NW 27th Avenue Corridor

Market Area Study

Planning Research Section
Department of Planning & Zoning
May 2011

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Introduction

This report presents an analysis of the NW 27th Avenue Corridor from NW 151st Street to NW 215th Street (the County line). The purpose is to present an overall view of the Corridor and to provide relevant data and analysis for the subsequent formulation of recommendations to enhance the business and economic health of the Corridor with respect to the County-owned site intended for future transit use. The report contains three sections, namely an analysis of area characteristics, a market study, and an analysis of business opportunities. The first section includes an examination of existing land use, absorption of vacant land, ownership patterns, and employment. T his is followed by a market area analysis that examines relevant demographic, economic, and housing characteristics. The market area follows the north-south length of the corridor and extends to NW 17th Avenue to the east and NW 37th Avenue to the west.

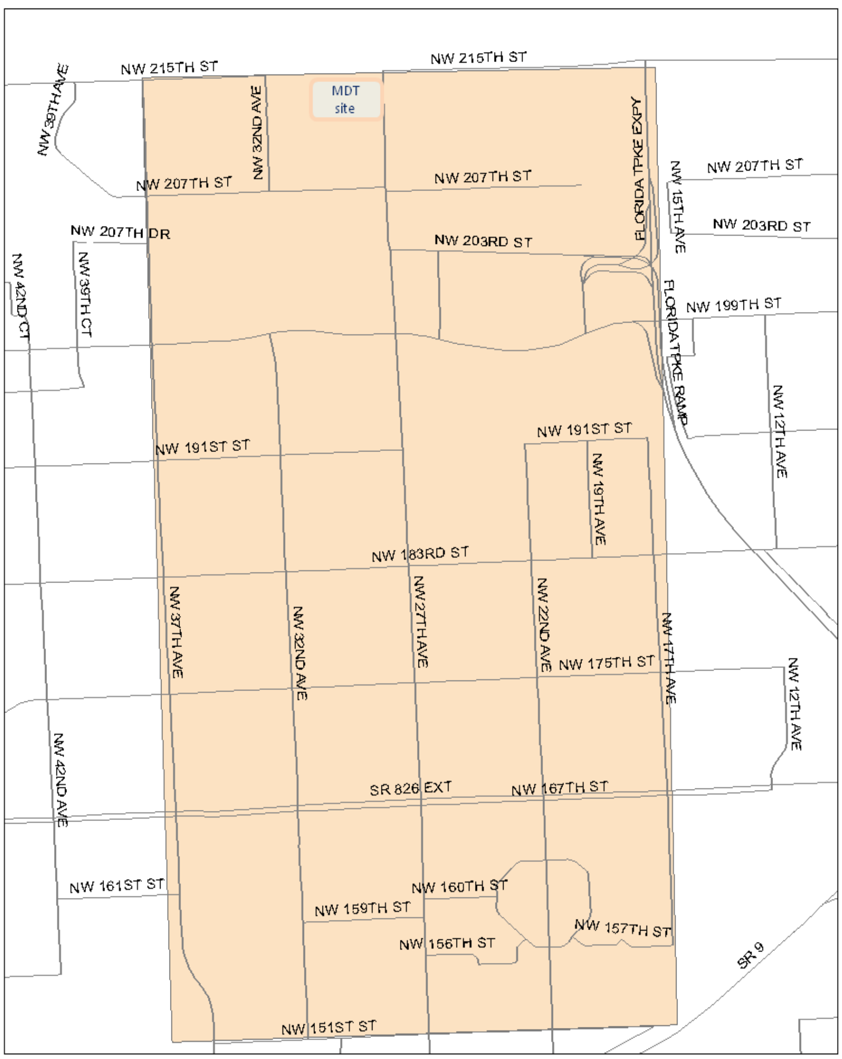
Finally, an analysis of business opportunities based on the previous components of the report is developed. This analysis focuses on determining sites for future commercial development and potential for new business development.

Area Characteristics

Location

The NW 27th Avenue Business Corridor is situated in the North Central part of Miami-Dade County. The subject site intended for transit use lies in the northwest corner of the corridor. Given its location proximate to Opa-Locka Airport and the south end of Broward County business opportunities abound. In addition, the southern end is located within seven miles of downtown Miami, Miami International Airport, and the City of Hialeah.

NW 27th Avenue Market Area



Land Use Analysis

The NW 27th Avenue Corridor is an approximately 4 miles long area following the NW 27th Avenue from NW 151st Street north to the County Line at NW 215th Street. The Corridor is characterized primarily by a mixture of business and residential uses (see Map 1). Based on land use patterns, geography, and other factors the Corridor can be divided into 2 sections; the area north and the area south of NW 183rd Street.

The largest existing land use category in the Corridor is Transportation, Communication & Utilities that contains 26 percent of the total acreage, or 205 acres. (See Table 1) It should be noted that over 80 percent of this land use category is comprised of roadways. Residential land use is second with 172 acres representing 21 percent. Other than the clustering located northwest and southeast of NW 207th Street, most residential uses are concentrated south of NW 183rd street.

Commercial and Office land uses alone are just above 19 percent, totaling 156 acres. When combined with Commercial-Entertainment land use, this combined category totals 187 acres and become second most important, at 23 percent of the total. Shopping centers, offices and entertainment facilities occupy relatively large and dispersed parcels in the northern section of the Corridor, while in the southern section these uses are typically found on smaller parcels along Corridor.

