

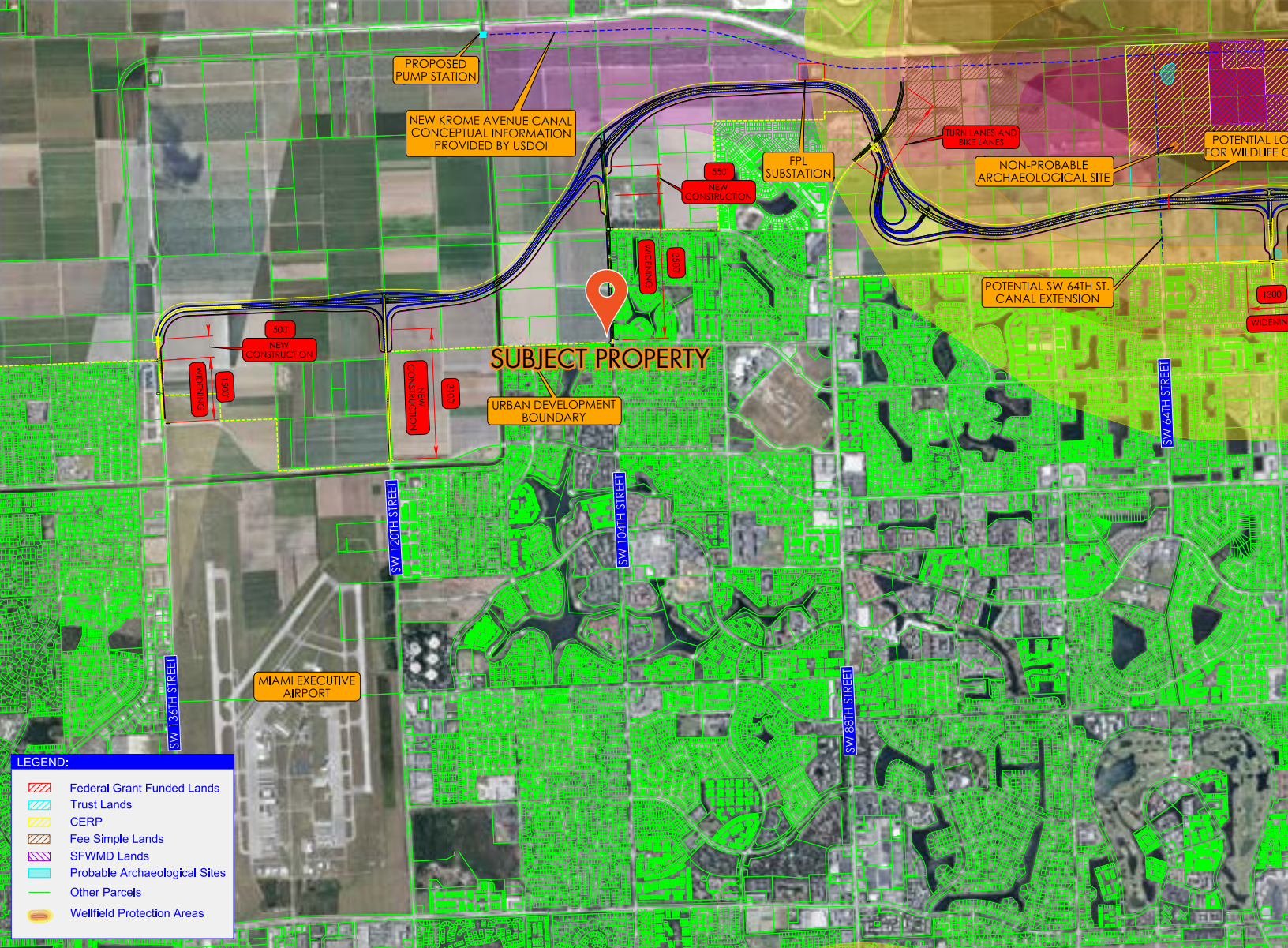
An aerial photograph of a residential development in Miami, Florida. The image shows a grid of streets and several clusters of houses. A large, rectangular area in the center-left is outlined with a thick, dashed orange line, indicating a 20-acre future development site. The surrounding area includes streets like SW 104th St, SW 103rd Terrace, SW 103rd Ln, SW 103rd St, SW 102nd St, SW 101st St, SW 100th St, SW 99th St, SW 98th St, SW 97th St, SW 96th St, SW 95th St, SW 94th St, SW 93rd St, SW 92nd St, SW 91st St, SW 90th St, SW 89th St, SW 88th St, SW 87th St, SW 86th St, SW 85th St, SW 84th St, SW 83rd St, SW 82nd St, SW 81st St, SW 80th St, SW 79th St, SW 78th St, SW 77th St, SW 76th St, SW 75th St, SW 74th St, SW 73rd St, SW 72nd St, SW 71st St, SW 70th St, SW 69th St, SW 68th St, SW 67th St, SW 66th St, SW 65th St, SW 64th St, SW 63rd St, SW 62nd St, SW 61st St, SW 60th St, SW 59th St, SW 58th St, SW 57th St, SW 56th St, SW 55th St, SW 54th St, SW 53rd St, SW 52nd St, SW 51st St, SW 50th St, SW 49th St, SW 48th St, SW 47th St, SW 46th St, SW 45th St, SW 44th St, SW 43rd St, SW 42nd St, SW 41st St, SW 40th St, SW 39th St, SW 38th St, SW 37th St, SW 36th St, SW 35th St, SW 34th St, SW 33rd St, SW 32nd St, SW 31st St, SW 30th St, SW 29th St, SW 28th St, SW 27th St, SW 26th St, SW 25th St, SW 24th St, SW 23rd St, SW 22nd St, SW 21st St, SW 20th St, SW 19th St, SW 18th St, SW 17th St, SW 16th St, SW 15th St, SW 14th St, SW 13th St, SW 12th St, SW 11th St, SW 10th St, SW 9th St, SW 8th St, SW 7th St, SW 6th St, SW 5th St, SW 4th St, SW 3rd St, SW 2nd St, SW 1st St. The site is located between SW 104th St and SW 103rd St, and between SW 62nd Ave and SW 61st St. The site is currently undeveloped and appears to be a large open field. The surrounding residential areas are densely packed with houses and some greenery. A large body of water is visible in the bottom right corner of the image.

