

Morlin International Park Block 1

PRESENTED BY:

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FOR SALE:

PRICE:

\$18,900,000

7.45 DEVELOPABLE ACRES
PRIME DEVELOPMENT SITE

OFFERING MEMORANDUM

SW 137th Ave & SW 131st St | Miami, FL 33186



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EXCLUSIVELY PREPARED BY

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EXECUTIVE SUMMARY



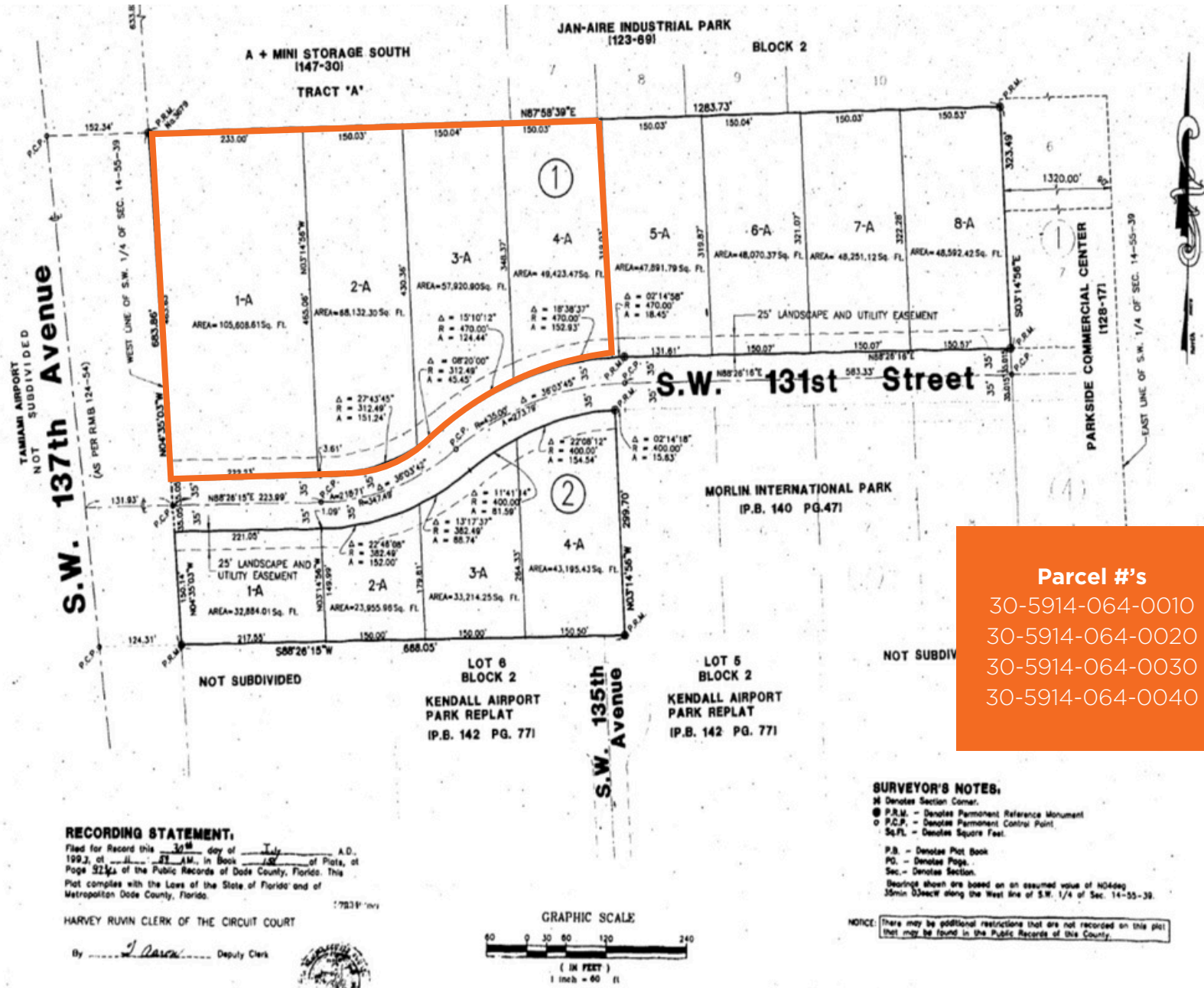
SVN Commercial Partners is pleased to present a unique opportunity to acquire **6.45** acres of prime development land in the highly desirable southwest Miami submarket. This property consists of **four** lots, offering flexible zoning and significant development potential in a rapidly growing area.

