

# The Keyes Company

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Commercial Real Estate

24835 S Dixie Hwy  
Princeton, FL 33032  
Offering Memorandum

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SECTION 1

# PROPERTY INFORMATION



# Executive Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,400,000
<b>Price / SF:</b>	\$233.33
<b>Cap Rate:</b>	0.0%
<b>NOI:</b>	\$0
<b>Lot Size:</b>	31,799 SF
<b>Year Built:</b>	1950
<b>Building Size:</b>	6,000 SF
<b>Zoning:</b>	Commercial liberal BU3
<b>Market:</b>	South Florida
<b>Submarket:</b>	South Miami-Dade
<b>Traffic Count:</b>	32,000

## PROPERTY OVERVIEW

This Princeton property is in the heavy traffic area of US-1 and SW 248 Street -- traffic count is 32,000 on US-1 and 7,000 on SW 248 St. The sale includes the land and building. Large population growth in the area due to new residential subdivisions within a 2 mile radius, plus apartment buildings. Building above flood plain. Ample parking in the front and back of building. Reinforced concrete in both the walls and the roof, allowing a second floor addition. Zoning: mix use - property is suitable for various uses. OWNER IS MOTIVATED!

## LOCATION OVERVIEW

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SECTION 1 | PROPERTY INFORMATION

# Property Details



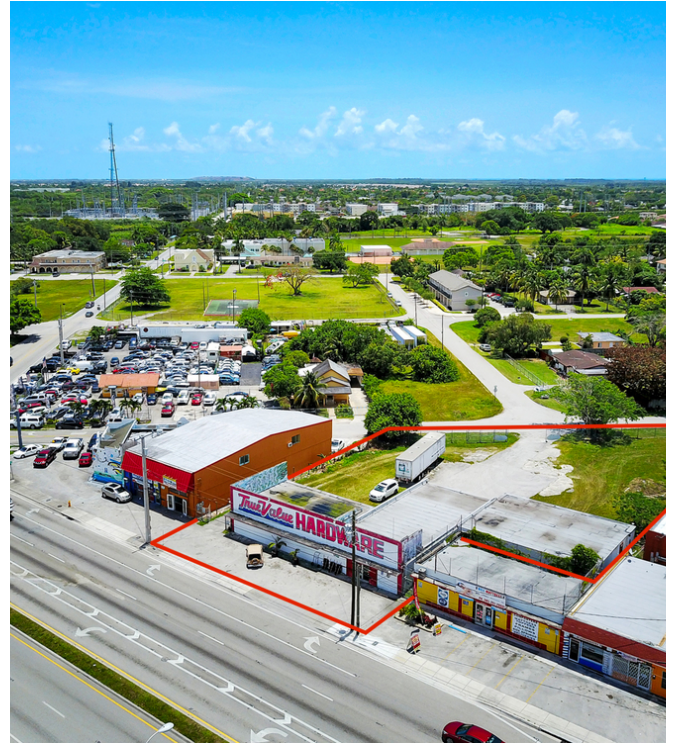
<b>PROPERTY NAME:</b>	Former True Value Hardware Store
<b>PROPERTY ADDRESS:</b>	24835 S Dixie Hwy Princeton, FL 33032
<b>PROPERTY TYPE:</b>	Retail
<b>APN:</b>	30-6926-000-0380
<b>PRICE / SF:</b>	\$233.33
<b>ZONING:</b>	Commercial liberal BU3
<b>YEAR BUILT:</b>	1950
<b>NUMBER OF STORIES:</b>	1
<b>FOUNDATION:</b>	Concrete
<b>WALLS:</b>	8" block all around
<b>ROOF:</b>	Reinforced concrete flat roof. 6-7 years old.



