

INDUSTRIAL LOT OPPORTUNITY IN CUTLER BAY

10450 SW 186 Lane | Cutler Bay, FL
OFFERING MEMORANDUM



ONE

Sotheby's
INTERNATIONAL REALTY

Industrial Lot Opportunity in Cutler Bay

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
 - Location Summary
- 02 **Property Description**
 - Property Features
- 03 **Demographics**
 - Demographics
 - Demographic Charts
- 04 **Company Profile**
 - Advisor Profile

Exclusively Marketed by:

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INTERNATIONAL REALTY

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

| | |
|----------------|--|
| ADDRESS | 10450 SW 186 Lane Cutler Bay FL 33157 |
| COUNTY | Miami-Dade |
| LAND ACRES | 0.23 |
| LAND SF | 10,019 SF |
| APN | 3060050050150 |
| OWNERSHIP TYPE | Fee Simple |

FINANCIAL SUMMARY

| | |
|-------|-------------|
| PRICE | \$1,300,000 |
|-------|-------------|

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|-----------|-----------|
| 2023 Population | 16,464 | 146,501 | 280,631 |
| 2023 Median HH Income | \$54,119 | \$76,626 | \$87,375 |
| 2023 Average HH Income | \$78,166 | \$101,362 | \$118,779 |

Investment Summary

Fenced Industrial Lot for Sale - Multi-Use Potential!

One Sotheby's International Realty is pleased to present a unique opportunity to acquire a fully fenced multi-use industrial lot, perfect for a variety of uses such as storage, tow yard operations, and other industrial applications. This property offers a secure and flexible space to suit an array of business needs. Conveniently located in an industrial heavy area at 10450 SW 16th Lane in Cutler Bay, FL with 10,019 SF.

Key Features:

Fenced Lot: The property is fully fenced, providing a secure and private area for your operations.
Industrial Zoning: The lot is zoned for industrial use, allowing for a range of applications.
Multi-Use Potential: Suitable for outside storage, tow yard operations, equipment parking, and other industrial uses.
Paved Surface: The lot features a paved surface, making it ideal for heavy equipment and vehicle storage.
Easy Access: Conveniently located with easy access to major roads and highways.

Variety of Uses:

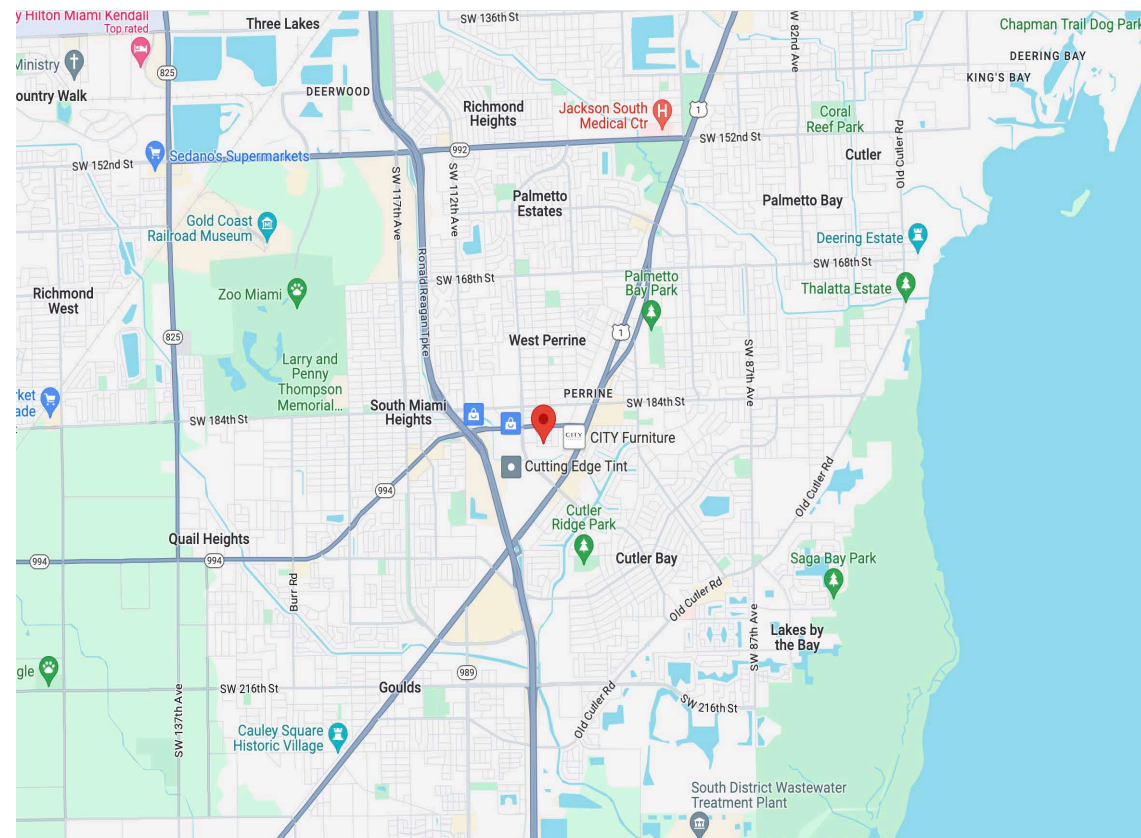
- Tow Truck Operators: A fenced industrial lot provides a secure storage area for towed vehicles.
- Equipment Rental Companies: Store heavy equipment, machinery, and tools in a secure and easily accessible location.
- Construction Companies: Use the lot for equipment and material storage, or as a staging area for projects.
- Landscaping and Lawn Care Services: Store equipment, trucks, and materials in a secure and organized manner.
- Trucking and Transportation Companies: Park and store trucks, trailers, and equipment.
- Storage and Warehousing: Offer storage solutions for businesses and individuals.
- Scrap Metal Recycling: Collect, process, and store scrap metal.
- Car and Truck Sales: Store inventory for car and truck dealerships.
- Equipment Maintenance and Repair: Use the lot as a repair and maintenance facility for heavy equipment and machinery.
- Disaster Response and Recovery: Store equipment and supplies for disaster response and recovery efforts.
- Environmental Remediation: Store equipment and supplies for environmental cleanup and remediation projects.
- Agricultural Services: Store equipment, supplies, and materials for agricultural businesses.
- Waste Management: Store waste collection equipment and supplies.
- Manufacturing and Fabrication: Use the lot for outdoor manufacturing, assembly, or fabrication processes.
- Government Agencies: Store equipment, supplies, and vehicles for government agencies.

