



**0.47 ACRE DEVELOPMENT
SITE ON DOUGLAS ROAD
FOR SALE | \$5,700,000**

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

0.47 ACRE DEVELOPMENT SITE ON DOUGLAS ROAD

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Synergy Realty Advisors in compliance with all applicable fair housing and equal opportunity laws.

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**TOTAL LOT SIZE
20,581 SF
(0.47 ACRES)**

**2,545 SF BUILDING
6,992 SF LOT**

**2,418 SF BUILDING
6,825 SF LOT**

**1,798 SF BUILDING
6,764 SF LOT**

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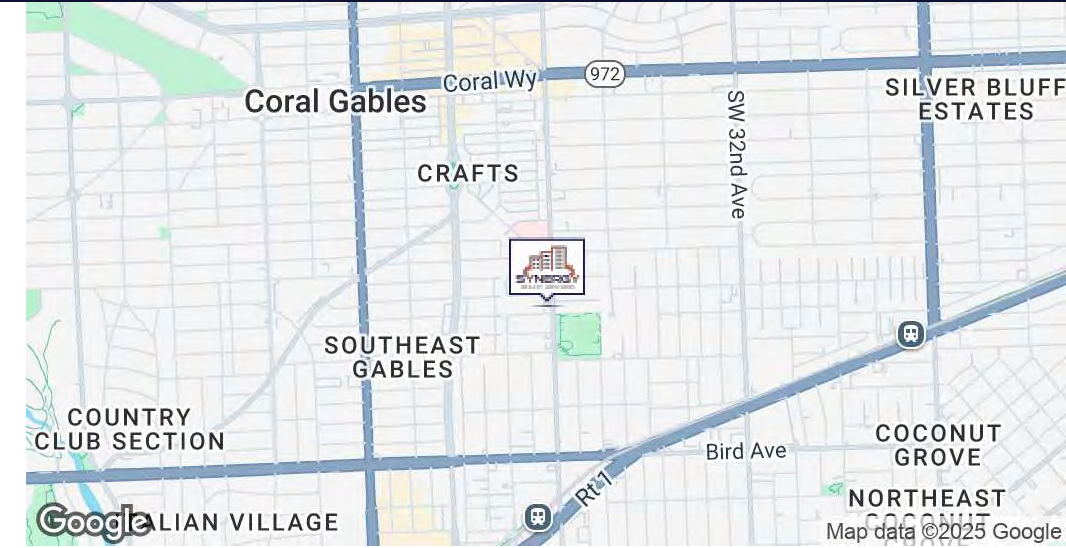
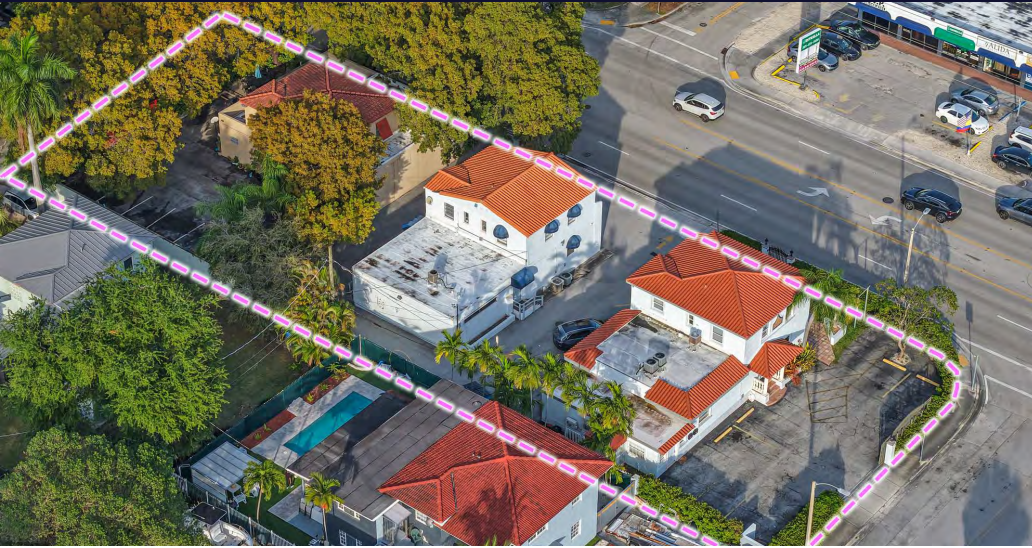




