



**FISHER**  
AUCTION COMPANY

**exp**<sup>TM</sup>  
REALTY



# UNITED STATES BANKRUPTCY AUCTION

**Prime 2.41± Acre  
Commercial Development Site**

**Miami, Florida**

**ONLINE AUCTION  
AUGUST 10TH  
AT 11 AM ET**

Fisher Auction Company | 2112 East Atlantic Boulevard | Pompano Beach, Florida, 33062

[www.FisherAuction.com](http://www.FisherAuction.com)

# CONTENTS

## US BANKRUPTCY AUCTION

OVERVIEW	3
PHOTOGRAPHS	5
LOCATION MAPS	6
AUCTION SUMMARY	8
COMMUNITY OVERVIEW	9
TEAM SUMMARY	10



## DISCLAIMER AND CONFIDENTIALITY

THIS AUCTION PROPERTY PACKAGE HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES TO ASSIST A POTENTIAL BIDDER IN DETERMINING WHETHER IT WISHES TO PROCEED WITH AN IN-DEPTH INVESTIGATION OF THE PROPERTY. THE SELLER AND ITS AGENTS, FISHER AUCTION COMPANY AND EXP LLC SPECIFICALLY DISCLAIM ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS PROPERTY INFORMATION PACKAGE OR OF ANY OF ITS CONTENTS. ALL FINANCIAL INFORMATION IS PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY. THE PROPERTY IS BEING SOLD IN **"AS IS," "WHERE IS" CONDITION** AS OF THE DATE OF THE CLOSING THEREON. THE SELLER WILL MAKE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE THE PROPERTY. THE SELLER, ITS AGENTS, FISHER AUCTION COMPANY AND EXP LLC DISCLAIM ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED CONCERNING THE PROPERTY DISCUSSED IN THIS PROPERTY INFORMATION PACKAGE. THE SELLER, ITS AGENTS, FISHER AUCTION AND EXP LLC HAVE ONLY LIMITED KNOWLEDGE OF THE CONDITION OF THE PROPERTY. THE PURCHASE OF THE PROPERTY WILL BE BASED SOLELY ON A BUYER'S OWN INDEPENDENT INVESTIGATION AND FINDINGS AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY THE SELLER, ITS AGENTS, FISHER AUCTION COMPANY AND EXP LLC

# OVERVIEW

## US BANKRUPTCY AUCTION

Fisher Auction Company and EXP LLC are pleased to present via Online Auction a 2.41± Acre Prime Commercial Development Site between Florida Turnpike and US1 in Miami, Florida

### PROPERTY HIGHLIGHTS

- Large 2.41± Acre Corner Site with Excellent Exposure located in an Opportunity Zone
- Adjacent to Newly Developed 14,000 SF Retail Office Building
- Located between Bethune Drive and Carver Drive West of Lincoln Boulevard
- Close Proximity to Commercial, Retail and Residential Development
- Public Water and Sewer available to site
- Prime Location for Commercial Development in the Kendal Community of Miami Dade County
- Easy access to Major Thoroughfares, Florida Turnpike and US1
- BU-2 Zoning perfect for Retail, Office or Hotel
- Within Minutes to Jackson South Medical Center, Zoo Miami, Major Golf and Entertainment Venues, and Miami Executive Airport



## OVERVIEW

US BANKRUPTCY  
AUCTION

## PROPERTY DETAILS

- **Location:** Between Bethune Drive and Carver Drive West of Lincoln Boulevard
- **Directions:** From Florida Turnpike exit # 18 to 117th Avenue. Turn left to Lincoln Blvd. Turn right to Bethune Drive. Turn Right to Properties
- **Access:** Property has excellent access to Florida Turnpike and US1
- **Frontage:** 350± Feet along Bethune Drive. 224± Feet along SW 146 Street. 246± Feet along Carver Drive
- **Land Area:** 2.41± Acres / 105,000± Square Feet
- **Zoning:** BU-1, BU-1A, BU-2
- **Uses:** Retail, Office, Hotel , Mixed Use
- **Taxes:** 2020 Total - Exempt  
2020 Tax Assessment Value - \$1,613,135.00
- **Flood Zone:** Zone X - Per Dade County Flood Zone Map
- **Utilities:** Water/Sewer/Electric available to site

