



**1.26 ACRE DEVELOPMENT  
SITE ON DOUGLAS ROAD  
FOR SALE | \$16,000,000**

**SYNERGY REALTY ADVISORS**  
1839 SW 27TH AVE, MIAMI, FL 33145  
786.536.7287



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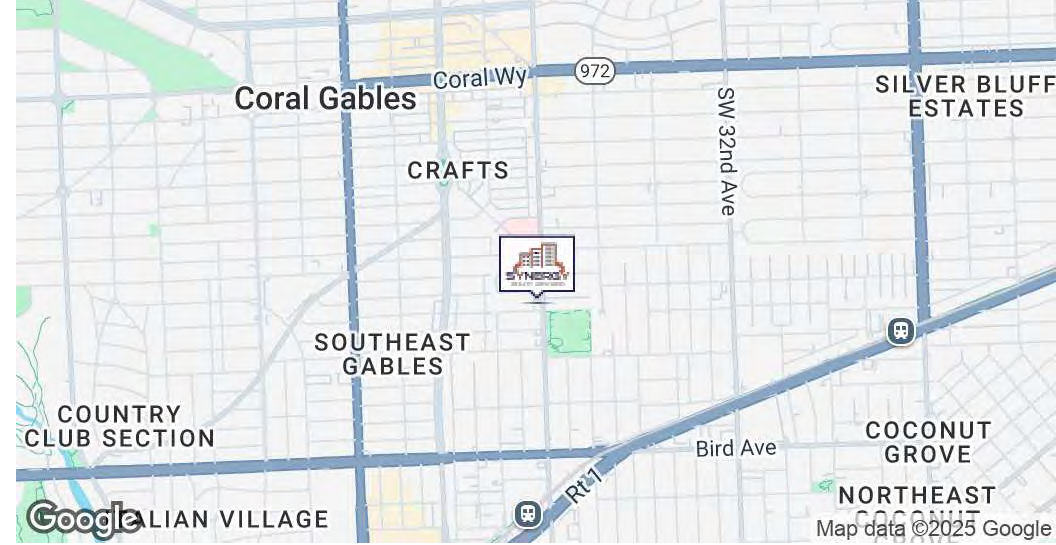




# PROPERTY INFORMATION

*Section 1*

# 1.26 ACRE DEVELOPMENT SITE ON DOUGLAS ROAD



## OFFERING SUMMARY

Sale Price:	\$16,000,000
Building Size:	14,525 SF
Lot Size:	49,707 Sf zoned T6-8-O Urban Core Zone and 5,500 Sf of T3-O-Suburban Zone
Price / SF - Land:	\$290
Income:	\$30,000 Per month
Units permitted	172 by right, bonuses with live local
Zoning:	T6-8-O-URBAN CORE ZONE

Folios: 01-4117-001-0370, 01-4117-001-0380, 01-4117-001-0390  
 01-4117-002-0020, 01-4117-002-0010, 01-4117-002-0013  
 01-4117-002-0202, 01-4117-002-0012, 01-4117-002-0201

## PROPERTY OVERVIEW

Extremely Rare two block assemblage at the edge of Coral Gables for sale. Located right in the medical district with Coral gables Hospital only two blocks away. 1.14 acres of sf T 6 8 0 zoned land and .12 acre T 3 0 lot. 172 units by right and bonus height and density available with live local. Less than one mile ( about half a mile) from the Link at Douglas development which has a 37 story tower and two 39 story towers planned. Properties currently include a specialty medical center on the south block( owner occupied), a multifamily that produces \$12,000 a month and three fully rented mixed use buildings that produce \$18,000 a month on the north side. Total monthly income is \$30,000. 172 Units permitted by right, Additional height and density available under live local act. The subject site is abutting T 3 0 zoned properties, which would limit height at the western boundary of the properties. T 6 8 0 is the most desirable mid rise zoning in City of Miami, allowing for apartments, retail,office. With the multifamily lot combined with the lot to the north and rezoned to t 6 8 0, Much more flexibility is possible on the site.