PROPERTY INFORMATION

Section 1

0.47 ACRE DEVELOPMENT SITE ON DOUGLAS ROAD



OFFERING SUMMARY

Sale Price:	\$5,700,000
Building Size:	6,761 SF
Lot Size:	20,581 SF
Price / SF - Land:	\$276.95
Income:	\$18,000 Per month
Units permitted:	70 units by right
Zoning:	T6-8-0-URBAN CORE ZONE
Folios:	01-4117-001-0370, 01-4117-001-0380 & 01-4117-001-0390

PROPERTY OVERVIEW

Synergy Realty Advisors exclusively presents a 20,581 sf T 6 8 0 zoned assemblage on Douglas Road, at the edge of Coral gables. Three fully rented mixed use buildings producing \$18,000 a month. 70 Units permitted by right. Bonus density available with workforce housing. 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. 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, storage, retail, office. Two blocks away is the Coral Gables hospital so it would be a suitable site for medical as well.

PROPERTY HIGHLIGHTS

- One block assemblage on Douglas Road
- 20,581 SF of T 6 8 0 zoned land
- Located at the edge of Coral Gables
- Three fully rented mixed-use buildings generating \$18,000 monthly income

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ADDRESSES:

2720 SW 37 AVE, MIAMI FL - 33133. FOLIO: 01-4117-001-0370
 2710 SW 37 AVE, MIAMI FL - 33133. FOLIO: 01-4117-001-0380
 2700 SW 37 AVE, MIAMI FL - 33133. FOLIO: 01-4117-001-0390

PROPERTY DESCRIPTION

Synergy Realty Advisors exclusively presents a 20,581 sf T 6 8 0 zoned assemblage on Douglas Road, at the edge of Coral gables. Three fully rented mixed use buildings producing \$18,000 a month. 70 Units permitted by right. Bonus density available with workforce housing. 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. 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, storage, retail, office. Two blocks away is the Coral Gables hospital so it would be a suitable site for medical as well.

LOCATION DESCRIPTION

Nest at the edge of the exclusive Coral Gables 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. With close proximity to Coral Gables Medical district and Miracle Mile, the location provides a prime setting for professional success. Discover a harmonious blend of work and recreation in this thriving metropolitan hub.

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0.47 ACRE DEVELOPMENT SITE ON DOUGLAS ROAD



