

EXCELLENT DEVELOPMENT OPPORTUNITY

St. Thomas University Land

16401 NW 37th Avenue, Miami Gardens, Florida

Partnership. Performance.



Avison Young is pleased for the opportunity to represent the prestigious St. Thomas University in its sale of the surplus land located on the northern boundary of its campus.

The proceeds of the sale will benefit the endowment and strategic initiatives promoting student success now and in the future. This surplus land is comprised of ± 28 acres running parallel to the Palmetto Expressway, spanning to the east and west perimeters of the campus.



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INVESTMENT HIGHLIGHTS

- Measuring ±28 acres of land, the offering will award the investor with the opportunity to strategize and develop a new project with immediate frontage to, and excellent visibility from, the Palmetto Expressway which boasts a daily traffic count of over 155,000 vehicles per day.
- Strategic location on NW 37th Avenue also offers easy access to major highways including I-95, State Road 7, the Palmetto Expressway and Florida's Turnpike via the Golden Glades Interchange.
- The offering presents a rare opportunity to acquire a substantial amount of land, without the burden of significant improvements, along a major thoroughfare in South Florida.
- The FDOT is developing an expansion of the Palmetto Expressway consisting of widening SR-826, improving the on and off ramps, enhancing traffic signals, new signage and lighting and adding noise walls. The estimated \$627 Million project is scheduled to begin in 2022 and be completed by 2031
- Surrounding residential neighborhood provides a direct customer base for any potential redevelopment.
- Centrally located on the edge of Miami-Dade County and within close proximity to Broward County, the Property benefits as a prime logistics location for potential industrial/distribution developments.
- St. Thomas University will remain the neighbor to the south of the property for the foreseeable future, acting as a buffer for the investor from any immediate competitors.

PROPERTY STATISTICS

Address	16401 NW 37th Avenue
Submarket	Miami Gardens
Parcel ID	34-2116-000-0090, 34-2116-000-0050 and 34-2116-000-0060
Potential Use	Mixed-Use
Total Land Area for Sale	±28 acres
Total Land Area for Sale	±1,219,680 sf
Current Zoning	PD - Planned Development AG - Agricultural and Utilities (2.85 acres)
Palmetto Expressway Frontage	± 2,500 linear feet



MIAMI OPA LOCKA
EXECUTIVE AIRPORT

NW 42nd Avenue - 21,000 ADT

NW 37th Avenue - 29,000 ADT

SUBJECT PROPERTY

NW 32nd Avenue - 29,000 ADT

Palmetto Expressway - 144,000 ADT