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# 1.26 ACRE DEVELOPMENT SITE ON DOUGLAS ROAD



## ADDRESSES:

- 2720 SW 37 AVE. FOLIO: 01-4117-001-0370
- 2710 SW 37 AVE. FOLIO: 01-4117-001-0380
- 2700 SW 37 AVE. FOLIO: 01-4117-001-0390
- 3720 SW 27 TER. FOLIO: 01-4117-002-0020
- 2734 SW 37 AVE. FOLIO: 01-4117-002-0010
- 2736 SW 37 AVE. FOLIO: 01-4117-002-0013
- 2750 DOUGLAS RD. FOLIO: 01-4117-002-0202
- 2756 SW 37 AVE. FOLIO: 01-4117-002-0012
- 3711 SW 27 LN. FOLIO: 01-4117-002-0201

## PROPERTY DESCRIPTION

Extremely Rare two block assemblage at the edge of Coral Gables for sale. Located right in the medical district with Coral gables Hospital only two blocks away. 1.14 acres of sf T 6 8 0 zoned land and .12 acre T 3 0 lot. 172 units by right and bonus height and density available with live local. Less than one mile ( about half a mile) from the Link at Douglas development which has a 37 story tower and two 39 story towers planned. Properties currently include a specialty medical center on the south block( owner occupied), a multifamily that produces \$12,000 a month and three fully rented mixed use buildings that produce \$18,000 a month on the north side. Total monthly income is \$30,000. 172 Units permitted by right, Additional height and density available under live local act. The subject site is abutting T 3 0 zoned properties, which would limit height at the western boundary of the properties. T 6 8 0 is the most desirable mid rise zoning in City of Miami, allowing for apartments, retail,office. With the multifamily lot combined with the lot to the north and rezoned to t 6 8 0, Much more flexibility is possible on the site.

## LOCATION DESCRIPTION

Nestled in the heart of the Douglas Road neighborhood, the area offers an array of art galleries, upscale boutiques, and diverse dining options within moments of the property. Immerse yourself in the city's rich cultural scene at the iconic Vizcaya Museum and Gardens, or find inspiration at the historic Barnacle Historic State Park.