- Located in a thriving Miami submarket with strong economic growth.
- Zoning supports a variety of commercial and industrial development options.
- Situated in a market with increasing demand for retail and industrial spaces.
- Close proximity to major transportation routes for easy access

PROPERTY SUMMARY

ADDRESS:	SW 137TH AVE & SW 131ST ST MIAMI, FL 33186
EASEMENT:	<ul style="list-style-type: none">• 1 AC• 180 LINEAR FEET OF FRONTAGE• CAN BE USED FOR INGRESS/EGRESS AMONG OTHER BENEFITS TO THE DEVELOPMENT PROJECT
LOT ACRES:	BLOCK 1: 6.45 AC EASEMENT: 1.00 AC TOTAL 7.45 AC
COUNTY:	MIAMI DADE
MARKET:	MIAMI
MUNICIPALITY:	COUNTY
ZONING:	BU-1A
PRICE:	\$18,900,000
\$/SF	\$67.27

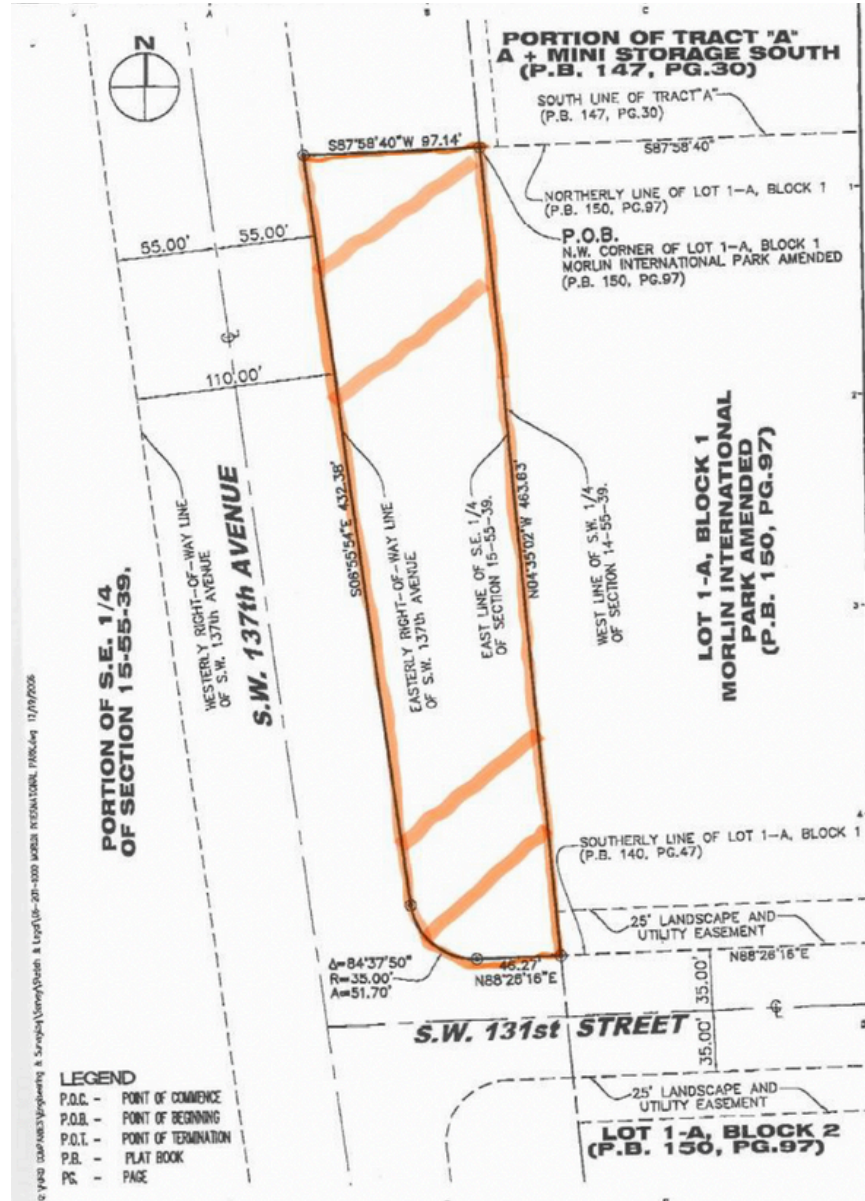
SURVEY



Parcel #'s

30-5914-064-0010
 30-5914-064-0020
 30-5914-064-0030
 30-5914-064-0040

EASEMENT INFORMATION



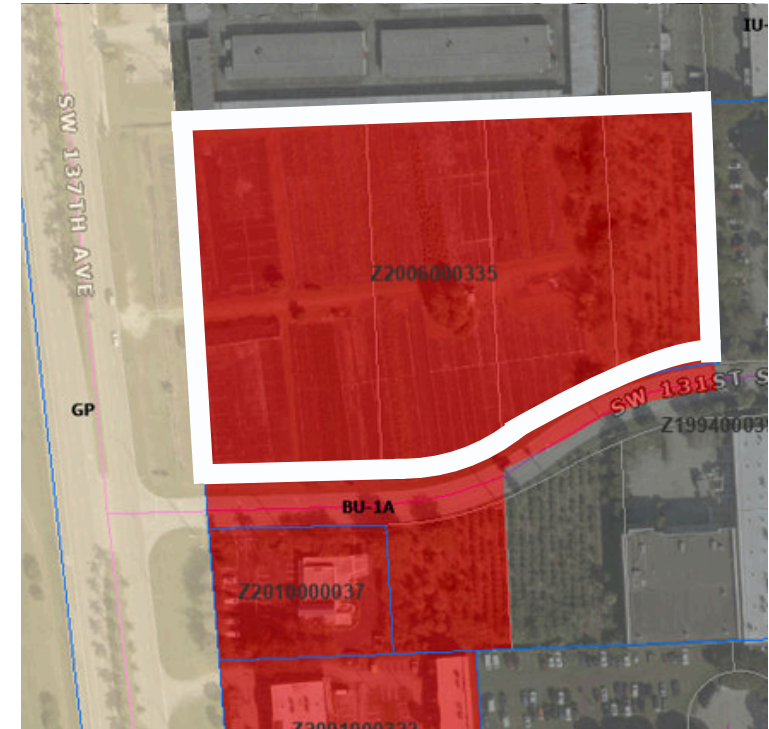
Possible permitted uses of the easement by Miami Dade County:

- Landscaping
- Parking
- Signage
- Ingress and egress
- Count towards the required "open space" of future development

ZONING SUMMARY

	BU-1A (General Business District)
Permitted Uses	All uses permitted in the BU-1 District, except that residential uses that are not part of a mixed-use development are subject to approval at a public hearing.
Maximum Height	4 stories (45 feet)
Link to Zoning Code	Link to Miami Dade Chapter 33 Zoning

	IU-C (Industrial District)
Permitted Uses	Every use permitted in the IU-1 District, except adult entertainment uses and private schools and nonpublic educational facilities are prohibited in the IU-C District. Every use permitted in the IU-3 Districts and all other industrial uses similar in character shall be permitted in the IU-C District.
Maximum Height	Height of building limited to width of street in certain districts. No building in IU-C, IU-1, IU-2 or IU-3 Districts shall be of a height greater than the width of the widest street upon which such building abuts, except after application is made and permit issued as a result of public hearing.
Link to Zoning Code	Link to Miami Dade Chapter 33 Zoning



Zoning:

- BU-1A
- IU-C

LOCATION DESCRIPTION

Block 1:

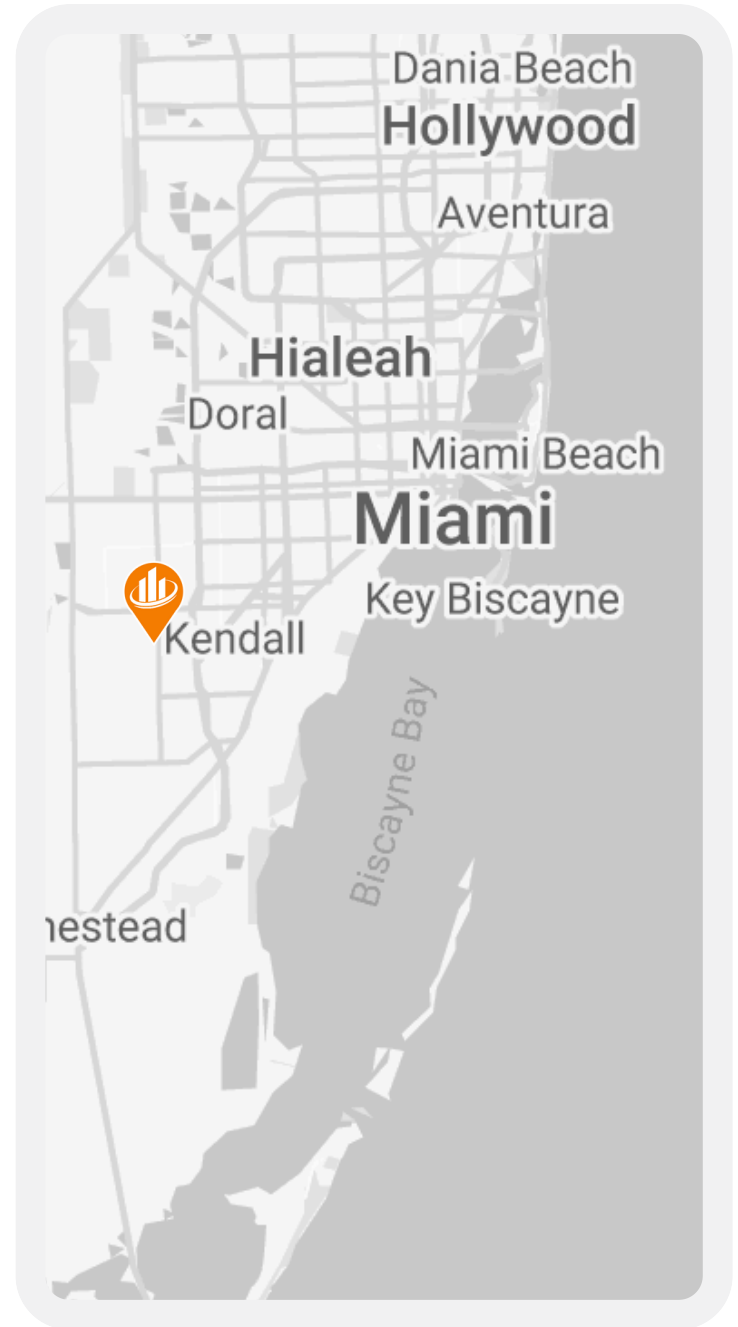
Size: 6.45 Acres (in addition to the 6.45 AC, there is about **1 AC** easement that can be used)

