



\$2,500,000

Miami River Marine and Development Site

3155 N.W. 20th St., Miami Florida



Miami River Prime Opportunity

Tremendous opportunity to realize with the fast growing Miami River real estate in the midst of billion dollar investments

For more information please contact:

George Ash
Marina Investment & Marketing Adviser
SIMPLY MARINAS
4000 Ponce De Leon Blvd, Suite 470
Coral Gables, FL 33146
ash1@simplymarinas.com | 352-262-5784

Michelle Ash
Marina Investment & Marketing Adviser
SIMPLY MARINAS
4000 Ponce De Leon Blvd, Suite 470
Coral Gables, FL 33146
ash1@simplymarinas.com | 352-262-5784





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Offering Summary



This is an ideal property for a boat broker or end user. It offers two large slips that are unique to the area. Each is 120' long and 45' wide. It includes two warehouses, two offices and two bathrooms. The marina is used for storage, dockage and minor repairs. It has tremendous appreciation since it has recent zoning that allows 200 units per acre.





Property Overview



Key Highlights



- ✓ Marine use, storage, distribution, mixed use
- ✓ 300' river frontage+/-
- ✓ 24,334SF lot
- ✓ Two large and wide slips: 110 ft and 45 ft wide, each
- ✓ T head 70 ft
- ✓ 1,633SF building with 2 warehouses, 2 office, and 2 bathrooms
- ✓ Has appreciation upside due to zoning for 200+ units per acre

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Property Overview

Upside & Opportunity



This acquisition presents a unique opportunity to acquire a marine and mixed use development site

- The site is located near the Palmer Lake zoning that allows mixed use that includes hotel, and office
- The Tamiami canal bridge has been replaced with a 4 lane draw bridge
- The site is located approximately 1.8 miles from the airport. Airport City will be a 512 million dollar project, that's projected to create 10,000 permanent jobs after completion.



Palmer Lake Zoning Site, Miami River





Industrial Marine Site with Warehouses



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Office and Two Bathrooms



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Property Overview

Location



The site offers a very special and prime Location in the midst of the Miami River Renaissance.

The property surrounding areas have been seeing a great deal of investors pouring billions of dollars in capital into them.

These projects include Brickell City Centre, Miami World Center, Downtown Convention Center, and exciting new projects on the Miami River.

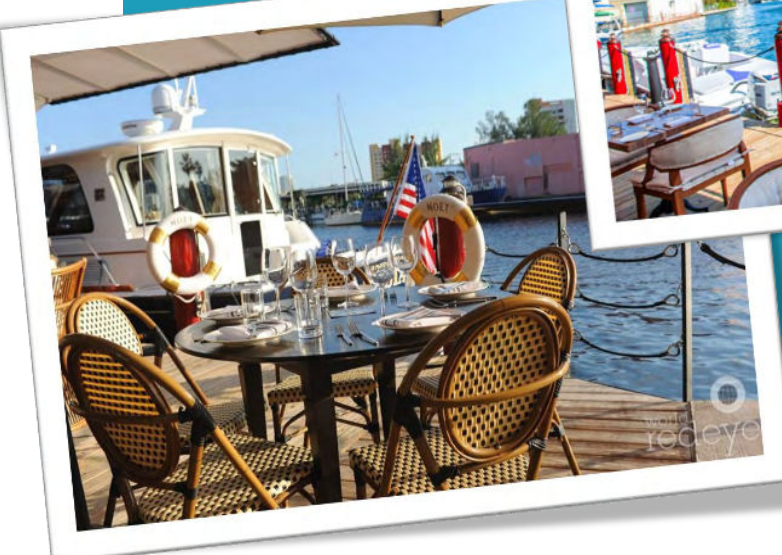
The Miami River has been the target of interest for premier billion dollars developments and renowned waterfront restaurants. To mention a few: River landing shops and residences will offer 2 million square feet of retail and residences on 8.14 acres along the Historic Miami River in the heart of Miami's Health District. It is Located at 1400 NW North River Drive;

One River Point twin 60-story condo towers is located at 131 NW S river drive. The site was purchased for \$33 million on a 2.9-acre site on Miami's riverfront; development and entertainment projects.