PROPERTY HIGHLIGHTS

- One block assemblage on Douglas Road
- Directly across from the soon-to-be-renovated Douglas Park
- 20,581 SF of T 6 8 0 zoned land
- Located at the edge of Coral Gables
- Three fully rented mixed-use buildings generating \$18,000 monthly income
- Permits 70 units by right.
- Bonus density available with workforce housing
- 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
- Abuts T 3 0 zoned properties, limiting height on the western boundary
- T 6 8 0 zoning allows apartments, storage, 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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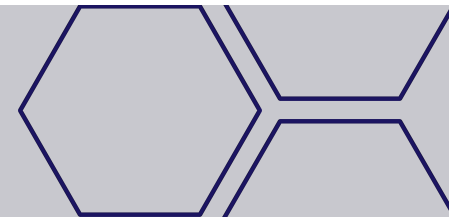
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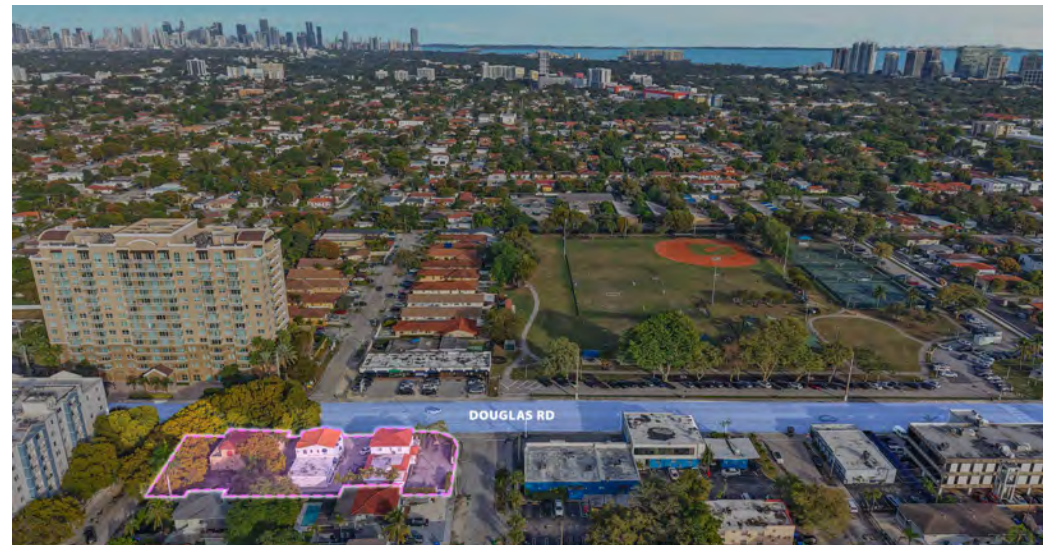
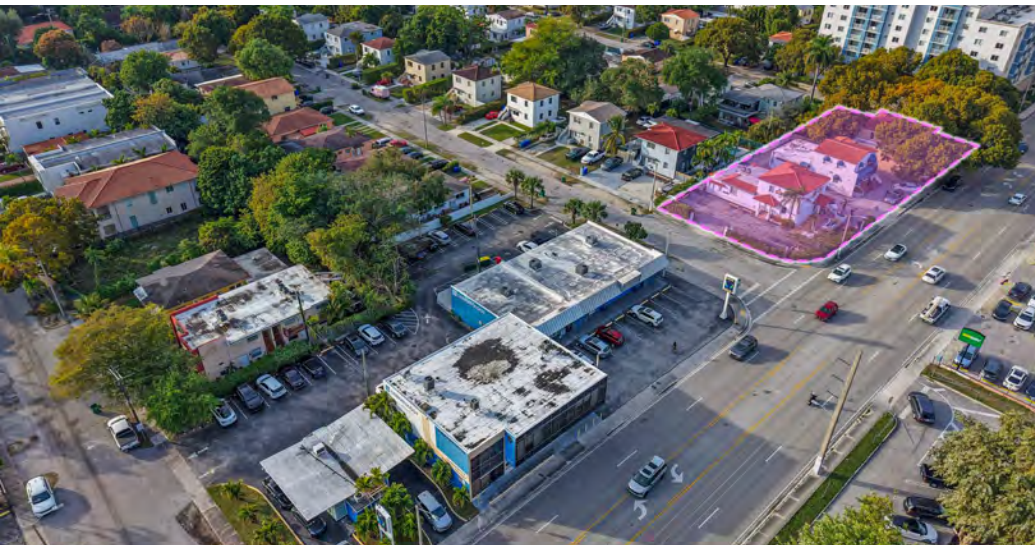
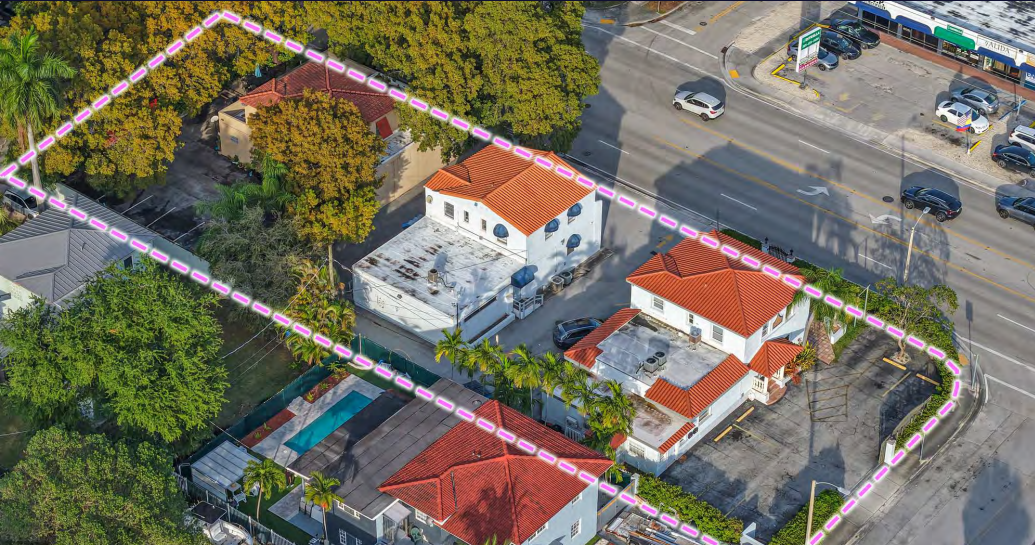
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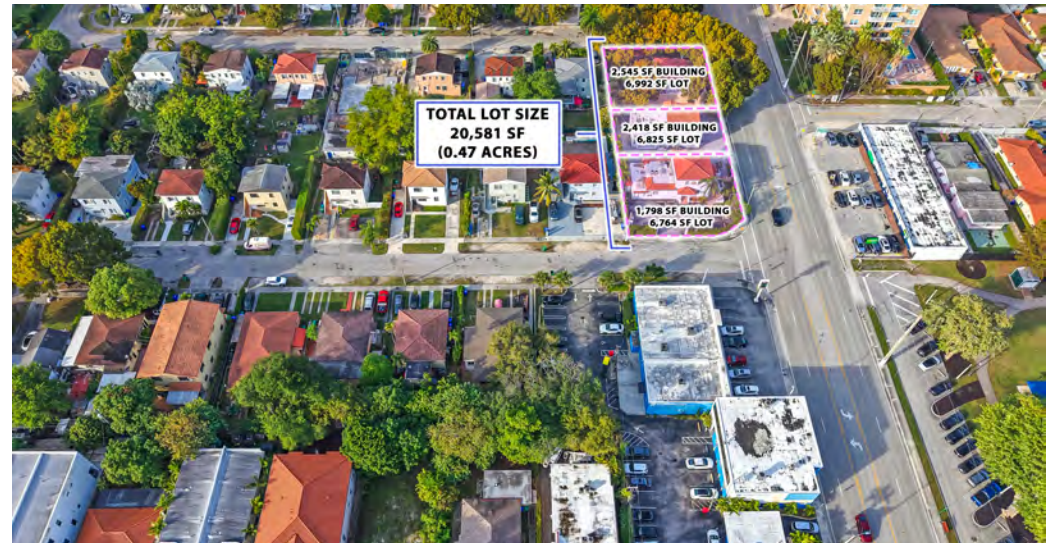
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NEAREST DEVELOPMENT



