22. Matched Pair - Miami-Dade Solar Farm, Miami, FL



This project is located on 346.80 acres for a 74.5 MW facility. All of the adjoining uses are agricultural and residential. This project was built in 2019.

I considered the recent sale of Parcel 26 to the south that sold for over \$1.6 million dollars. This home is located on 4.2 acres with additional value in the palm trees according to the listing. The comparables include similar homes nearby that are all actually on larger lots and several include avocado or palm tree income as well. All of the comparables are in similar proximity to the subject and all have similar proximity to the Miami-Dade Executive airport that is located 2.5 miles to the east.

These sales are showing no impact on the value of the property from the adjoining solar farm. The landscaping is considered light.

Adjoin	ing Reside	ential Sale	s After S	olar Farm	Approved								
Parcel	Solar	Addre	ss	Acres I	ate Sold	Sales Price	Built	GBA	\$/GLA	BR/B	A Park	Style	Other
26	Adjoins	13600 SW	182nd	4.20 1	1/5/2020	\$1,684,000	2008	6,427	\$262.02	5/5.5	3 Gar	CBS Rncl	h Pl/Guest
	Not	18090 SW	158th	5.73 1	0/8/2020	\$1,050,000	1997	3,792	\$276.90	5/4	3 Gar	CBS Rncl	h
	Not	14311 SW	187th	4.70 1	0/22/2020	\$1,100,000	2005	3,821	\$287.88	6/5	3 Gar	CBS Rncl	n Pool
	Not	17950 SW	158th	6.21 1	0/22/2020	\$1,730,000	2000	6,917	\$250.11	6/5.5	2 Gar	CBS Rncl	n Pool
Adjoin	ing Sales	Adjusted										Avg	
Address		Time	Site	YB	GLA	BR/BA	Park	Oth	er Total		% Diff	% Diff	Distance
13600 SW 182n		l						\$1,684,000				1390	
18090) SW 158th	\$2,478	1	\$57,750	\$583,70	3 \$30,000			\$1,72	23,930	-2%		
14311	l SW 187th	\$1,298	;	\$16,50	\$600,17	78 \$10,000			\$1,72	27,976	-3%		

\$10,000

\$1,713,199

-2%

-2%

\$69,200 -\$98,043

\$2,041

17950 SW 158th

85