Location Summary

This multi-use industrial lot is located in Cutler Bay, a suburban town in Miami-Dade County, Florida. This area is primarily industrial and commercial, with warehouses, manufacturing facilities, and office parks. It is also home to many residential areas, shops, and restaurants. The lot is situated half a mile away from two major highways, making it a convenient location for businesses and commuters.

The location is near the intersection of SW 186th Lane and SW 104th Avenue, providing easy access to major highways, including the Florida Turnpike and US-1. It is also located two miles away from the Cutler Bay Town Center, which offers shopping, dining, and entertainment options. Nearby neighborhoods include Saga Bay, Cutler Bay Estates, and Lakes by the Bay. The surrounding area is also home to several parks, including the Cutler Ridge Park and the Bill Sadowski Park both within four miles.

Cutler Bay, located in the southern part of Miami-Dade County, was incorporated as a municipality in 2006. It features predominantly residential neighborhoods and is characterized by an active and growing population as well as a developing business community. The town has a population of 44,336 people, with 31% of the workforce being blue-collar workers.





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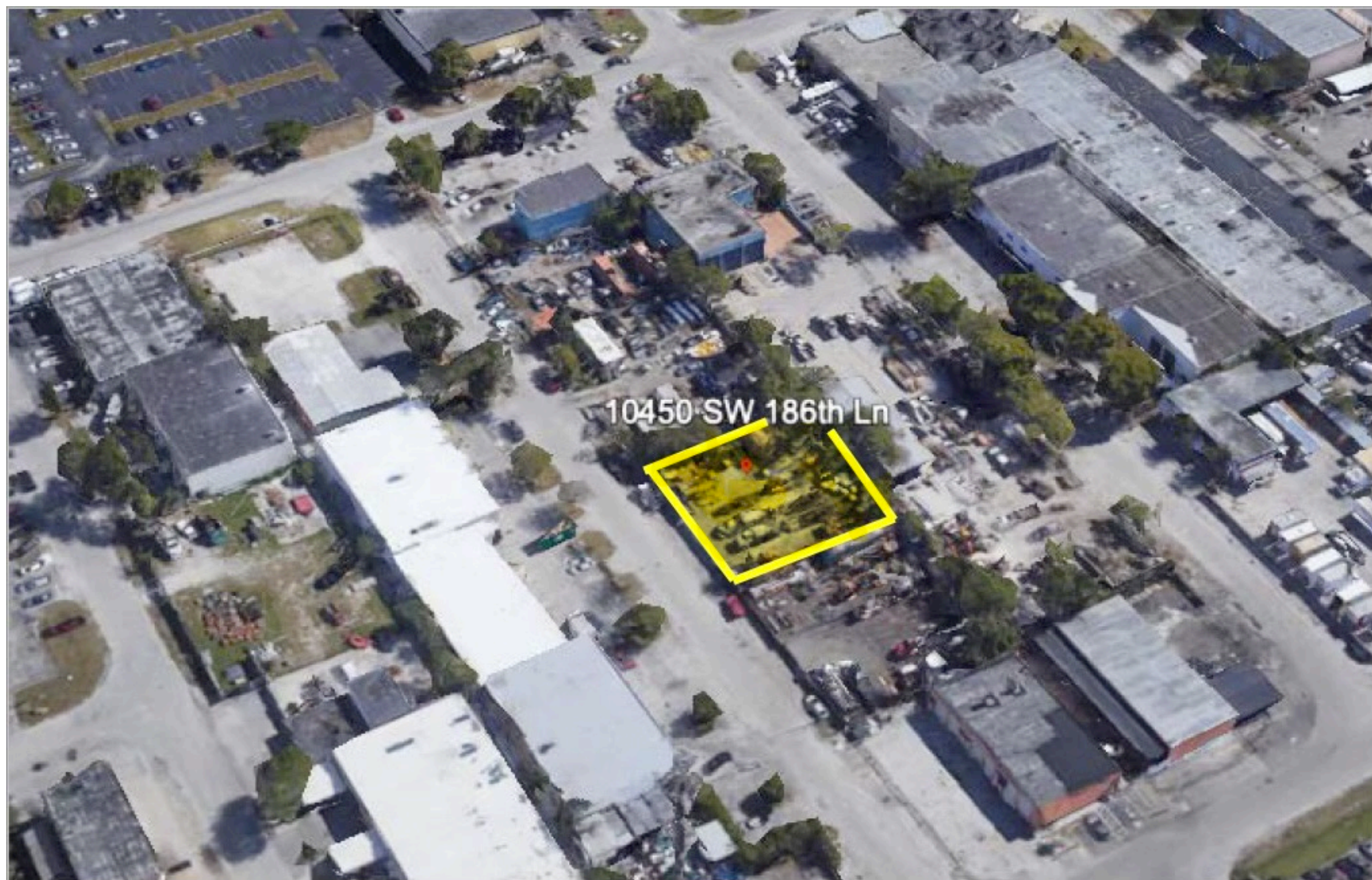
Property Description

Property Features

PROPERTY FEATURES

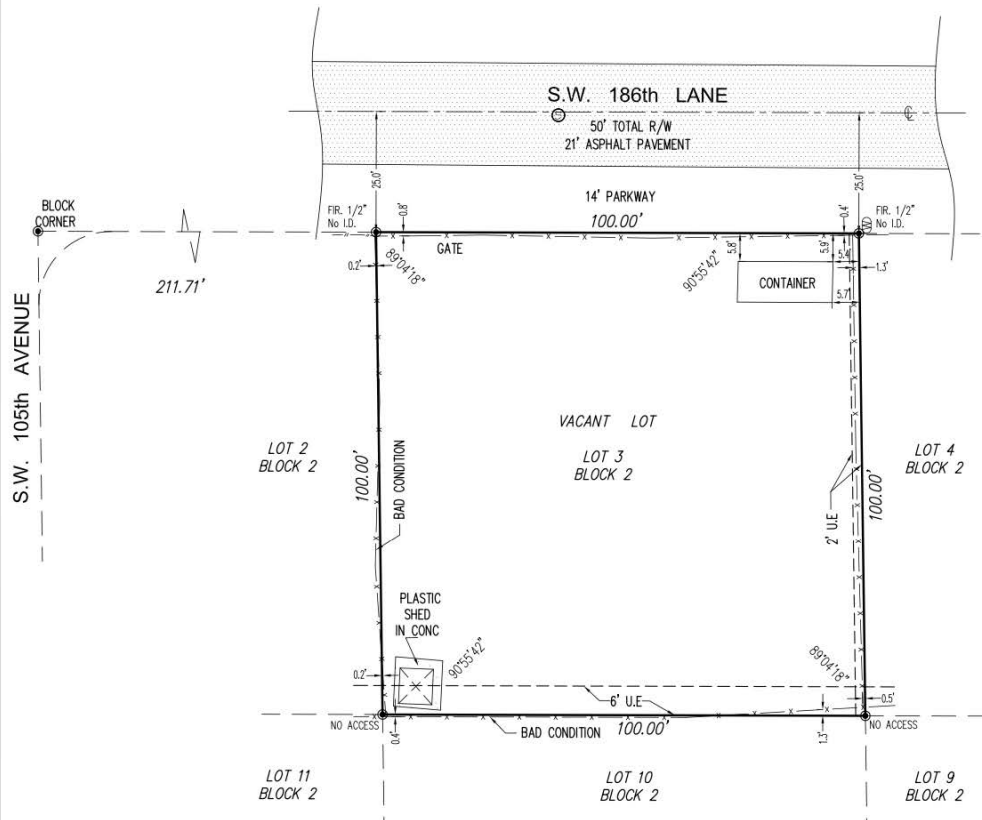
| | |
|--------------|-------------------------|
| LAND SF | 10,019 |
| LAND ACRES | 0.23 |
| # OF PARCELS | 1 |
| ZONING TYPE | 7050 UC EDGE-INDUSTRIAL |





