

# 2230-2250 Palm Avenue

Hialeah, FL 33010

THE *Keyes* CO.



FOR MORE INFORMATION, PLEASE CONTACT:

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Commercial Broker

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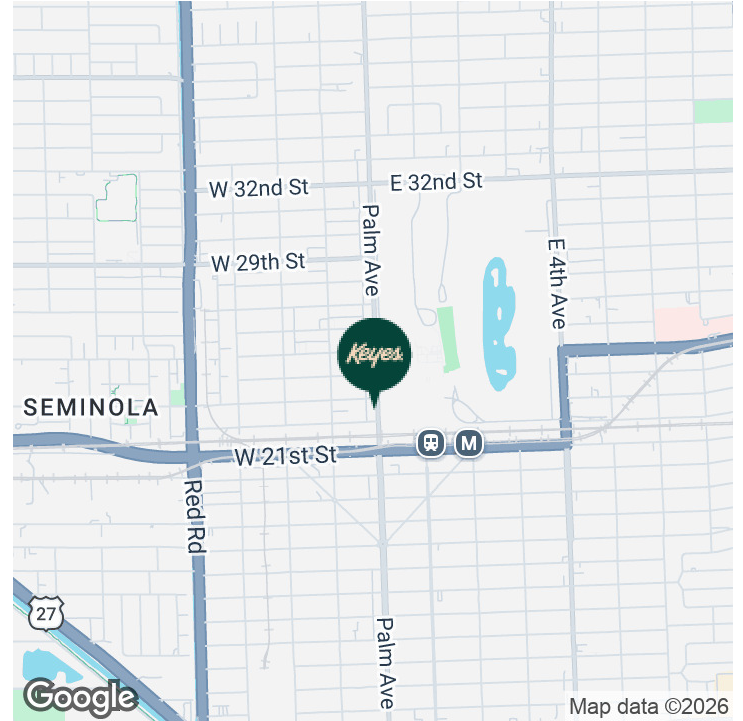
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# Executive Summary



