

2230-2250 Palm Avenue

Hialeah, FL 33010

THE *Keyes* CO.



FOR MORE INFORMATION, PLEASE CONTACT:

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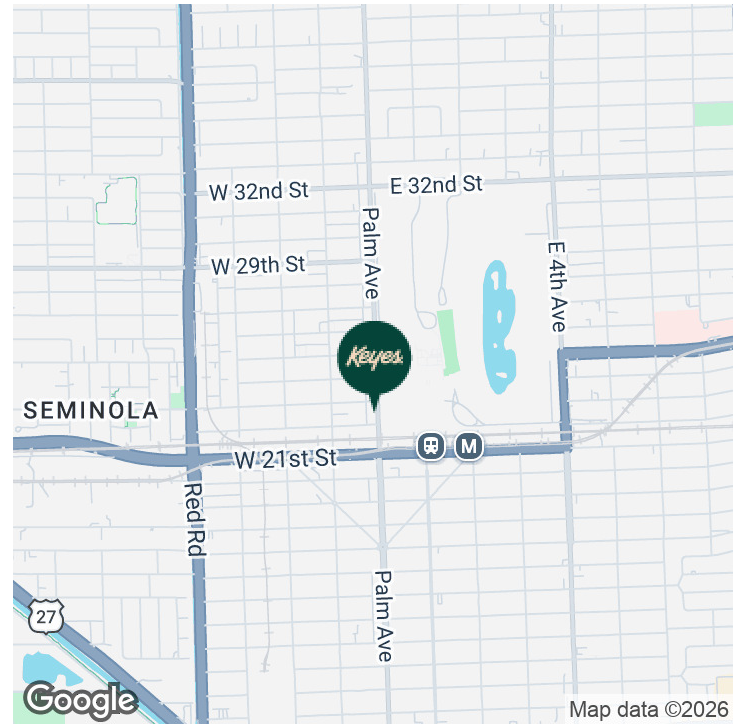
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Keyes Commercial

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	3,835 SF
Prop Land SF:	9,750 SF
Lot Size:	0.22 Acres
Number of Units:	2
Price / SF Land:	\$174.36
Year Built:	1953
Zoning:	C-2
Market:	Miami-Dade County
Submarket:	Airport East Hialeah Submarket
Traffic Count:	11,900