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T6-8-0-URBAN CORE ZONE

The properties, comprising 0.47 acres, is zoned T6-8-0 Urban Core Zone, one of Miami-Dade County's most versatile and high-density zoning designations. This zoning permits the development of up to 70 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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LOCATION INFORMATION

Section 2

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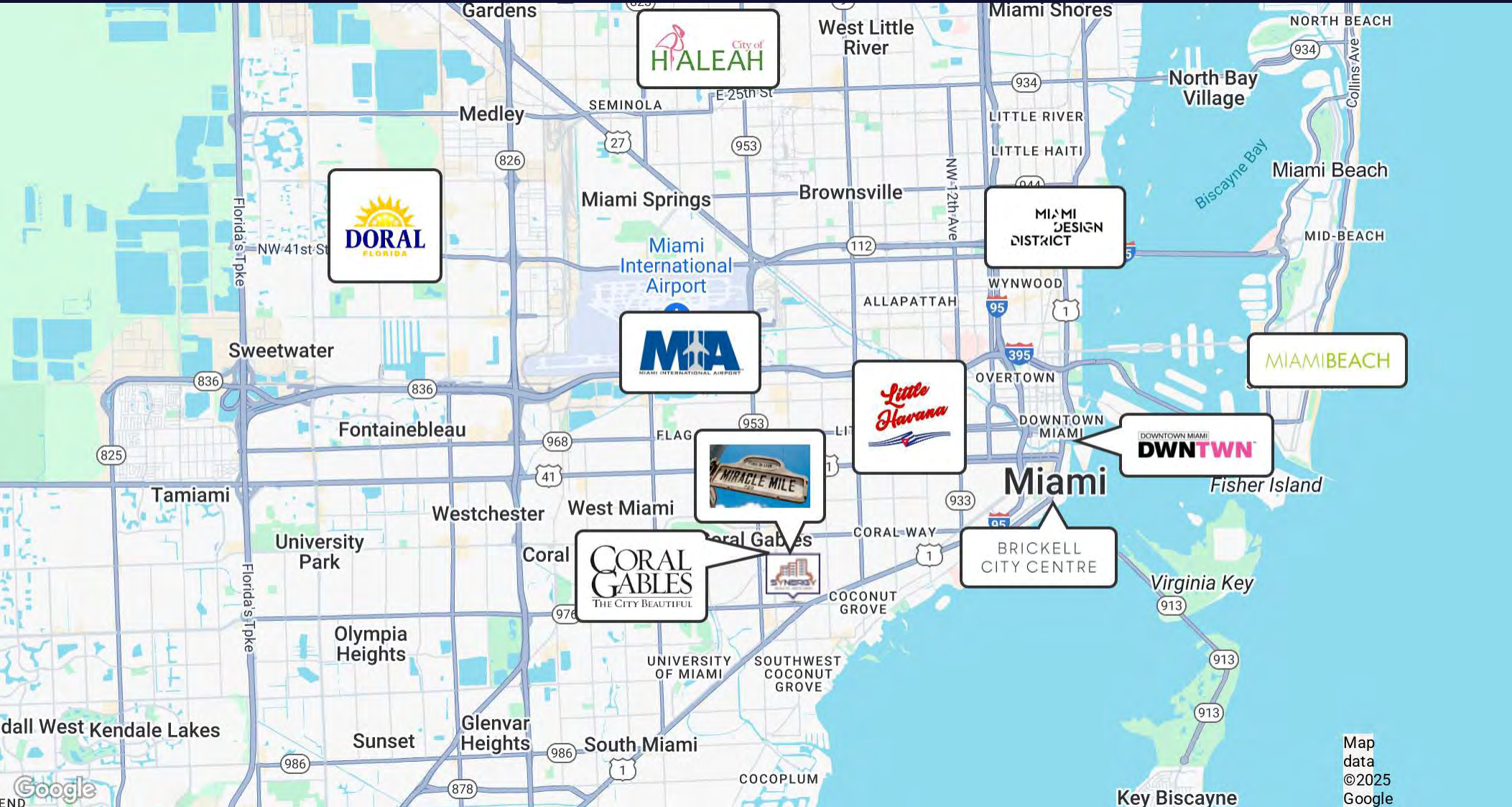
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SURVEY

Section 3



FINANCIAL ANALYSIS

Section 4

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INVESTMENT OVERVIEW

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

Price	\$5,700,000
Price per SF	\$276.95
CAP Rate	2.58%
Cash-on-Cash Return (yr 1)	2.58%
Total Return (yr 1)	\$216,000

OPERATING DATA

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

Monthly Income	\$18,000
Yearly Income	\$216,000
Property taxes	\$38,872
Annual Insurance	\$30,000

FINANCING DATA

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

Down Payment	\$5,700,000
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INCOME SUMMARY