## 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

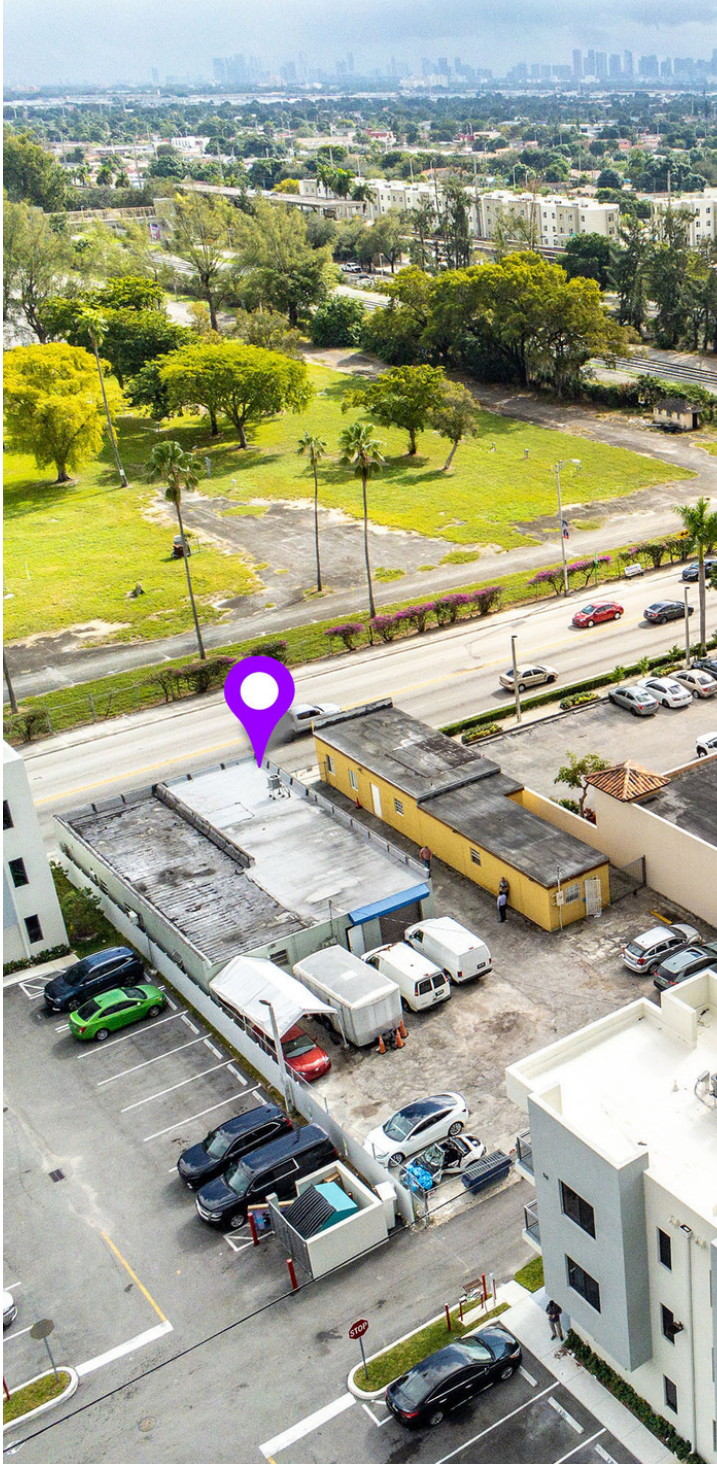
## PROPERTY OVERVIEW

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 0 |

# Complete Highlights

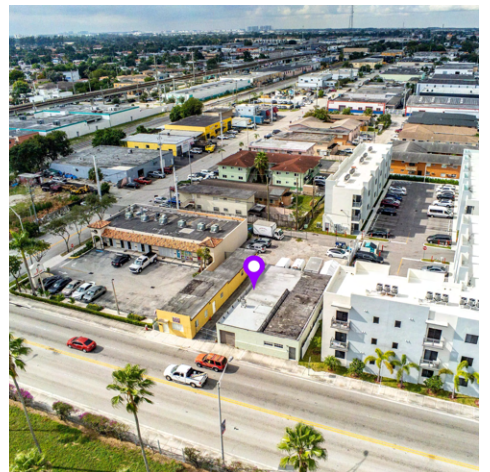