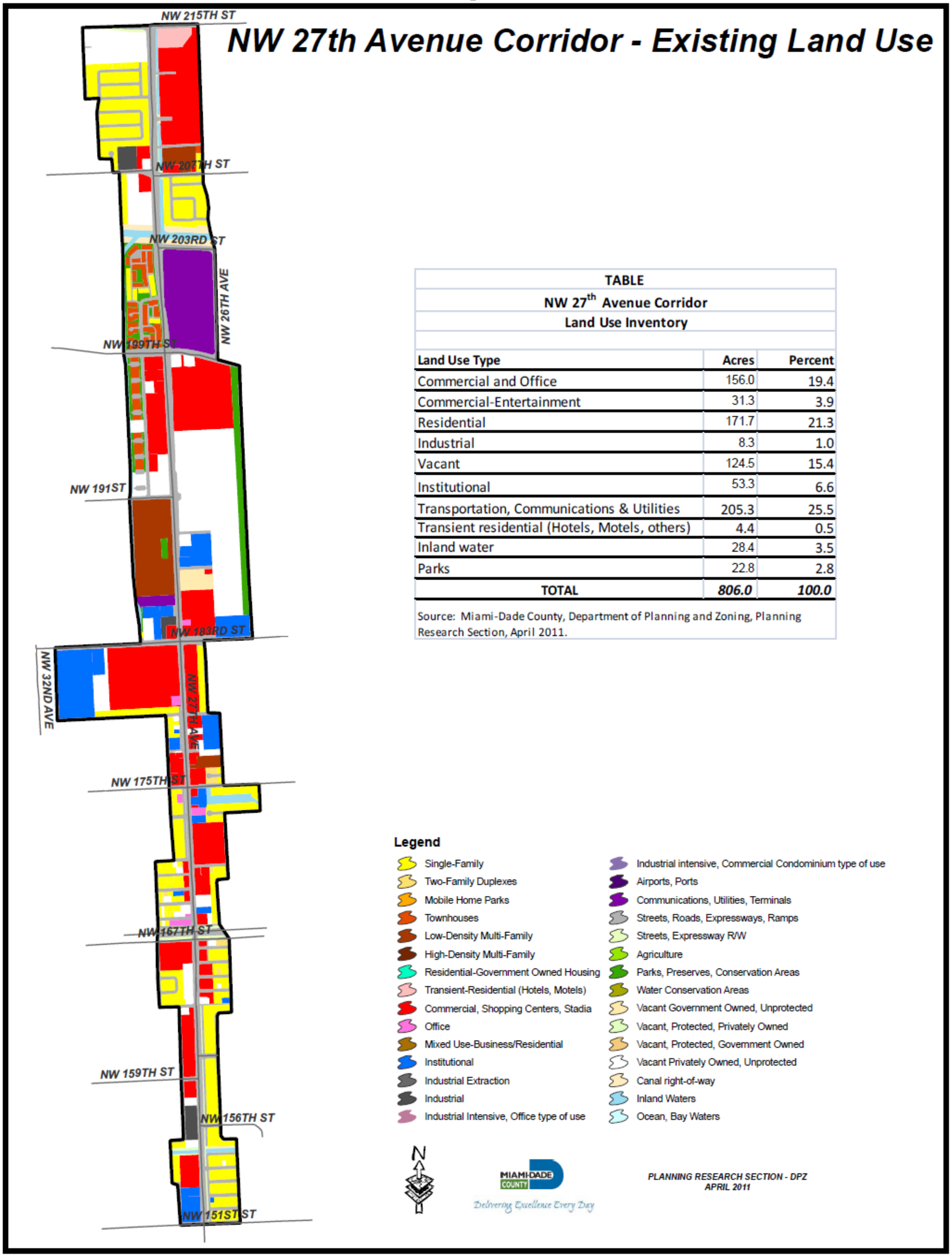
The next largest category of land use is vacant land that totals 124.5 acres. Several large vacant parcels are located north of NW 183rd Street and a number of small parcels are scattered in the southern portion of the Corridor.

TABLE 1
NW 27th Avenue Corridor
Land Use Inventory

Land Use Type	Acres	Percent
Commercial and Office	156	19.4%
Commercial-Entertainment	31.3	3.9%
Residential	171.7	21.3%
Industrial	8.3	1.0%
Vacant	124.5	15.4%
Institutional	53.3	6.6%
Transportation, Communications & Utilities	205.3	25.5%
Transient residential (Hotels, Motels, others)	4.4	0.5%
Inland water	28.4	3.5%
Parks	22.8	2.8%
	806.0	**100%**

Source: Miami-Dade County, Department of Planning and Zoning, Planning Research Section, May 2011.

Map 1.



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Transient residential (Hotels, Motels, others)	4.4	0.5
Inland water	28.4	3.5
Parks	22.8	2.8
TOTAL	***806.0***	***100.0***

Source: Miami-Dade County, Department of Planning and Zoning, Planning Research Section, April 2011.

Property Ownership Patterns

The ownership of the 1,190 parcels along the NW 27th Avenue Corridor is fragmented, with less than 7 percent of the parcels greater than one acre. The largest parcels under common ownership are owned by local government institutions (see Table 2) and are located in the northern section of the Corridor.

TABLE 2.
NW 27th Avenue Corridor
Largest Property Ownership

Owner	Number of Parcels	Total Acreage
CITY OF MIAMI GARDENS	9	48.99
MIAMI-DADE COUNTY	12	40.79
82 SL ASSOCIATES OF FL	3	32.58
SO FLA WATER MANAGEMENT	3	9.67
MGP PARTNERS LLP	3	8.84
RACETRAC PETROLEUM INC#555R	3	4.7
GERALD D ROSS &W FRANCES M	3	4.42
PLAYA PLAZA LLC	3	4.11
PALMETTO TERMINAL CORP	6	3.46
GREATER PEACE MISSIONARY BAPTIST	3	2.54
191 192 NW LLC	28	1.87

Source: Miami-Dade County, Department of Planning and Zoning, Planning Research Section, May 2011.

There are a limited number of cases where contiguous ownership of multiple parcels exceeds one acre, and fewer that are currently vacant. In the northwest side of the Corridor, Miami-Dade Transit owns a vacant lot of 13.25 acres, bordered by the County line to the north and by a residential area south of 213th Street.

Among the most attractive vacant properties in the Corridor are the two parcels totaling 39.5 acres owned by the City of Miami Gardens. The parcels are located on the east side of NW 27th Avenue, approximately between NW 184th Street to the south and NW 195th Street to the north and are included into a mixed use development planned for about 750 housing units. Next, to the south of these properties, a 7 acre vacant parcel owned by CE Land Partners LLC that also provides opportunities for development.