ADDRESS	FOLIO	BUILDING SF	LOT SIZE SF	2020 TAXES	TAX ASSESSED	YEAR BUILT	ZONING
144th & Lincoln Blvd, Miami, FL	3050190016010		35,000	Exempt	\$508,200.00		BU - 2
14661 Bethune Drive, Miami, FL	3050190016240	2,563	13,125	Exempt	\$279,110.00	1961	BU - 1A
14562 Bethune Drive, Miami, FL	3050190016250		13,125	Exempt	\$190,575.00		BU - 1
Bethune Drive, Miami, FL	3050190016270		17,500	Exempt	\$254,100.00		BU - 1
14560 Bethune Drive, Miami, FL	3050190016260		8,750	Exempt	\$127,050.00		BU - 1
14607 Bethune Drive, Miami, FL	3050190016230		8,750	Exempt	\$127,050.00		BU - 1A
Lincoln Blvd, Miami, FL	3050190016000		8,750	Exempt	\$127,050.00		BU - 2

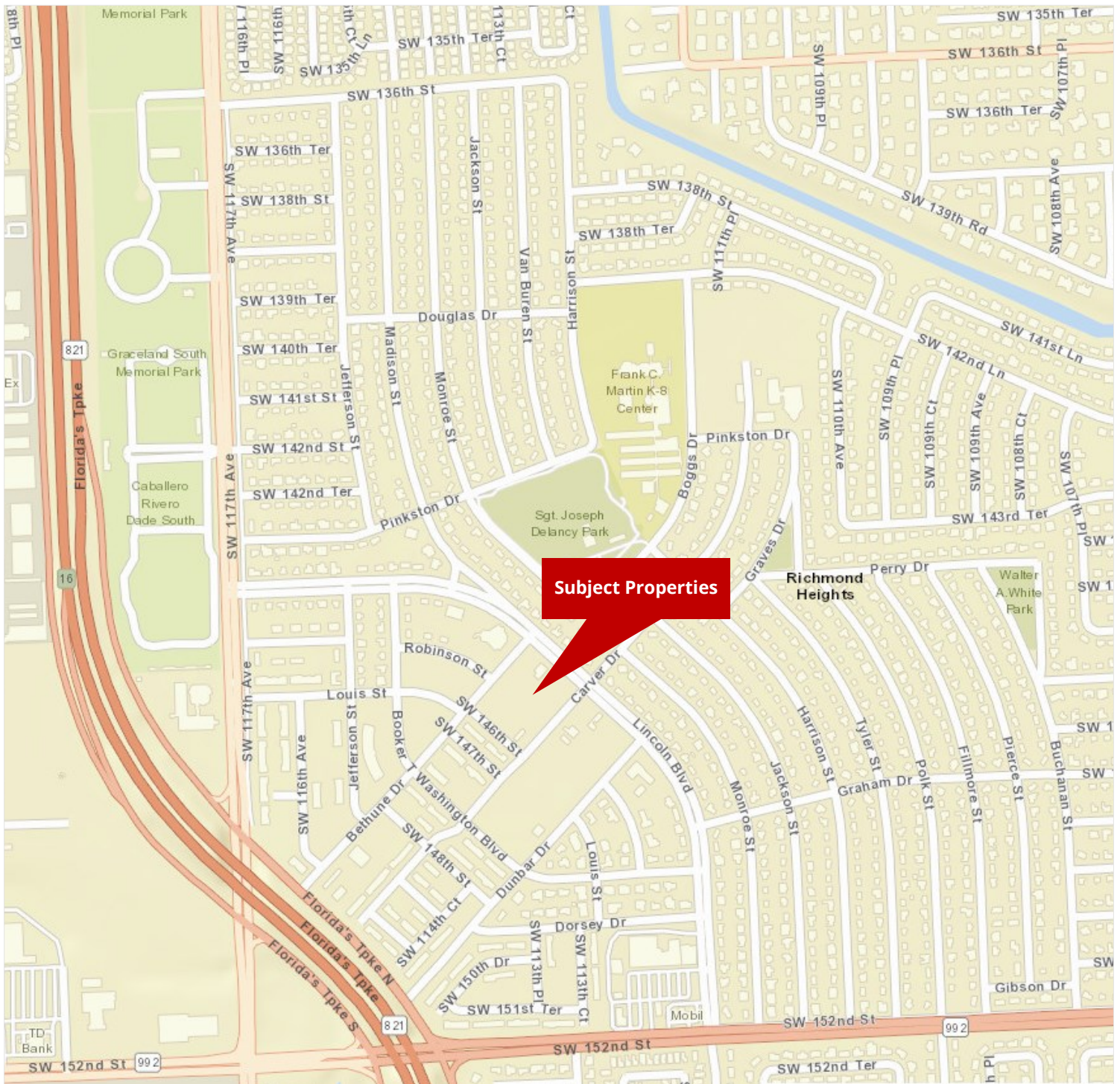
# PROPERTY PHOTOGRAPHS

US BANKRUPTCY  
AUCTION

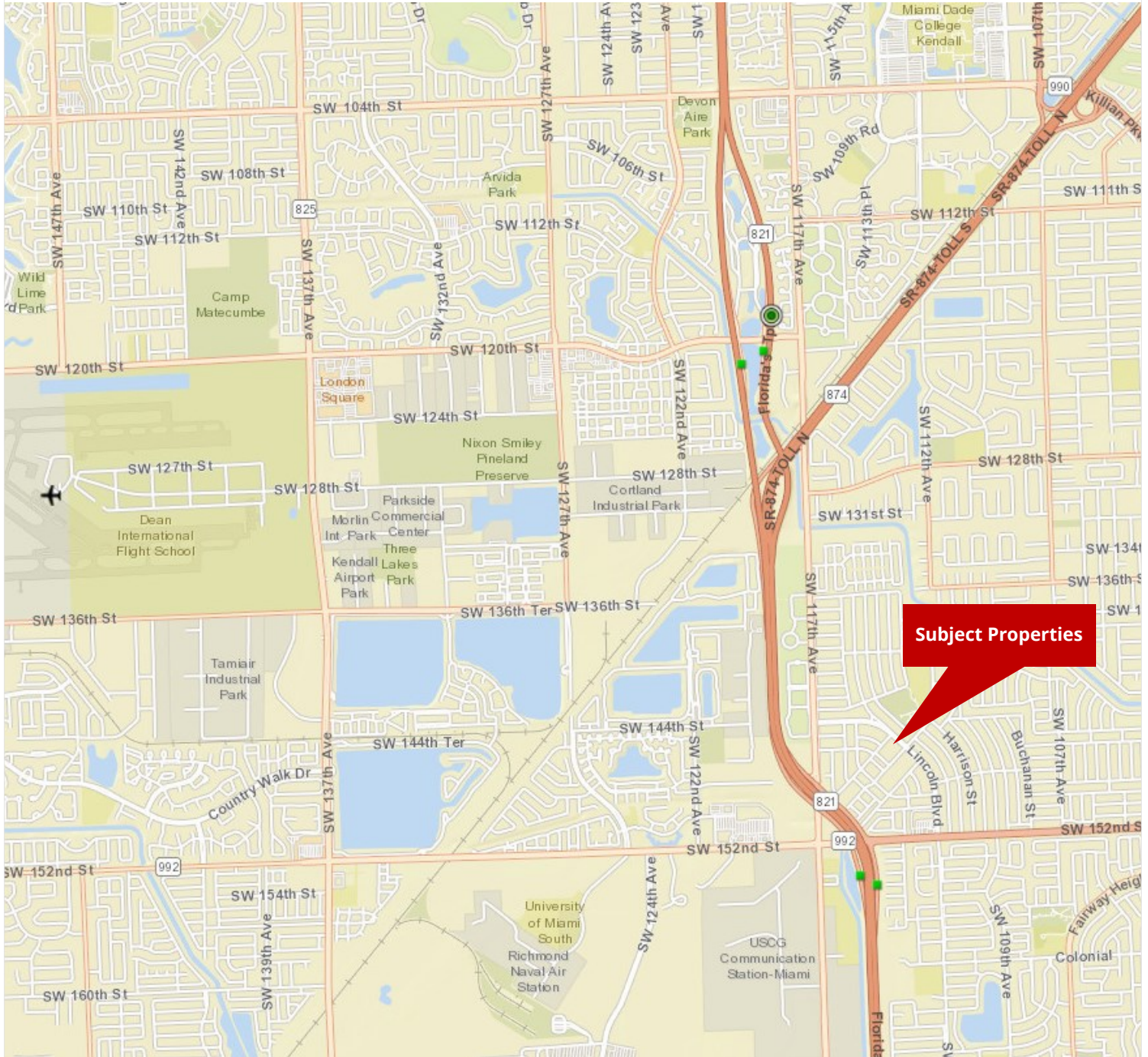


# LOCATION MAP

## US BANKRUPTCY AUCTION



## LOCATION MAP

US BANKRUPTCY  
AUCTION

# AUCTION SUMMARY

## US BANKRUPTCY AUCTION

**Online Auction**  
**Date / Time:** Begins - Tuesday, August 10, 2021@ 11:00 AM ET  
Ends - Tuesday, August 10, 2021 @ 1:00 PM ET