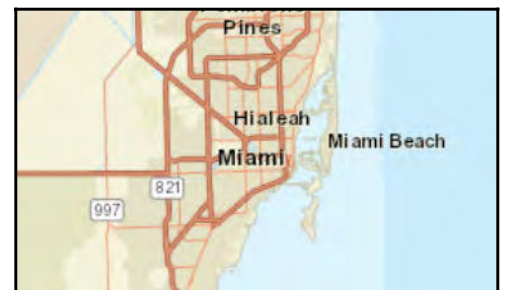
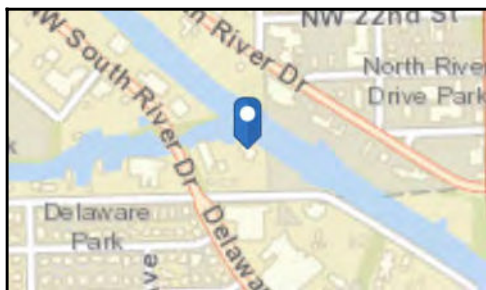
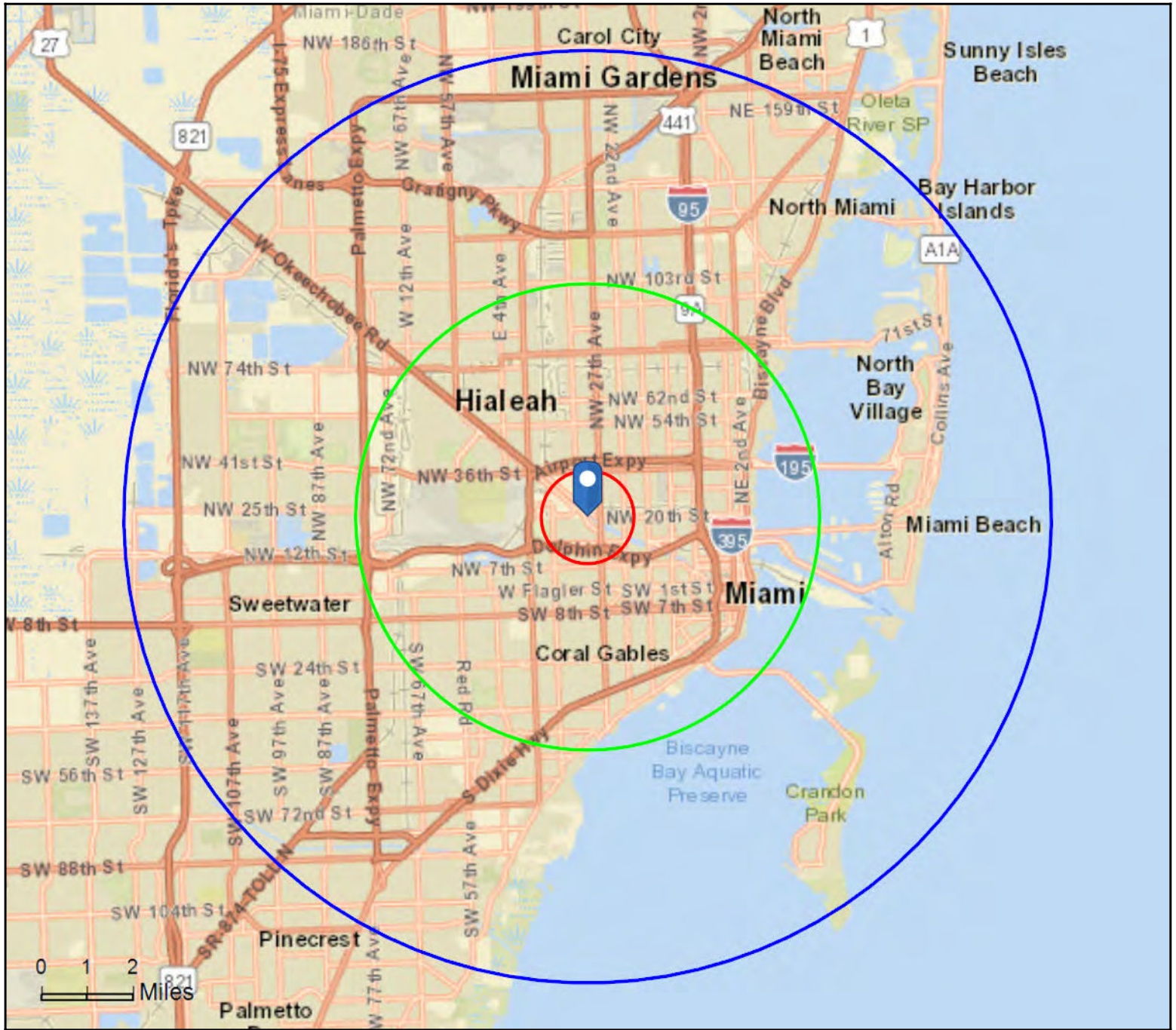
Property Overview

