

# INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST  
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.

---

# SPLIT LOT & BUILD

A12002907 SEFMLS © 2026



**Price: \$2,750,000**

**MLS Number: A12002907**

**Single Family**

**12445 SW 46th St, Miami, Florida 33175 USA**

**Beds: 6**

**Baths: 2**

**Living Area: 3,950**

**Lot Square Feet: 98,010**

**HOA Fees:**

**Year Built: 1957**

**Community: BIRD ROAD FARMSITES**

**Subdivision: BIRD ROAD FARMSITES**

**Elementary School: Royal Green**

## ABOUT THIS PROPERTY

---

98,000 SF LOT | HORSE COUNTRY | SOLD FOR LAND VALUE â€” This is a pure land play in one of South Florida that simply does not come available. The structures on the property carry no significant value â€” this is about the difference between what is BE POSSIBLE where raw land typically hits a wall, giving buyers an edge that is rarely available on a redevelopment project. You can build MULTIPLE MANSIONS, or consolidate and create ONE MEGA MANSION estate that commands its own category. For development, the value is undeniable. Horse Country lots of this magnitude don't come twice.

PROPERTY  
LOCATION

---

Image