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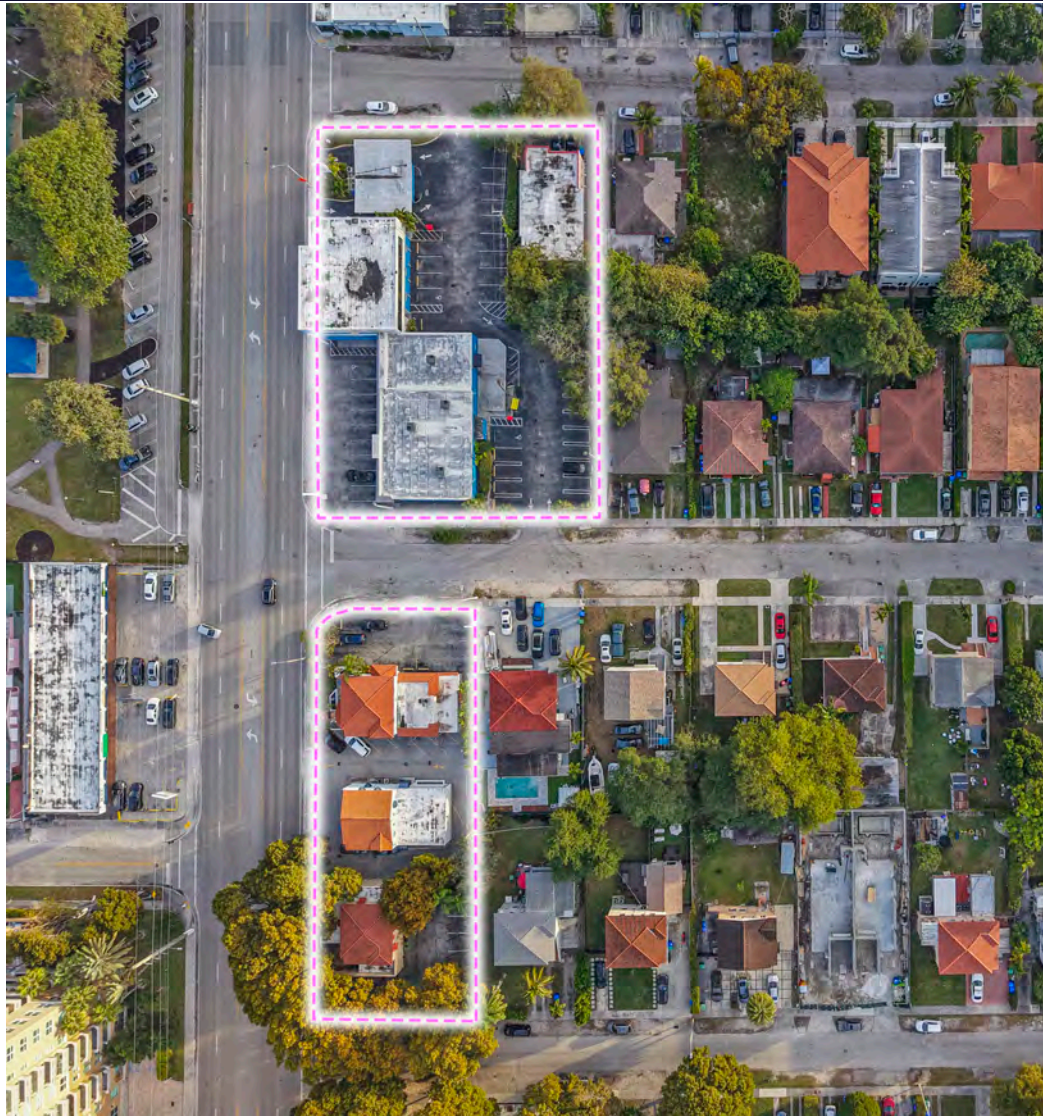
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# 1.26 ACRE DEVELOPMENT SITE ON DOUGLAS ROAD



## PROPERTY HIGHLIGHTS

- Two blocks assemblage on Douglas Road
- 49,707 Sf zoned T6-8-0 Urban Core Zone and 5,500 Sf of T3-O-Suburban Zone
- Located at the edge of Coral Gables
- Total monthly income is \$30,000 per month
- Largest building is owner occupied
- Permits up to 172 units by right, with potential for more under the Live Local Act
- Proximity to the Link at Douglas development, which includes a 37-story tower and two 39-story towers
- Approximately half a mile from the Link at Douglas site and Moderna.
- Abuts T 3 0 zoned properties, limiting height on the western boundary
- T 6 8 0 zoning allows apartments, retail, office uses
- Suitable for medical development, with Coral Gables Hospital two blocks away