10450 SW 186th Ln

BOUNDARY SURVEY



| ABBREVIATIONS AND LEGEND: | |
|---------------------------|---|
| AC | -DENOTES AIR CONDITIONING UNIT |
| B.C. | -DENOTES BLOCK CORNER |
| B.M. | -DENOTES BENCH MARK |
| D.M.E. | -DENOTES DRAINAGE MAINTENANCE EASEMENT |
| C+G | -DENOTES CURB & GUTTER |
| V.G. | -DENOTES VALLEY GUTTER |
| C | -DENOTES CENTRAL LINE |
| M | -DENOTES MONUMENT LINE |
| F.F.E. | -DENOTES FINISH FLOOR ELEVATION |
| F 1/2" | -DENOTES FOUND IRON PIPE NOT IDENTIFIED |
| D.H. | -DENOTES DRILL HOLE |
| M | -DENOTES MACHING |
| R/W | -DENOTES RIGHT-OF-WAY |
| U.E. | -DENOTES UTILITY EASEMENT |
| P.D. | -DENOTES PLANT DOOR |
| P.G. | -DENOTES PAGE |
| P.M.C.P. | -DENOTES PERMANENT CONTROL POINT |
| C.L.P. | -DENOTES CONCRETE LIGHT POLE |
| A.T.B. | -DENOTES ATT BOX |
| W.W. | -DENOTES WATER/WATER |
| W.F. | -DENOTES WOOD FENCE |
| C.L.F. | -DENOTES CHAIN LINE FENCE |
| M.F. | -DENOTES METAL FENCE |
| O.V.L. | -DENOTES OVERHEAD LINE |
| F.I.P. | -DENOTES FOUND IRON PIPE AND ID. |
| T.C. | -DENOTES TRAFFIC SIGN |
| W.V. | -DENOTES WATER VALVE |
| W.P.P. | -DENOTES WOOD POWER POLE |
| M. | -DENOTES MANHOLE |
| D.M.H. | -DENOTES DRAINAGE MANHOLE |
| T. | -DENOTES TREE |
| A.S. | -DENOTES ASPHALT SLAB |
| B.S. | -DENOTES BRICK SLAB |
| C.P. | -DENOTES CONCRETE PAD |
| T.S. | -DENOTES TILE SLAB |

| GENERAL NOTES: | | |
|--|-------------|--------|
| THIS SURVEY IS NOT TO BE USED FOR DESIGN OR CONSTRUCTION PURPOSES. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY. | | |
| THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND TOLERANCES OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. | | |
| ONLY VISIBLE AND ABOVE GROUND ENCUMBRANCES LOCATED. WALL TIES ARE THE FACE OF THE WALL. | | |
| ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE. REMARKS REFERENCED TO LINE NOTED AS IS. | | |
| NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. | | |
| NOT VALID UNLESS SEALED WITH THE SURVEYOR'S EMBOSSED SEAL. DIMENSIONS SHOWN ARE FLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON B.L.V.D. 1988 UNLESS OTHERWISE NOTED. | | |
| THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNKNOWN PARTIES. | | |
| BOUNDARY SURVEY | | |
| DATE | DRAWN BY | SCALE |
| 08-06-2025 | I.C. | 1"=20' |
| REVISION / UPDATE OF SURVEY | | |
| DATE | DESCRIPTION | |
| NA | NA | |

PROPERTY ADDRESS:
FOLIO: 30-6005-005-0150
10450 S.W. 186th LANE, MIAMI, FLORIDA, 33157

LEGAL DESCRIPTION:
LOT 3, BLOCK 2, OF "RAINBOW HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
- LOKENZO INVESTMENTS I LLC

JOB NUMBER: 250609

| | | | | |
|----------------------|------------|-------------|---------------|---------|
| FIELD DATE OF SURVEY | 08-05-2025 | FLOOD ZONE: | COMMUNITY: | PANEL: |
| BENCH MARK: | N/A | X | 120635 | 0601 |
| ELEVATION: | N/A | ELEVATION: | DATE OF FIRM: | SUFFIX: |
| | | NA | 08-11-2009 | L |

