



# SOUTH MIAMI-DADE RESIDENTIAL LAND DEVELOPMENT OPPORTUNITY

SW 248TH ST AND 119TH AVE  
MIAMI, FL 33032

Matthew Rotolante, CCIM, SIOR  
Managing Director  
305.235.1500 x1006  
matt@svnsouth.com

cedar  
west homes

Predial  
Builder



# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$300,000 / acre
Lot Size:	14.01 Acres
Zoning:	AG
Market:	Miami
Submarket:	South Miami-Dade
Traffic Count:	12,500
Price / SF:	\$6.89

## PROPERTY OVERVIEW

Located adjacent to major residential developments currently underway by both Lennar and D.R. Horton, with over 1000 feet of frontage on 248th st with utilities at street and filled to grade. Located in Unincorporated Miami-Dade conveniently between US-1 and FL T-pike Exit 9, this site is nearby to 2 new Walmart Neighborhood Centers, Southland Regional Mall, Publix, Target, CVS, Black Point Marina, a brand new fire station and incredible schools!

## PROPERTY HIGHLIGHTS

- Located between US-1 and T-pike
- Adjacent to major projects by Lennar and D.R. Horton
- Filled to Grade with Utilities at Street
- Nearby to Incredible Public, Charter, and Private Schools
- Current Ag Exemption in Place!
- Excellent Shopping including Walmart, Publix, and Southland Regional Mall