In addition, a number of sizable and contiguous parcels of vacant land fronting NW 27th Avenue are found in the area north of NW 183rd Street. There is a 14.3 acre vacant lot is owned by Home Depot and three adjacent parcels, over an acre each are owned by Playa Plaza LLC and are currently under construction. Finally, again in this part of the Corridor, the Republic Federal Bank owns a four and a half acre vacant parcel. In addition, Wal-Mart Stores owns a parcel just below one acre vacant fronting 189th Street.

Demand and Supply of Commercial Land

Supply and demand analysis for commercial land was conducted using existing land use data and absorption rates for Minor Statistical Areas 2.3, and 2.4. In the NW 27th Avenue Corridor there are 124.5 acres of vacant land. Given an absorption rate of 1.6 acres per year (demand) for the broad area and the acreage of vacant land in the Corridor, supply will not be depleted for over 25 years. This implies that demand for vacant land along the Corridor has been quite low. As was indicated in sections dealing with vacant land, this is not a case of excessive of supply but simply a limited market demand.

Employment

The numerous business entities, 245 to be exact, on the NW 27th Avenue Corridor provide employment to 2,312 people (see Tables 3 and 4). The Accommodation and food services sector provides over 26 percent or 605 of the total jobs within the Corridor, of which 510 are in the Food services and drinking places subsector. The broader Retail trade sector provides an additional 349 jobs or 15.1 percent of the total. Within this sector, the dominant sub-sectors are Food and beverage and General merchandise stores, followed by Motor vehicles and parts dealers. The next largest sector is the Real estate and rental and leasing sector that employs 283 or 12.2 percent of the total jobs. Most of the business establishments are small as 77.2 percent have fewer than 10 employees. Only 3.7 percent of the businesses employ 50 or more workers. Given the predominance of establishments and employees in the retail, accommodation and food services, and real estate sectors, it appears reasonable to say that a considerable portion of employment in the Corridor results from local demand.

TABLE 3
NW 27th Avenue Corridor
NW 151st Street to NW 215th Street
Establishments by Industry within 500 ft Buffer Zone

NAISC	Industry	Number of Businesses	Percent of Area Employment
Construction		**3**	**0.74%**
237	Heavy and civil engineering construction	1	
238	Specialty trade contractors	2	
Manufacturing		**9**	**2.51%**
311	Food mfg	3	
322	Paper Manufacturing	1	
323	Printing and Related Support Activities	1	
337	Furniture & related product mfg	1	
339	Miscellaneous Manufacturing	3	
Wholesale trade		**8**	**4.80%**
423	Durable goods merchant wholesalers	7	
424	Nondurable goods merchant wholesalers	1	

TABLE 3 (Continued)
NW 27th Avenue Corridor (NW 151st Street to NW 215th Street)
Establishments by Industry within 500 ft Buffer Zone

NAISC	Industry	Number of Businesses	Percent of Area Employment
Retail trade		**46**	**11.94%**
441	Motor vehicle & parts dealers	6	
442	Furniture & home furnishings stores	1	
443	Electronics & appliance stores	3	
445	Food & beverage stores	12	
446	Health & personal care stores	4	
447	Gasoline stations	3	
448	Clothing & clothing accessories stores	17	
Sporting Goods, Hobby, Book, and Music Stores		**9**	**3.16%**
451	Sporting goods, hobby, book, & music stores	2	
452	General merchandise stores	5	
453	Miscellaneous store retailers	2	
Transportation & warehousing		**1**	**0.09%**
488	Support activities for transportation	1	
Postal Service		**1**	**0.13%**
492	Couriers & messengers	1	
Information		**6**	**0.74%**
511	Publishing Industries (except Internet)	1	
517	Telecommunications	5	
Finance & insurance		**26**	**6.06%**
522	Credit intermediation & related activities	12	
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	1	
524	Insurance carriers & related activities	13	
Real estate & rental & leasing		**10**	**12.24%**
531	Real estate	7	
532	Rental & leasing services	3	
Professional, scientific & technical services		**11**	**1.56%**
541	Professional, scientific, & technical services	11	
Admin, support, waste mgt, remediation services		**4**	**0.26%**
561	Administrative & support services	4	
Educational services		**7**	**6.83%**
611	Educational services	7	
Health care and social assistance		**14**	**8.56%**
621	Ambulatory health care services	7	
624	Social assistance	**7**	
Arts, entertainment & recreation		**2**	**0.09%**
	Performing Arts, Spectator Sports, and Related Industries	1	
	Amusement, gambling, & recreation industries	1	
Accommodation & food services		**42**	**26.17%**
721	Accommodation	1	
722	Food services & drinking places	41	
Other services (except public administration)		**41**	**6.62%**
811	Repair & maintenance	8	
812	Personal & laundry services	29	
813	Religious/grant making/civic/professional & similar org	4	
Public Administration		**2**	**7.14%**
921	Executive, Legislative, and Other General Government Support	1	
922	Justice, Public Order, and Safety Activities	1	
Other		**3**	**0.39%**
999	Unclassified	3	
Grand Total		**245**	**100.00%**

Source: InfoUSA Business Survey, Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.

TABLE 4
NW 27th Avenue Corridor
NW 151st Street to NW 215th Street
Employment by Industry within 500 ft Buffer Zone