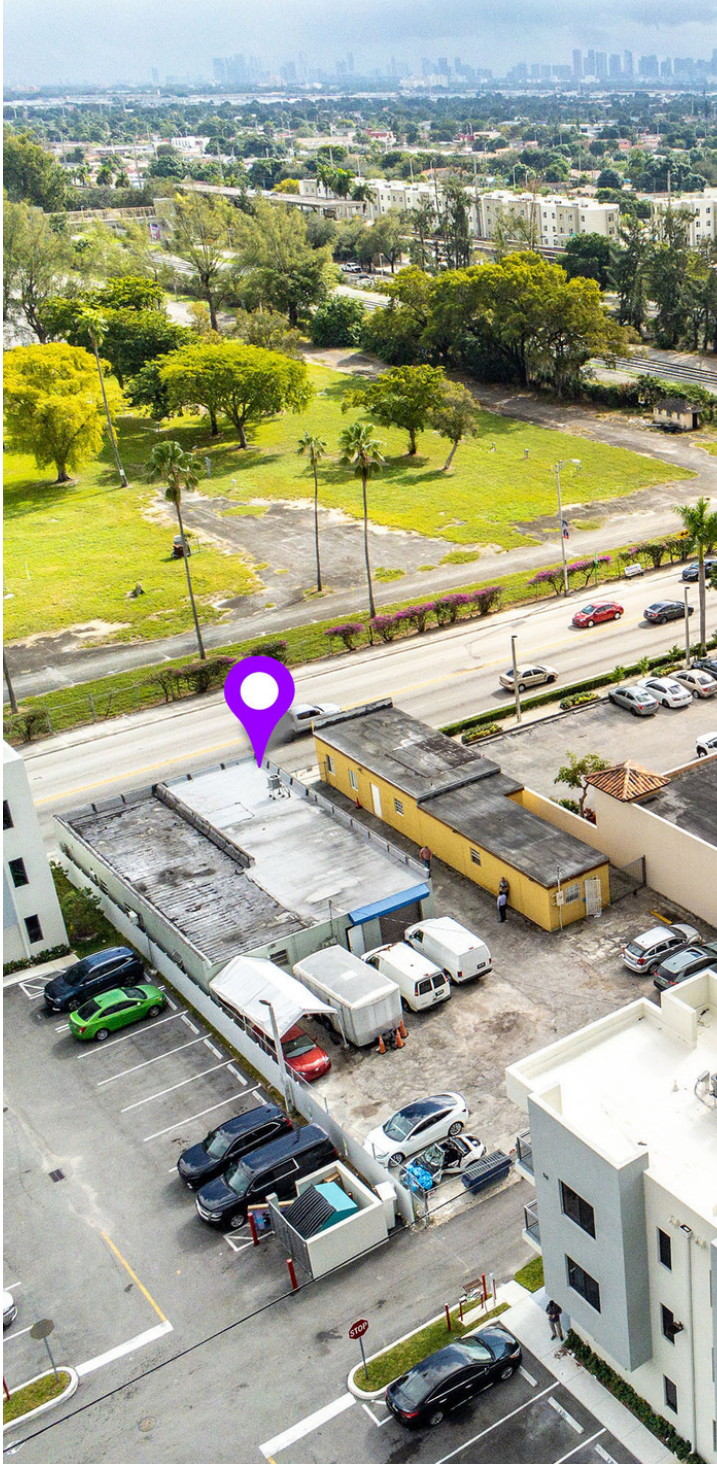
PROPERTY OVERVIEW

9,750 SF C-2 Strategic Infill Development Opportunity: 2230-2250 Palm Ave. TOD/NBD/LLA potential. 3,835 SF across 2 bldgs. Sold together/separate.

LOCATION OVERVIEW

High-traffic Palm Avenue corridor in Hialeah near the Hialeah Market Station with close proximity to the Airport East Industrial sub-market and Leah Arts District entertainment corridor, offering strong transit-oriented development potential.

Property Description



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SITE DESCRIPTION

Presenting a rare 9,750 SF contiguous assemblage (approximately 75' x 130') positioned within the high traffic, high-growth Palm Avenue corridor. These two parcels, located at 2230 and 2250 Palm Avenue, offer a combined 3,835 SF of existing structures (2,560 SF + 1,275 