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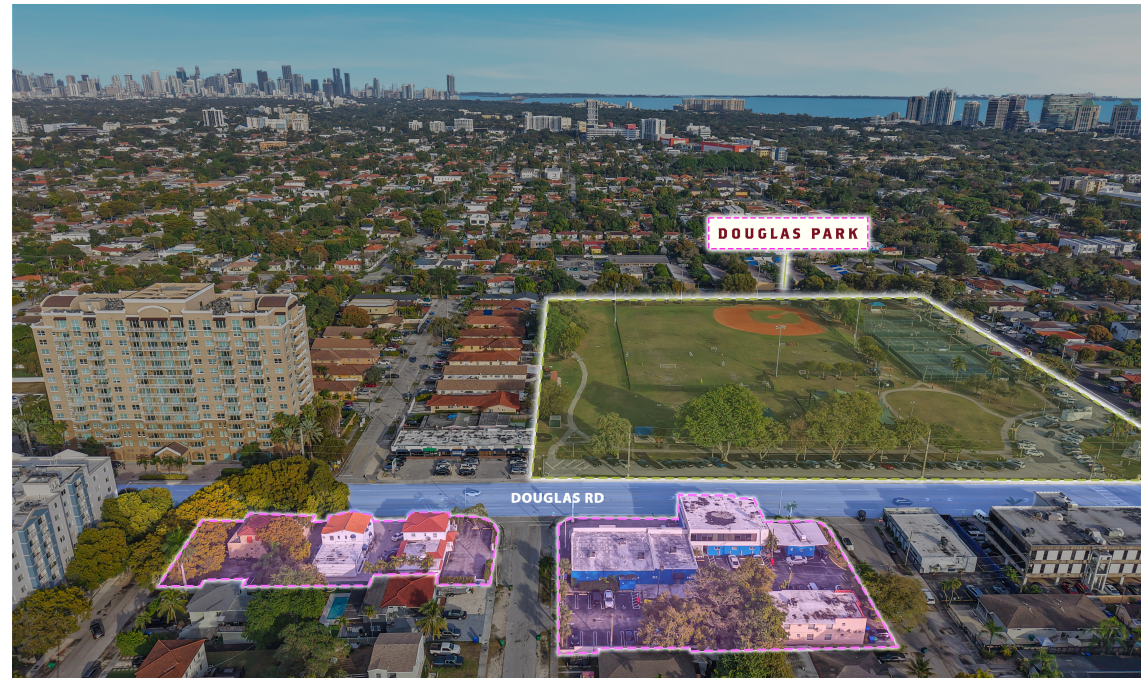
Douglas Park, located at 2755 SW 37th Avenue in Miami, Florida, is a vibrant 9-acre urban oasis offering a variety of recreational facilities and activities for visitors of all ages.

- Sports Facilities:** The park boasts well-maintained baseball and football fields, basketball and tennis courts, catering to sports enthusiasts.
- Playground:** A modern playground equipped with climbing walls, swings, and slides provides a safe and engaging environment for children.
- Fitness Opportunities:** Outdoor gym equipment and walking trails offer fitness options for adults, promoting a healthy lifestyle.
- Picnic Areas:** Shaded picnic tables and open spaces make it ideal for family gatherings and social events.
- Pet-Friendly:** Dogs are welcome on leashes.

Douglas Park is open daily from 7:00 a.m. to 10:00 p.m., providing ample time for visitors to enjoy its amenities.

## Upcoming Developments:

A new 10,440-square-foot community center is planned for the park, featuring restrooms, a homework room, computer room, multipurpose room, courtyard, office space, and storage. This addition aims to enhance the park's offerings and serve the community better.



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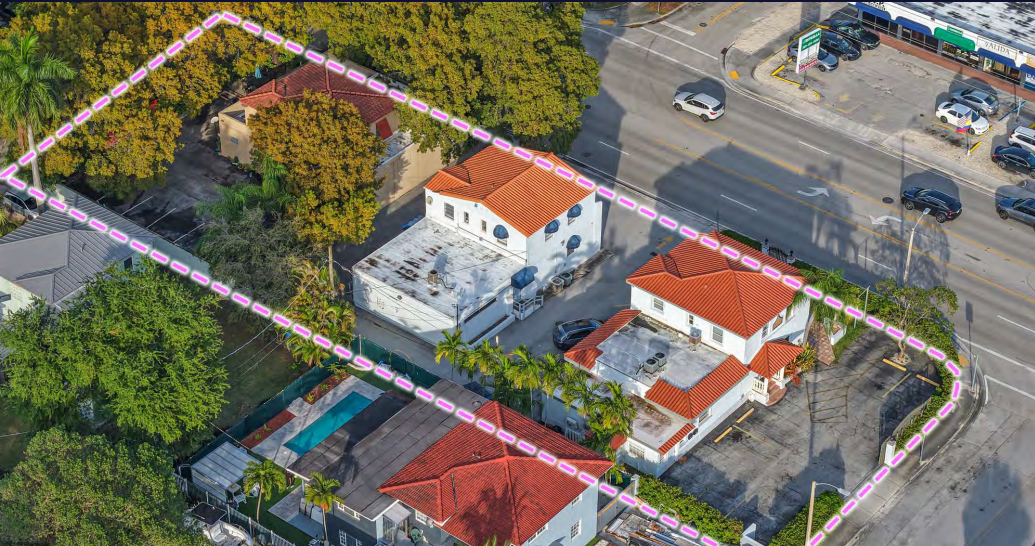
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# NEAREST DEVELOPMENT



