

NEW LISTING

# FOR SALE

## 3.67 +/- Acre Commercial Site

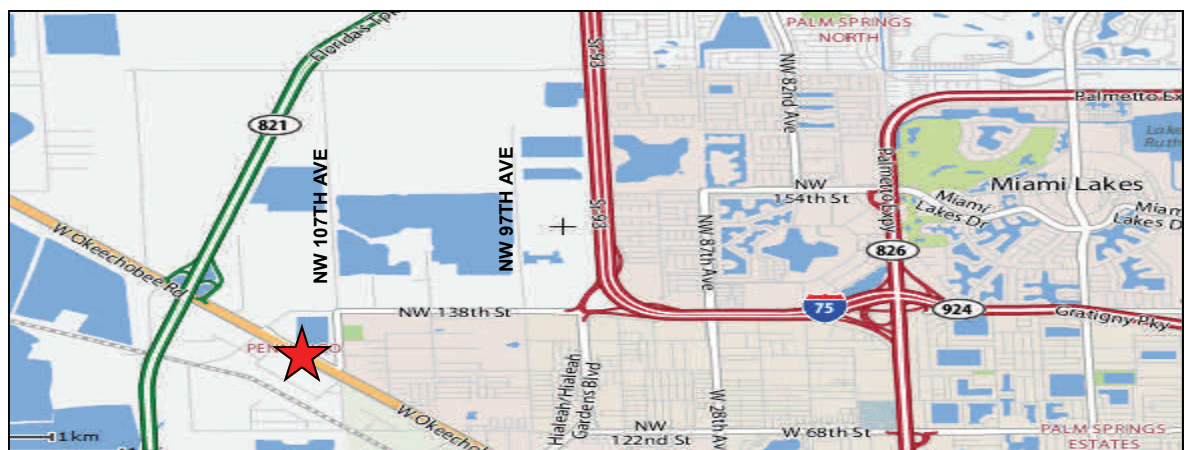
HIALEAH GARDENS



### 13391 West Okeechobee Road, Hialeah Gardens

- 482 +/- Linear Feet Frontage on Okeechobee Road
- Cross Access Easement with Home Depot
- Zoned BU-3, Commercial Business District, Hialeah Gardens
- Water/Sewer available - Subject to verification
- Out of Wellfield Area
- Located within Shoma Commerce Park
- Immediate access to US-27 Florida Turnpike, State Road 826, and I-75

**PURCHASE PRICE: \$4,450,000.00 (\$27.84 PSF)**



CONTACT:



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www.thekatsikosgroup.com

The Katsikos Group, Inc.  
Licensed Real Estate Broker  
8669 NW 36 Street, #315  
Miami, Florida 33166