# Complete Highlights

## PROPERTY HIGHLIGHTS

- US-1 Frontage/Highway Business District Zoning
- Flex Building/Redevelopment Opportunity
- Zoned commercial/liberal - BU3
- Solid Demographic Fundamentals. Traffic count on US-1 is approximately 32,000 and approximately 7,000 on SW 248 St
- Residential growth in the area
- Great for any other type of retail operation



SECTION 1 | PROPERTY INFORMATION

# Exterior Photos



SECTION 1 | PROPERTY INFORMATION

# Aerial Photos

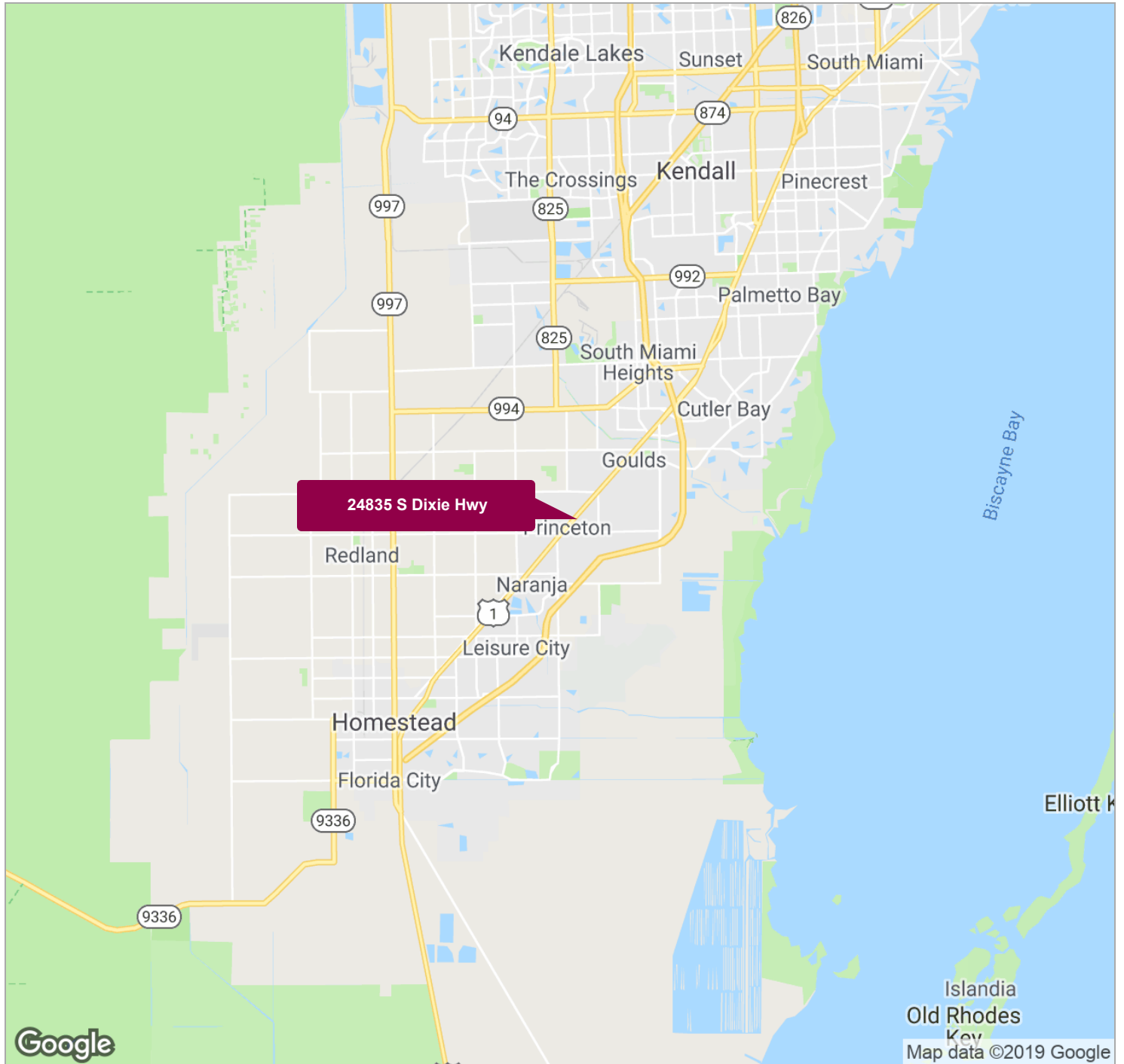




SECTION 2

# LOCATION INFORMATION

# Regional Map



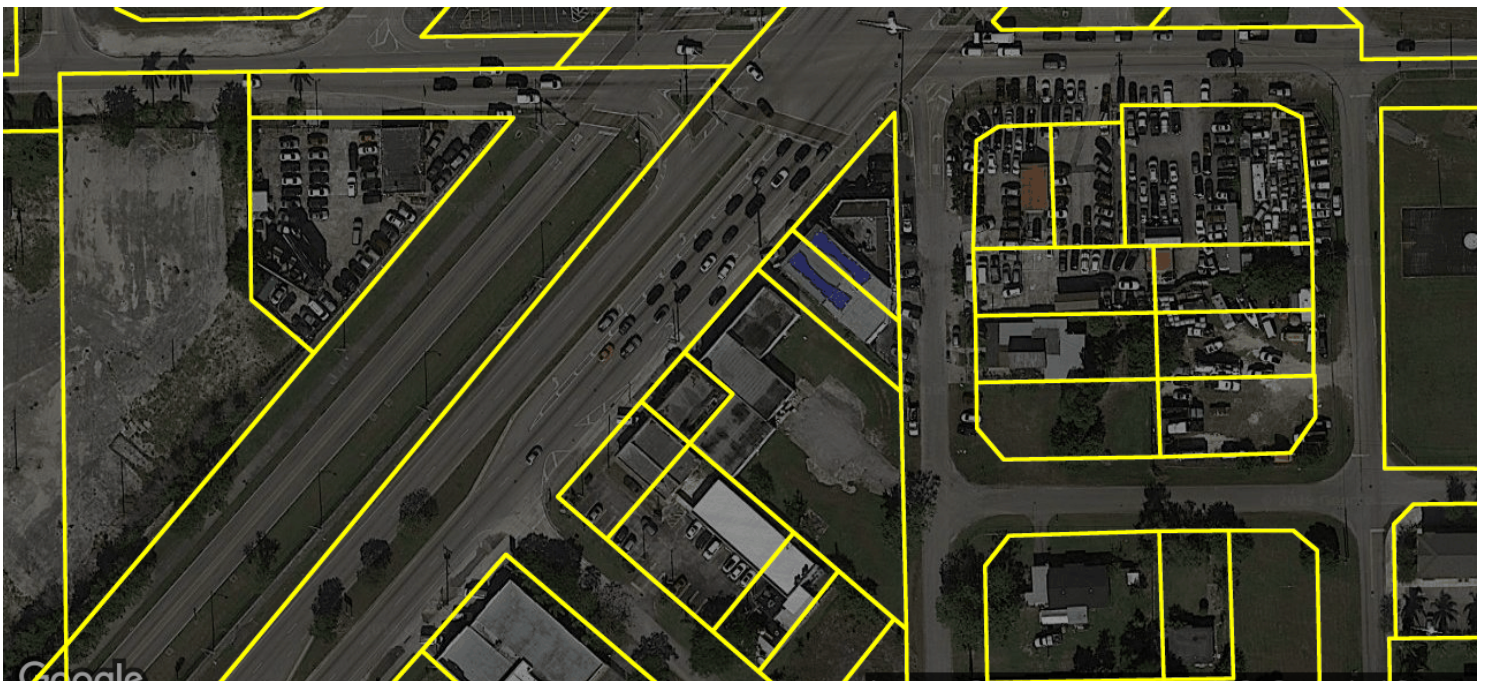
# Location Maps



**LOCATION DESCRIPTION**

This Princeton property is in the heavy traffic area of US-1 and SW 248 Street -- traffic count is 32,000 on US-1 and 7,000 on SW 248 St. The sale includes the land and building. Large population growth in the area due to new residential subdivisions within a 2 mile radius, plus apartment buildings. Building above flood plain. Ample parking in the front and back of building. Reinforced concrete in both the walls and the roof, allowing a second floor addition. Zoning: mix use - property is suitable for various uses. Appointment is required to show. Vacant and ready for occupancy. OWNER IS MOTIVATED!