SF) under versatile C-2 (Liberal Retail Commercial) zoning. A strategic Infill Development Opportunity in the Heart of Hialeah. Capitalize on Hialeah's "City of Progress" trajectory. Whether pursuing a boutique mid-rise residential project or a stabilized retail footprint, this assemblage offers the scale and zoning flexibility required for a landmark Miami-Dade project. Exclusively offered as a unified development site. Buyer to verify all information. Parcels can be sold individually; inquire with listing agent for separate pricing.

CONSTRUCTION DESCRIPTION

CBS Construction

POWER DESCRIPTION

110 Volts Power

SECTION I

Complete Highlights



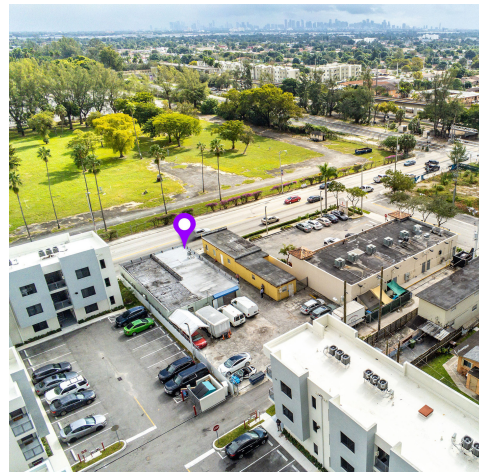
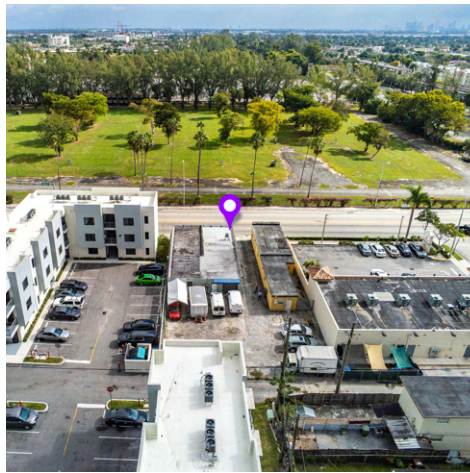
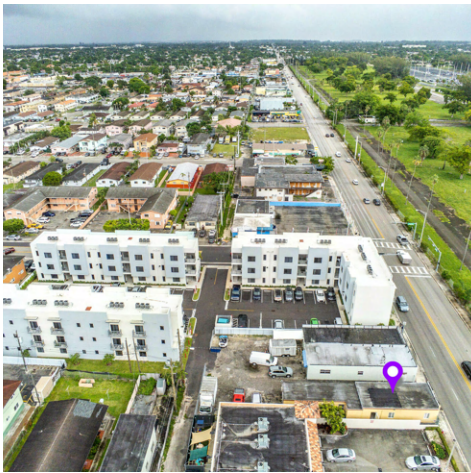
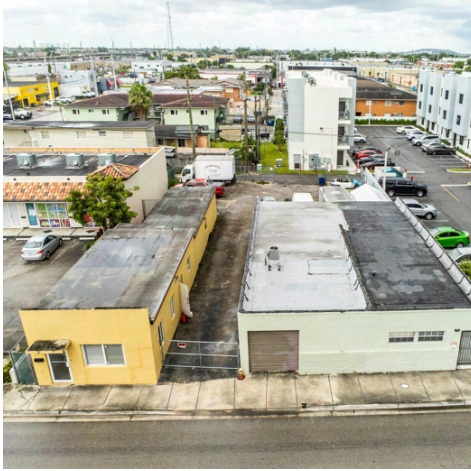
LOCATION INFORMATION