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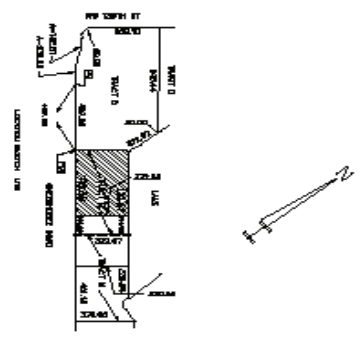
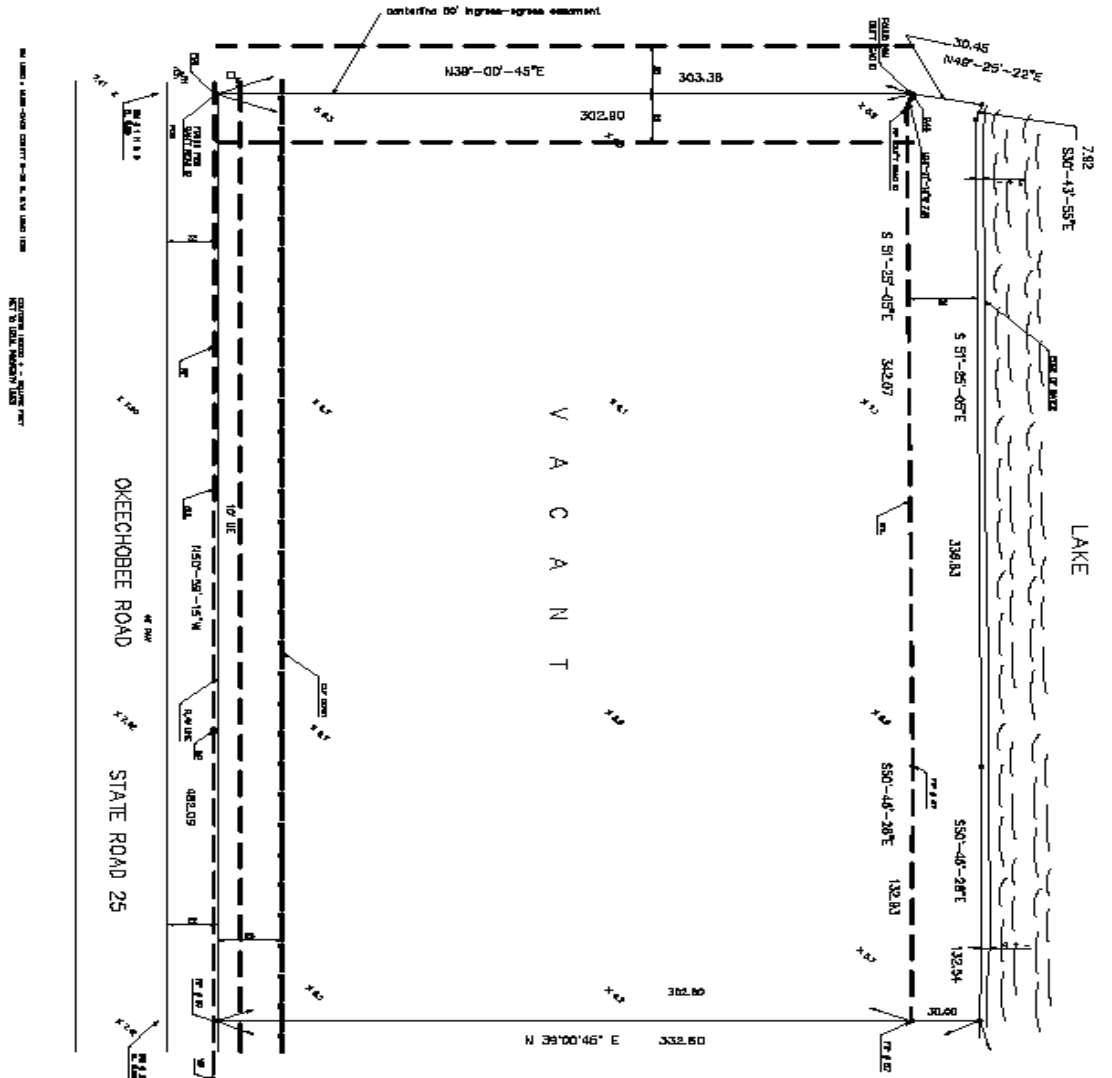
# Survey

**NOTICE OF SURVEY**  
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1982 AND THE SURVEYING REGULATIONS OF 1982. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEYING BOARD AND HAS FOUND NO REASON TO BELIEVE THAT THE SURVEYOR HAS COMMITTED A PROFESSIONAL OFFENSE. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEYING BOARD AND HAS FOUND NO REASON TO BELIEVE THAT THE SURVEYOR HAS COMMITTED A PROFESSIONAL OFFENSE.

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**CONTINENTAL LAND SURVEYORS, INC.**  
 1700 20th Street, Suite 200  
 Fort Worth, Texas 76102  
 Telephone: 817-339-1200  
 Fax: 817-339-1200

**LEGAL DESCRIPTION**  
 THE SURVEYED TRACT IS DESCRIBED AS FOLLOWS:  
 A TRACT OF LAND IN TARRANT COUNTY, TEXAS, BEING PART OF THE TRACT DESCRIBED IN THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AS FOLLOWS:  
 THE TRACT BEING SURVEYED IS DESCRIBED AS FOLLOWS:  
 THE TRACT BEING SURVEYED IS DESCRIBED AS FOLLOWS:  
 THE TRACT BEING SURVEYED IS DESCRIBED AS FOLLOWS:



# SURROUNDING AREA WITH PROPOSED DEVELOPMENT