NAISC	Industry	Total Employment	Average Number of Employees	Percent of Area Employment
Construction		**17**	**6**	**0.74%**
237	Heavy and civil engineering construction	3	3	
238	Specialty trade contractors	14	7	
Manufacturing		**58**	**6**	**2.51%**
311	Food mfg	35	12	
322	Paper Manufacturing	6	6	
323	Printing and Related Support Activities	3	3	
337	Furniture & related product mfg	4	4	
339	Miscellaneous Manufacturing	10	3	
Wholesale trade		**111**	**14**	**4.80%**
423	Durable goods merchant wholesalers	96	14	
424	Nondurable goods merchant wholesalers	15	15	
Retail trade		**276**	**6**	**11.94%**
441	Motor vehicle & parts dealers	37	6	
442	Furniture & home furnishings stores	7	7	
443	Electronics & appliance stores	17	6	
445	Food & beverage stores	113	9	
446	Health & personal care stores	17	4	
447	Gasoline stations	11	4	
448	Clothing & clothing accessories stores	74	4	
Sporting Goods, Hobby, Book, and Music Stores		**73**	**8**	**3.16%**
451	Sporting goods, hobby, book, & music stores	8	4	
452	General merchandise stores	48	10	
453	Miscellaneous store retailers	17	9	
Transportation & warehousing		**2**	**2**	**0.09%**
488	Support activities for transportation	2	2	
Postal Service		**3**	**3**	**0.13%**
492	Couriers & messengers	3	3	
Information		**17**	**3**	**0.74%**
511	Publishing Industries (except Internet)	2	2	
517	Telecommunications	15	3	
Finance & insurance		**140**	**5**	**6.06%**
522	Credit intermediation & related activities	90	8	
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	3	3	
524	Insurance carriers & related activities	47	4	
Real estate & rental & leasing		**283**	**28**	**12.24%**
531	Real estate	268	38	
532	Rental & leasing services	15	5	
Professional, scientific & technical services		**36**	**3**	**1.56%**
541	Professional, scientific, & technical services	36	3	
Admin, support, waste mgt, remediation services		6	2	**0.26%**
561	Administrative & support services	6	2	
Educational services		158	23	**6.83%**
611	Educational services	158	23	
Health care and social assistance		**198**	**14**	**8.56%**
621	Ambulatory health care services	140	20	
624	Social assistance	58	8	

TABLE 4 (Continued)
NW 27th Avenue Corridor
NW 151st Street to NW 215th Street

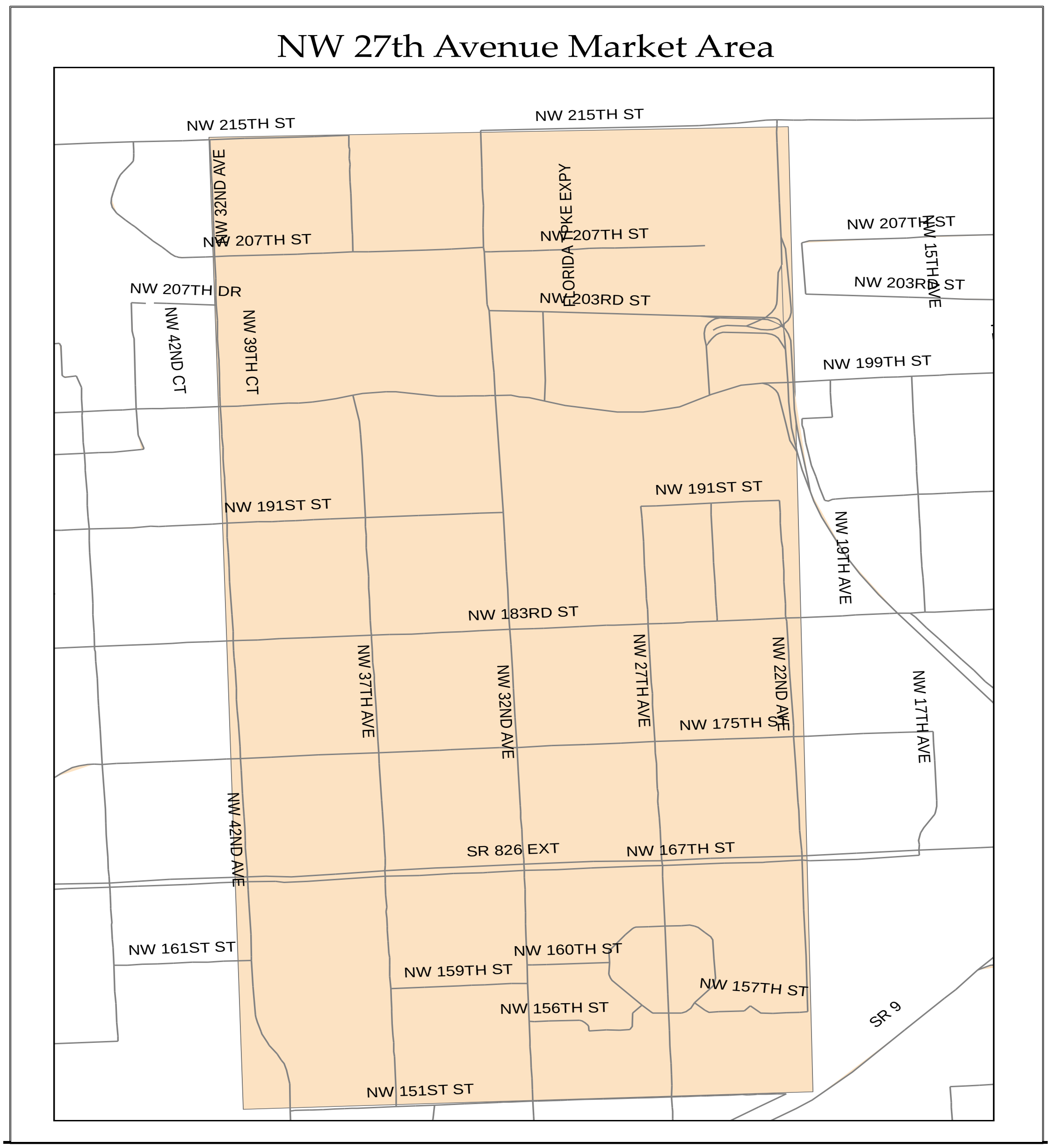
NAISC	Industry	Total Employment	Average Number of Employees	Percent of Area Employment
Arts, entertainment & recreation		**2**	**1**	**0.09%**
711	Performing Arts, Spectator Sports, and Related Industries	1	1	
713	Amusement, gambling, & recreation industries	1	1	
Accommodation & food services		**605**	**14**	**26.17%**
721	Accommodation	95	95	
722	Food services & drinking places	510	12	
Other services (except public administration)		**153**	**4**	**6.62%**
811	Repair & maintenance	19	2	
812	Personal & laundry services	91	3	
813	Religious/grant making/civic/professional & similar org	43	11	
Public Administration		**165**	**83**	**7.14%**
921	Executive, Legislative, and Other General Government Support	3	3	
922	Justice, Public Order, and Safety Activities	162	162	
Other		**9**	**3**	**0.39%**
999	Unclassified	9	**3**	
Grand Total		**2,312**	**9**	**100.00%**

Source: InfoUSA Business Survey, Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.
Note: Employpment at the Calder Casino and Racetrack is not included in the InfoUSA survey.

