

# EXECUTIVE SUMMARY

## AVENTURA GREYNOLDS VILLAGE

179th & West Dixie Hwy.  
Miami, FL 33160

**TIKTIN**  
— Real Estate —  
INVESTMENT SERVICES



### WEST DIXIE HWY LAND

179th & West Dixie Hwy, Miami, FL 33160

### OFFERING PRICE

Price	\$12,900,000
Down Payment	100%/\$12,900,000
Lot Size (SF)	133,126 SF
Price/SF	\$96.90
Lot Size (Acres)	3.06
Price/Acre	\$4,220,964
Type of Ownership	Fee Simple

### SITE DESCRIPTION

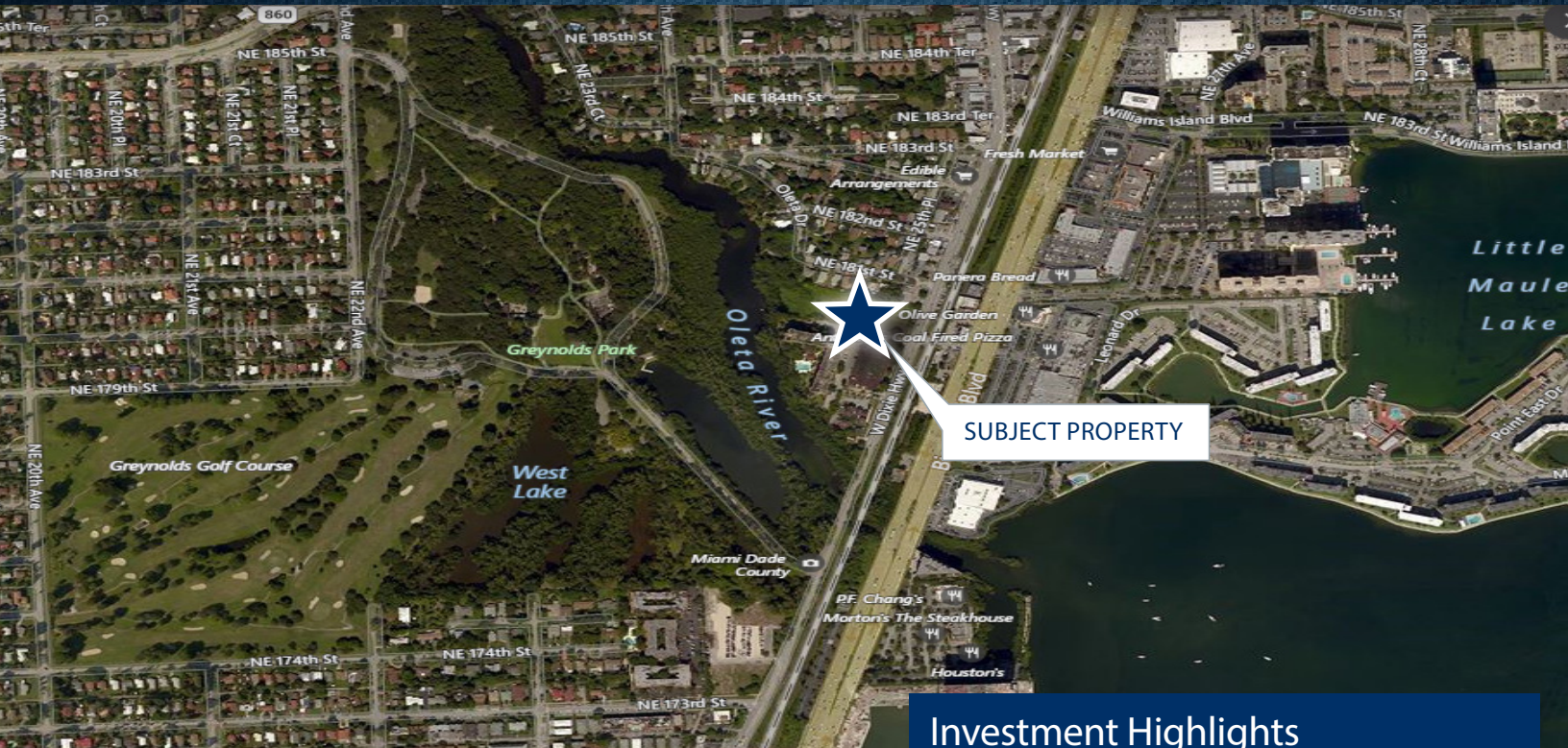
Assessor's Parcel Number	30-2209-010-0030; 30-2209-010-0010; 30-2209-010-0010
Zoning	BU-2

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SUBJECT PROPERTY

### Investment Highlights

- Direct Access Immediately Off of Biscayne Blvd. via 179th Street in Aventura, FL
- Incredible Views Overlooking Greynolds Park
- Fully Entitled Development Project - Ready to Build
- Corner Location
- Tremendous Exposure Along Heavily Traveled West Dixie Hwy.
- 133,126 Square Feet of Land for Development

## EXCLUSIVE LISTING

Tiktin Real Estate Investment Services is pleased to present West Dixie Hwy. Land. This development opportunity consists of three parcels totaling 133,126 square feet. The parcel is zoned BU-2, but also falls within the Neighborhood Redevelopment Overlay (NRO), and is impacted by the Planned Corridor Development.

The subject property is located just southwest of the Aventura Mall, an upscale super-regional shopping mall in Aventura, Florida. Aventura Mall is the largest conventional shopping mall in Florida, having a gross leasable area of 2,700,000 square feet, and is the third largest shopping center in the United States. Just to the north of Aventura, along Biscayne Blvd., is Gulfstream Park which is one of the most highly sought after venues for horse racing in America. The large volume of visitors traveling to and from these destinations results in traffic counts in excess of 62,000 vehicles per day along Biscayne Blvd. located just east of the subject property.

#### TIKTIN REAL ESTATE INVESTMENT SERVICES

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