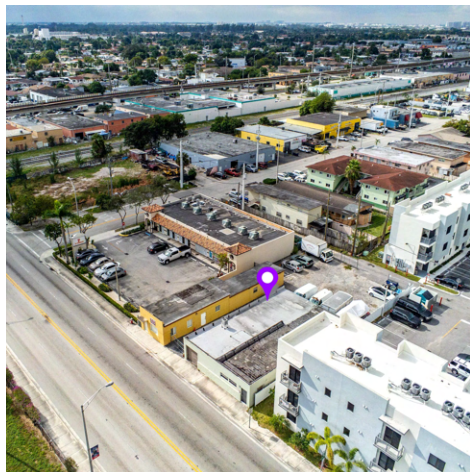
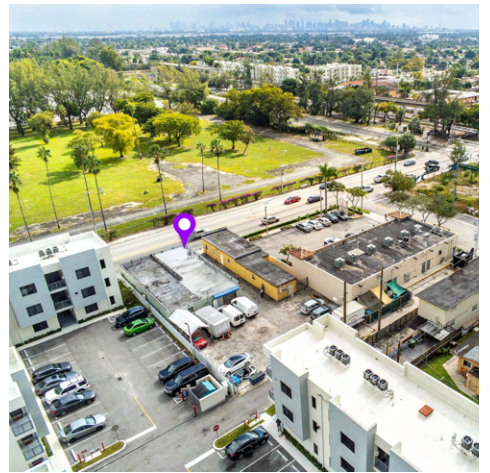
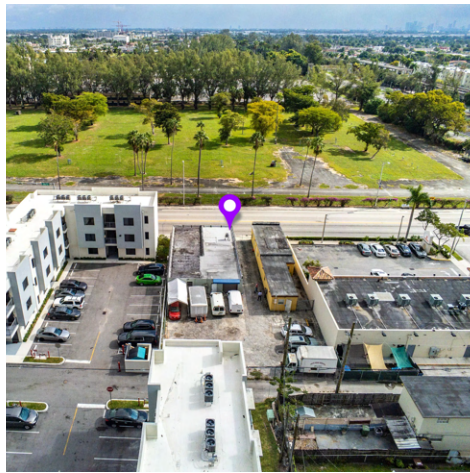
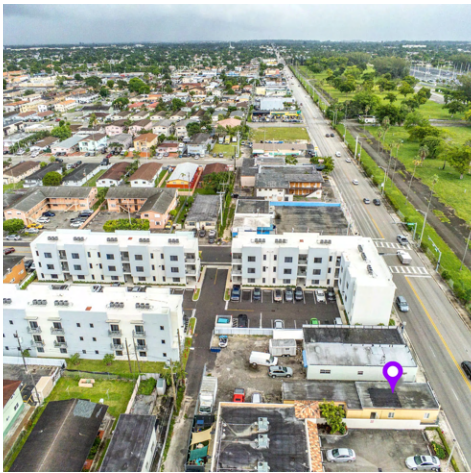
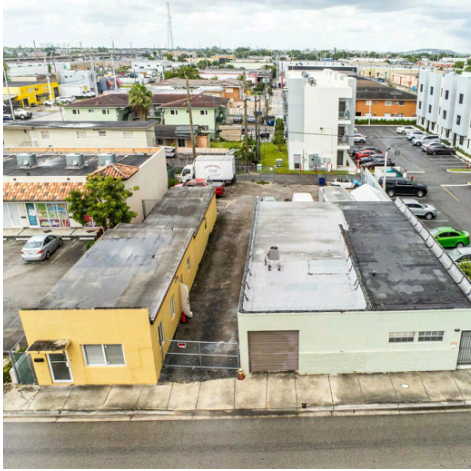