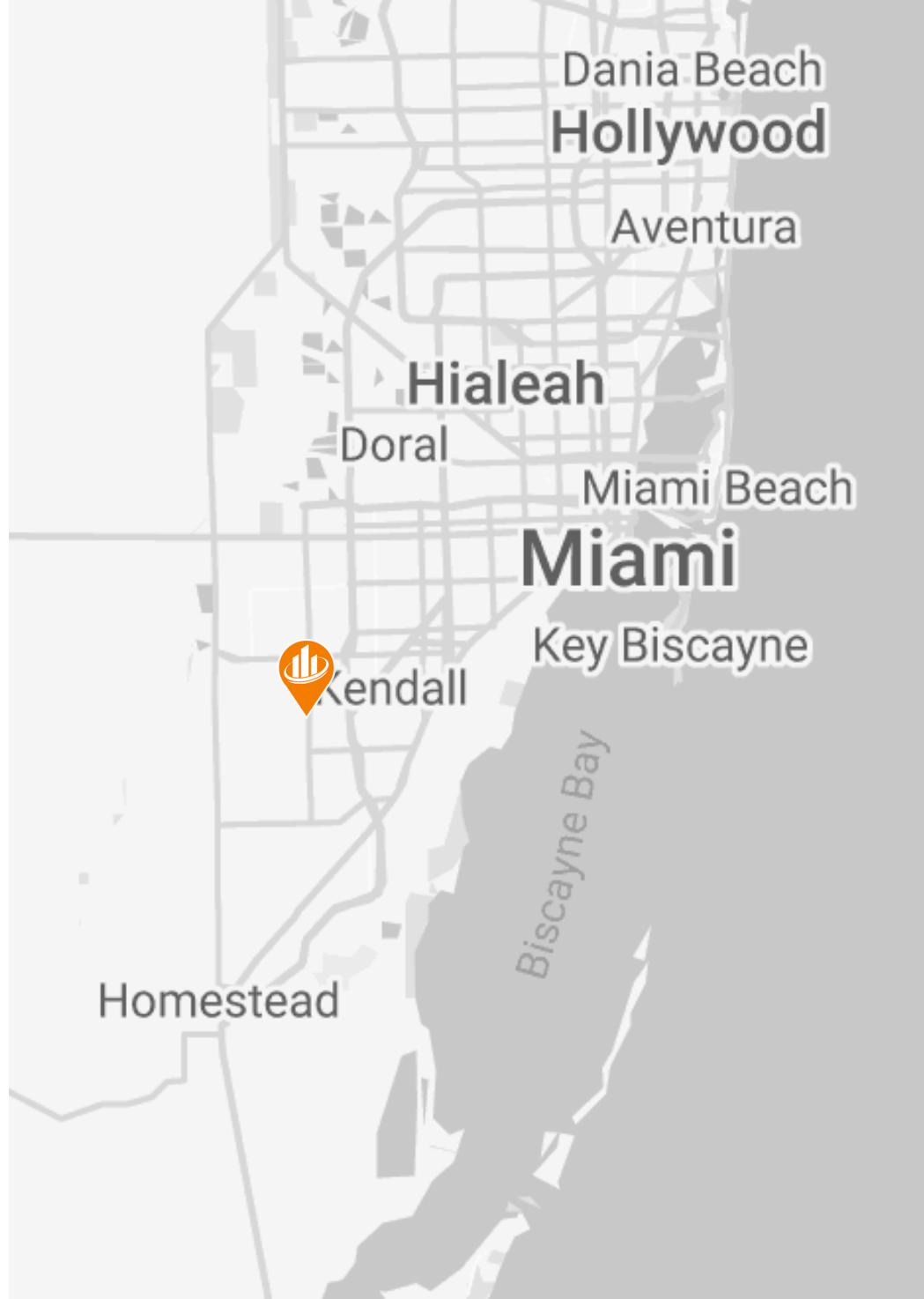