Street Address	2230-2250 Palm Avenue
City, State, Zip	Hialeah, FL 33010
County	Miami-Dade
Market	Miami-Dade County
Sub-market	Airport East Hialeah Submarket
Cross-Streets	Palm Avenue and W 22nd Street

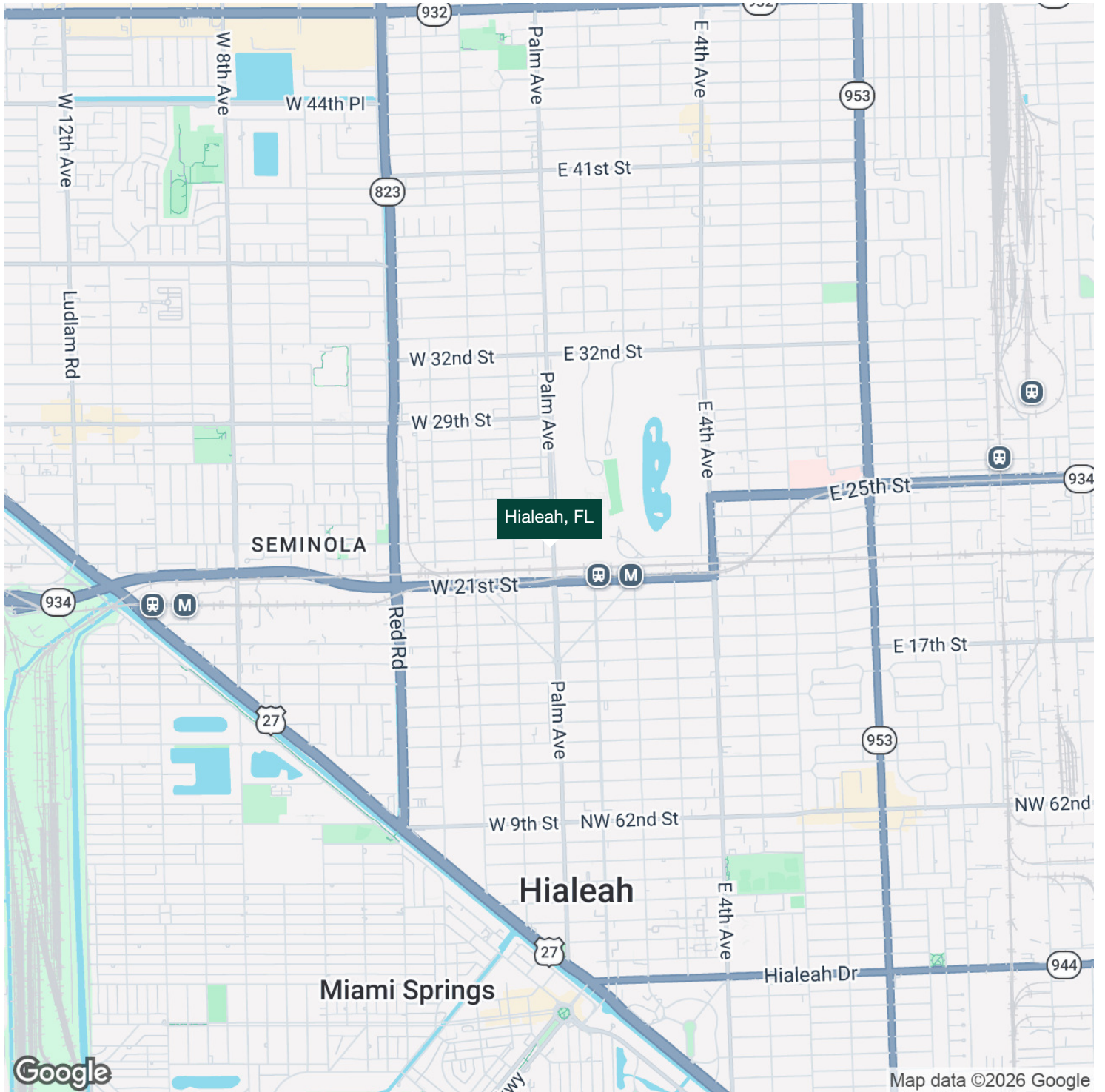


SECTION I

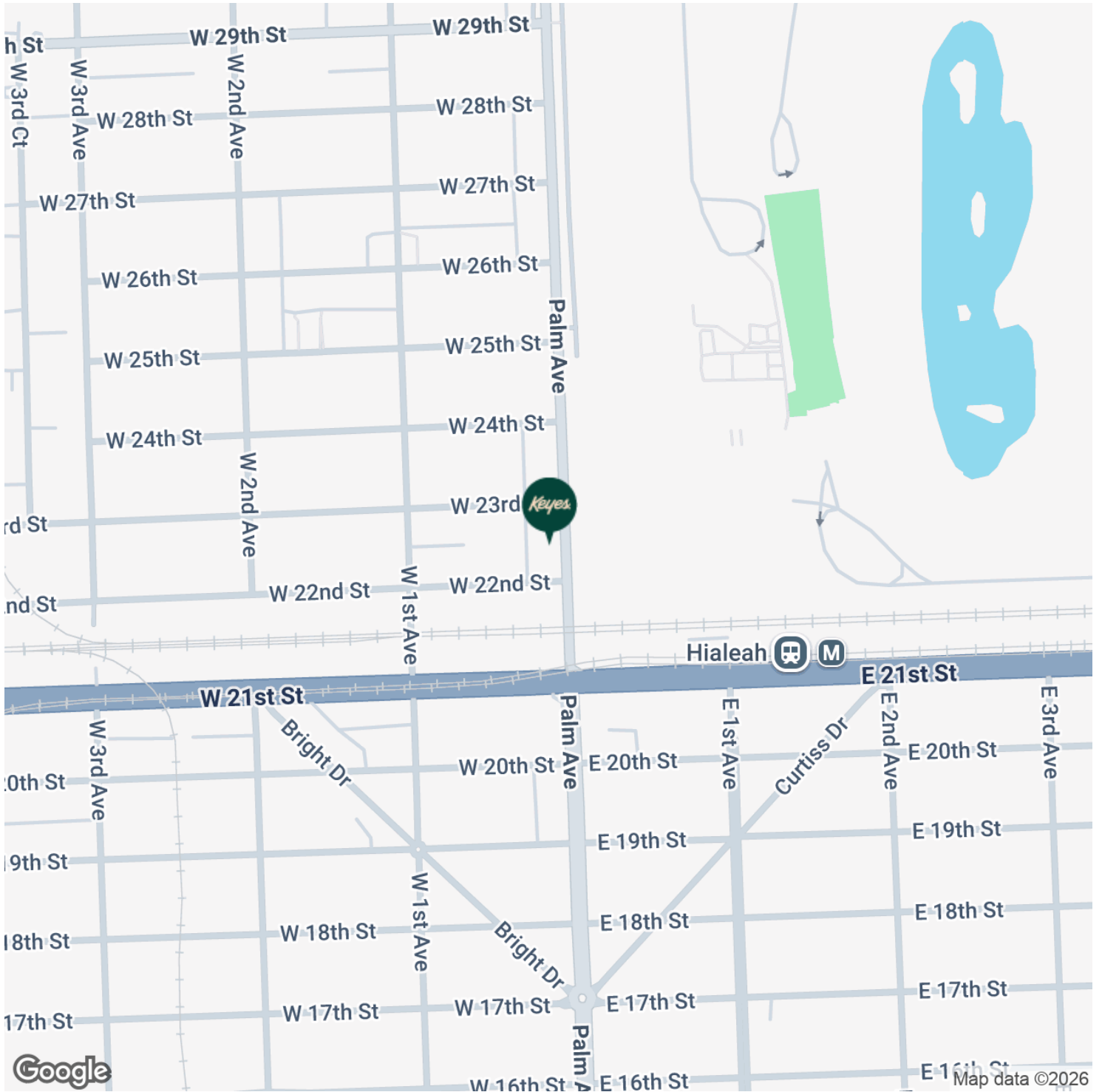
Additional Photos



Regional Map

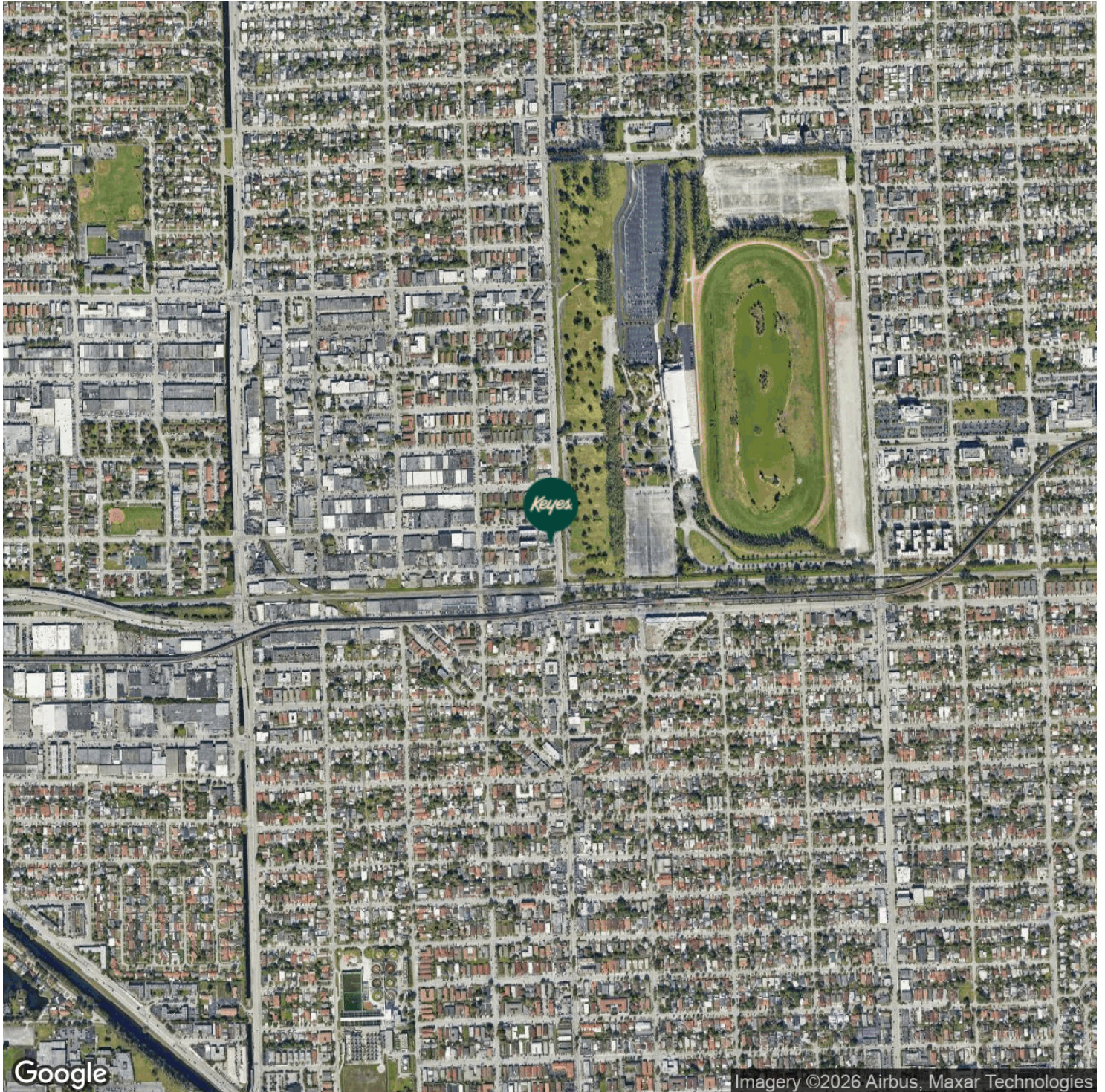


Location Map



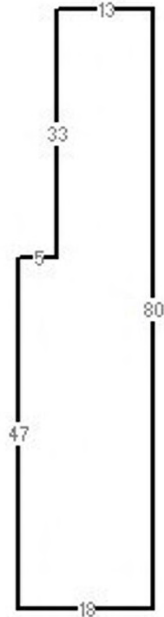
SECTION I

Aerial Map

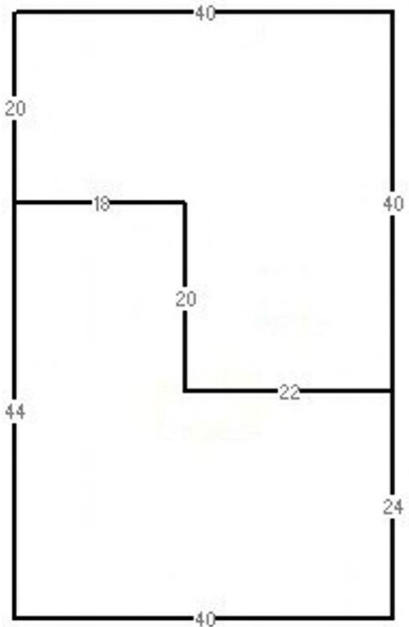


SECTION I

Site Plans



2230 Palm Ave



2250 Palm Ave

SECTION I

H&BU Analysis



INVESTMENT OVERVIEW

Price	\$1,700,000
Price per SF	\$443
Price per SF Land	\$174

CORE DEVELOPMENT ASSUMPTIONS (SCENARIOS 1, 2 & 3)