# Aerial Map



SECTION 3

# DEMOGRAPHICS

# Demographics Report

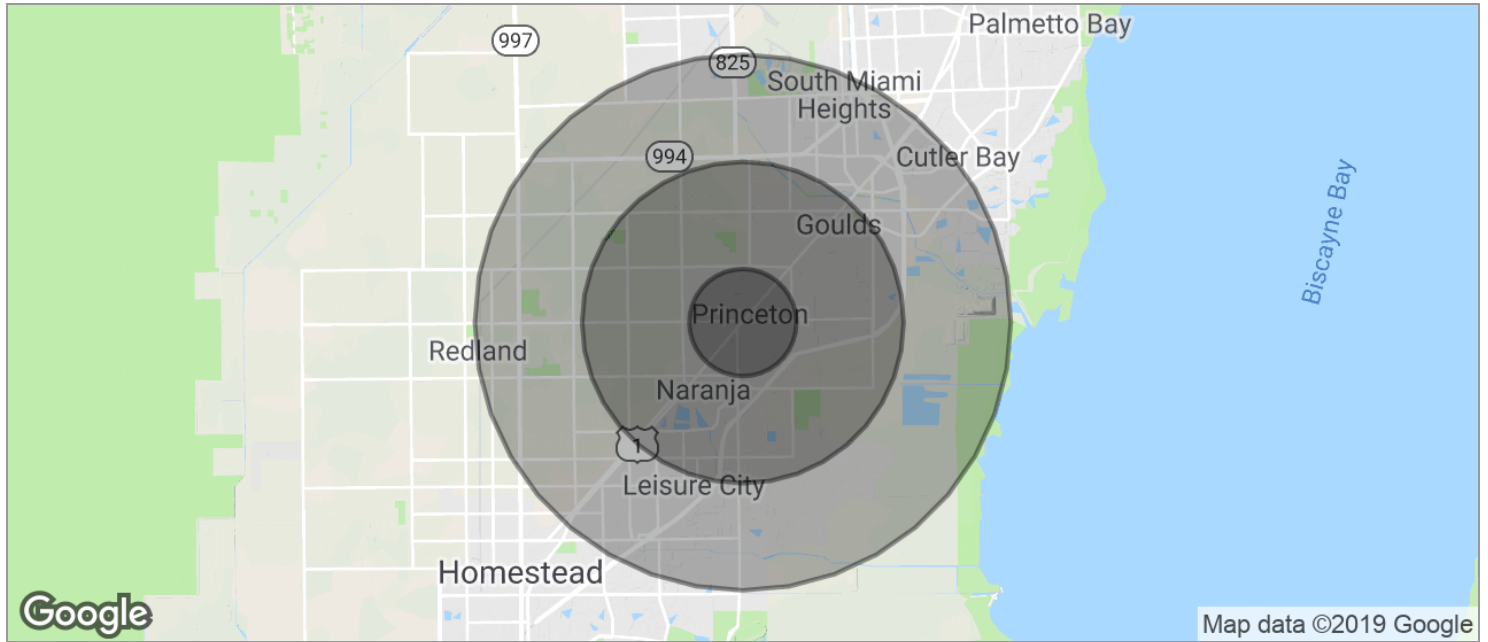


	1 MILE	3 MILES	5 MILES
<b>Total households</b>	4,465	23,746	33,713
<b>Total persons per hh</b>	3.1	3.3	3.3
<b>Average hh income</b>	\$37,914	\$47,445	\$49,541
<b>Average house value</b>	\$214,263	\$223,771	\$250,389

	1 MILE	3 MILES	5 MILES
<b>Total population</b>	13,953	78,263	112,266
<b>Median age</b>	27.8	30.3	30.4
<b>Median age (male)</b>	27.5	30.4	30.0
<b>Median age (female)</b>	28.8	30.3	30.6

*\* Demographic data derived from 2010 US Census*

# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	13,953	78,263	112,266
MEDIAN AGE	27.8	30.3	30.4
MEDIAN AGE (MALE)	27.5	30.4	30.0
MEDIAN AGE (FEMALE)	28.8	30.3	30.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	4,465	23,746	33,713
# OF PERSONS PER HH	3.1	3.3	3.3
AVERAGE HH INCOME	\$37,914	\$47,445	\$49,541
AVERAGE HOUSE VALUE	\$214,263	\$223,771	\$250,389

\* Demographic data derived from 2010 US Census

# MAP OF BOUNDARY SURVEY

(BOUNDARY SURVEY)  
SCALE 1" = 20'

