



“The South Florida real estate market will continue to attract **more demand than the supply** availability in all sectors,” **Aztec Group** chairman **Ezra Katz**, who will also be a speaker at our event, tells us. “The **barriers to entry** for new developments have **increased** due to lack of entitled land, as well as lack of owners who wish to sell, thus the normal growth of inventory for most property types is slowing down.”



Even so, there are still **ground-up development opportunities** in Miami for the most nimble players. Recently the site formerly occupied by WPLG-Channel 10 at **3900 Biscayne Blvd** traded between two LLCs for **\$18M** in a deal brokered by Aztec Group. Well-funded developers are focusing only on the most strategic pieces of land, explains Aztec's **Jim Fried**. The site is a prime candidate for mixed-use development. Come hear more about the market at *Bisnow's* 3rd annual **South Florida State of the Market** beginning at 7:30am on Sept. 22 at Soho Studios. Sign up [here](#).