Alpha C&N Land Services, LLC
3601 N.W. 2nd STREET, MIAMI, FL 33108
(305) 356-1123 (305) 586-6779
ALPHACANDSERVICES@GMAIL.COM
WEBSITE: ALPHACANDSERVICES.COM

Julio S Pita
Digitally signed by Julio S Pita
Date: 2025.08.05 16:45:55 -04'00'

SIGNED: JULIO S. PITA, No. 5785 - STATE OF FLORIDA NOT VALID WITHOUT ALL AUTHENTIC ELECTRONIC SIGNATURE AND AUTHORIZED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

WELCOME TO



03

Demographics

Demographics

Demographic Charts

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|----------|-----------|-----------|
| 2000 Population | 13,164 | 118,541 | 202,757 |
| 2010 Population | 14,114 | 136,144 | 241,918 |
| 2023 Population | 16,464 | 146,501 | 280,631 |
| 2028 Population | 17,167 | 146,684 | 279,415 |
| 2023 African American | 3,852 | 27,828 | 39,090 |
| 2023 American Indian | 43 | 478 | 924 |
| 2023 Asian | 270 | 3,052 | 6,663 |
| 2023 Hispanic | 10,482 | 94,424 | 191,087 |
| 2023 Other Race | 1,866 | 15,237 | 30,168 |
| 2023 White | 3,867 | 40,818 | 83,762 |
| 2023 Multiracial | 6,563 | 59,058 | 119,967 |
| 2023-2028: Population: Growth Rate | 4.20 % | 0.10 % | -0.45 % |
| 2023 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
| less than \$15,000 | 721 | 4,282 | 6,271 |
| \$15,000-\$24,999 | 741 | 4,113 | 5,921 |
| \$25,000-\$34,999 | 538 | 4,020 | 6,383 |
| \$35,000-\$49,999 | 756 | 5,494 | 8,963 |
| \$50,000-\$74,999 | 788 | 5,785 | 10,741 |
| \$75,000-\$99,999 | 849 | 6,708 | 12,944 |
| \$100,000-\$149,999 | 788 | 8,866 | 18,030 |
| \$150,000-\$199,999 | 357 | 4,584 | 9,788 |
| \$200,000 or greater | 319 | 4,688 | 12,160 |
| Median HH Income | \$54,119 | \$76,626 | \$87,375 |
| Average HH Income | \$78,166 | \$101,362 | \$118,779 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 4,781 | 38,904 | 66,545 |
| 2010 Total Households | 4,852 | 42,753 | 75,867 |
| 2023 Total Households | 5,857 | 48,540 | 91,201 |
| 2028 Total Households | 6,265 | 49,782 | 92,747 |
| 2023 Average Household Size | 2.78 | 2.98 | 3.05 |
| 2000 Owner Occupied Housing | 2,255 | 25,492 | 47,673 |
| 2000 Renter Occupied Housing | 2,257 | 11,752 | 16,158 |
| 2023 Owner Occupied Housing | 2,481 | 31,089 | 63,304 |
| 2023 Renter Occupied Housing | 3,376 | 17,451 | 27,897 |
| 2023 Vacant Housing | 346 | 2,315 | 3,785 |
| 2023 Total Housing | 6,203 | 50,855 | 94,986 |
| 2028 Owner Occupied Housing | 2,570 | 32,085 | 65,090 |
| 2028 Renter Occupied Housing | 3,695 | 17,697 | 27,657 |
| 2028 Vacant Housing | 300 | 2,600 | 4,563 |
| 2028 Total Housing | 6,565 | 52,382 | 97,310 |
| 2023-2028: Households: Growth Rate | 6.80 % | 2.55 % | 1.70 % |