### LEGAL DESCRIPTION: PROVIDED BY CLIENT

BEGIN AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 39 EAST; THENCE RUN NORTHERLY ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, 5231.2 FEET, MORE OR LESS; THENCE WITH AN INTERIOR ANGLE TO THE LEFT OF 421730" RUN SOUTHWESTERLY 80.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 90° RUN NORTHWESTERLY 93 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. NO. 1 (STATE ROAD NO. 5); THENCE WITH AN INTERIOR ANGLE TO THE LEFT OF 90° RUN SOUTHWESTERLY ALONG SAID SOUTHEAST LINE OF U.S. NO. 1, 100 FEET; THENCE WITH AN INTERIOR ANGLE TO THE LEFT OF 90° RUN SOUTHWESTERLY ALONG SAID SOUTHEAST LINE WITH AN INTERIOR ANGLE TO THE LEFT OF 90° RUN SOUTHWESTERLY 50 FEET; THENCE WITH AN INTERIOR ANGLE TO THE LEFT OF 90° RUN SOUTHWESTERLY 225.6 FEET, MORE OR LESS, TO A POINT, WHICH POINT IS A PERPENDICULAR DISTANCE OF 25 FEET FROM THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 39 EAST; THENCE WITH AN INTERIOR ANGLE TO THE LEFT OF 4742' 30" RUN NORTH PARALLEL TO, AND 25 FEET WEST OF SAID EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, MORE OR LESS; THENCE WITH AN INTERIOR ANGLE TO THE LEFT OF 90° RUN NORTHWESTERLY 463.3 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LINGS IN AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