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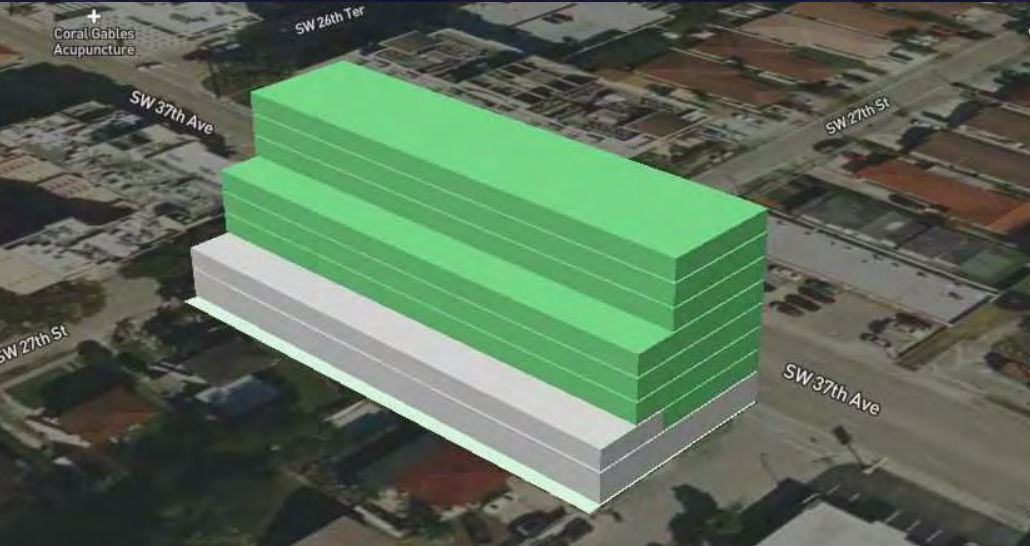




# ZONING INFORMATION

*Section 2*

# 1.26 ACRE DEVELOPMENT SITE ON DOUGLAS ROAD



Info is believed to be accurate but is not guaranteed. Buyer must perform their own due diligence with their architect.

## NORTH BLOCK

- 70 UNITS, 8 FLOORS BY RIGHT
- T 6 8 0 Abutting T 3 0
- On the rear side that abuts T 3 0, setbacks increase with height.
- Two to three floors of parking
- Ground floor retail possible

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## SOUTH BLOCK

- 102 UNITS, 12 FLOORS WITH BONUS
- The multifamily property in the rear that is zoned T 3 0 Must be combined with the lot to the north side which is currently the parking lot to the medical center in order to make it T 6 8 0. This would make the two parcels in the front T 6 8 0 abutting T 6 8 0, which allows for much better flexibility in design with more favorable setbacks.

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## T6-8-0-URBAN CORE ZONE

The properties, comprising 1.26 acres, (49,707 Sf zoned T6-8-0 Urban Core Zone and 5,500 Sf of T3-0-SUBURBAN ZONE), one of Miami-Dade County's most versatile and high-density zoning designations. This zoning permits the development of up to 172 residential units on the site. With a maximum building height of 8 stories, this designation is ideal for mixed-use or multi-family developments, offering significant potential to capitalize on urban core guidelines that promote walkability, connectivity, and modern urban living. Bonus height and density available with live local act.

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# SAMPLE PROJECT

*Section 3*

SAMPLE PROJECT - NORTH BLOCK

For Sale | \$16,000,000

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SAMPLE PROJECT

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DISTANCE IS 0.5 MILES TO THE LINK DEVELOPMENT ON DOUGLAS ROAD WHICH IS 37 FLOORS

ADDITIONALLY, A SECOND PHASE OF THE PROJECT IS PLANNED, WHICH WILL INCLUDE TWO TOWERS OF 39 STORIES EACH.