**Online Only Auction:** Online Auction, Visit [bid.fisherauction.com](http://bid.fisherauction.com) for Online Registration

**Property Tours:** Please Contact Francis Santos at 754.220.4416 or [Francis@fisherauction.com](mailto:Francis@fisherauction.com)

**United States Bankruptcy Court, Southern District of Florida - Miami Division**  
**Bankruptcy Court Chapter 11 Bankruptcy Case: Case No. 20-23302-BKC-AJC**

### Auction Method

- The Property will be offered to the highest and best bidder plus a 6% Buyers Premium. The Final Bid Price is subject to the approval of the US Bankruptcy Court.
- The Online Auctions will be held on Fisher Auction Exclusive Auction Platform at [Bid.fisherauction.com](http://Bid.fisherauction.com)

### QUALIFYING BIDDER REQUIREMENTS

- An Initial Escrow Deposit ("Initial Bid Deposit") of \$50,000 must be submitted no later than 5:00 PM Eastern Time on Friday, August 6, 2021.
- An Additional Escrow Deposit ("the Supplemental Deposit") totaling (10%) of the total contract price shall be due from the Highest and Best Bidder via a Federal wire transfer in U.S. Funds (not an ACH Credit) no later than 24 hours of the conclusion of the auction.

### BROKER PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit [www.fisherauction.com](http://www.fisherauction.com) for the Mandatory Real Estate Buyer Broker Participation Registration Form.

# COMMUNITY OVERVIEW

## US BANKRUPTCY AUCTION

### ABOUT KENDALL

Kendall is an unincorporated community in Miami-Dade County, Florida, located about 10 miles southwest of Miami along U.S. Route 1. Situated on the edge of the Florida Everglades, Kendall is home to the Kendall-Tamiami Executive Airport, one of the Miami metro area's general aviation airports.

Kendall is home to the innovative Metro zoo, a world renowned facility showcasing animals with freedom to roam within its almost 300 acres of jungles, forest and trails surrounded by moats. Of particular note are the facility's world-class aviary and its rare White Bengal Tigers.

