PCK

FOR SALE
UNINCORPORATED MIAMI-DADE



1.59-ACRE DEVELOPMENT SITE

16375 SW 304 Street

On the South Dade TransitWay corridor, two blocks east of US-1.
Approximately 244 feet of frontage.

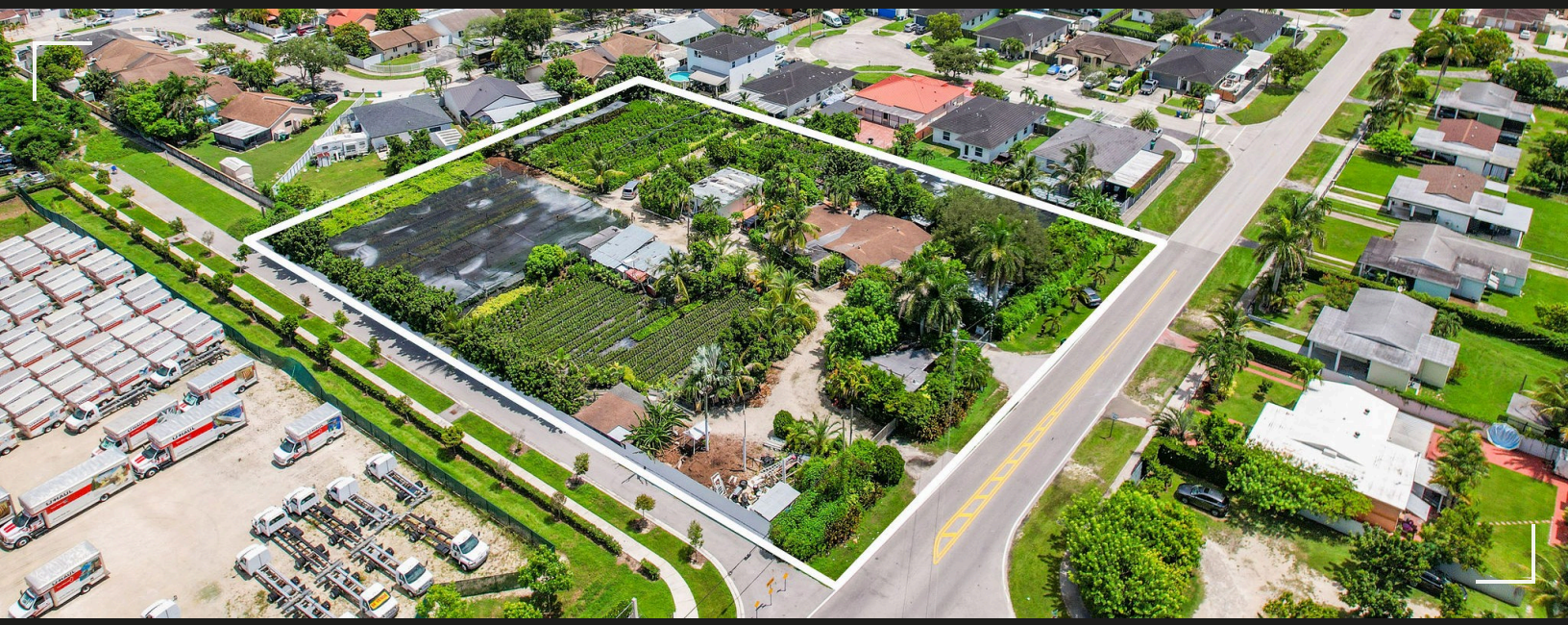
1.59	1,043	RU-1	$1,475,000
ACRES · 69,260 SF	FEET TO TRANSITWAY	ZONING	$928K/AC · $21.30/SF

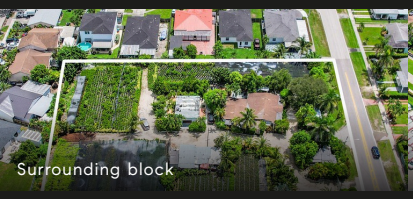
1.59 acres, one unbroken frontage

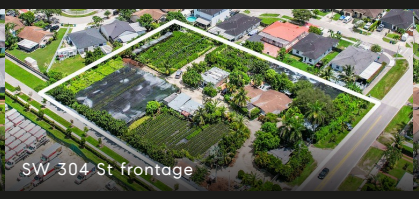
1.59-acre development site in unincorporated Miami-Dade County, **1,043 feet** from the South Dade TransitWay and two blocks east of the US-1 commercial corridor. The parcel carries approximately 244 feet of frontage on SW 304 Street in a single unbroken run, with commercial and storage uses along its northern boundary and established residential neighborhoods to the east.