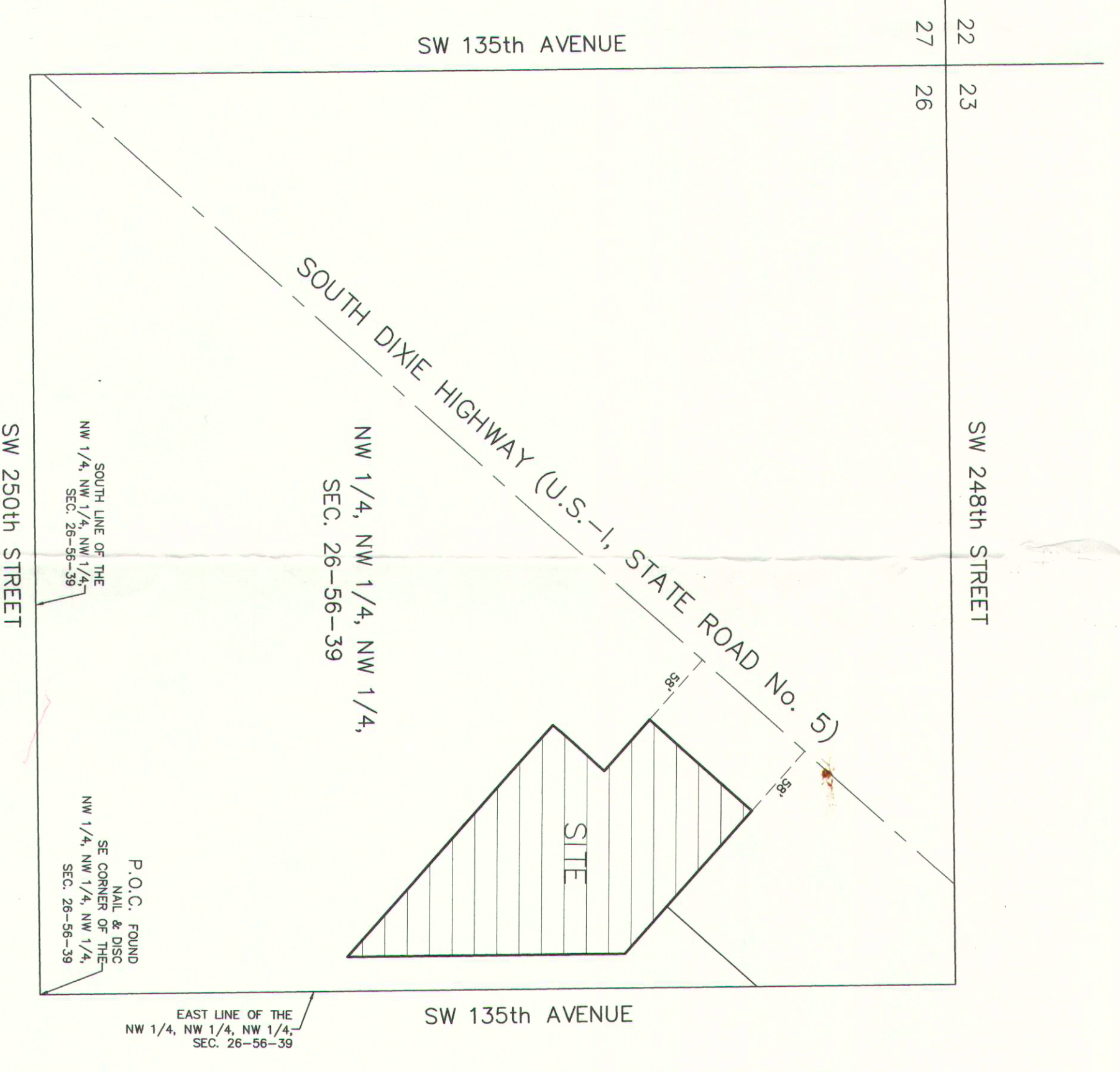
**PROPERTY ADDRESS:**  
24835 SOUTH DIXIE HIGHWAY, PRINCETON, FLORIDA 33032

### LEGEND AND ABBREVIATIONS.

- A/C = AIR CONDITIONER P.O.
- ASPH. = ASPHALT
- BLDG. = BUILDING
- B.M. = BENCH MARK
- (O) = OBTAINED DIMENSION
- CL. = CENTER LINE
- CL.F. = CHAIN LINK FENCE
- C.M. = CONCRETE MASONRY
- C.S. = CONCRETE SLAB
- D.E. = DRAINAGE EASEMENT
- D.M. = DRAINAGE & MAINTENANCE EASEMENT
- ENR. = ENCROACHMENT
- E.T.F. = ELECTRIC TRANSFORMER
- F.O.H. = FOUND DRILL HOLE
- F.L. = FOUND IRON PIPE
- F.L.H. = FOUND IRON PIPE
- F.N. = FOUND NAIL
- F.N.M. = FOUND NAIL & IRON PIPE
- L. = LENGTH DIMENSION
- L.B. = LICENSE BUSINESS
- L.M. = LAKE MAINTENANCE EASEMENT
- M. = METERS
- N.O. = NATIONAL GEODETIC VERTICAL DATUM
- N.O. OR # = NUMBER
- O.D. = OFFICIAL RECORD BOOK
- O/S = OFF SET
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C. = POINT OF COMMENCEMENT
- P.C.P. = POINT OF COMPOUND CURVE
- P.C.R. = POINT OF CURVATURE
- P.C.T. = POINT OF CONTROL POINT
- P.F.M. = PROFESSIONAL SURVEYOR & MAPPER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF CORNER
- P.P.M. = PROFESSIONAL SURVEYOR & MAPPER
- P.R. = PROPERTY REFERENCE MONUMENT
- P.W. = PLANNING
- P.W. = PARKWAY
- R. = RADIUS DIMENSION
- R.O. = ROAD
- R.S. = RESURFACING
- R.S. = RANGE POINT
- R.A. = RAIL ROAD
- R/W = RIGHT OF WAY
- S.C. = SECTION
- S.W.K. = SIDE WALK
- T = TANGENT
- T.M. = TOWNSHIP
- U.F. = UTILITY EASEMENT
- U.F. = UTILITY
- W.F. = WOOD FENCE
- W.M. = WATER METER
- W.V. = WATER VALVE