Source: esri

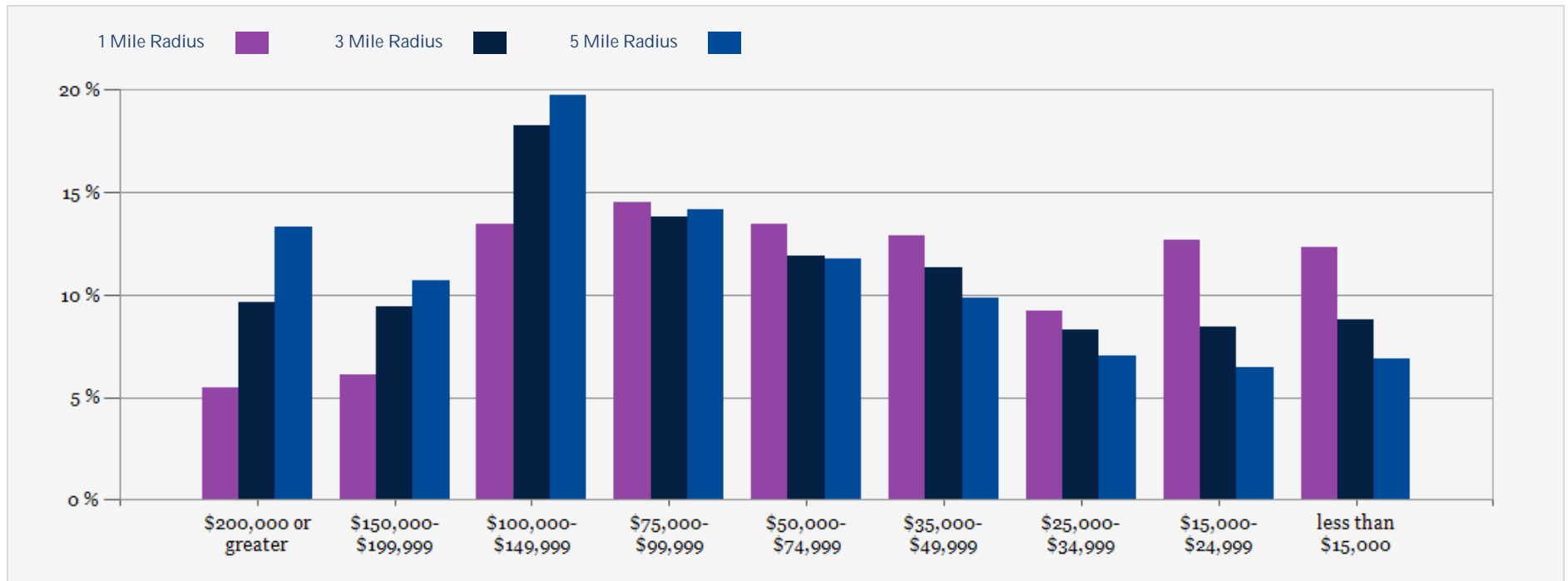
| 2023 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2023 Population Age 30-34 | 1,052 | 8,834 | 17,467 |
| 2023 Population Age 35-39 | 1,086 | 9,686 | 18,827 |
| 2023 Population Age 40-44 | 1,073 | 10,036 | 19,656 |
| 2023 Population Age 45-49 | 996 | 9,897 | 19,410 |
| 2023 Population Age 50-54 | 1,144 | 11,012 | 21,382 |
| 2023 Population Age 55-59 | 1,078 | 10,079 | 19,420 |
| 2023 Population Age 60-64 | 1,156 | 9,955 | 18,552 |
| 2023 Population Age 65-69 | 981 | 7,894 | 14,353 |
| 2023 Population Age 70-74 | 703 | 6,339 | 11,441 |
| 2023 Population Age 75-79 | 536 | 4,979 | 8,806 |
| 2023 Population Age 80-84 | 333 | 3,154 | 5,532 |
| 2023 Population Age 85+ | 384 | 3,568 | 5,877 |
| 2023 Population Age 18+ | 13,014 | 117,201 | 222,896 |
| 2023 Median Age | 41 | 42 | 41 |

| 2023 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34 | \$61,566 | \$77,554 | \$86,125 |
| Average Household Income 25-34 | \$82,470 | \$99,349 | \$111,426 |
| Median Household Income 35-44 | \$66,446 | \$95,563 | \$105,949 |
| Average Household Income 35-44 | \$92,300 | \$121,259 | \$138,119 |
| Median Household Income 45-54 | \$76,036 | \$98,590 | \$106,728 |
| Average Household Income 45-54 | \$95,197 | \$121,783 | \$139,406 |
| Median Household Income 55-64 | \$62,293 | \$83,464 | \$96,103 |
| Average Household Income 55-64 | \$80,346 | \$108,326 | \$128,785 |
| Median Household Income 65-74 | \$39,191 | \$50,418 | \$62,422 |
| Average Household Income 65-74 | \$63,122 | \$80,995 | \$97,127 |
| Average Household Income 75+ | \$46,721 | \$56,890 | \$66,631 |

