

EXCLUSIVE LAND OFFERING

Marcus & Millichap
Real Estate Investment Services

LAND - MIXED-USE
3070 SW 38TH COURT
DEVELOPMENT OPPORTUNITY
3070 SW 38th Court
Miami, FL 33146

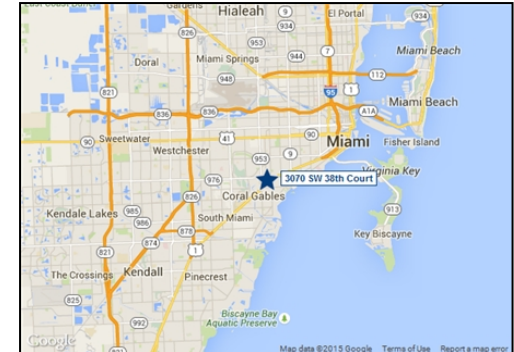


INVESTMENT HIGHLIGHTS

- ◆ Excellent Development Opportunity
- ◆ Coral Gables Adjacent
- ◆ Very Attractive Zoning
- ◆ Prime Location
- ◆ High Traffic Counts
- ◆ Easy Access to Coral Gables, Downtown Miami, SR 836 & Miami International Airport (MIA)

OFFERING SUMMARY

Price	\$1,500,000
Down Payment	(100%) \$1,500,000
Lot Size (SF)	8,460
Price Per SF	\$177.30
Lot Size (Acres)	0.1942
Price Per Acre	\$7,723,996
Buildable SF	8,460
Price per Buildable SF	\$177.30



Listed by:

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Offices Nationwide

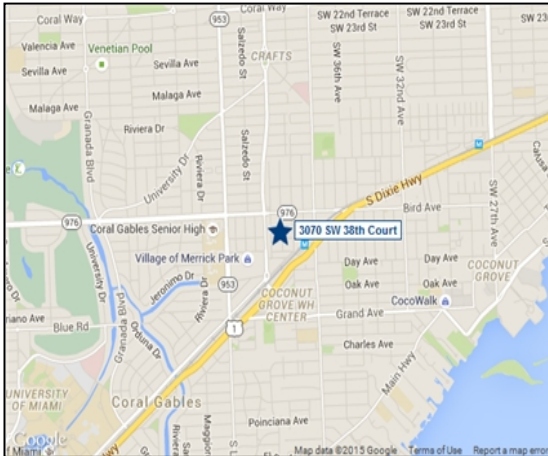
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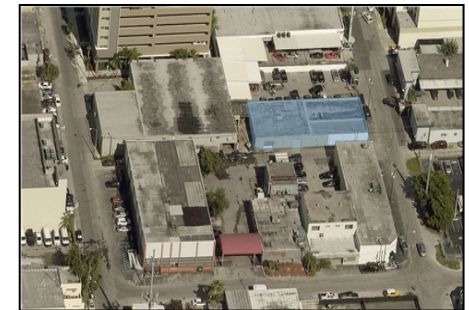
PROPERTY SUMMARY

Assessor's Parcel Number	01-4117-003-2350
Zoning	T6-12-O
Lot Size Dimensions	148 x 57
Frontage	57 Feet



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire an 8,460-square foot development site located at 3070 SW 38th Court, which is near the intersection of SW 40th Street (Bird Road) and Ponce De Leon Boulevard in Miami, Florida. The property is zoned commercial (T6-12-O) which provides investors several development options. The flexible zoning designation allows for the construction of office, retail, and multi-family structures of up to 12 stories in height. The property currently contains a 6,0000-square foot office/industrial warehouse building which can easily be demolished to provide room for new development. The property is located just steps away from a newly completed mixed-use condominium and office/retail development site as well as a new multifamily development Aviva Coral Gables. Additionally, an appreciation in property values in the submarket creates an excellent investment opportunity in an area that is experiencing high population growth. With very limited new residential and office inventory in the immediate area, this project is positioned to be well received and strongly sought after by residents and tenants alike.



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