39 FLOORS



INFO IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED. BUYER MUST PERFORM THEIR OWN DUE DILIGENCE WITH THEIR ARCHITECT.

- USING THE LIVE LOCAL ACT (SB 102), AND THE LINK DOUGLAS ROAD PROJECT AS A COMPARATOR SITE, THE SUBJECT PROPERTY MAY POTENTIALLY BE ABLE TO BUILD UP TO 39 STORIES HIGH. LIVE LOCAL ACT CONDITIONS MUST BE MET, SUCH AS PROVIDING AT LEAST 40% OF UNITS AS AFFORDABLE HOUSING UNITS AT 120% OF MEDIAN AREA INCOME FOR 30 YEARS.
- THE MUTIFAMILY PROPERTY IN THE REAR OF THE SOUTH BLOCK MUST BE JOINED WITH THE PARCEL TO THE NORTH OF IT AND REZONED TO T 6 8 0. THIS WOULD CREATE T 6 8 0 ABUTTING T 6 8 0. LIVE LOCAL ACT IS NOT PERMITTED ON PARCELS ABUTTING T 3 0 , LIKE THE NORTH BLOCK.

<https://www.miami.gov/My-Government/Departments/Zoning/SB-102-Live-Local-Act>

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# LOCATION INFORMATION

*Section 4*

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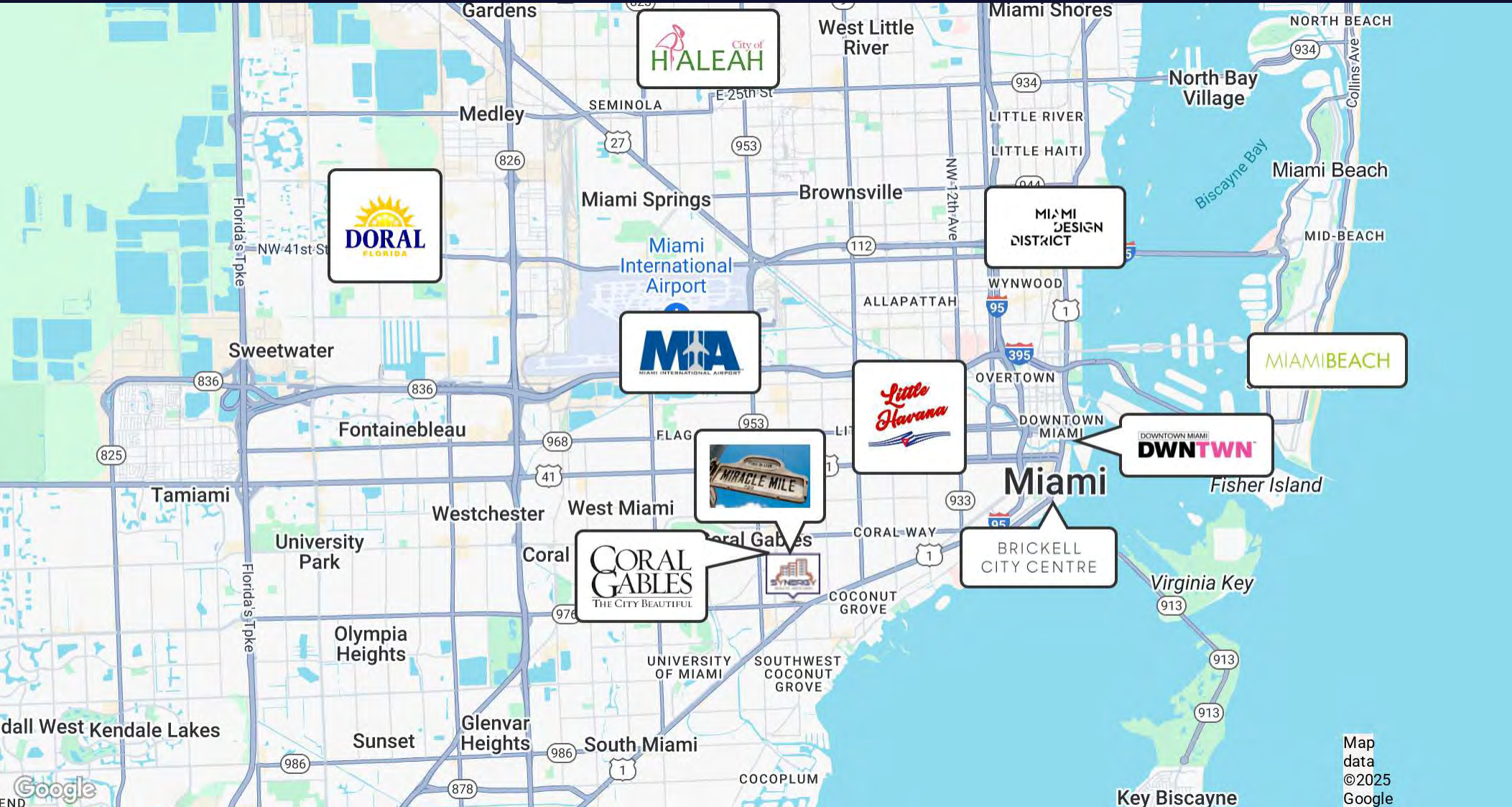
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# FINANCIAL ANALYSIS