NW 27th Avenue Market Analysis

The purpose of this analysis is to explore the demand conditions in the market area defined by the NW 27th Avenue Corridor from NW 151st Street to the county line bounded by NW 17th Avenue on the east and NW 27th Avenue on the west. This analysis focuses on the different components that effect demand of the population in the area surrounding the corridor.

Data for the demand analysis comes from the 2000 and 2010 Decennial Census as well as the American Community Survey 2005-2009 5 Year Estimates. Relevant trends are identified and a comparison to the County as a whole is made.



Population

TABLE 5. Race and Ethnicity

	2000	2010	% Change
Miami-Dade			
Total population	**2,253,362**	**2,496,435**	**10.8%**
White alone	465,772	383,551	-17.7%
Percent of the Total	20.7%	15.4%	
Black or African American alone	427,140	425,650	-0.3%
Percent of the Total	19.0%	17.1%	
Other alone	68,713	63,375	-7.8%
Percent of the Total	3.0%	2.5%	
Hispanic or Latino	1,291,737	1,623,859	25.7%
Percent of the Total	57.3%	65.0%	
NW 27th Avenue Corridor			
Total population	**43,479**	**45,050**	**3.6%**
White alone	720	589	-18.2%
Percent of the Total	1.7%	1.4%	
Black or African American alone	38,085	37,347	-1.9%
Percent of the Total	87.6%	85.9%	
Other alone	858	655	-23.7%
Percent of the Total	2.0%	1.5%	
Hispanic or Latino	3,816	6,459	69.3%
Percent of the Total	8.8%	14.9%	

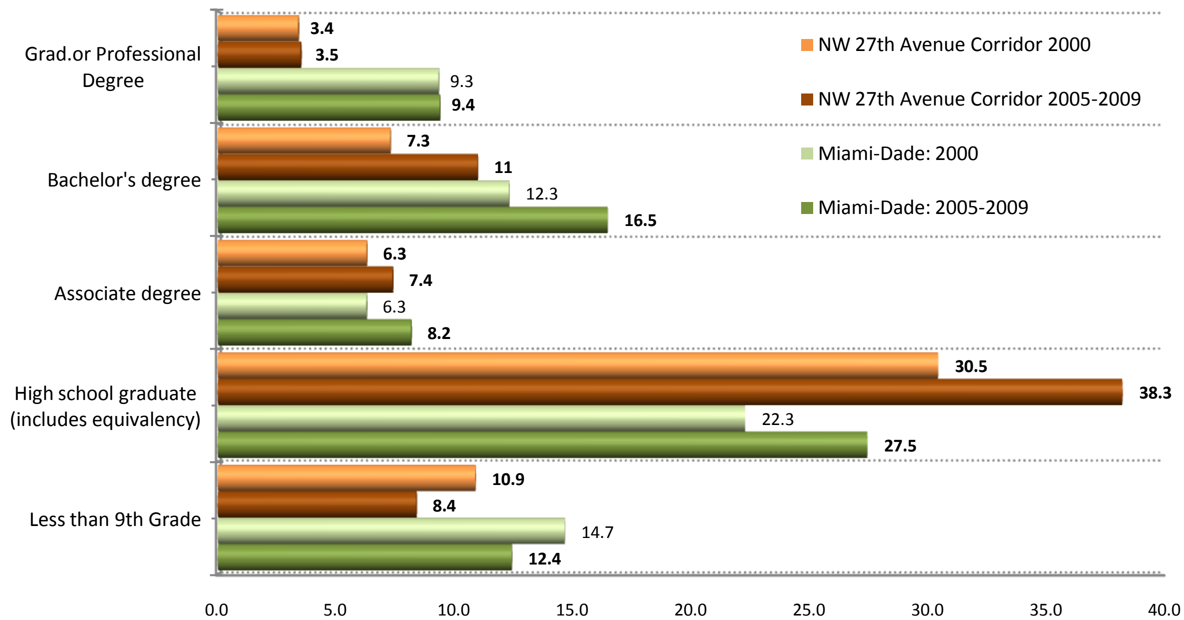
Source: U.S. Census Bureau. Decennial Census 2000 and Census 2010. Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.

During the period from 2000 to 2010 the population within the market area grew from 43,479 to 45,050 or 3.6 percent. This growth rate was significantly below the 10.8 percent for the County. In 2000, the Black alone population represented 87.6 percent of the population as compared 19.0 percent in the County. In 2010, the Black alone population in the market area had decreased by 738 persons since 2000. Their population in 2010 was 37,347 or 82.9 percent of the total. This paralleled the declining trend in the County. The Hispanic population in the market area grew from 3,816 in 2010 to 6,459 in 2010. This represented a 69.3 percent increase, which was larger than the 25.7 increase in the County. In 2010, Hispanics constituted 14.9 percent of the population in the market area.

Educational Attainment

During the 2000 to 2005-2009 period, it is important to note that in all categories of educational attainment there was improvement for both the market area and the County. In the category of high school graduates alone, the percent of persons in the market area attaining this degree increased from 30.5 to 38.3 percent (see Figure 1). When comparing the market area along the NW 27th Avenue Corridor with the County as a whole, in terms of educational attainment, a mixed picture emerges. The market area displays significantly fewer persons with less than a 9th grade education than the County (8.4 percent and 12.4 percent, respectively in the 2005-2009 period). At the other end of the educational attainment spectrum, the County fares much better than the market area. In fact, 25.9 percent of persons in the County have attained at least a Bachelor’s degree, whereas in the market area the corresponding figure is only 14.5 percent.

Figure 1.
Educational Attainment: Miami-Dade & NW 27th Avenue Corridor
(Percent of Population 25 Years and Over)



Source: US Census Bureau 2000 and ACS 2005-2009 5-Year Estimates.

