



BISCAYNE BLVD DEVELOPMENT SITE
2650 BISCAYNE BLVD, MIAMI, FL 33137
LAND - MIXED-USE

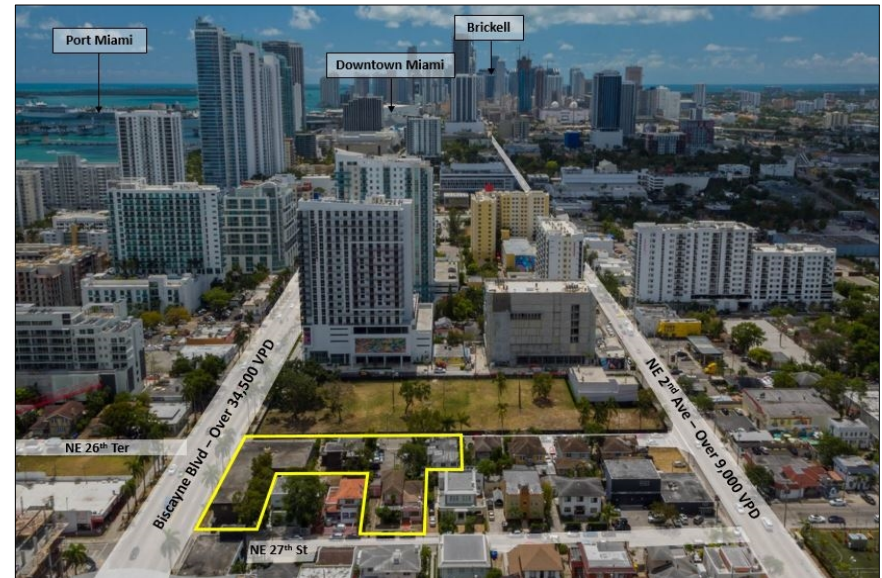
OFFERING SUMMARY

| | |
|------------------------|--------------|
| Price | \$13,500,000 |
| Down Payment | All Cash |
| Price/SF | \$446.05 |
| Lot Size(Acres) | 0.69 acre(s) |
| Price/Acre | \$19,429,723 |
| Price/Unit | \$129,808 |
| Allowable Buildable SF | 363,192 |

PROPERTY SUMMARY

| | |
|---------------------------|---|
| Assessors Parcel Number | 01-3230-020-0090,0080,0070,0060,018-0140 |
| Zoning | T6-36A-O |
| Floor Lot Ratio (FLR) | a.12 b. 22/40% additional Public benefit*** |
| Building Height (Stories) | 36 Max, 60 Max With Bonus |
| Lot Coverage | 80% Max |
| Lot Area | 5,000 sf Min. |
| Access | Biscayne Blvd / NE 26th Terrace / NE 27th St. |

PUBLIC UTILITIES

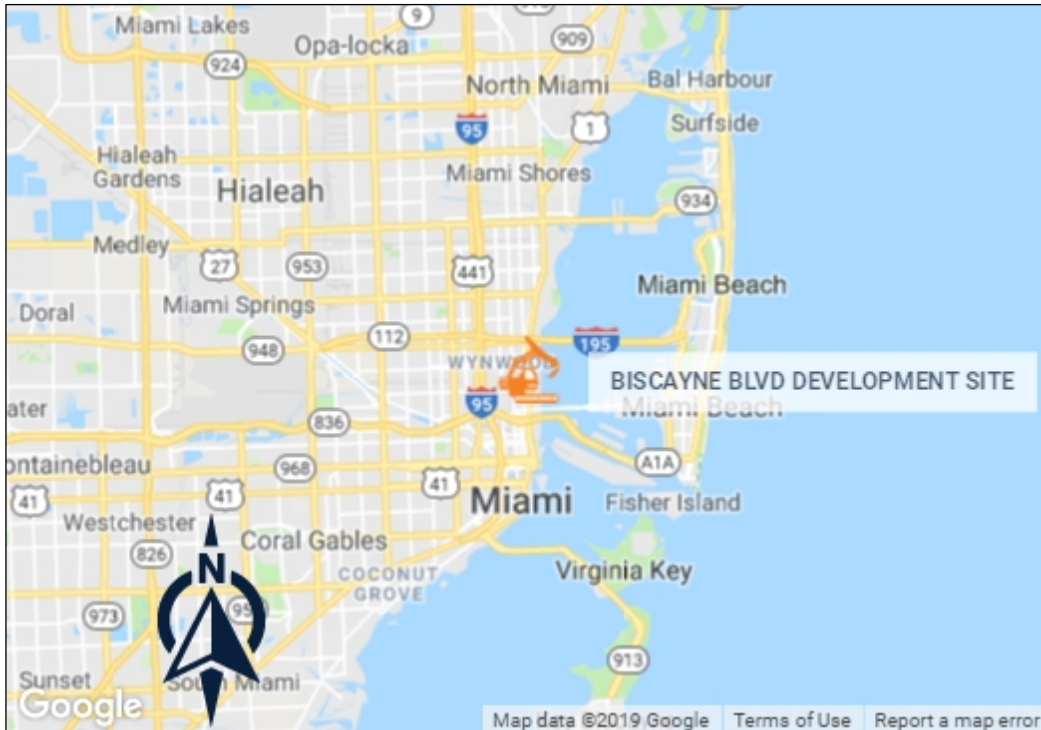


EXCLUSIVELY LISTED BY:

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INVESTMENT HIGHLIGHTS

- Five Parcels And A Total Lot Size Of 30,266 Square Feet
- Zoned T6-36A-O With The Opportunity To Develop Over 363,000 Square Feet Of Space
- Located Within A Qualified Opportunity Zone
- Strong Retail And Residential Presence In The Surrounding Area
- Direct Frontage On Biscayne Blvd Which Has High Traffic Counts Of Over 34,500 VPD

PROPERTY SUMMARY

ASSET PERFORMANCE DATA

CURRENT

PROFORMA