## LOCATION INFORMATION

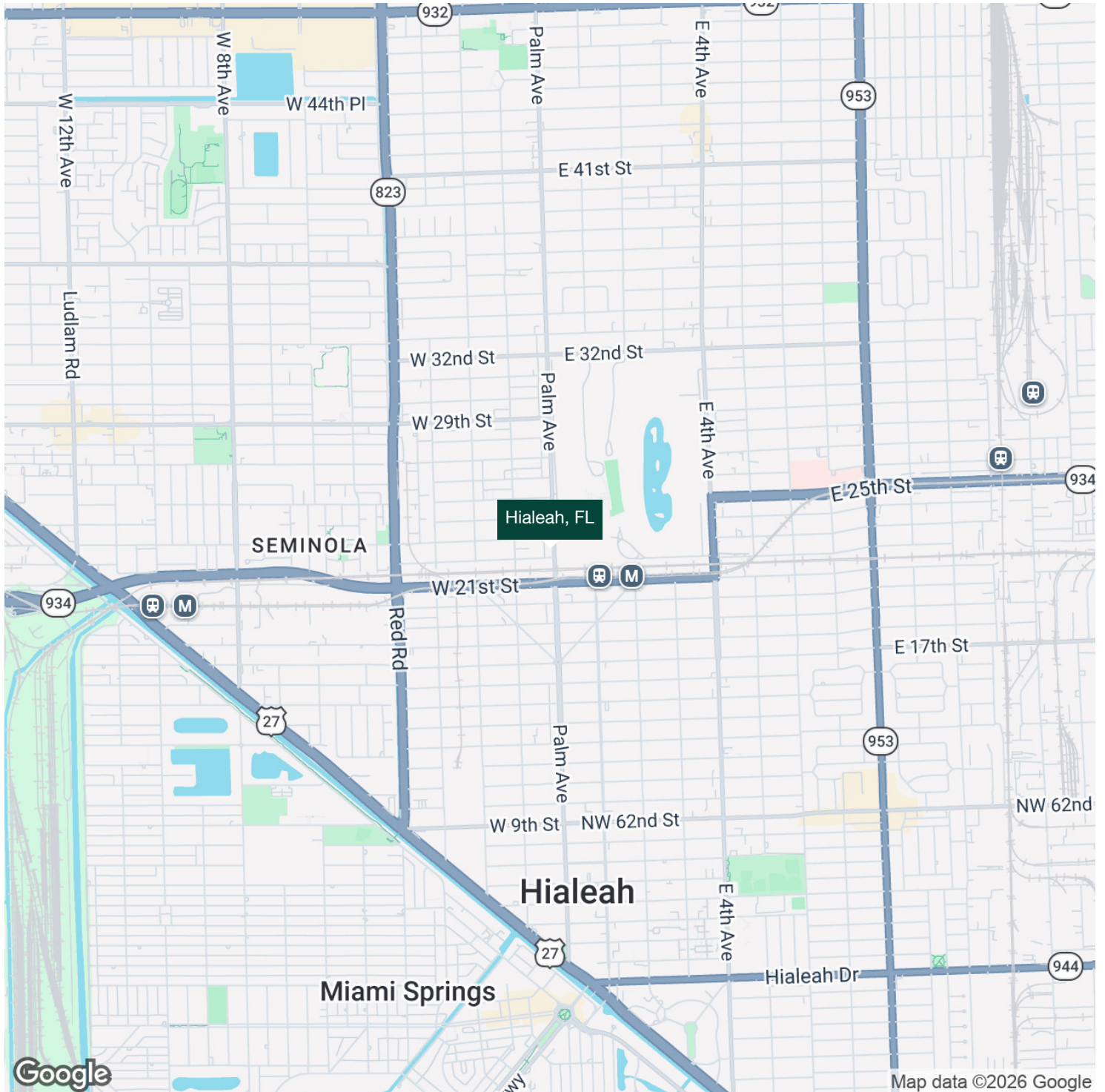
Street Address	2230-2250 Palm Avenue
City, State, Zip	Hialeah, FL 33010
County	Miami-Dade
Market	Miami-Dade County
Sub-market	Airport East Hialeah Submarket
Cross-Streets	Palm Avenue and W 22nd Street