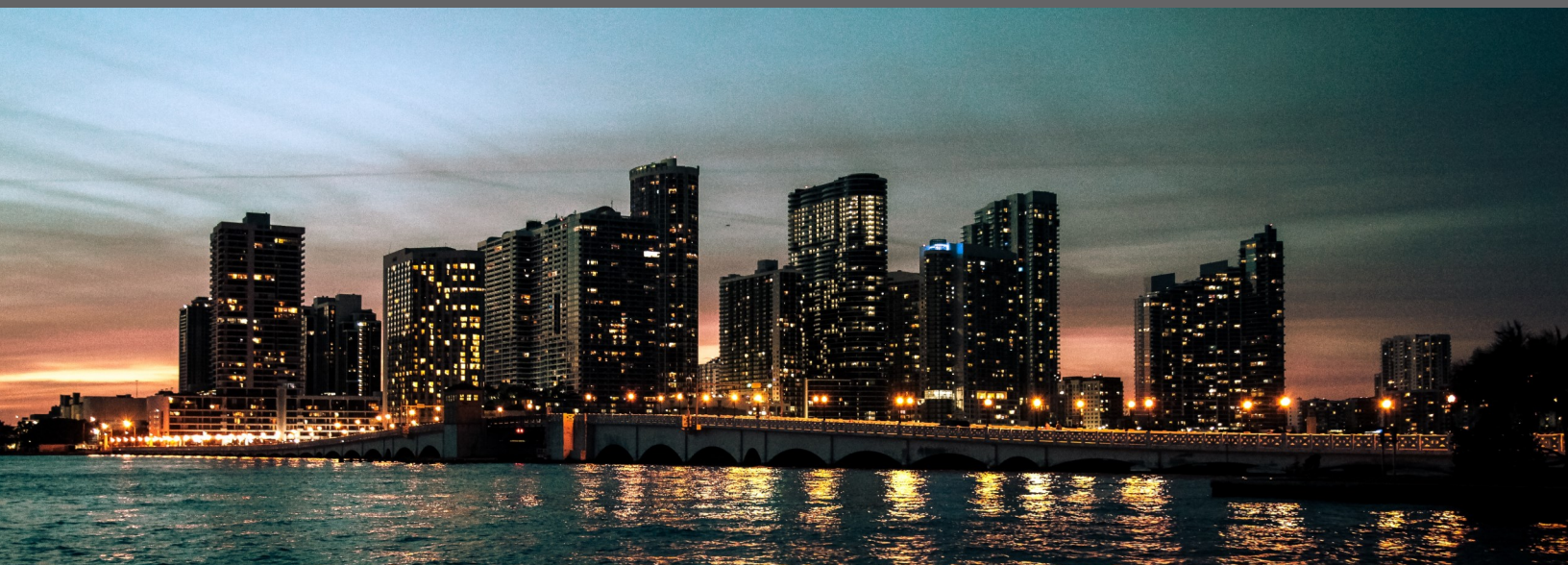
Another of Kendall's landmarks is Dadeland Mall, one of the nation's busiest suburban shopping malls. It is not widely known that Kendall also has affordable golf courses, a roller rink, an ice skating rink, two skate parks, an arcade, and even an indoor children's' playground.

\*INFORMATION OBTAINED FROM CITYTOWNINFO.COM & MIAMIAND BEACHES.COM

### DEMOGRAPHIC

	KENDALL, FL	MIAMI, FL	MIAMI DADE COUNTY, FL
POPULATION	74,631	470,911	2.76M
MEDIAN HH INCOME	\$72,817	\$41,818	\$52,205
MEDIAN AGE	42.4	40.5	40.1
MEDIAN PROPERTY VALUE	\$356,500	\$350,400	\$317,100
AADT (Annual Average Daily Traffic)	9,900 Vehicles on Lincoln Blvd		

\*INFORMATION OBTAINED FROM DATAUSA.IO & FDOT.GOV



# TEAM SUMMARY

## US BANKRUPTCY AUCTION

EXP Realty and Fisher Auction Company have successfully partnered for many years. Selling Billions in Real Estate separately, and Millions as a team, they understand what it takes to be successful, and work in tandem until the job is done. Their professionalism as Partners, coupled with the unified goal of obtaining the absolute best price for their client all while providing a transparent transaction for the Buyer, makes this team a success in whatever venture they take on.



### LAMAR FISHER PRESIDENT / CEO of FISHER AUCTION

Lamar@fisherauction.com  
954.942.9017

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher's proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of \$4 Billion.