Age and Sex

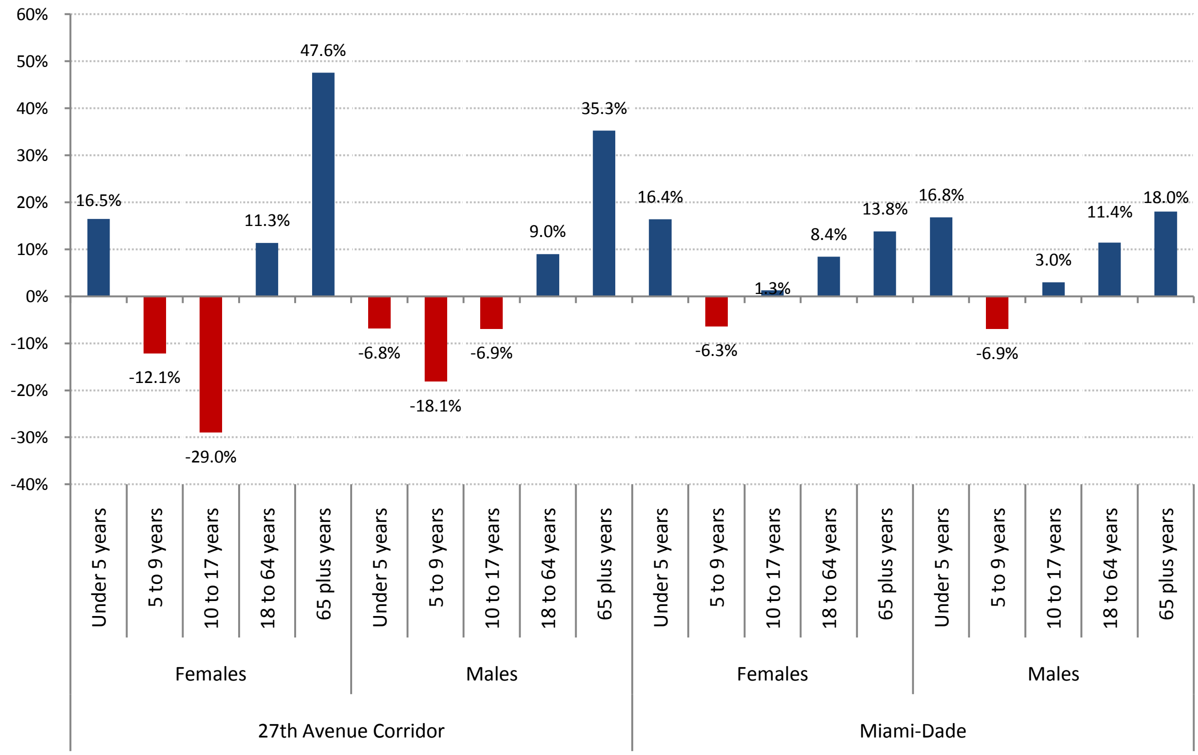
Table 6 shows age by gender for the market area. In the market area as well as in the County as a whole, there are more women than men. In fact, in the market area 54.6 percent of persons are female compared to 51.3 percent for the County. For the working age population 18 to 64, Miami-Dade and the market area have a similar percentage, 62.4 and 60.9 percent of persons respectively. However, it is in the under 18 and 65 and above categories that differences emerge. In the market area 27.7 percent are persons under 18, whereas in the County the figure is 23.5 percent. At the other end of the age spectrum, there are fewer persons above 64 in the market area, 11.2 percent, compared to 14.1 percent for the County. Figure 2 shows the change in age cohorts by gender makes clear the substantial increase in those persons above 64 years for both men and women.

Table 6: Sex by Market Area

		2000	2005-2009
27th Avenue Corridor	Females	53.9%	54.6%
	Males	46.1%	45.4%
Miami-Dade	Females	51.8%	51.3%
	Males	48.2%	48.7%

Source: U.S. Census Bureau, Census 2000 and ACE 2005-2009 5-Year estimates. Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.

Figure 2.
Change in Age Cohorts by Gender, 2000 - 2009



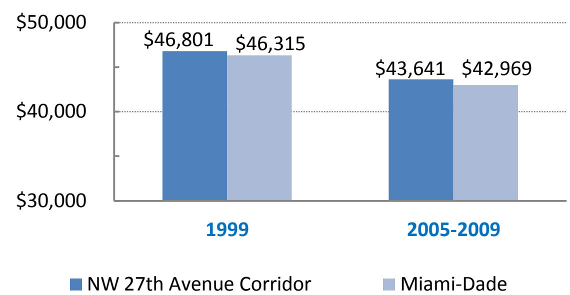
Source: US Census Bureau 2000 and American Community Survey 2005-2009 5-Year Estimates. Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.

Income & Poverty

Both in 1999 and the 2005-2009 period, median household income in the market area was very similar to that for the County. For both of these periods median household income in the Corridor area represented 101 percent of the corresponding figure for the County. In 1999, median household income expressed in 2009 dollars was $46,801 while in the 2005-2009 period it fell to $43,641 for a 6.8 percent decrease. (see Figure 3.)

Countywide from 1999 to 2005-2009 persons with income below the poverty level fell from 18.0 percent to 16.9 percent. While in the market area there was a similar trend decreasing from 20.4 percent in 1999 to 19.5 percent in the latter period.

Figure 3.
Median Household Income (expressed in 2009 dollars)



Source: US Census Bureau 2000 and American Community Survey 2005-2009 5-Year Estimates. Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.

The poverty rate in the 2005-2009 period in the market area was similar to the figure for the County. In the former, the poverty rate was 19 percent whereas in the County it was 17 percent. (see Table 7.) For both areas there was a one percentage point decrease since 2000. However, there were notable differences in terms of poverty by household type. In the market area 36 percent of households were female householders with no husband present. (see Table 8.) On the other hand, in the County this figure was considerably lower at 25 percent. In addition, in the market area 36 percent of households below the poverty level were nonfamily households. This compares to 48 percent for the County.

