

FOR SALE



SWEETWATER

PRIME MIAMI DEVELOPMENT OPPORTUNITY

NW 18TH STREET & NW 107 AVENUE, SWEETWATER, FL 33172

±59,909 SF (±1.4 AC)
TOTAL SITE

4
CONTIGUOUS PARCELS

\$4,500,000
PURCHASE PRICE

•PRIME INFILL SITE •MULTIPLE ACCESS POINTS •C-3 COMMERCIAL ZONING

CONTACT:

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VIVO
REAL ESTATE GROUP

THE OPPORTUNITY

FOUR PARCEL ASSEMBLAGE IN A GROWING MIXED-USE CORRIDOR



PROPERTY OVERVIEW

Exceptional opportunity to acquire ±59,909 SF (±1.4 acres) of land at NW 18th Street & NW 107th Avenue, Sweetwater, FL. The offering consists of four contiguous parcels: ±2,831 SF, ±10,454 SF, ±14,775 SF, and ±31,849 SF, all being offered together. The site benefits from multiple points of access, including frontage along NW 107th Avenue, providing strong visibility and convenient connectivity. The parcel configuration offers flexibility for a variety of development concepts, with one rear parcel offering easy access and the larger ±31,849 SF parcel providing substantial development potential. Strategically positioned in a highly active Miami-Dade commercial and industrial corridor, the property offers convenient access to SR-826, The Florida Turnpike, SR-836, and Miami International Airport.

PARCEL SCHEDULE

1	FOLIO: 25-3031-000-0335	±14,775 SF	NW 107th Avenue Frontage / Maximum Visibility
2	FOLIO: 25-3031-000-0300	±2,831 SF	Access Connector Parcel
3	FOLIO: 25-3031-000-0310	±10,454 SF	Back Lot With Easy Access / Multiple Possibilities
4	FOLIO: 25-3031-000-0310	±31,849 SF	Spacious Lot, Great For Development

*Parcels Not Available For Individual Sale

CONNECTED. VISIBLE. FLEXIBLE.

A CENTRAL MIAMI-DADE LOCATION WITH DEVELOPMENT PATHWAYS



INVESTMENT HIGHLIGHTS

C-3 COMMERCIAL ZONING*

Liberal Commercial designation supports a broad range of potential commercial and mixed-use concepts. Subject to approvals.

INFILL SCALE

±59,909 SF across four contiguous parcels provides flexibility for phased or unified development planning.

ACCESS & VISIBILITY

Frontage exposure near NW 107th Avenue with multiple points of access from the surrounding street network.

DEVELOPMENT MOMENTUM

Adjacent proposed mixed-use plans underscore the corridor's evolving residential and commercial profile.

DRIVE TIME CONNECTIVITY



±5.2 MILES
TO SR-826
PALMETTO
EXPRESSWAY



±5.6 MILES
TO MIAMI
INTERNATIONAL
AIRPORT



±2.2 MILES
TO THE
FLORIDA
TURNPIKE



±14 MILES
TO THE
PORT OF
MIAMI



±3.2 MILES
TO SR-836
DOLPHIN
EXPRESSWAY

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LOCATION
DESCRIPTION

Strategically located near the intersection of NW 18th Street and NW 107th Avenue in Sweetwater, the property offers convenient access to Miami-Dade County's major transportation corridors, including the Dolphin Expressway (SR 836), Palmetto Expressway (SR 826) and The Florida Turnpike. The site is minutes from Florida International University, Dolphin Mall, Miami International Mall, Doral and Miami International Airport. Surrounded by established residential communities, retail destinations and ongoing mixed-use development, the property is well positioned within one of western Miami-Dade's evolving commercial corridors.



CALL US
FOR PRICING DETAILS

305.817.8899

DON'T MISS THIS
PRIME DEVELOPMENT OPPORTUNITY

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