Land Acquisition:	\$1,700,000
Total Lot Size:	9,750 SF
Proposed Build:	32 Units (Boutique Infill Model)
Average Unit Size:	650 SF
Total Net Rentable/Saleable Residential Area:	20,800 SF
Gross Building Area (GFA) with 15% Circulation/Core:	~24,000 SF
Hard Construction Cost:	\$215 PSF on GFA = \$5,160,000
Soft Costs (Architect, Engineering, Permits, Impact Fees @ 15% of Hard):	\$774,000
Contingency & Holding Costs (Taxes, Insurance, Carry Costs over 18-month build):	\$450,000
Total Capital Required (Land + Build + Soft + Hold):	\$8,084,000

Scenario 1: Total Project Budget - Baseline Development & Infill Cost Analysis

Strategic Focus	Total cost to deliver a 32-unit boutique mixed-use project.
Revenue / Exit Metrics	Total Capital Invested:\$8,084,000
Projected Expenses & Margins	All-In Cost Per Buildable Unit:~\$252,625 per door
Financial Return Metric	Cost Per SF of Build:~\$336/SF (all-in land + build)
Primary Risk Factor	Construction material price volatility.

Scenario 2: Boutique Residential Condo Exit

Strategic Focus	Maximizing quick liquidity by selling individual units to retail buyers.
Revenue / Exit Metrics	Average Sale Price: \$375,000 / unit, Gross Sales Revenue: \$12,000,000
Projected Expenses & Margins	Sales/Marketing Costs (6%): \$720,000, Net Project Profit: \$3,196,000
Financial Return Metric	Return on Investment (ROI):~39.5% over a 24-month horizon.
Primary Risk Factor	Condo market absorption slowdown or rising buyer mortgage rates.