TABLE 7.
Poverty Rates (Persons)

Miami-Dade	1999		2005-2009		Percent Chg
Total:	**2,209,089**	**-**	**2,397,862**	**-**	**9%**
Income below poverty level	**396,995**	**18%**	**404,051**	**17%**	**2%**
Percent of Individuals	18.0%		16.9%		-6%
27th Avenue Corridor					
Total	**43,078**	**-**	**45,494**	**-**	**6%**
Income below poverty level	**8,806**	**20%**	**8,851**	**19%**	**1%**
Percent of Individuals	20.4%		19.5%		-5%

Source: US Census Bureau 2000 and American Community Survey 2005-2009 5-Year Estimates. Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.

TABLE 8.
Poverty Rates by Household Type

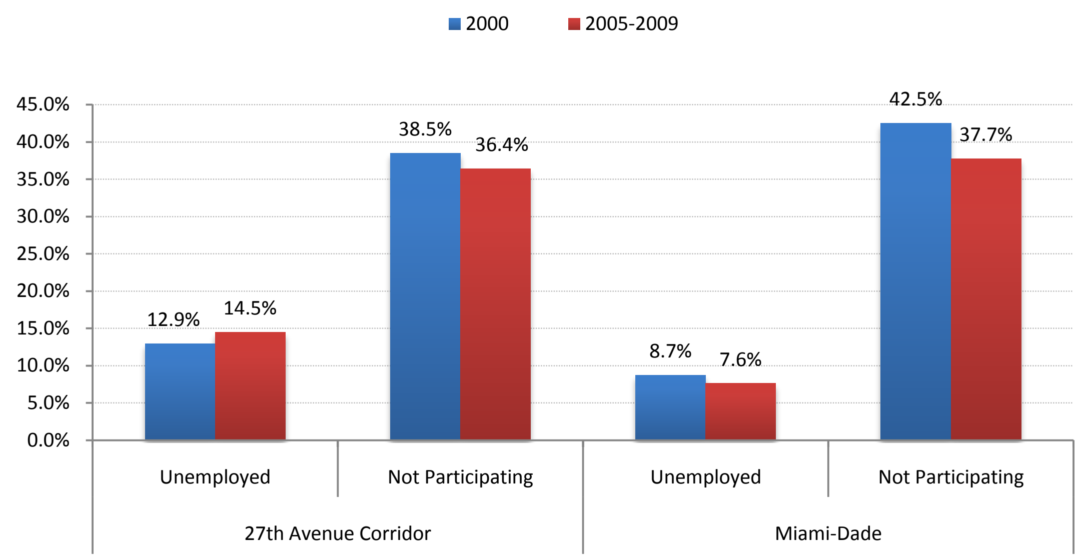
Miami-Dade	1999		2005-2009		Percent Chg
Total:	**777,378**	**-**	**827,931**	**-**	**7%**
Income below poverty level	**140,569**	**100%**	**147,372**	**100%**	**5%**
Percent of Total Households	18.1%		17.8%		-2%
Married-couple family	35,040	**25%**	31,965	**22%**	-9%
Male householder; no wife present	7,449	**5%**	6,985	**5%**	-6%
Female householder; no husband present	37,619	**27%**	37,544	**25%**	0%
Nonfamily households	60,461	**43%**	70,348	**48%**	16%
27th Avenue Corridor					
Total	**12,423**	**-**	**13,856**	**-**	**12%**
Income below poverty level	**2,412**	**100%**	**2,603**	**100%**	**8%**
Percent of Total Households	19.40%		18.80%		-3%
Married-couple family	425	**18%**	540	**21%**	27%
Male householder; no wife present	188	**8%**	199	**8%**	6%
Female householder; no husband present	1,197	**50%**	927	**36%**	-23%
Nonfamily households	607	**25%**	937	**36%**	54%

Source: US Census Bureau 2000 and American Community Survey 2005-2009 5-Year Estimates. Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.

Labor Force

The unemployment rate in the NW 27th Avenue market area was higher than that of Miami-Dade in both the 2000 and the 2005-2009 period. In 2000, the rate in the market area was 12.9 percent, while in the County it was noticeably lower at 8.7 percent (see Figure 4.) The 2005-2009 period displayed a divergent trend in the unemployment rate as it rose by 1.6 percentage points to a rate of 14.5 percent in the market area, whereas it decreased by 1.1 percentage points in the County. This may, in part, be explained by the larger increase in the size of the workforce (persons between 16 and 65 years of age) in the market area relative to that for the County. In the market area the labor force grew by 11.9 percent to 40,119 in the 2005-2009 period while this growth countywide was lower at 10.7 percent. Another important characteristic of the labor force is the participation rate and the rate for those not participating. Participation in the labor force includes those persons employed and those actively seeking work or the unemployed. As seen in the above-mentioned figure, the percent of persons in the labor force not seeking employment is significantly lower in the market area than in the County in 2000 and the 2005-2009 period. In the market area those not participating in the labor force remained in a narrow range of between 36.4 and 38.5 percent for both time periods, while the rate declined from 42.5 percent to 37.7 percent in the County.

Figure 4.
Unemployment and Labor Force Participation



Source: U.S. Census Bureau, Census 2000 and ACS 2005-2009 5-year Estimates. Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.

Place of Work

Table 10 shows where people work based on their place of residence. In Miami-Dade in 2000, 81 percent of the population that lived in a census designated area (this includes all municipalities and census designated places) worked in a different place. In other words they commuted from their place of residence to another town or city to work. For the 2000-2005 period that number decreased to 76 percent. In the NW 27th Avenue Corridor market area in 2000, 96 percent commuted outside of their area to work. This figure decreased to 86 percent for the 2005-2009 period.