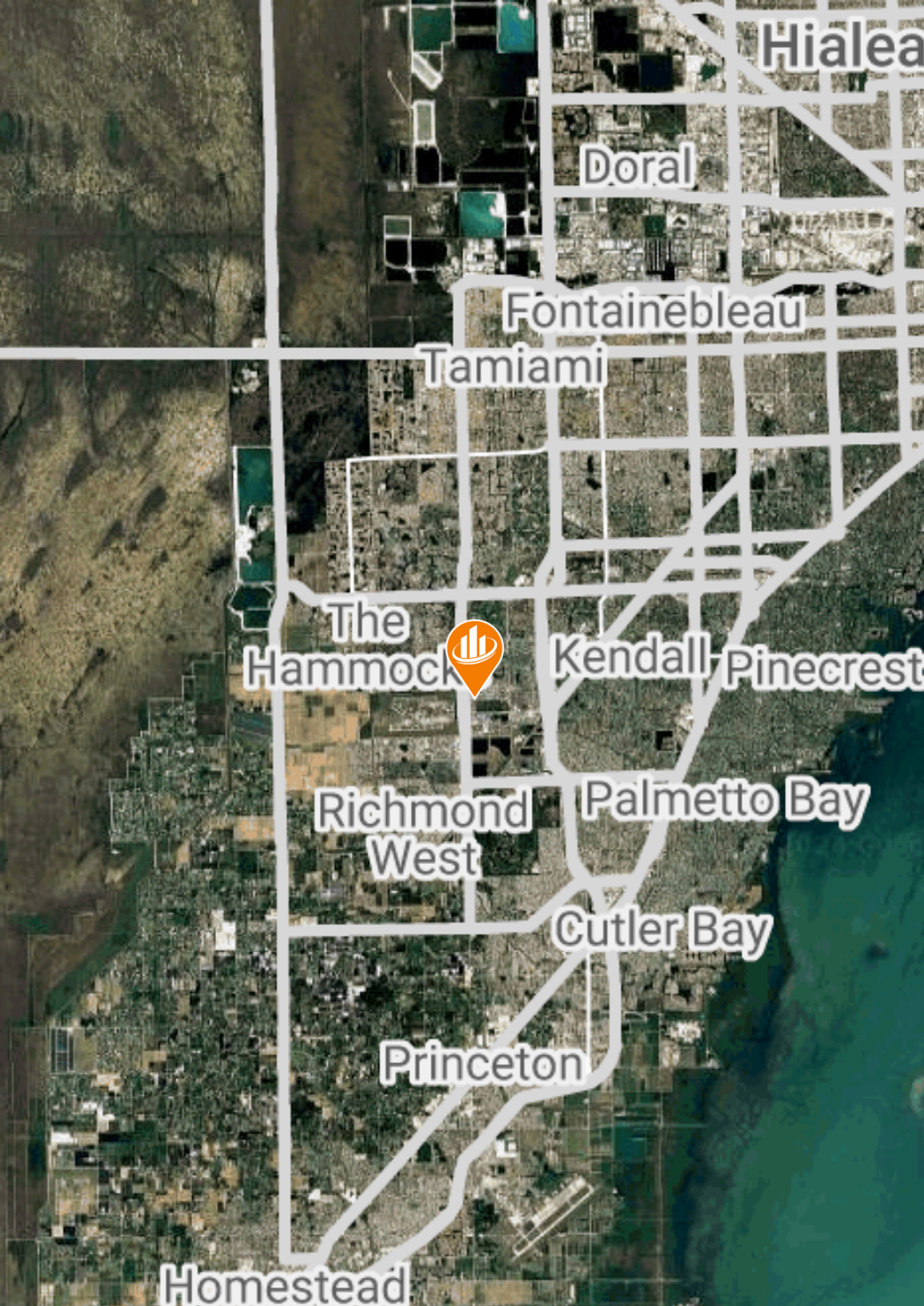
Number of Lots: 4

