



# Hialeah Redevelopment Assemblage

4 Parcels • Prime Mixed-Use Potential

4265 E 8th Ave, Hialeah, FL 33013 • Strategic assemblage of 4  
contiguous lots

# Executive Highlights

## Strategic Location

4 contiguous lots in the heart of Hialeah with excellent arterial access and visibility

## Mixed Zoning

Combined C2/R1/R2 zoning enables redevelopment with mixed-use potential

## Current Income

Stabilized rental income of \$11,200/month (~\$134,400 annually)

## Value Strategy

Land value plus income opportunity during entitlement phase



# Assemblage Overview

Four contiguous folios combining commercial and residential uses, ideal for an integrated project with ground-floor retail and upper-level residential, subject to permits and/or rezoning approvals.

Address	Zoning	Current Use	Monthly Rent
4265 E 8th Ave	C2	Office/Dealership	\$5,800*
Adjacent E 8th	C2	Vehicle Display	Included*
820 E 43 St	R1	Single Family	\$2,700
4264 E 8 Ct	R2	Single Family	\$2,700

*\*Combined dealership operation across two C2 parcels*



# Commercial Parcels Analysis



## Parcel 1 – 4265 E 8th Ave

- Folio: 04-3105-001-5430
- Zoning: C2 Commercial
- Current tenant: Auto dealership office
- Monthly rent: \$5,800 (includes adjacent parcel)



## Parcel 2 –

- Folio: 04-3105-001-5420
- Zoning: C2 Commercial
- Current use: Vehicle exhibition lot
- Included in combined lease agreement

# Residential Parcels Analysis

Parcel 3 – 820 E 43 St



- Folio: 04-3105-001-5580
- Zoning: R1 Single Family
- Current use: Rental home
- Monthly rent: \$2,700

Parcel 4 – 4264 E 8 Ct



- Folio: 04-3105-001-5570
- Zoning: R2 (Higher density potential)
- Current use: Single family rental
- Monthly rent: \$2,700

# Current Income Performance



■ Dealership Operation

■ R1 Rental

■ R2 Rental

Total stabilized income: **\$134,400 annually**. Current cash flow provides income stability during entitlement and development phases, reducing carrying cost risk.



# Zoning & Entitlement Strategy

1

## Rezoning Analysis

Evaluate R1/R2 to C2 conversion for commercial consolidation, or transition to mixed-use zoning for higher density development

2

## Site Plan Development

Coordinate with city planning to optimize FAR, height restrictions, and maximize buildable area potential

3

## Infrastructure Planning

Design shared parking solutions, unified access points, and pedestrian-friendly streetscape activation



# Redevelopment Scenarios

01

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## Commercial Upgrade (C2)

Renovate and expand existing commercial areas with modern showrooms, offices, and retail spaces leveraging current zoning

02

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## Mixed-Use Development

Ground floor retail with upper-level residential units, subject to density and height approvals through rezoning process

03

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## Phased Master Plan

Integrated development combining existing income with progressive construction to maximize ROI and minimize vacancy risk

# Market Position & Investment Thesis



## Prime Location

Heart of Hialeah with high visibility, traffic counts, and proximity to major transportation corridors



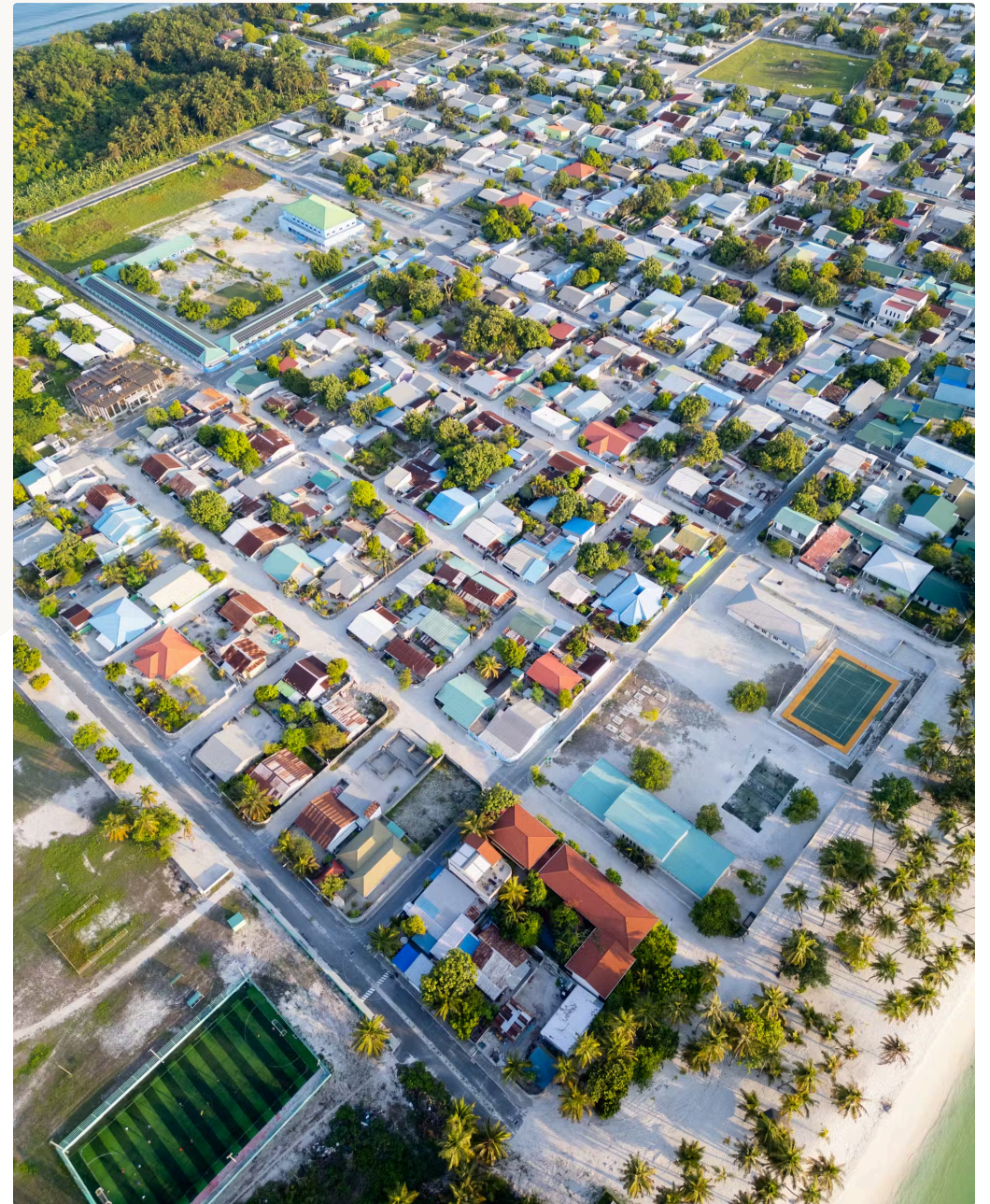
## Market Demand

Sustained demand for neighborhood retail and workforce housing in established urban core



## Rare Assemblage

Uncommon opportunity combining current cash flow with significant redevelopment upside potential



This assemblage represents a unique dual-strategy opportunity: immediate cash flow generation while building long-term value through strategic redevelopment in one of South Florida's most established markets.

# Next Steps



**"If you would like to learn more details about this opportunity, please feel free to contact us directly."**



## Contact Information

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