TABLE 10.
Place of Work

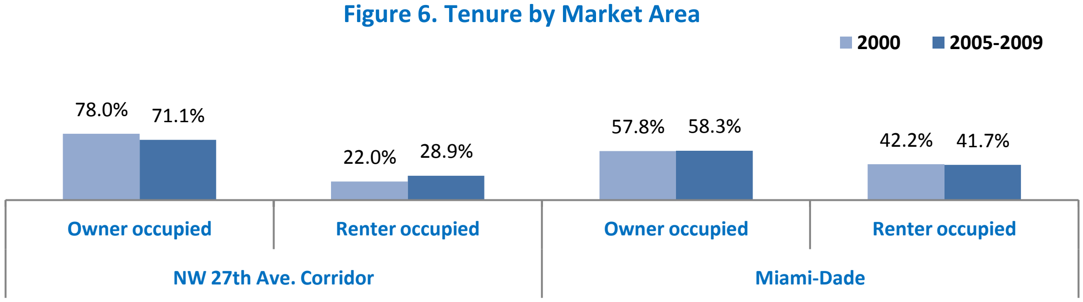
	2000	2005-09	2000	2005-09
27th Avenue Corridor				
Workers 16 years and over	15,709	18,023		
Living in a place	14,649	18,023	100%	100%
Worked in place of residence	643	2,537	4%	14%
Worked outside place of residence	14,006	15,486	96%	86%
Not living in a place	1,060	-		
Miami-Dade				
Workers 16 years and over	899,323	1,092,916		
Living in a place:	849,536	1,003,514	100%	100.0%
Worked in place of residence	160,794	240,908	19%	24.0%
Worked outside place of residence	688,742	762,606	81%	76.0%
Not living in a place	49,787	89,402		

Source: US Census Bureau 2000 and American Community Survey 2005-2009 5-Year Estimates. Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.

Housing

There are significant differences between the market area and the County in terms of tenure or type of housing unit ownership. In the 2005-2009 period 71.1 percent of housing units in the market area were owner occupied, of which 97 percent were single family homes. This is in contrast to the County where 58.3 percent of housing units were owner occupied. Unlike the market area, 22.8 percent of owner occupied housing units were in multi-family structures.

Figure 6. Tenure by Market Area



Source: US Census Bureau 2000 and American Community Survey 2005-2009 5-Year Estimates. Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.

In order to examine housing costs and affordability within the market area relative to the County, median gross rent and median selected monthly owner costs were examined relative to income. In 1999 median gross rent in the market area was $862 slightly above the figure for the County. However, by the 2005-2009 period the situation was reversed. (see Table 11.) Median gross rent rose by 15.8 percent in the County resulting in a figure of $965 or $68 more than in the market area. On the owner side, median selected monthly costs for housing units with a mortgage were significantly lower in the market area than the County for both periods. This was the case despite a larger increase in these housing costs in the market area than in the County. In 2005-2009 median gross rent as a percentage of household income was higher in the market area, at 43.2 percent, than in the County, at 37.5 percent. In this same period median monthly costs as a percentage of income for housing units with a mortgage was similar in both the market area and the County. In the County this figure stood at 34.5 percent somewhat lower than the figure of 37.5 percent for the market area.

TABLE 11.
Housing Affordability (all dollars in adjusted to 2009)

	27th Avenue Corridor			Miami-Dade County		
	1999	2005-2009	Change	1999	2005-2009	Change
Median gross rent	$ 862	$ 897	4.1%	$ 833	$965	15.8%
Median gross rent as a percentage of household income	33.4%	43.2%	29.3%	30.5%	37.5%	23.0%
Median selected monthly owner costs for --						
Housing units with a mortgage	$ 1,180	$ 1,448	22.8%	$ 1,553	$1,826	17.6%
Housing units without a mortgage	$ 379	$ 419	10.4%	$ 551	$592	7.4%
Median monthly costs - percentage of household income for --						
Housing units with a mortgage	26.0%	37.5%	44.2%	26.6%	34.5%	29.7%
Housing units without a mortgage	13.3%	15.4%	15.6%	13.5%	17.6%	30.4%

Source: US Census Bureau 2000 and American Community Survey 2005-2009 5-Year Estimates. Miami-Dade County Department of Planning and Zoning, Research Section, May 2011.

Household Type

The household structure within the market area is quite different than that for the County. In the 2005-2009 period the dominant forms of household structure within the market area were married couple families with 32.7 percent, female householders with no husband present with 30.7 percent, and those living alone with 23.7 percent, whereas in the County there were considerably more married couple families at 45.4 percent and much fewer female householders with husband absent at 17 percent. While in the County there were no major changes in household structure from 2000 to the 2005-2009 period, this was not the case in the market area. In the latter, those living alone increased by 85.5 percent, male householders with no wife present increased by 62.9 percent, while married couple families decreased by 17 percent. Overall, the number of households in the area increased by 11.5 percent, significantly above the 3.6 percent increase in population. This can be explained, in large measure by the rapid increase in those persons living alone.

Implications of Market Size

The aggregate income for the market in the 2005-2009 period was $644,085,300. This represents considerable purchasing power that has beneficial impact on the existing businesses and the potential for business expansion in the Corridor. In addition, aggregate income in the adjacent area in south Broward would significantly augment the above figure. Although median household income in the market area is slightly above that for the County, aggregate income is over 30 percent lower on a per person basis. Examination of income range data for the 2005-2009 period reveals that 16 percent of households in the County have incomes above $100,000 whereas in the market area this figure drops to 7 percent. In all of the four other income ranges, the percentages were similar except for the $40,000 to $59,999 category. In the market area 23 percent of households are in this range in contrast to the 17 percent figure for the County. This means that that businesses in the Corridor need to supply goods and services that are available to persons in a narrower income range than the County as a whole.

Opportunities

This Corridor contains a mixture of uses with residential and commercial predominating. Since the Corridor also has over 120 acres of vacant land, there is considerable business opportunity. There are four large vacant suitable for development. They range in size from four acres to 39.5 acres and all are located between NW 183rd Street and NW 215th Street. Two of the properties are government owned with intended future uses.

The larger of the two is owned by the City of Miami Gardens. It is located on the east side of NW 27th Avenue, approximately between NW 184th Street to the south and NW 195th Street to the north. It is the site for a planned mixed use development including about 750 housing units.

The other property is owned by Miami-Dade Transit and is 13.25 acres. It is located in the northwest corner of the Corridor, bordered by the County line to the north and NW 213th Street to the south. A portion of the site will be used for transit facilities. Given the size of the property, there could be up to nine acres available for non-transit mixed use development.

The two remaining properties are privately owned properties and are also designated for Business and Office use. The first is 6.8 acres and is located on the west side of the Corridor from NW 204th Street to NW 207th Street. The other property is 4.0 acres, again located to the west of the Corridor between NW 191st Street and 193rd Terrace.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING

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