

**FOLIO #27-2033-001-0750**  
**HIALEAH GARDENS VACANT INDUSTRIAL LAND**

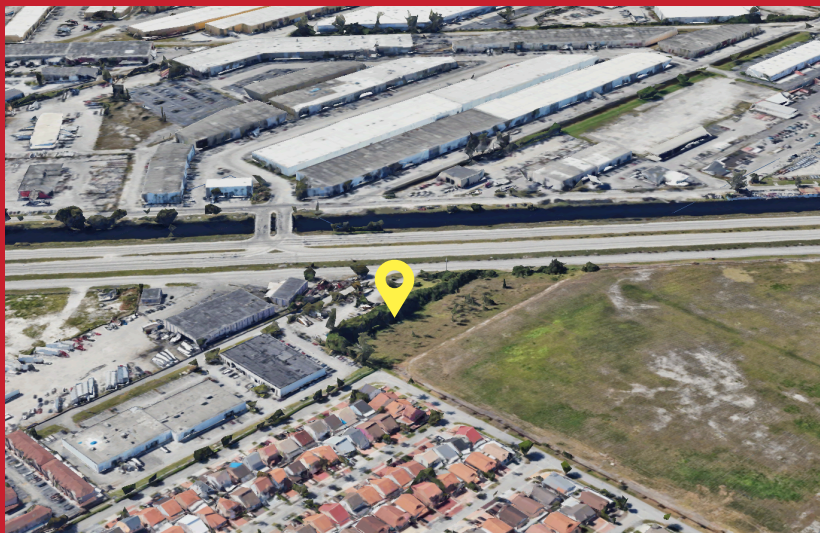
This 55,408 square foot development site in Hialeah Gardens, zoned B-2, presents a truly rare opportunity to secure a high-impact commercial parcel in one of Miami-Dade County's most supply-constrained submarkets. The property offers immediate access to major arterial roadways and benefits from close proximity to dense residential neighborhoods, creating built-in demand and strong visibility for a wide range of end users. Opportunities of this size, zoning flexibility, and location in Hialeah Gardens seldom come to market—especially priced to sell.

The B-2 zoning allows for an exceptional mix of commercial uses, including retail, hotel, grocery store, fast-food concepts, gas station, car wash, nightclub, bars, and other high-traffic uses, making this site ideal for developers, investors, or owner-users seeking maximum versatility. Whether envisioned as a neighborhood retail hub, hospitality-driven concept, or entertainment-focused destination, this site offers the flexibility to execute multiple development strategies while capitalizing on strong surrounding demographics and accessibility.

**PRICE: \$3,900,000**

**Lot Size: 55,408 SF**

**Zoning: 320-Industrial Intensive**



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