Miami River Prime Opportunity ..in the midst for leading 1B dollar developments



3001 NW South River Drive Miami FL 33142
3001 NW South River Drive Miami FL 33142
Ring: 1 mile radius

Latitude: 25.7949
Longitude: -80.2442





Executive Summary

3001 NW South River Drive Miami FL 33142
 3001 NW South River Drive Miami FL 33142
 Rings: 1, 5, 10 mile radii

Latitude: 25.7949
 Longitude: -80.2442

	1 mile	5 mile	10 mile
Population			
2000 Population	27,279	548,385	1,407,411
2010 Population	28,251	590,880	1,482,866
2019 Population	29,529	661,226	1,619,927
2024 Population	30,570	705,700	1,707,342
2000-2010 Annual Rate	0.35%	0.75%	0.52%
2010-2019 Annual Rate	0.48%	1.22%	0.96%
2019-2024 Annual Rate	0.70%	1.31%	1.06%
2019 Male Population	51.1%	49.6%	48.8%
2019 Female Population	48.9%	50.4%	51.2%
2019 Median Age	40.1	40.2	40.4

In the identified area, the current year population is 1,619,927. In 2010, the Census count in the area was 1,482,866. The rate of change since 2010 was 0.96% annually. The five-year projection for the population in the area is 1,707,342 representing a change of 1.06% annually from 2019 to 2024. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 40.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	85.3%	73.8%	75.3%
2019 Black Alone	5.9%	18.4%	17.4%
2019 American Indian/Alaska Native Alone	0.4%	0.3%	0.2%
2019 Asian Alone	0.3%	0.9%	1.3%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	5.3%	4.1%	3.3%
2019 Two or More Races	2.8%	2.6%	2.4%
2019 Hispanic Origin (Any Race)	95.1%	73.9%	71.4%

Persons of Hispanic origin represent 71.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	31	57	73
2000 Households	8,370	195,935	498,144
2010 Households	8,972	221,764	536,508
2019 Total Households	9,312	251,624	586,811
2024 Total Households	9,615	269,861	618,877
2000-2010 Annual Rate	0.70%	1.25%	0.74%
2010-2019 Annual Rate	0.40%	1.38%	0.97%
2019-2024 Annual Rate	0.64%	1.41%	1.07%
2019 Average Household Size	3.14	2.58	2.71

The household count in this area has changed from 536,508 in 2010 to 586,811 in the current year, a change of 0.97% annually. The five-year projection of households is 618,877, a change of 1.07% annually from the current year total. Average household size is currently 2.71, compared to 2.71 in the year 2010. The number of families in the current year is 377,035 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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	1 mile	5 mile	10 mile
Mortgage Income			
2019 Percent of Income for Mortgage	35.1%	40.3%	31.7%
Median Household Income			
2019 Median Household Income	\$30,359	\$38,967	\$46,375
2024 Median Household Income	\$35,453	\$46,726	\$53,636
2019-2024 Annual Rate	3.15%	3.70%	2.95%
Average Household Income			
2019 Average Household Income	\$42,680	\$65,076	\$74,189
2024 Average Household Income	\$50,140	\$76,254	\$85,615
2019-2024 Annual Rate	3.27%	3.22%	2.91%
Per Capita Income			
2019 Per Capita Income	\$13,761	\$24,815	\$26,945
2024 Per Capita Income	\$16,123	\$29,205	\$31,100
2019-2024 Annual Rate	3.22%	3.31%	2.91%

Households by Income

Current median household income is \$46,375 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$53,636 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$74,189 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$85,615 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,945 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,100 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	65	58	74
2000 Total Housing Units	8,990	213,519	546,414
2000 Owner Occupied Housing Units	3,401	78,253	252,654
2000 Renter Occupied Housing Units	4,969	117,682	245,490
2000 Vacant Housing Units	620	17,584	48,270
2010 Total Housing Units	9,770	252,116	613,551
2010 Owner Occupied Housing Units	3,303	82,188	261,354
2010 Renter Occupied Housing Units	5,669	139,576	275,154
2010 Vacant Housing Units	798	30,352	77,043
2019 Total Housing Units	10,046	281,553	662,752
2019 Owner Occupied Housing Units	2,618	84,180	249,705
2019 Renter Occupied Housing Units	6,694	167,444	337,106
2019 Vacant Housing Units	734	29,929	75,941
2024 Total Housing Units	10,336	299,819	694,779
2024 Owner Occupied Housing Units	2,780	91,020	266,095
2024 Renter Occupied Housing Units	6,835	178,841	352,782
2024 Vacant Housing Units	721	29,958	75,902

Currently, 37.7% of the 662,752 housing units in the area are owner occupied; 50.9%, renter occupied; and 11.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 613,551 housing units in the area - 42.6% owner occupied, 44.8% renter occupied, and 12.6% vacant. The annual rate of change in housing units since 2010 is 3.49%. Median home value in the area is \$300,033, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.69% annually to \$326,296.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

CONTACT INFORMATION



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