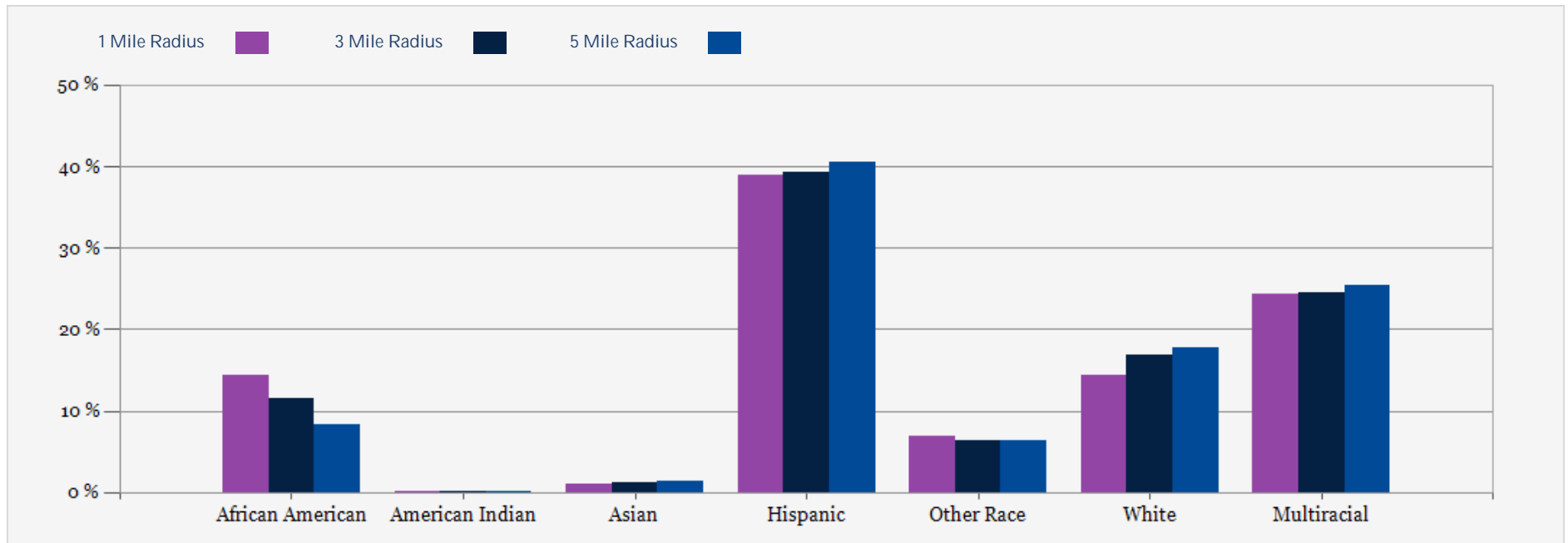
| 2028 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2028 Population Age 30-34 | 1,088 | 9,333 | 18,269 |
| 2028 Population Age 35-39 | 1,081 | 9,173 | 18,145 |
| 2028 Population Age 40-44 | 1,123 | 9,791 | 18,812 |
| 2028 Population Age 45-49 | 1,085 | 10,012 | 19,381 |
| 2028 Population Age 50-54 | 999 | 9,453 | 18,453 |
| 2028 Population Age 55-59 | 1,115 | 10,144 | 19,483 |
| 2028 Population Age 60-64 | 1,037 | 9,212 | 17,387 |
| 2028 Population Age 65-69 | 1,086 | 9,012 | 16,572 |
| 2028 Population Age 70-74 | 908 | 7,128 | 12,802 |
| 2028 Population Age 75-79 | 624 | 5,573 | 9,914 |
| 2028 Population Age 80-84 | 418 | 3,834 | 6,754 |
| 2028 Population Age 85+ | 408 | 3,802 | 6,354 |
| 2028 Population Age 18+ | 13,630 | 118,677 | 224,949 |
| 2028 Median Age | 41 | 42 | 42 |

| 2028 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$79,804 | \$94,637 | \$102,986 |
| Average Household Income 25-34 | \$102,426 | \$122,019 | \$134,755 |
| Median Household Income 35-44 | \$82,447 | \$108,663 | \$119,889 |
| Average Household Income 35-44 | \$113,221 | \$140,148 | \$158,810 |
| Median Household Income 45-54 | \$90,095 | \$111,309 | \$120,667 |
| Average Household Income 45-54 | \$120,413 | \$143,406 | \$161,757 |
| Median Household Income 55-64 | \$79,722 | \$102,795 | \$113,883 |
| Average Household Income 55-64 | \$99,792 | \$130,935 | \$152,918 |
| Median Household Income 65-74 | \$54,011 | \$74,356 | \$83,868 |
| Average Household Income 65-74 | \$84,743 | \$104,679 | \$121,811 |
| Average Household Income 75+ | \$63,434 | \$77,053 | \$88,977 |

