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.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
26	Adjoins	13600 SW 182nd	4.20	11/5/2020	\$1,684,000	2008	6,427	\$262.02	5/5.5	3 Gar	CBS Rnch I	21/Guest
	Not	18090 SW 158th	5.73	10/8/2020	\$1,050,000	1997	3,792	\$276.90	5/4	3 Gar	CBS Rnch	
	Not	14311 SW 187th	4.70	10/22/2020	\$1,100,000	2005	3,821	\$287.88	6/5	3 Gar	CBS Rnch	Pool
	Not	17950 SW 158th	6.21	10/22/2020	\$1,730,000	2000	6,917	\$250.11	6/5.5	2 Gar	CBS Rnch	Pool

Adjoining Sales Adjusted								Avg			
Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
13600 SW 182nd								\$1,684,000			1390
18090 SW 158th	\$2,478		\$57,750	\$583,703	\$30,000			\$1,723,930	-2%		
14311 SW 187th	\$1,298		\$16,500	\$600,178	\$10,000			\$1,727,976	-3%		
17950 SW 158th	\$2,041		\$69,200	-\$98,043		\$10,000		\$1,713,199	-2%		
										-2%	