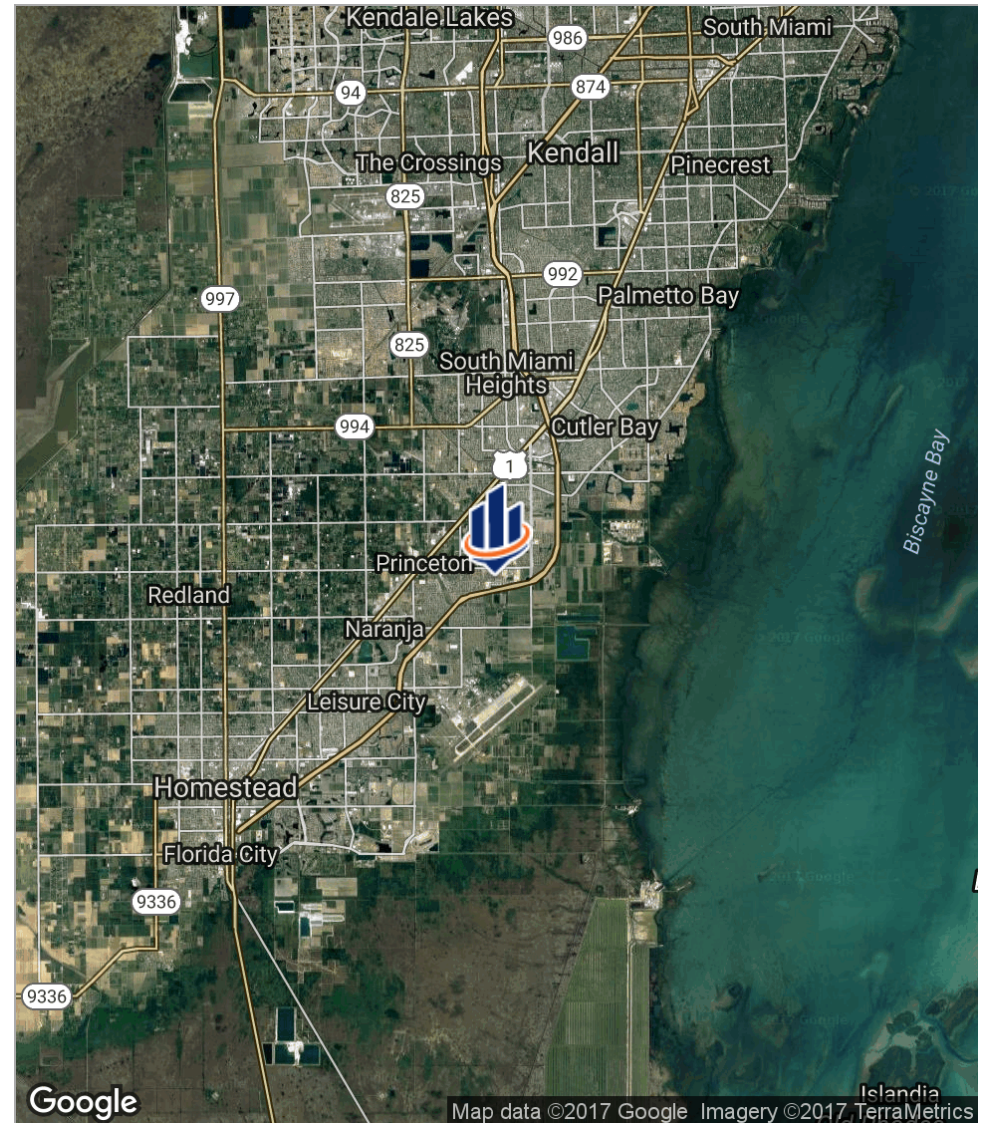
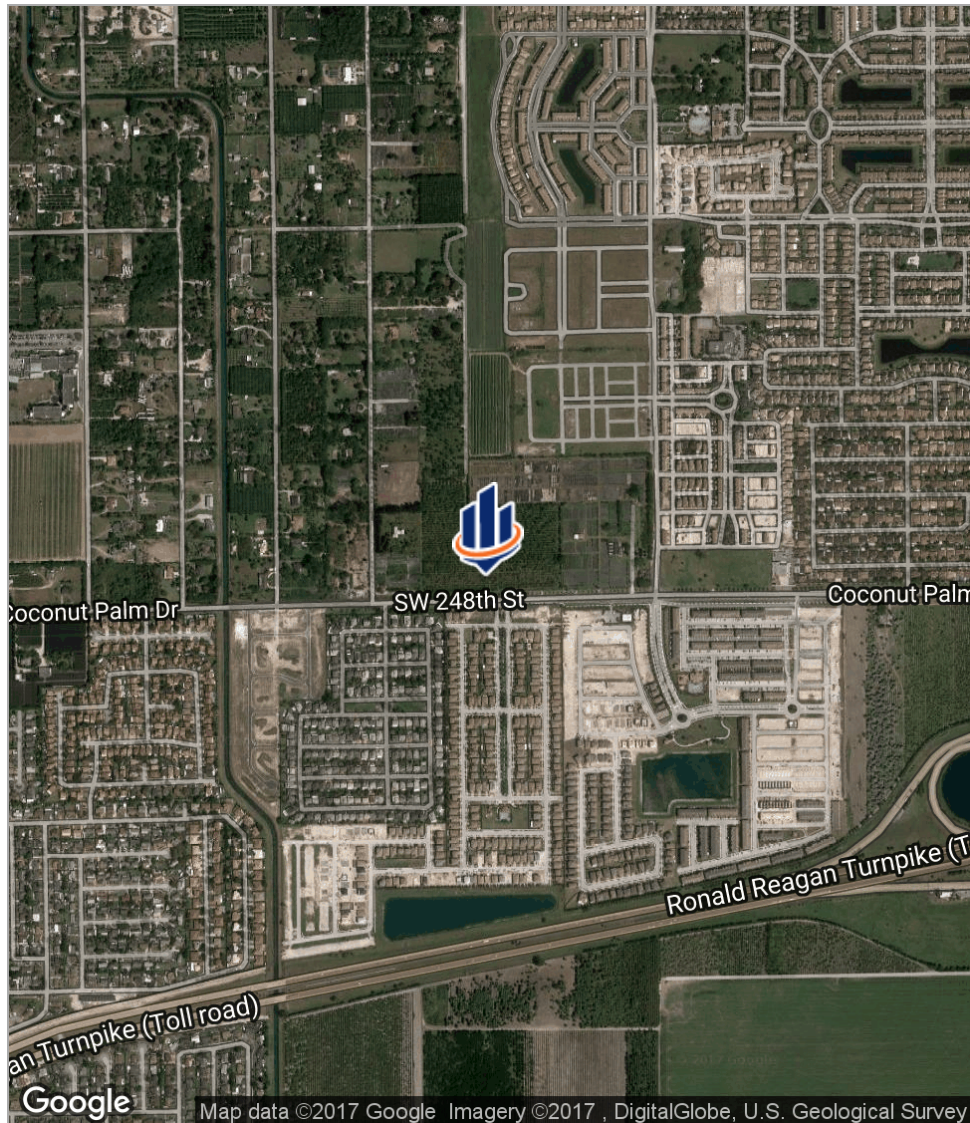