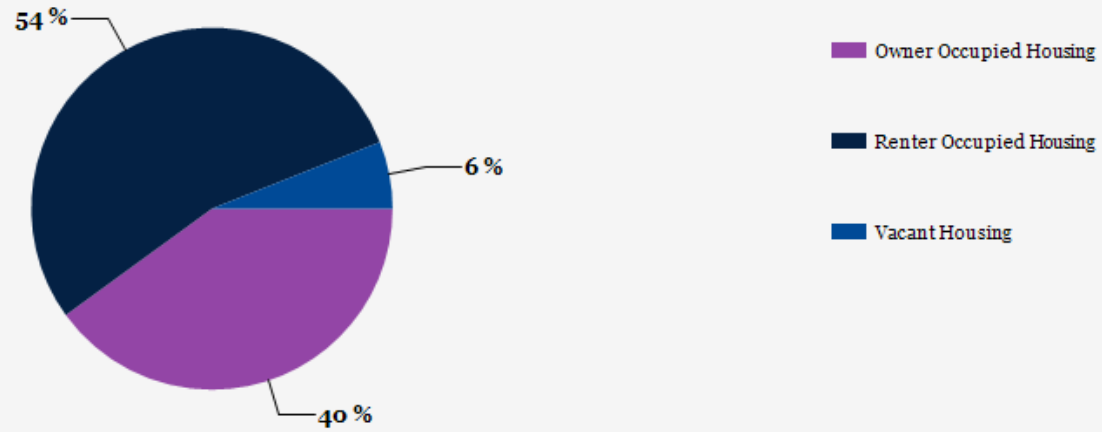
2023 Household Income



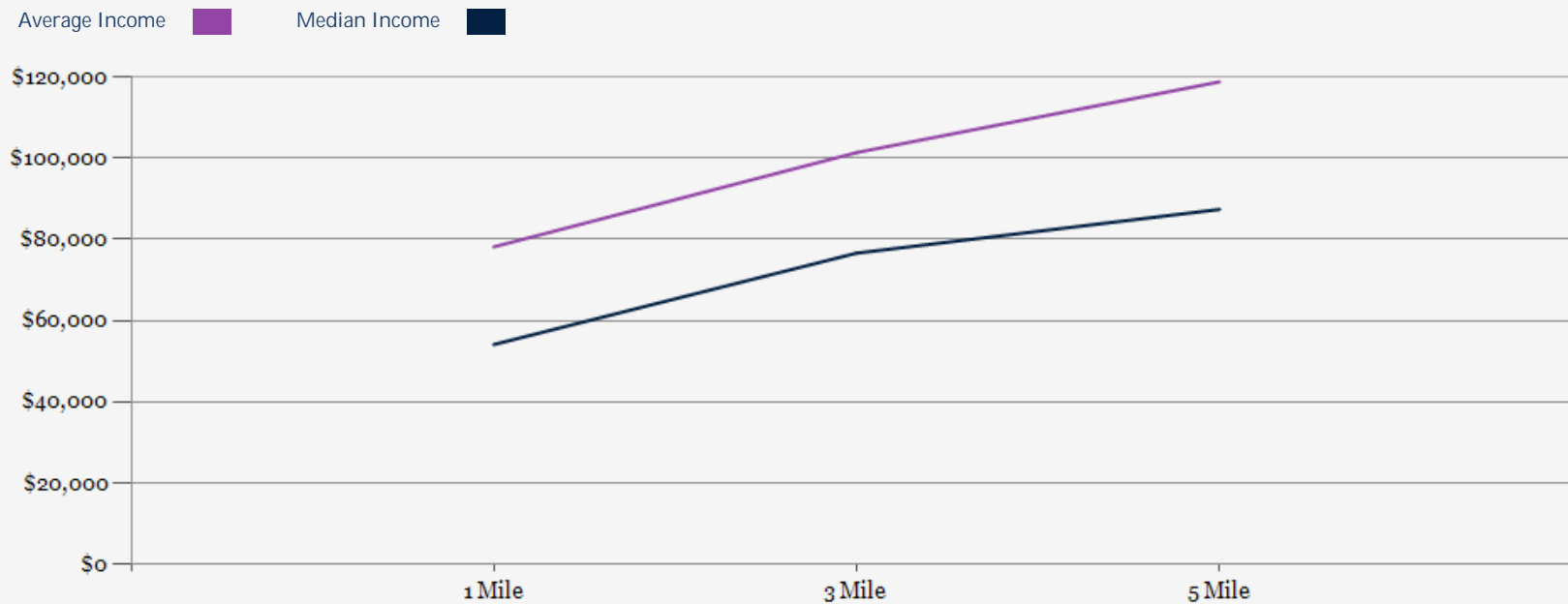
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





04

Company Profile

Advisor Profile

ONE

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INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Each Office is Independently Owned And Operated

Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 38 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Industrial Lot Opportunity in Cutler Bay



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“Connect with the well connected.”

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Sotheby's International Realty and it should not be made available to any other person or entity without the written consent of ONE Sotheby's International Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE Sotheby's International Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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Global Commercial Director

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