FOUNDRY
COMMERCIAL

JOINT VENTURE OPPORTUNITY

20-ACRE FUTURE DEVELOPMENT SITE

MIAMI, FLORIDA

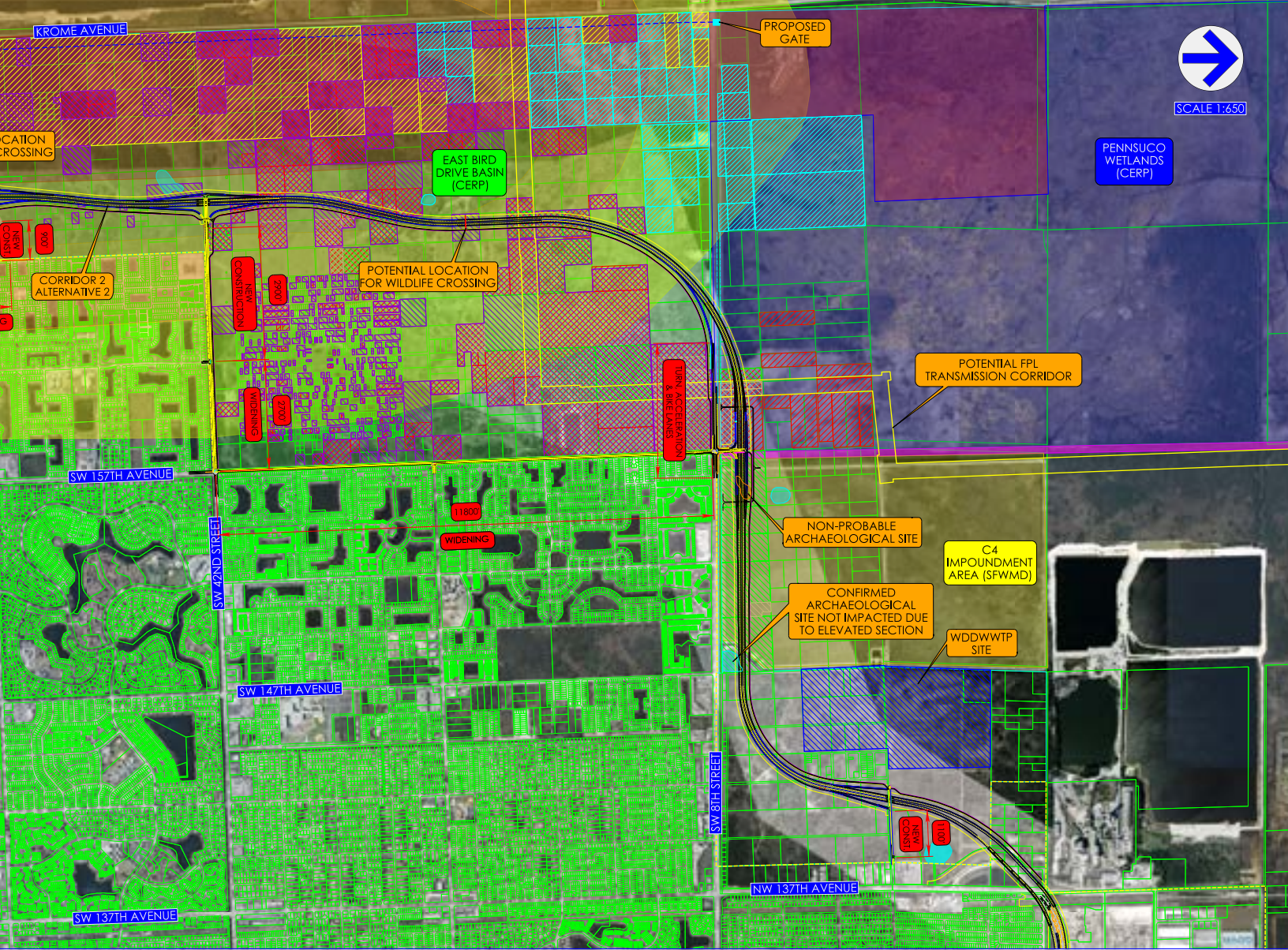


PROPERTY HIGHLIGHTS

While the 20-acre lot sits immediately west of the Urban Development Boundary, it is located within territory the County has labeled an Urban Expansion Area. This indicates that once Miami-Dade County determines it has run out of potential development space within the current boundary, the boundary will be extended to also include the Urban Expansion Area. The parcel is located with frontage on SW 104th street, just blocks south of Kendall Drive in the expanding robust Kendall market. Owner is seeking joint venture opportunity for a site with excellent potential development value.

- Located at the intersection of 104th street and 162nd avenue
- Presently zoned agriculture with LOW, agricultural taxes
- Densely populated submarket containing approximately 300,000 residents within a five-mile radius
- Located within blocks of a proposed Interchange Location on the Kendall Parkway
- Close proximity to Krome Avenue and Tamiami Airport
- Prime location with change in zoning for future anchor/junior anchor space, restaurants or bank

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION 2019	17,805	129,856	289,354
POPULATION 2024	18,638	135,803	300,560
AVERAGE AGE	37.50	38.40	39.00
TOTAL HOUSEHOLDS	5,481	40,706	90,704
AVG HOUSEHOLD INCOME	\$85,906	\$81,505	\$84,654
MEDIAN HOUSE VALUE	\$310,161	\$294,141	\$295,700



SUBJECT PROPERTY:	Southwest corner of S.W. 104 Street and S.W. 162 Avenue, Miami-Dade County, Florida
PROPERTY TYPE:	Vacant, agricultural land (row crop land)
FOLIO NUMBER:	30-5908-000-0033
LAND AREA:	20.63 Acres
SHAPE:	Rectangular
ACCESS:	The subject property has access from paved S.W. 104 Street and paved S.W. 162 Avenue
IMPROVEMENTS:	None - row crop land
LAND USE:	"Agriculture"; Miami-Dade County
ZONING:	"GU" (Interim Use); Miami-Dade County



*Kendall Parkway corridor as submitted by Miami-Dade County for an amendment to the Comprehensive Development Master Plan.

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