*Section 4*

# 1.26 ACRE DEVELOPMENT SITE ON DOUGLAS ROAD

## INVESTMENT OVERVIEW

2720, 2710 AND 2700 SW 37 AVE, MIAMI FL - 33133

Price	\$16,000,000
Price per SF	\$290
CAP Rate	1.06%
Cash-on-Cash Return (yr 1)	1.06%
Total Return (yr 1)	\$360,000

## OPERATING DATA

2720, 2710 AND 2700 SW 37 AVE, MIAMI FL - 33133

Monthly Income	\$30,000
Yearly Income	\$360,000
Property taxes	\$109,660
Annual Insurance	\$80,000

## FINANCING DATA

2720, 2710 AND 2700 SW 37 AVE, MIAMI FL - 33133

Down Payment	\$16,000,000
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# 1.26 ACRE DEVELOPMENT SITE ON DOUGLAS ROAD

## INCOME SUMMARY

2720, 2710 AND 2700 SW 37 AVE, MIAMI FL - 33133

Annual Rent \$360,000

**GROSS INCOME \$360,000**

## EXPENSES SUMMARY

2720, 2710 AND 2700 SW 37 AVE, MIAMI FL - 33133

**OPERATING EXPENSES \$189,660**

**NET OPERATING INCOME \$170,304**

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# DEMOGRAPHICS

*Section 5*

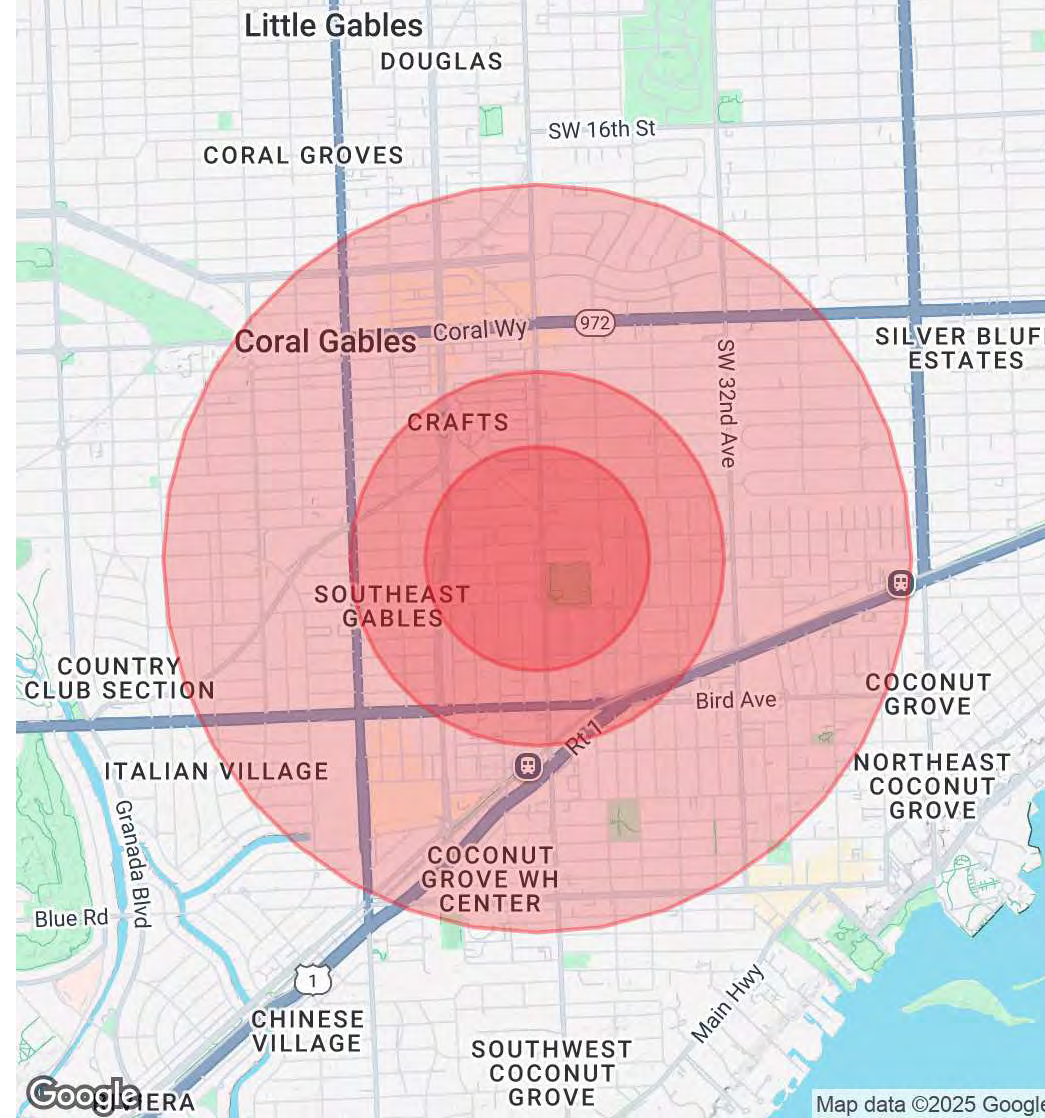
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,376	8,716	34,152
Average Age	44	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	924	3,602	15,288
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$88,488	\$92,851	\$116,167
Average House Value	\$676,003	\$659,194	\$708,747

Demographics data derived from AlphaMap



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# ADVISOR BIOS

*Section 6*

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**ANDROS SARDUY**  
**CEO & MANAGING BROKER**

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Direct: **305.297.3557**

## PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with 15 years of experience in commercial real estate. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last ten years
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Industrial properties & Businesses
- Various types of development land
- Waterfront homes and other luxury properties

## EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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# 1.26 ACRE DEVELOPMENT SITE ON DOUGLAS ROAD



**GIOVANNI VASQUEZ**  
**President | Managing partner**  
 gvasquez@synergyrealtymiami.com  
**Direct:** 786.202.3303

## PROFESSIONAL BACKGROUND

Giovanni Vasquez has 10 years of experience in the real-estate industry, He specializes in commercial and residential transactions throughout South Florida.He currently handles :

- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- Small to mid size shopping centers
- Industrial properties
- Various types of development land
- Business Development
- Marketing
- Agent Recruitment

## EDUCATION

Mr. Vasquez graduated from Florida International University with a business management degree. He gained extensive experience in the fields of sales, marketing, business development, and design by working for behemoth corporations such as Televisa and Linkeo. These skills have allowed him to close multimillion dollar properties that have been headlined in major real estate articles.

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