# Additional Photos



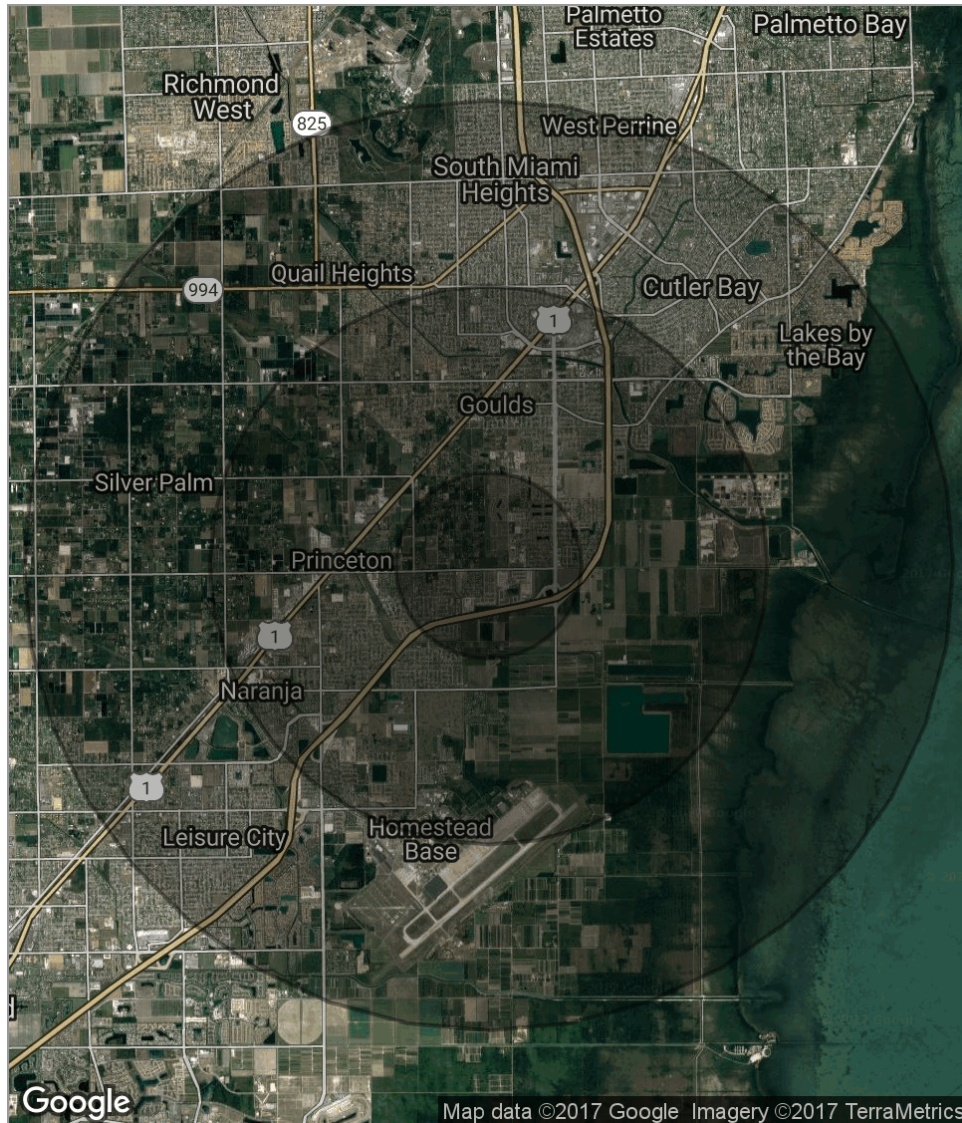


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,009	60,223	164,765
Median age	30.7	30.7	32.6
Median age [male]	29.5	29.7	30.9
Median age [Female]	32.4	31.1	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,547	17,153	48,667
# of persons per HH	3.5	3.5	3.4
Average HH income	\$61,193	\$55,463	\$58,277
Average house value	\$231,839	\$220,071	\$259,988

*\* Demographic data derived from 2010 US Census*