Zoning: BU-1A

Discover the potential of the vibrant Southwest Miami market surrounding Morlin International Park. Boasting a prime location at SW 137th Ave & SW 131st Street, this area offers strategic access to major transportation routes and a dynamic mix of industrial and commercial activity. Investors will appreciate the proximity to key points of interest, including the nearby Tamiami Airport and major highways like the Florida Turnpike.

The area also benefits from a thriving business community, with a range of retail and dining options. Unlock the possibilities of this sought-after location, primed for retail & industrial investment in the heart of Southwest Miami, FL.

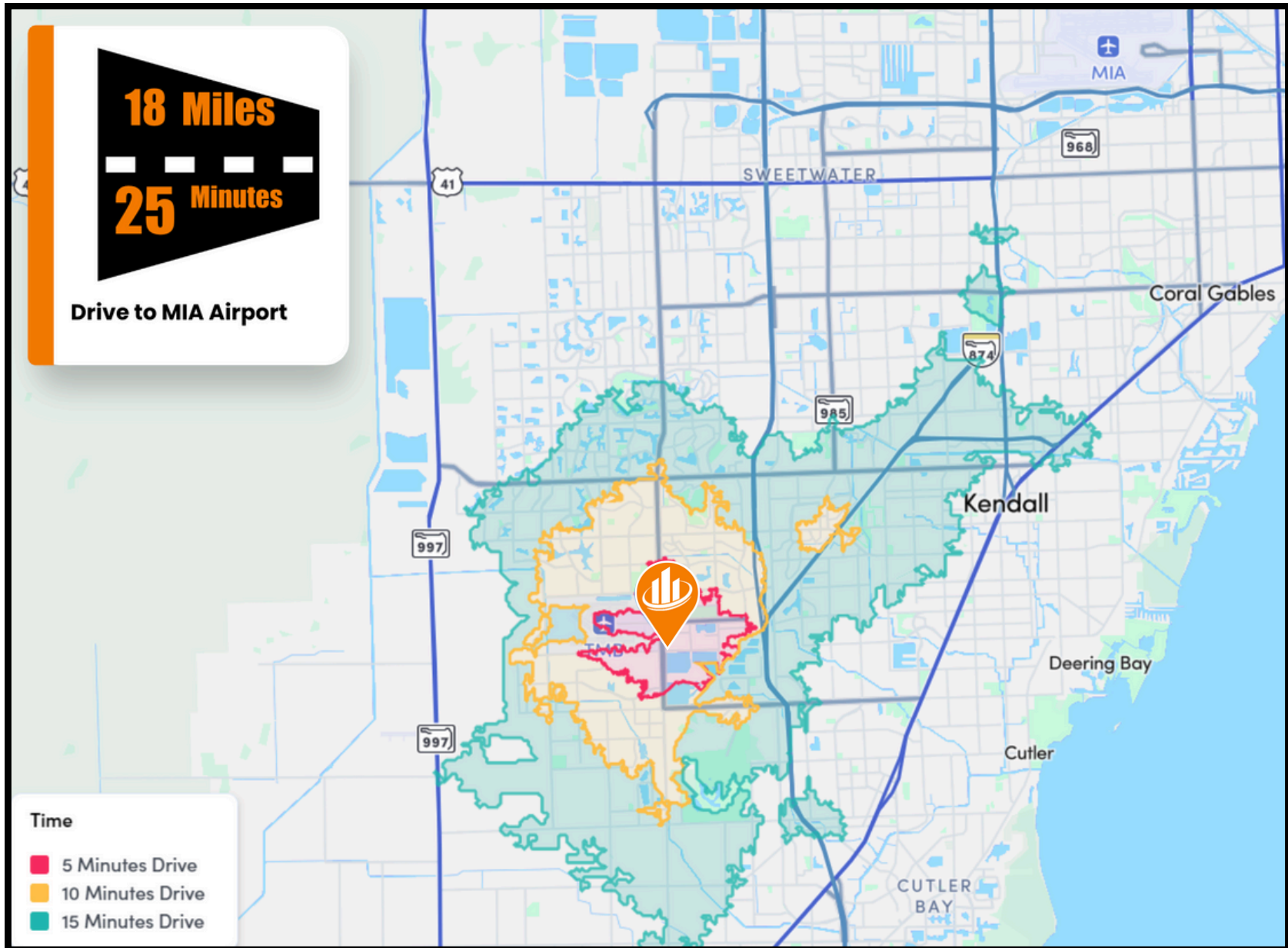




RETAIL MAP



PROXIMITY MAP



WEST KENDALL OVERVIEW

West Kendall, located in the southwestern part of Miami-Dade County, is becoming an increasingly sought-after destination for both residential and commercial real estate. Celebrated for its welcoming, family-friendly atmosphere, strong infrastructure, and convenient access to essential amenities, this region has blossomed into a vibrant suburban community.

HIGHLIGHTS:

- West Kendall has continued growth in retail and mixed-use developments aimed at servicing the local population.
- The emergence of small office spaces catering to entrepreneurs and professionals seeking flexible work environments.
- Proximity to major transportation corridors like the Florida Turnpike, the Palmetto, and US-1, ensuring efficient access to central Miami and other key areas.
- Abundant parks, recreation centers, and family-friendly venues contribute to a high quality of life.

West Kendall's combination of steady residential growth, expanding commercial opportunities, and solid infrastructure investments position it as a promising market for long-term growth. The area's appeal continues to attract both families looking for a suburban lifestyle and investors aiming to capitalize on the region's development potential.



SW 131ST STREET

Worlin International Park Land

DEVELOPMENT SITE

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