

EXCLUSIVE LAND OFFERING

Marcus & Millichap  
Real Estate Investment Services

LAND - MIXED-USE  
CORAL REEF LAND  
9867 SW 152nd Street  
Miami, FL 33157

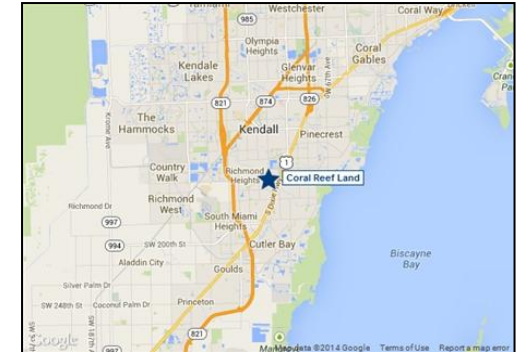


INVESTMENT HIGHLIGHTS

- ◆ 4.57 Acres of Land
- ◆ Excellent Developer Opportunity
- ◆ Located Next to Jackson South Community Hospital
- ◆ Great Location in Kendall / Palmetto Area

OFFERING SUMMARY

Price	\$1,300,000
Down Payment	(100%) \$1,300,000
Lot Size (SF)	199,244
Price Per SF	\$6.52
Lot Size (Acres)	4.574
Price Per Acre	\$284,215
Buildable SF	199,244
Price per Buildable SF	\$6.52



Listed by:

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Offices Nationwide

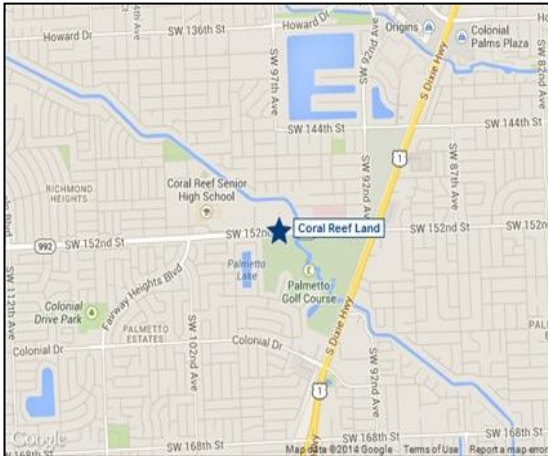
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www.marcusmillichap.com

9867 SW 152ND STREET • MIAMI, FL 33157

## PROPERTY SUMMARY

Zoning	AU
Lot Size Dimensions	N/A



## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the Coral Reef Land, located in unincorporated Miami. The offering consists of two land parcels of equal size totaling 199,244 square feet or 4.57 acres. The parcels are located directly on SW 152nd Street, also known as Coral Reef Drive, just west of the intersection of South Dixie Highway (US1) and SW 152 Street. This offering's location is unique for its emplacement between Coral Reef Senior High and Richmond Heights Middle Schools (only 0.3 miles west), and Jackson South Community Hospital (only 0.5 miles east of subject). Major retail pockets in the immediate neighboring area include The Falls shopping center (two miles north) and the South Dade shopping Center (three miles south). Also neighboring the subject are the Palmetto Golf Course (across the street) and Miami's Children Hospital of Palmetto Bay (2.6 miles south).

The land parcels are zoned AU - Agricultural / Residential 5 Acres Gross.



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