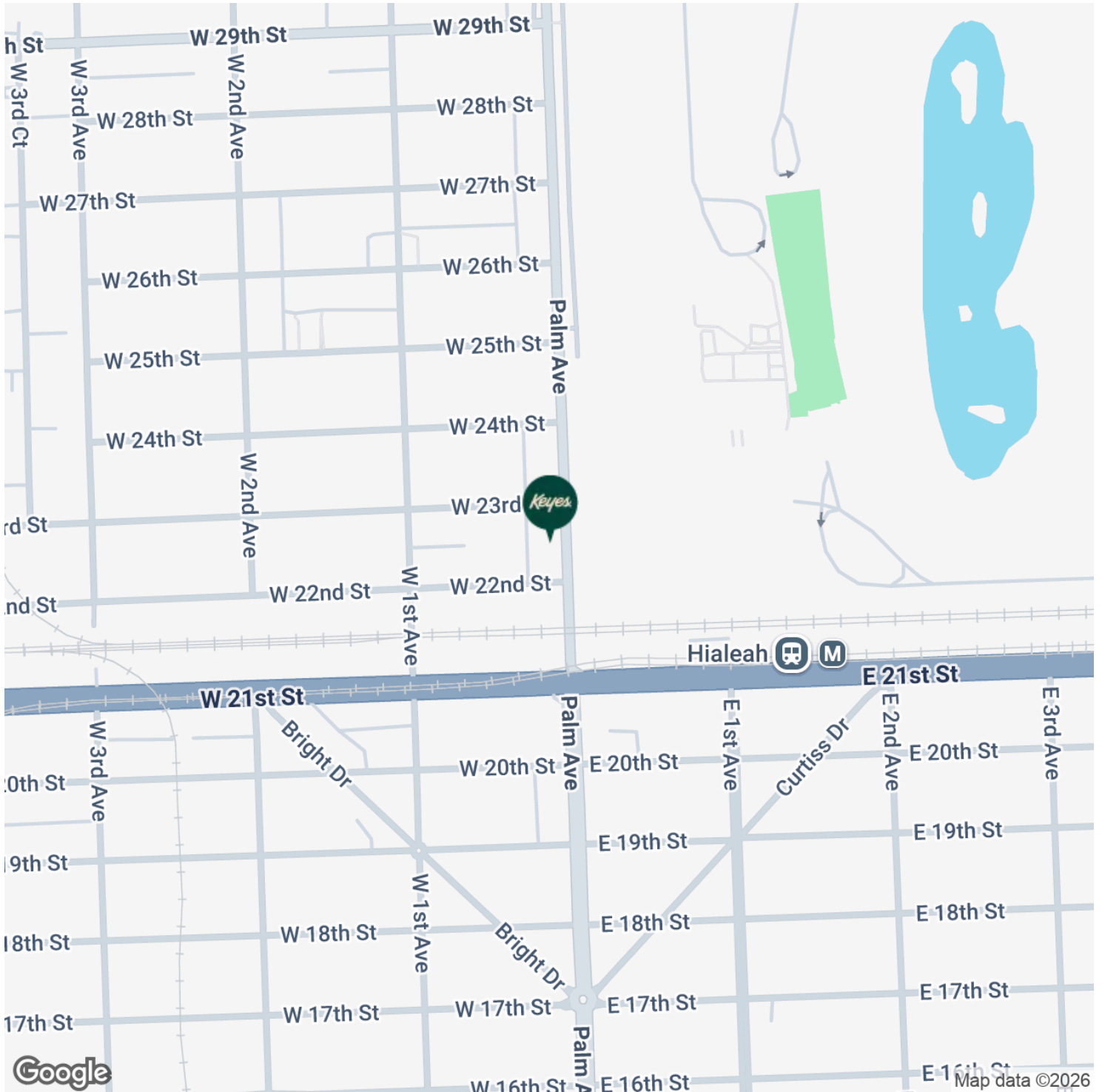
# Additional Photos



# Regional Map



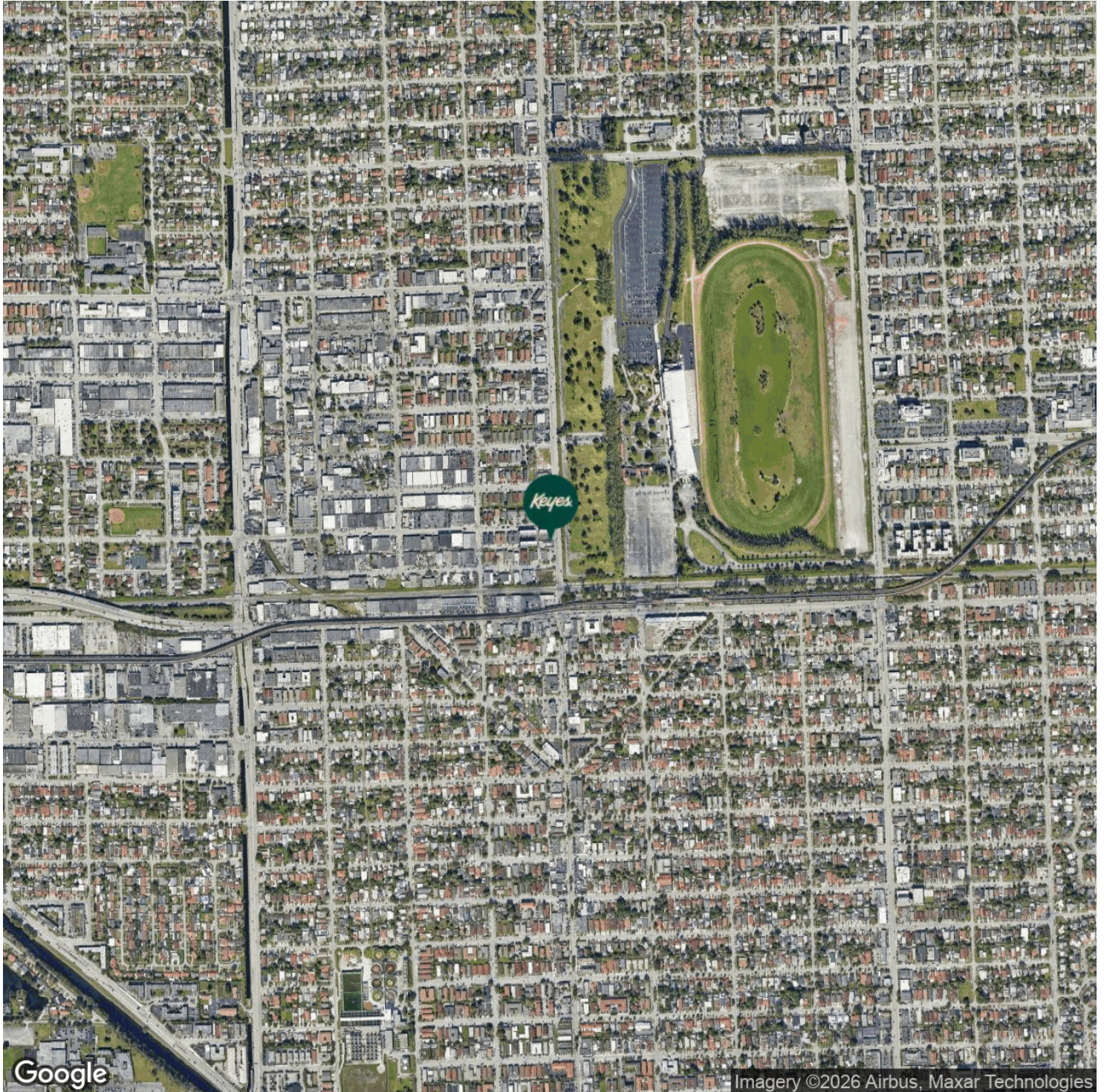
# Location Map



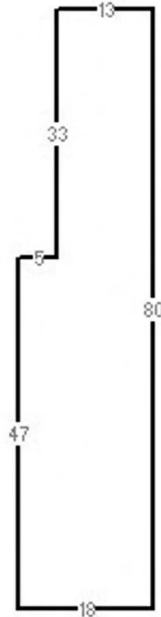
SECTION 01

# Aerial Map

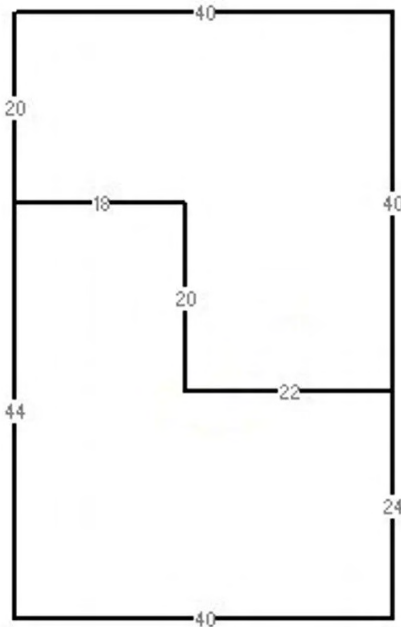
THE *Keyes* CO.



# Site Plans



**2230 Palm Ave**



**2250 Palm Ave**

# 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:	<b>\$1,700,000</b>
Total Lot Size:	9,750 SF
Proposed Build:	15 Residential Units + Ground Floor Commercial
Unit Breakdown:	4 Units @ 500 SF + 11 Units @ 700 SF = 9,700 Net Residential SF
Ground Floor Commercial Footprint:	~4,500 SF
Total Net Rentable/Saleable Residential Area:	~14,200 SF
Gross Building Area (GFA) with 15% Circulation/Core:	~16,500 SF
Hard Construction Cost:	\$215 PSF on GFA = <b>\$3,547,500</b>
Soft Costs (Architect, Engineering, Permits, Impact Fees @ 15% of Hard):	\$532,125
Contingency & Holding Costs (Taxes, Insurance, Carry Costs over 18-month build):	\$350,000
Total Capital Required (Land + Build + Soft + Hold):	<b>\$6,129,625</b>

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

Strategic Focus	Total cost to deliver a 15-unit boutique mixed-use project.
Revenue / Exit Metrics	Total Capital Invested:\$6,129,625
Projected Expenses & Margins	All-In Cost Per Buildable Unit:~\$298,641 per door (factoring commercial value)
Financial Return Metric	Cost Per SF of Build:~\$365/SF (all-in land + build)
Primary Risk Factor	Construction material price volatility.

**Confidentiality & Disclaimer Notice** This Offering Memorandum (OM) was compiled from sources deemed reliable, but the Listing Agent, Broker, and Seller make no representations or warranties, express or implied, as to its accuracy, completeness, or suitability. All financial projections, development scenarios (including the \$215 PSF construction estimate), proposed unit yields, and zoning references (NBD Overlay / Live Local Act) are strictly hypothetical models for illustrative purposes and do not guarantee future performance or municipal approvals. The property is offered "**As-Is, Where-Is.**" Prospective buyers are expressly directed not to rely on this data and must independently verify all information—including lot size, physical site conditions, zoning allowances, environmental status, and utility capacity—prior to purchasing. By accepting this OM, the recipient agrees to hold the Listing Agent, Broker, and Seller completely harmless from any liability, claims, or damages resulting from the use of this material.