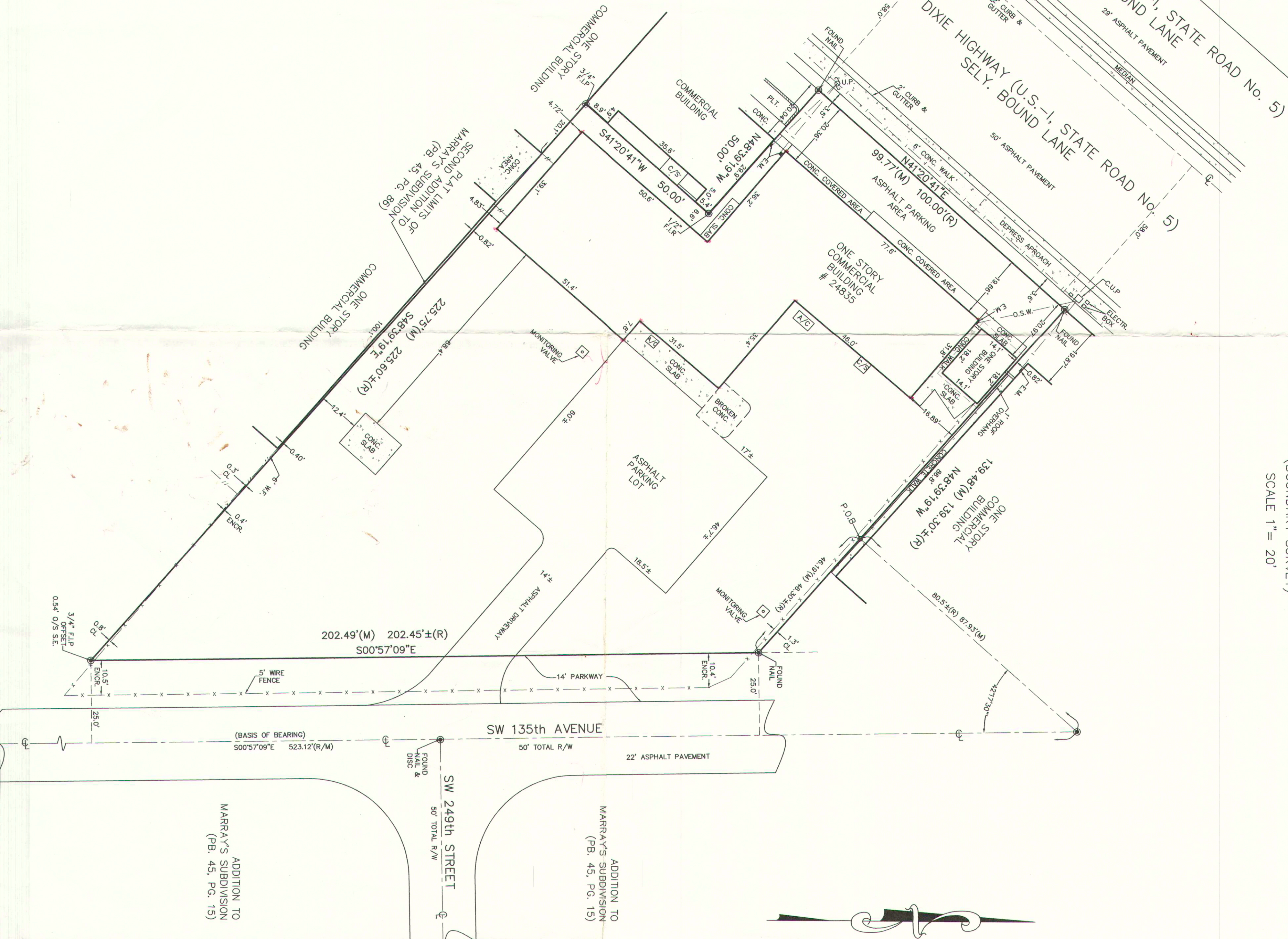
### REVISION NOTES:

NO.	DESCRIPTION	DATE
1	INITIAL SURVEY	APR. 20, 2004
2	REVISIONS	APR. 21, 2004



### LEGAL NOTES

THIS SKETCH REFLECTS ALL EASEMENT AND RIGHT OF WAY AS SHOWN ON THE REFERENCED PLAT UNDERGROUND PHYSICAL AND/OR FOUNDATIONS NOT LOCATED OR SHOWN, THERE HEREON (IF APPLICABLE) REFER TO N.G.S.D. 1929 THIS SURVEY WAS MADE FOR THE INSURANCE PURPOSE ONLY. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. ANY BE FOUND IN THE PUBLIC RECORDS OF THE ABOVE INDICATED COUNTY, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP IN ANY MANNER. IT IS A VIOLATION OF RULE 61G15-2.002, F.S. TO ALTER THIS SURVEY DRAWING WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ORIGINAL DATA PROVIDED TO HIM BY THE CLIENT. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE DATA PROVIDED TO HIM BY THE CLIENT.



Handwritten calculations:  
46x32 = 1472  
82x82 = 1024  
39x51 = 1989  
32x35 = 1120  
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5605 sq ft

Property Plans

BY: *Julio E. Perez*  
JULIO E. PEREZ, P.S.M. # 6029  
NATIONAL GEODETIC SURVEYING AND MAPPING BOARD

DATE: 04/21/04  
SEAL