### CLAUDIENNE HIBBERT EXP REALTY THE HIBBERT GROUP REALTORS

Realty@claudiennehibbert.com  
786.229.6567

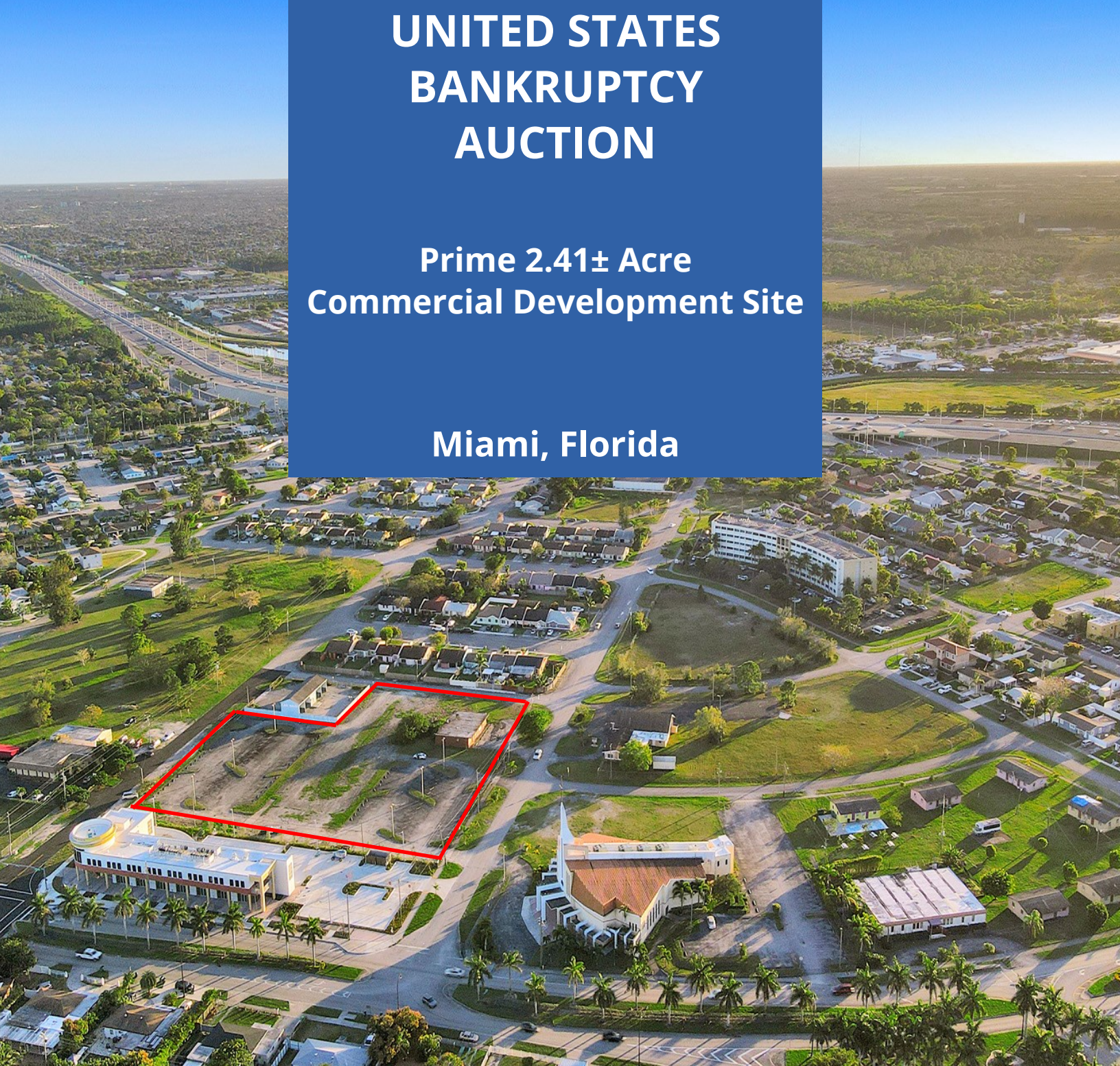
Claudienne Hibbert-Smith obtained her bachelor's degree in 2001 from The University of Florida. Shortly after landing her first job out of college, she transitioned into a real estate professional and partnered with the Keyes Company. In spite of many obstacles, she secured her first closing in six months. Her tenacity, drive, and determination earned her that well deserved achievement. After spending two decades with her founding real estate company, Claudienne decided to partner with EXP Realty. Claudienne & the Hibbert Group Real Estate Consultants has serviced thousands of clients with both residential and commercial transactions.

Throughout the last two decades, Claudienne received various educational and Real Estate Industry credentials to include, but not limited to Chairman's & Presidential Elite Circle, 100 Outstanding Women of Broward County, 25 Most Influential & Prominent Black Women in Business and Leadership, Top 5 Real Estate Network. Claudienne Hibbert also serves as the President of the Florida State Association of Realtists a division of the National Association of Real Estate Brokers.

# UNITED STATES BANKRUPTCY AUCTION

Prime 2.41± Acre  
Commercial Development Site

Miami, Florida



Real Estate Auction Consultant:  
Francis D. Santos  
754.220.4116  
[francis@fisherauction.com](mailto:francis@fisherauction.com)

Co-Broker:  
Claudienne Hibbert  
786.229.6567  
[Realty@claudiennehibbert.com](mailto:Realty@claudiennehibbert.com)