# H&BU Analysis

## Scenario 2: Boutique Residential Condo Exit

Strategic Focus	Maximizing quick liquidity by selling individual units to retail buyers.
Revenue / Exit Metrics	4 @ 310k = \$1.24M, 11 @ \$395k = 4.35M, Total Gross Revenue = \$7,160,000
Projected Expenses & Margins	Sales/Marketing Costs (6%): \$720,000, Net Project Profit: \$3,196,000
Financial Return Metric	Return on Investment (ROI): ~11.6% over a fast-tracked 14-month window
Primary Risk Factor	Requirement of tight construction cost management

## Scenario 3: Stabilized Multifamily Apartment Hold

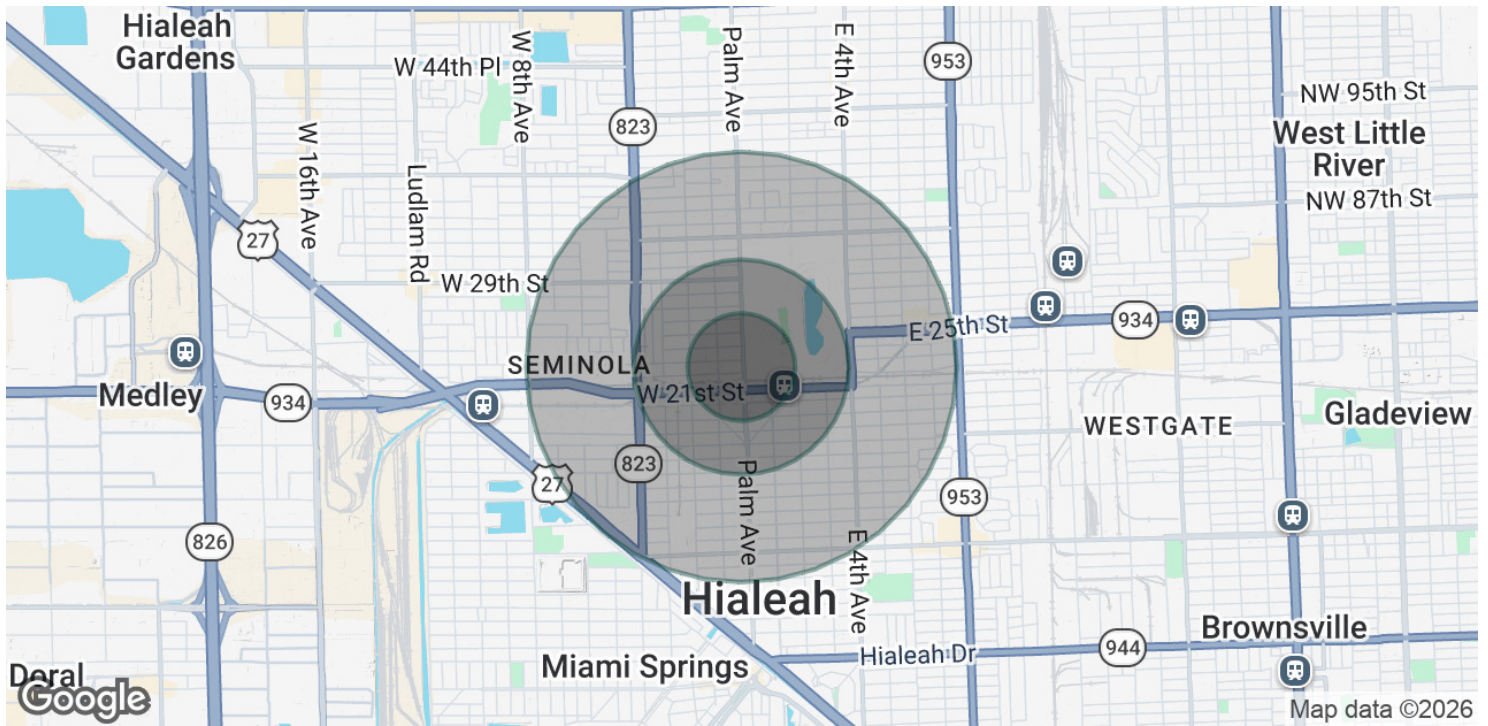
Strategic Focus	Building stable, long-term cash flow and riding Hialeah's gentrification.
Revenue / Exit Metrics	Avg Market Rent: \$1,900-\$2,200 / mo + \$32 NNN, Gross Annual Income: \$538,800
Projected Expenses & Margins	Operating Expenses (32% NOI Metric): \$172,416, Net Operating Income (NOI): \$366,384
Financial Return Metric	Yield on Cost (Cap Rate): 6.08% 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	Unleveraged Cap Rate: ~4.4% - 4.7% on total acquisition + updates, w/ 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**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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)