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SECTION I

H&BU Analysis



Scenario 3: Stabilized Multifamily Apartment Hold

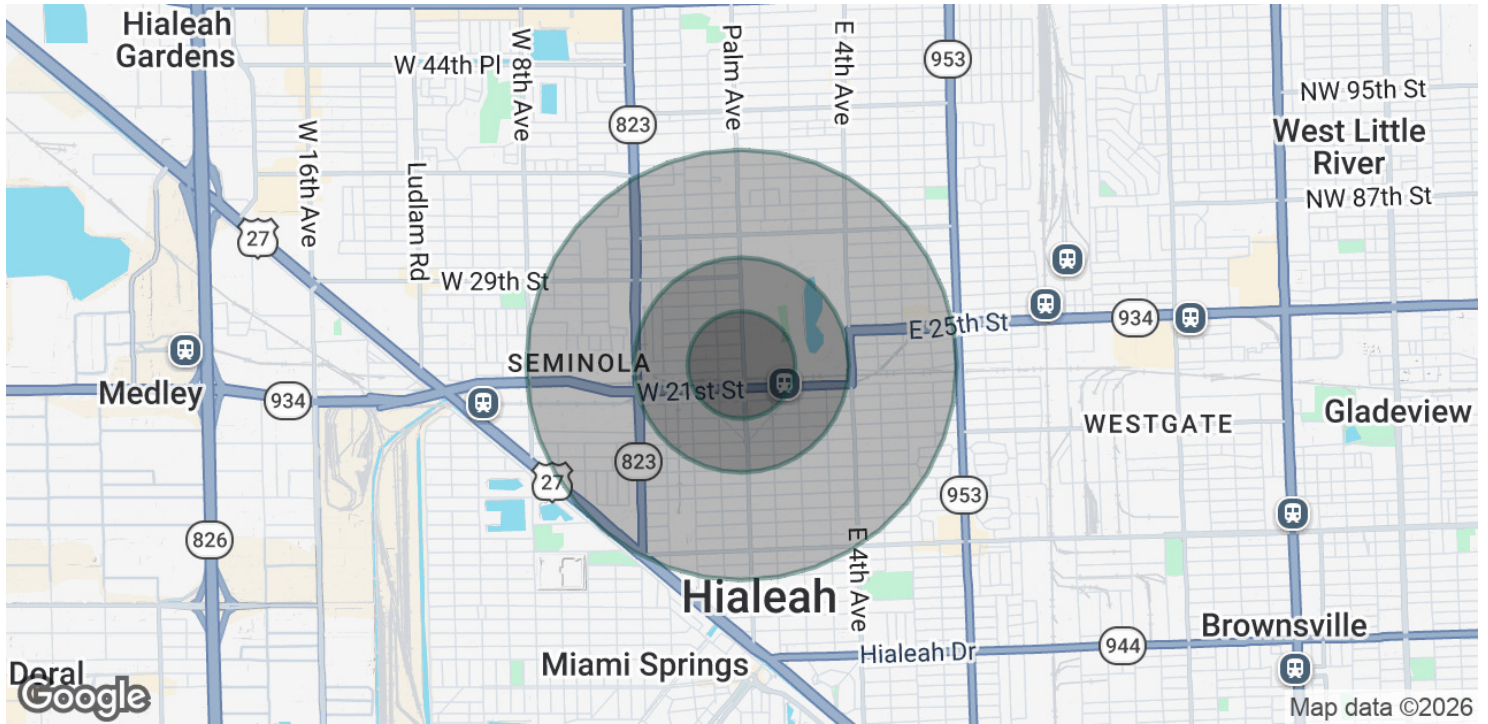
Strategic Focus	Building stable, long-term cash flow and riding Hialeah's gentrification.
Revenue / Exit Metrics	Average Market Rent: \$2,200 / month, Gross Annual Income: \$844,800
Projected Expenses & Margins	Operating Expenses (35% NOI Metric): \$295,680, Net Operating Income (NOI): \$549,120
Financial Return Metric	Yield on Cost (Cap Rate): 6.8% Unleveraged Yield.
Primary Risk Factor	Tenant turnover and shifts in Hialeah's workforce income caps.

Scenario 4: The Owner-User / Value-Add Investor

Strategic Focus	Utilizing the existing 3,835 SF structures with zero immediate development risk.
Revenue / Exit Metrics	Current Market Rent (As-is): Estimated \$22-\$26/SF NNN for industrial/flex space.
Projected Expenses & Margins	Operational Expenses: Minimal if triple-net (NNN) leases are structured with tenants.
Financial Return Metric	Cash-on-Cash Return: 6% – 7.5% from current structures, with massive future land optionality.
Primary Risk Factor	Orphaned parcel risk if trying to sell pieces individually later down the line.

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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,282	5,829	31,698
Average Age	50.0	50.4	47.4
Average Age (Male)	49.1	49.4	46.6
Average Age (Female)	51.9	52.1	48.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	497	2,239	11,543
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$54,297	\$53,712	\$59,978
Average House Value	\$363,189	\$371,860	\$361,412

2023 American Community Survey (ACS)