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

Annual Rent \$216,000

GROSS INCOME \$216,000

EXPENSES SUMMARY

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

OPERATING EXPENSES \$68,872

NET OPERATING INCOME \$147,128

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DEMOGRAPHICS

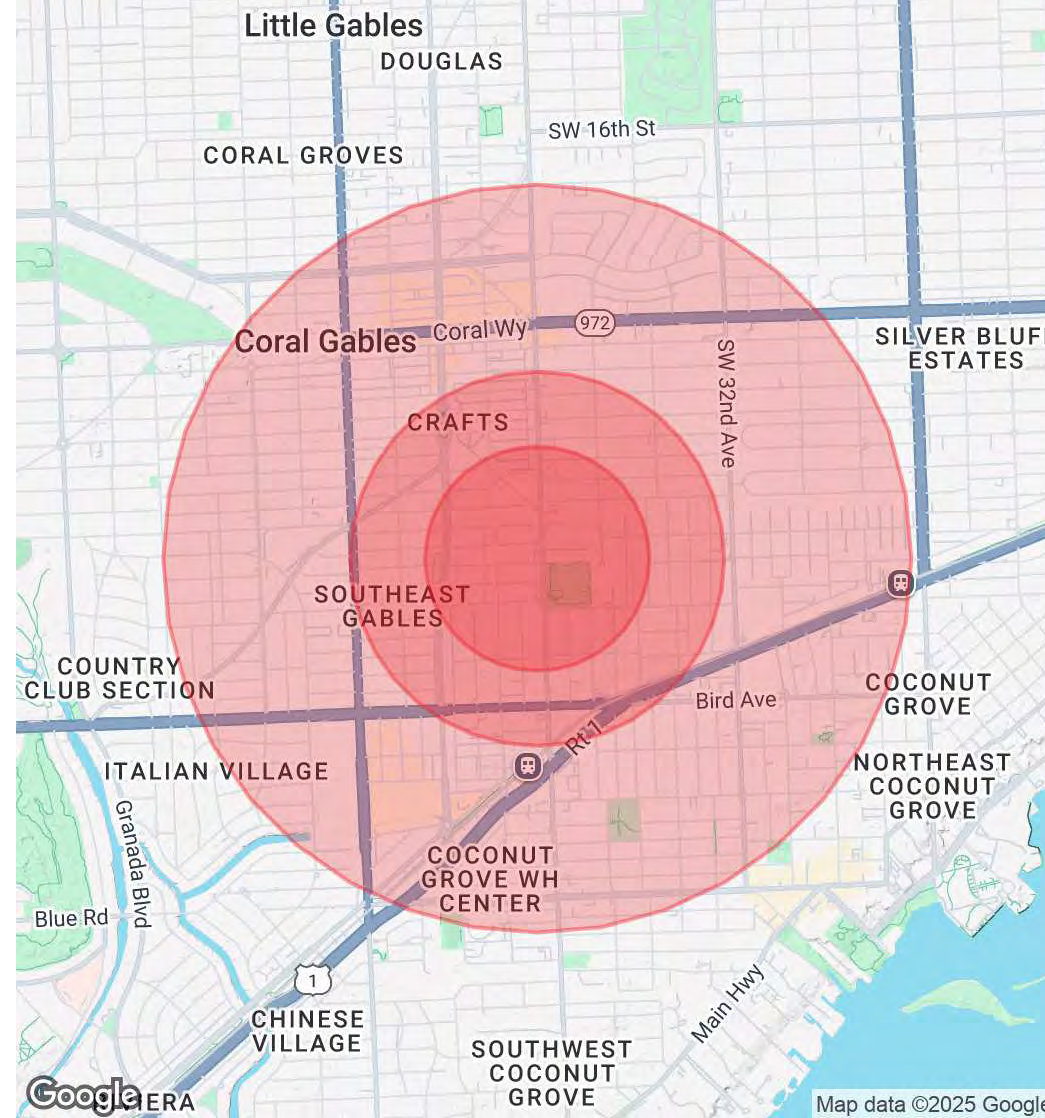
Section 5

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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



Map data ©2025 Google

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ADVISOR BIOS

Section 6

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ANDROS SARDUY

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Direct: 305.297.3557

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with ten years of experience in commercial real estate and luxury sales. 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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GIOVANNI VASQUEZ
President | Managing partner
 gvasquez@synergyrealtymiami.com
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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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