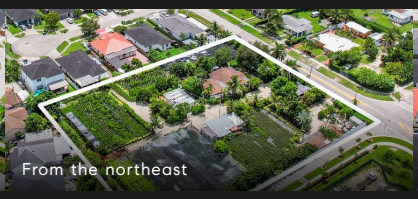
The position is the asset. 86.1% of the site area falls inside the quarter-mile transit band, where the County's Comprehensive Development Master Plan authorizes **up to 60 residential units per acre**. The balance lies in the quarter-to-half-mile band at 36 units per acre, and the entire parcel sits inside the mapped corridor buffer. That geometry is measured from the County's own published parcel and corridor data.

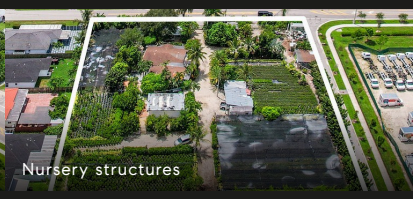
Beneath the corridor layer, RU-1 supports a clean single-family plat. The site is high and dry in Flood Zone X, inside the Urban Development Boundary, and within Miami-Dade water and sewer service areas. Zoning within 1,500 feet already includes RU-3M apartment, RU-2, BU-1 through BU-3 business and IU-1 industrial districts.




Surrounding block


SW 304 St frontage


From the northeast


Nursery structures

Property boundary shown on every frame · aerial photography by SupremeScene

69,260 SF
LAND AREA · 1.59 ACRES

±244 FT
FRONTAGE · ±290 FT DEEP

$21.30 /SF
$928,000 PER ACRE

FOLIO	30-7908-000-0580	BASE ZONING	**RU-1** · 6 du/acre
JURISDICTION	Unincorp. Miami-Dade	MIN LOT · COVERAGE	7,500 SF · 40%
IMPROVEMENTS	Residence & nursery	UTILITIES	County water & sewer area
FLOOD ZONE	**Zone X** · minimal	ASKING PRICE	**$1,475,000**

Inside the quarter mile

The County authorizes its highest transit densities along the South Dade TransitWay, its only operating SMART Plan corridor. The quarter-mile line crosses the eastern edge of this site.



Miami-Dade County GIS · South Dade Corridor alignment and quarter-mile band

86.1%
INSIDE THE ¼-MILE BAND

1,043 FT
TO THE TRANSITWAY

60 /AC
CDMP CORRIDOR DENSITY

42 projects · 5,658 units delivered within four miles since 2016 — MIAMI-DADE PARCEL RECORDS

AREA PROFILE

	1 MI	3 MI	5 MI
Population	17,931	134,913	196,750
Growth to 2030	+7.4%	+7.9%	+8.2%
Median HH income	$58,328	$67,197	$67,379
Median home value	$432,348	$412,969	$415,889

CoStar, 2025 estimates

SURROUNDING ZONING · WITHIN 1,500 FT

RU-3M APARTMENT	12.9 du/ac
RU-2 TWO-FAMILY	7,500 SF
BU-1 – BU-3 BUSINESS	Commercial
IU-1 INDUSTRIAL	Light mfg.



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Information deemed reliable but not guaranteed and is subject to errors, omissions, change in price, or withdrawal without notice. Zoning, density and corridor figures are summaries of publicly available Miami-Dade County code and GIS data, are subject to independent verification, and are not a legal opinion; no representation is made that any density or entitlement is available or will be approved. Dimensions and distances are approximate and are not a survey. PCK Commercial Group · A team at Compass Florida LLC · 2550 S Bayshore Drive, Suite 106, Miami, FL 33133.