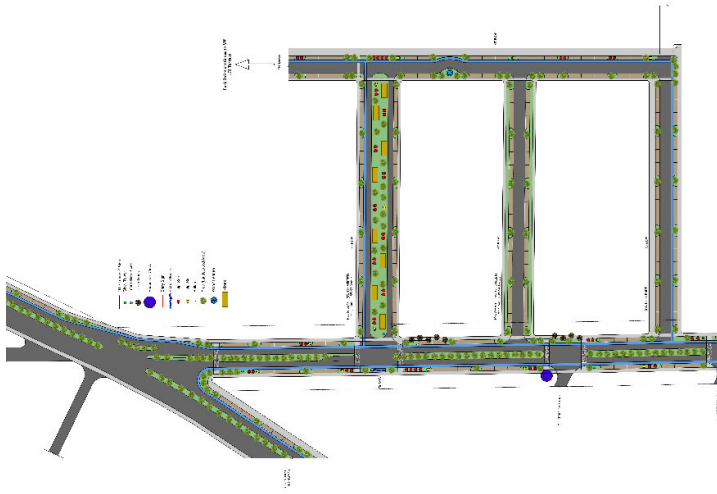
PALMETTO BAY COMMUNITY CENTER

It is the vision of the Village of Palmetto Bay to transform into a vibrant, attractively developed Downtown Urban Village (DUV), with a network of pedestrian and bike-friendly, open spaces. Included in this vision, the village of Palmetto Bay completed the purchase of a 2.2 acre parcel of land that will be the future home of a new community center. The property is located on vacant land across from Village Hall at 97th Avenue and 178th Street. The parcel was purchased from Shores Development Company for \$2.94 million dollars following approval by Village Council last December. "The next step is to begin the planning of the community center," according to Palmetto Bay officials. The proposed community center adjoins another parcel that had been approved for a charter school to house up to 1,000 students, according to Palmetto Bay officials. Officials said that no school — charter or otherwise — would be built on the adjacent property under terms reached with Shores Development.

FRANJO ROAD REDEVELOPMENT

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FRANJO ROAD REDEVELOPMENT

The Village plans to transform Franjo Road, downtown's future Main Street, into a pedestrian-friendly street in an effort to significantly improve the area's physical conditions through infrastructure improvements. The project is exemplary of a pedestrian-oriented development, known to bring foot traffic to the area, which is vital to the survival of small, local businesses. New lateral roads will create a better street grid to enhance connectivity within the area and provide street frontage to a larger number of businesses, thereby increasing their visibility and access. With this project, Palmetto Bay expects to experience significant growth in its downtown corridor as the Village seeks to create an environment that will attract investment to its downtown area and serve as a catalyst for the redevelopment of what is now a cluster of underutilized and neglected public streets and private properties.

DUV MIXED-USE DEVELOPMENTS

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ATLANTICO - 17945 SW 97TH AVE

271 Unit Residential Building with over 7,000 SF Commercial/Retail Space currently in development. The development arm of the Fanjul's Florida Crystals took out a \$43.6 million construction loan for this apartment complex. Last year, FCI affiliate FCI Palmetto Bay LLC paid \$7.8 million for the nearly 4-acre site, which previously housed a bank branch.



SOLESTE BAY VILLAGE - 180301 S. DIXIE HIGHWAY

Already approved 200 Unit Residential Complex with 3,400 Commercial/Retail Space. On Oct. 16, the Village Council approved the Miami-based developer's Soleste Bay Village that would have 200 apartments, 15,635 square feet of retail and 297 parking spaces in a garage. Holland & Knight attorney Hugo Arza, who represents the developer, said only 3,400 square feet of that retail space would be for commercial tenants and the rest would be combined with residences in live-work units.

DUV MIXED-USE DEVELOPMENTS

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SANDPIPER APARTMENTS - 9701 WAYNE AVE

Approved 82 Unit Residential Complex with 10,000 SF Commercial/Retail Space. The project will be located at 9701 Wayne Avenue and Franjo Road near Palmetto Bay Village Hall. It will have a mix of one-bedroom and two-bedroom apartments, which will range from 735 to 1,210 square feet.



PARK VIEW AT PALMETTO BAY - 9500 SW 174TH ST

Approved 235 Unit Residential Complex with 1,500 SF Commercial/Retail Space. This 3.14-acre site at 9420, 9450 and 9500 S.W. 174th Street is in the Downtown Urban Village that Palmetto Bay recently created to invite higher-density, mixed-use development.

ADVISOR CONTACT



ADVISOR BIO - MATTHEW ROTOLANTE, CCIM, SIOR

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MATTHEW ROTOLANTE, SIOR, CCIM

President



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PROFESSIONAL BACKGROUND

Matt Rotolante serves as the President of Lee & Associates South Florida. Born and raised in Miami, Matt is 4th generation in a pioneer family that has bought and sold over 3,000 acres of land in South Florida since 1928. Prior to joining Lee & Associates as President of the South Florida office, Matt was Managing Director of SVN South Commercial Real Estate located in Miami, FL where his accumulated knowledge of commercial real estate and superb customer service skills earned him the SVN rank of #1 Producer in Florida and the #7 Producer Nationwide in 2014, and also rank of #2 in Florida and #16 Nationwide in 2015.

Matt has held his real estate license in Florida since 2004, and in this tenure has been involved in over \$500 million in sale and lease transactions. As the Broker for Miami's office, Matt focuses on Industrial properties, yet still has a full grasp of all asset types including Office, Retail, Multifamily, and Land. Over the past 7 years he has developed a specialization in refrigerated warehouses leasing a 330,000 SF multi-tenant freezer facility. Matt has a close relationship with Port Miami through his father-in-law, John Ballester, who was Director of Operations for 25 years. Additionally, he has a deep understanding of entitlements, zoning, market trends, financial analysis, foreclosures/bankruptcy, estate and tax planning, receivership, and other value add services that benefit his longtime clients.

Matt is fluent in Spanish. He earned the prestigious designation of SIOR (Society of Industrial and Office Realtors) in February of 2013. He also earned his CCIM (Certified Commercial Investment Member) designation in 2006 and is the past President of the Miami's CCIM Chapter (2012 & 2013). Matt is a longstanding member of many associations including NAIOP, NAR (National Association of Realtors), CIASF (Commercial Industrial Association of South Florida), and FCBF (Florida Customs Brokers & Forwarders Association).

EDUCATION

University of Miami, MBA

MEMBERSHIPS & AFFILIATIONS

CCIM, SIOR, NAIOP, CIASF, FCBF, ICSC, NAR, RCA

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This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

PRESENTED BY: