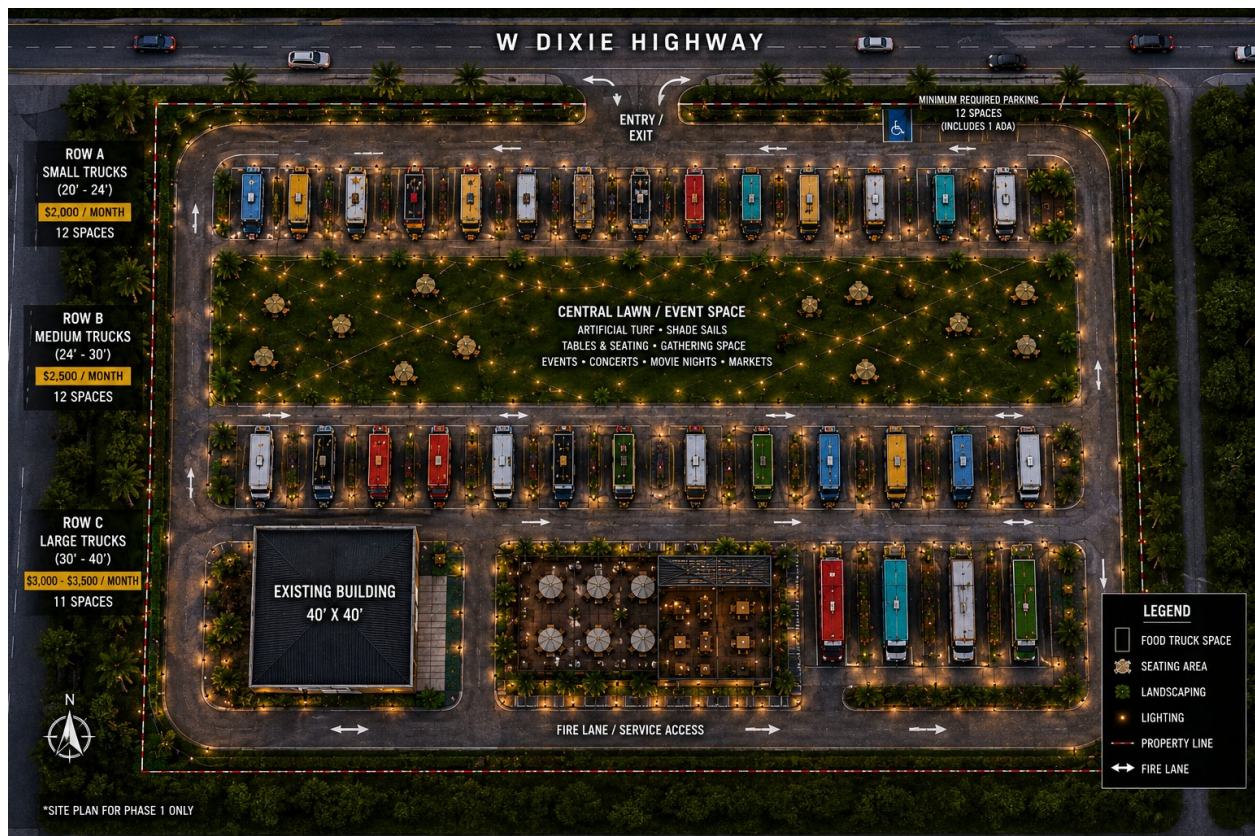


# YARD

# 192

FOOD TRUCK DISTRICT · MARKET VILLAGE · ENTERTAINMENT DESTINATION



19295 W DIXIE HIGHWAY · AVENTURA, FLORIDA 33180  
A DEVELOPMENT CONCEPT BY AUTUMN

THE SITE

# THE PROPERTY — AT A GLANCE

<b>37,943</b> <b>SQ FT</b>	<b>192'</b> <small>HWY FRONTAGE</small>	<b>\$0</b> <small>CURRENT REVENUE</small>	<b>\$214K+</b> <b>MONTHLY</b> <b>POTENTIAL</b>
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19295 W Dixie Highway — 37,943 sq ft with 192 feet of direct highway frontage, generating zero revenue today. A lean Phase 1 buildout turns this lot into a cash-flowing food truck district within months of a green light.



ACTUAL SITE — AERIAL VIEW



W DIXIE — STREET LEVEL

This property is in unincorporated Miami-Dade County — not any city. The "1 truck per 1,000 sq ft" rule cited in some markets is a municipal ordinance from incorporated cities; it has no authority here. Miami-Dade County does not impose a per-square-foot truck density formula. Governing zoning is UC-MM (Main Street) on the Dixie frontage and UC-MCI (Mixed Use Corridor/Industrial) at the rear — Ojus Urban Center District. Capacity is determined by site plan approval (circulation, setbacks, utility hookups), not a fixed truck count formula. At 37,943 SF, a 30-truck Phase 1 is well within standard site plan parameters. Single approval authority: Miami-Dade County Planning & Zoning only — no city overlay, no dual permitting.

**REGULATORY POSITION**  
**KEY FACTS**

<b>Location</b>	W Dixie Highway, Aventura / Miami-Dade — one of South Florida's highest-traffic corridors
<b>Lot Size</b>	37,943 sq ft of usable land
<b>Frontage</b>	192 feet of direct W Dixie Highway visibility
<b>Existing Asset</b>	40'x40' building on-site — converted to full Operator Support Center in Phase 2
<b>Zoning</b>	Commercial — suitable for food truck and outdoor entertainment use
<b>Current Use</b>	Vacant — generating \$0 monthly revenue
<b>Access</b>	Single entrance / exit · fire lane around entire perimeter

MARKET OPPORTUNITY

# WHY MIAMI — WHY NOW

Miami-Dade is one of the top food truck markets in the US — and one of the most underserved for dedicated, permanent food truck destinations. The demand is proven. The operators are ready. The city needs a home base.

<b>\$1.2B</b> US FOOD TRUCK INDUSTRY	<b>12%</b> ANNUAL GROWTH RATE	<b>3.5M+</b> GREATER MIAMI POPULATION	<b>0</b> DEDICATED PARKS NEAR AVENTURA
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**Year-Round Outdoor Dining** Miami's climate allows 365-day outdoor operation — no seasonal shutdowns. Food truck districts thrive here when other markets go dark in winter.

**Tourism + Local Density** Aventura draws millions of visitors annually. Combined with dense residential and office populations, the built-in customer base is enormous.

**No Competition at This Scale** No dedicated multi-operator food truck park exists near Aventura or North Miami. YARD 192 would be first — and own the category.

**Operator Demand Is Real** South Florida operators actively seek permitted, infrastructure-equipped parking and pay \$1,500–\$3,500/month for guaranteed spots. Waitlists fill fast.

**W Dixie Visibility** 192 feet of frontage on one of Miami-Dade's most trafficked corridors. The entry arch and LED billboard convert every passing car into awareness.

**Low Capital, High Return** Phase 1 requires no vertical construction — paving, power, water, signage. Cash flow from month one. Each phase self-funds the next.

THE LONG-TERM VISION

# PHASE 4 — FINAL DESTINATION

52 truck spaces across three rows. Container Village in the back corner. Community lawn, rooftop lounge, LED billboard on Dixie, dedicated operator center. Every square foot allocated. Every revenue stream mapped.



PHASE 4 FINAL VISION — COMPLETE SITE PLAN · \$185,000-\$223,000+/MONTH

TRUCK LAYOUT — PHASE 4

	SPACES	MONTHLY RATE	ROW REVENUE
ROW A — Premium · Dixie Frontage	18	\$3,000 / space	\$54,000
ROW B — Standard	18	\$3,000 / space	\$54,000
ROW C — Standard	16	\$3,000 / space	\$48,000

<b>\$165,000 TRUCK REVENUE / MO</b>	<b>+ \$21-53K</b> ANCILLARY VILLAGE · EVENTS · ADS	<b>\$176-214K+ TOTAL MONTHLY</b>	<b>\$2.2M+ ANNUAL STABILIZED</b>
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PHASE 4 ADDITION

# CONTAINER COFFEE — & BAR CONCEPT

Purpose: increase traffic and customer dwell time. A corrugated steel Container Village anchors the back corner — roof deck, coffee bar, beer & wine lounge, and private event space. Leased to an operator or run owner-operated.

<p><b>CONCEPT</b></p> <ul style="list-style-type: none"> <li>• Coffee Shop</li> <li>• Beer &amp; Wine Bar</li> <li>• Rooftop Seating</li> <li>• Lounge Area</li> <li>• Private Event Space</li> </ul>	<p><b>REVENUE MODEL</b></p> <p><b>Lease Model</b> \$4,000–\$8,000/month to operator</p> <p><b>Owner-Operated</b> Revenue upside retained by YARD 192</p> <p><b>Dwell Time Benefit</b> Longer visits = more food truck sales</p>
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### YARD 192 – CONTAINER VILLAGE

**SMALL FOOTPRINT. BIG IMPACT.**

Strategically located in the back right corner of the property to activate the rear of the site and drive additional revenue.

**COCKTAIL BAR**

- Indoor / Outdoor Bar
- High Margin Sales
- Nightlife Destination

**ROOFTOP LOUNGE**

- Additional Seating
- Private Events
- Elevated Views

**COFFEE SHOP**

- Morning Traffic Driver
- Grab & Go
- All Day Revenue

**OUTDOOR SEATING**

- Communal Tables
- Casual Seating
- String Lighting
- Umbrellas

**POSSIBLE USES**

- COFFEE SHOP**  
Morning traffic, grab & go, drive daytime foot traffic.
- COCKTAIL BAR**  
Evening destination, high margin beverages, late night revenue.
- DESSERT / TREATS**  
Ice cream, churros, açaí, desserts, great add-on concept.
- RETAIL BOUTIQUE**  
Branded merchandise, local goods, tourist & community retail.
- POP-UP KITCHEN**  
Rotating chefs, seasonal menus, specialty cuisine.
- PRIVATE EVENT LOUNGE**  
Host private events, birthdays, corporate functions.

**SITE LOCATION**

**WHY THIS SPACE WORKS**

- ✓ Utilizes the rear of the property
- ✓ Adds multiple revenue streams
- ✓ Creates a destination within a destination
- ✓ Complements food truck district
- ✓ Maximizes ROI with minimal footprint
- ✓ Enhances nightlife & overall guest experience

**VISUAL CONCEPT**

GROUND LEVEL – COFFEE & BAR

OUTDOOR SEATING EXPERIENCE

ROOFTOP LOUNGE ATMOSPHERE

**KEY BENEFITS**

- 3 ADDITIONAL REVENUE
- 🕒 INCREASED DWELL TIME
- 🌃 NIGHTTIME DESTINATION
- 📅 PRIVATE EVENT OPPORTUNITIES
- ★ BRAND SPONSORSHIP POTENTIAL

CONTAINER COFFEE & BAR — PHASE 3 CONCEPT · ROOFTOP LOUNGE · COFFEE · BEER & WINE · PRIVATE EVENTS

THE REALISTIC STARTING POINT

# PHASE 1 — WHERE WE START

No \$10M buildout. Phase 1 is 30 truck spaces, minimal capital, and clean site infrastructure. The existing building opens as basic dry storage and restrooms — full operator center conversion happens in Phase 2 once revenue is flowing.

<b>30</b> TRUCK SPACES	<b>~\$63K</b> <b>CONSERVA</b> <b>TIVE / MO</b> <b>70%</b> <b>OCCUPANCY</b>	<b>\$90K</b> <b>FULL</b> <b>OCCUPANCY</b> <b>/ MO</b>	<b>Day 1</b> CASH FLOWING
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## YARD 192 FOOD TRUCK DISTRICT

19295 W DIXIE HIGHWAY, MIAMI, FL 33180

**PHASE 1 CONCEPT PLAN**  
MAXIMIZE SPACE. MAXIMIZE REVENUE.  
MINIMUM PARKING. MAXIMUM EXPERIENCE.

W DIXIE HIGHWAY

192'

MINIMUM REQUIRED PARKING (12 SPACES)

ROW A - SMALL TRUCKS (20'-24')  
\$2,000 / MONTH

CENTRAL SEATING AREA

ROW B - MEDIUM TRUCKS (24'-30')  
\$2,500 / MONTH

ROW C - LARGE TRUCKS (30'-40')  
\$3,000 - \$3,500 / MONTH

STORAGE & SUPPORT BUILDING (EXISTING 40' X 40')

FUTURE CONTAINER BAR / COFFEE (PHASE 2)

**PARCEL INFORMATION**  
ADDRESS: 19295 W Dixie Hwy, Miami, FL 33180  
PARCEL NUMBER: 30-2217-003-0020  
LOT SIZE: 38,400 SF (0.88 Acres)  
DIMENSIONS: 192' X 200'

**PROJECT VISION**  
Create a premier food truck destination that maximizes rentable space, minimizes parking, and delivers an unmatched experience through community, cuisine, and culture.

**PHASE 1 — FULL SITE UTILIZATION**  
DESIGNED FOR MAXIMUM INCOME POTENTIAL

RENTAL STRUCTURE (PHASE 1)		
<b>ROW A</b> SMALL TRUCKS (20'-24') \$2,000 / MONTH	<b>ROW B</b> MEDIUM TRUCKS (24'-30') \$2,500 / MONTH	<b>ROW C</b> LARGE TRUCKS (30'-40') \$3,000 - \$3,500 / MONTH

PROJECTED MONTHLY REVENUE — PHASE 1			
ROW A - SMALL TRUCKS (12 SPACES)	12 X \$2,000	=	\$24,000
ROW B - MEDIUM TRUCKS (10 SPACES)	10 X \$2,500	=	\$25,000
ROW C - LARGE TRUCKS (8 SPACES)	8 X \$3,250	=	\$26,000
<b>ESTIMATED MONTHLY GROSS REVENUE</b>			<b>= \$75,000</b>

**SITE CAPACITY — PHASE 1**

ROW A (SMALL) 20'-24' 12 SPACES	ROW B (MEDIUM) 24'-30' 10 SPACES	ROW C (LARGE) 30'-40' 8 SPACES	TOTAL TRUCK SPACES 30 SPACES
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**ADDITIONAL INCOME OPPORTUNITIES**

STORAGE UNITS (PHASE 2) \$6,000 - \$15,000 / MONTH	CONTAINER BAR / COFFEE (PHASE 2) \$4,000 - \$8,000 / MONTH	EVENTS & ACTIVATIONS \$2,000 - \$10,000+ / MONTH
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**KEY FEATURES**

- ✓ MAXIMUM SITE UTILIZATION
- ✓ MINIMUM REQUIRED PARKING ONLY
- ✓ THREE TIERED TRUCK ROWS
- ✓ CENTRAL COMMUNITY SEATING
- ✓ FUTURE EXPANSION READY

**WHY YARD 192?**

A DESTINATION, NOT JUST A PARKING LOT. YARD 192 CREATES A VIBRANT COMMUNITY HUB WHERE FOOD, CULTURE, AND ENTERTAINMENT COME TOGETHER.

PHASE 1 CONCEPT PLAN — 30 TRUCKS · \$96,000/MONTH FULL OCCUPANCY

PHASE 1 REVENUE BREAKDOWN — FULL OCCUPANCY

	SPACES	MONTHLY RATE	ROW REVENUE
ROW A — Premium · Dixie Frontage	12	\$3,000 / space	<b>\$36,000</b>
ROW B — Standard	10	\$3,000 / space	<b>\$30,000</b>

ROW C — Standard	8	\$3,000 / space	<b>\$36,000</b>
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<b>CONSERVATIVE LAUNCH · 70% OCCUPANCY</b> 21 of 30 trucks — still cash-flows from day one	<b>~\$67,000 / mo</b>
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PHASE 1 INVESTMENT

## STARTUP — REQUIREMENTS

Total Phase 1 estimate confirmed after contractor bids. Building conversion (cold/freezer storage, operator lounge) is a Phase 2 investment — fully funded by Phase 1 revenue.

<b>Site Preparation</b>	Clearing, grading, gravel & striping	<b>\$30,000–\$96,000</b>
<b>Utilities</b>	Water & sewer (electrical already on-site)	<b>\$5,000–\$20,000</b>
<b>Security</b>	Cameras, lighting & access control	<b>\$5,000–\$20,000</b>
<b>TOTAL PHASE 1 ESTIMATE</b>		<b>TBD — After Contractor Bids</b>

PHASE 2 — EXISTING ASSET CONVERSION

# BUILDING & STORAGE — SUPPORT CENTER

Most food truck parks are bare lots. YARD 192 already has a 40'x40' building on-site — 1,600 sq ft. Phase 1 uses it for basic dry storage and restrooms at no cost. In Phase 2, the full buildout activates: walk-in cold & freezer storage, prep areas, and an operator lounge — the most compelling leasing advantage in the market.

<p><b>BUILDING SERVICES — PHASE 2</b></p> <ul style="list-style-type: none"> <li>• Dry Storage (Phase 1 — no buildout needed)</li> <li>• Cold Storage (Walk-In Cooler) (Phase 2)</li> <li>• Freezer Storage (Phase 2)</li> <li>• Prep Areas &amp; Kitchen Space (Phase 2)</li> <li>• Restrooms (Phase 1 — as-is)</li> <li>• Operator Lounge &amp; Meeting Room (Phase 2)</li> </ul>	<p><b>RENTAL RATES</b></p> <p><b>\$500 – \$1,500</b></p> <p>per unit / per service / per month</p> <p><b>REVENUE POTENTIAL</b></p> <p><b>\$6,000 – \$15,000</b></p> <p>per month at full utilization</p> <p><b>PHASE 2 CAPEX</b></p> <p><b>\$20,000–\$60,000</b></p> <p>Funded entirely by Phase 1 cash flow</p>
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SITE LAYOUT — EXISTING BUILDING (40'x40') SHOWN ON-SITE · FULL STORAGE BUILDOUT ACTIVATES PHASE 2

**THIS BECOMES A HUGE LEASING ADVANTAGE.** Phase 2 operators get cold storage, freezer

access, prep space, and a lounge — infrastructure no street corner or empty lot can offer. Higher rates, longer leases, lower vacancy.

THE GROWTH PLAN

# PHASE PROGRESSION — HOW WE SCALE

Each phase adds truck rows, infrastructure, and new revenue streams — funded entirely by the phase before it. No outside capital after the initial launch.

PHASE 1 LAUNCH

Months 1–3 · \$96,000 / mo

REVENUE BREAKDOWN

ROW A — Premium · Dixie Frontage	12 spaces × \$3,500	\$42,000
ROW B — Standard	10 spaces × \$3,000	\$30,000
ROW C — Standard	8 spaces × \$3,000	\$36,000

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Full Occupancy	\$96,000
Conservative (70%)	~\$67,000
Annual Run Rate	\$1,152,000

CAPEX \$30,000–\$95,000

Site prep + water/sewer + security · electrical already on-site

WHAT GETS BUILT THIS PHASE

- Lot paving, grading & drainage
- **Electrical connections (commercial power on-site) + water/sewer**
- Truck space striping & fire lane
- Entry arch, perimeter lighting & signage
- Existing building → basic dry storage & restrooms (no buildout)

NEW REVENUE THIS PHASE

**Truck Space Rentals** 30 spaces live from day one — revenue starts immediately

**Dry Storage Access** Building used as-is — free advantage over bare lots

**1-Month Deposit Required** \$3,000/space at signing — \$96,000 collected before site work begins

→ \$96K in deposits collected at signing before site work begins. Cash-flows from day one at \$96,000/month full occupancy. Three months of revenue fully funds Phase 2 building conversion — zero additional outside capital.

PHASE 2 EXPANSION

Months 4–6 · \$120K–\$129K / mo

REVENUE BREAKDOWN

ROW A — Premium · Dixie Frontage	14 spaces × \$3,500	\$49,000
ROW B — Standard	14 spaces × \$3,500	\$49,000
ROW C — Standard	10 spaces × \$3,000	\$30,000
<b>Building Storage</b> cold, freezer & dry		<b>\$6,000–\$15,000</b>

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Full Occupancy	\$120,000–\$129,000
Conservative (70%)	~\$84,000
Annual Run Rate	~\$1,440,000–\$1,548,000

CAPEX \$80,000–\$140,000

100% funded from Phase 1 cash flow — no new capital required

WHAT GETS BUILT THIS PHASE

- Building full conversion — cold & freezer storage
- Prep areas, commercial kitchen access & operator lounge
- Electrical extensions to 8 new truck spaces
- Additional striping (8 new slots)
- Security monitoring system expansion

NEW REVENUE THIS PHASE

**Cold & Freezer Storage** \$500–\$1,500/unit/mo — the leasing advantage activates

**Prep Area Access** Premium add-on included in upgraded

operator packages

**Waitlist Formation** Demand exceeds supply — rate leverage begins here

→ Storage income alone covers operating costs. The building conversion turns YARD 192 from a parking lot into a full operator platform. Waitlist starts — rate increases follow.

### PHASE 3 GROWTH

Months 7–12 · \$158K–\$198K / mo

#### REVENUE BREAKDOWN

ROW A — Premium · Dixie Frontage	16 spaces × \$3,500	\$56,000
ROW B — Standard	16 spaces × \$3,500	\$56,000
ROW C — Standard	14 spaces × \$3,500	\$49,000
Rate Increases Applied	waitlist-driven	+\$5,000–\$15,000
Building Storage	full suite	\$6,000–\$15,000
Events & Activations	monthly average	\$5,000–\$20,000
LED Billboard	W Dixie passive	\$2,000–\$5,000
Sponsorships	brand partners	\$2,000–\$10,000

Full Occupancy	\$158,000–\$198,000
Conservative (70%)	~\$110,000
Annual Run Rate	~\$1,896,000–\$2,376,000

#### CAPEX \$100,000–\$175,000

Phase 2 incremental cash flow — 4 to 6 months

#### WHAT GETS BUILT THIS PHASE

- LED billboard installation on W Dixie frontage
- Community lawn + landscape lighting
- Events stage, sound & PA infrastructure
- Expanded camera & security system
- Upgraded lot ambiance & wayfinding signage

#### NEW REVENUE THIS PHASE

**LED Billboard Revenue** \$2,000–\$5,000/mo passive income from 3rd-party ads

**Event Programming** Markets, pop-ups, live music — \$5K–\$20K/mo average

**Sponsorships** Brand partnerships for events and on-site signage

→ YARD 192 is now a brand. Billboard and sponsorships create passive income. Events drive foot traffic and press coverage. The asset generates revenue while you sleep.

### PHASE 4 DESTINATION

Month 12+ · \$185K–\$223K+ / mo

#### REVENUE BREAKDOWN

ROW A — Premium · Dixie Frontage	18 spaces × \$3,500	\$63,000
ROW B — Standard	18 spaces × \$3,500	\$63,000
ROW C — Standard	16 spaces × \$3,500	\$56,000
Container Coffee & Bar	lease or owner-op	\$4,000–\$8,000
Building Storage	full suite	\$6,000–\$15,000
Events + Activations	weekly programming	\$5,000–\$20,000
LED Billboard	dual-face premium	\$3,000–\$5,000
Sponsorships	brand + event	\$2,000–\$10,000

Full Occupancy	\$185,000–\$223,000+
Conservative (70%)	~\$123,000
Annual Run Rate	\$2,200,000+

#### CAPEX \$200,000–\$400,000

Phase 3 cash flow + optional refinance at stabilized valuation

#### WHAT GETS BUILT THIS PHASE

- Container Village — 2-story corrugated steel structure
- Rooftop lounge + beer & wine bar
- Ground-floor coffee shop & retail
- Private event space with full AV
- Premium landscaping, lighting & final signage

#### NEW REVENUE THIS PHASE

**Container Coffee & Bar** \$4K–\$8K/mo lease — or owner-operated for full upside

**Weekly Events** Established programming — \$5K–\$20K/mo average

**Premium Billboard** Dual-face premium rates as audience data matures

→ Fully stabilized. All streams active. Operators on waitlist. \$2.2M+ annually. Asset value at 10–12× EBITDA: \$12M–\$18M+. Rate escalations locked in annually.



## COMBINED REVENUE POTENTIAL

**REVENUE — SUMMARY**

Conservative combined monthly revenue from all active streams — based on achievable occupancy rates across phases. Not peak projections. Real, realistic numbers.

REVENUE SOURCE	MONTHLY RANGE	NOTES
Food Truck Space Rentals	\$67,000–\$165,000	30–52 spaces across rows A, B & C
Storage & Support Services	\$6,000–\$15,000	Dry, cold & freezer storage + operator services
Container Coffee & Bar	\$4,000–\$8,000	Lease or owner-operated — Phase 4+
Events & Activations	\$5,000–\$20,000	Markets, pop-ups, live music, private bookings
Sponsorships	\$2,000–\$10,000	Brand partners for events and on-site signage

POTENTIAL MONTHLY \$82,000–\$199,000+	POTENTIAL ANNUAL \$984,000–\$2,388,000+
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## HOW REVENUE GROWS — BEYOND PHASE 4

- **Annual Rate Escalation** 5–10% increases yearly once a waitlist forms. \$133K in truck revenue becomes \$145K+ within two years without adding a single space.
- **Event Programming Scale** Start at 2–4 events/month. Scale to weekly. Revenue grows from \$5K to \$20K+/month as the YARD 192 brand builds a regular audience.
- **Sponsorships** Brand partners pay for event naming rights and on-site signage. Scales with foot traffic data and media coverage — low effort, recurring income.
- **Container Village Expansion** A second Container unit adds \$4K–\$8K/month with minimal capex. Coffee, cocktail, and retail operators compete for the space.
- **Franchise / License the Model** The playbook is replicable. Phase 4 proves it. Licensing to other markets or a second location is the long-game exit strategy.

ARRIVAL EXPERIENCE

# THE ENTRY — ARCH CONCEPT

A cost-effective industrial arch in corrugated steel and wood panels sets the tone from the moment you turn off Dixie Highway. Simple. Bold. Welcoming — day and night. Backlit letters, gooseneck lighting, dimensional signage. Quick install, minimal footings.

**YARD 192**  
FOOD TRUCK DISTRICT

**COST-EFFECTIVE ENTRY ARCH CONCEPT**  
**SIMPLE. BOLD. WELCOMING.**

A clean, industrial entry that creates presence and sets the tone for the Yard 192 experience—at a fraction of the cost of a custom build.



**DESIGN FEATURES**

- ✓ Utilizes standard steel & corrugated metal
- ✓ Minimal footings & simple installation
- ✓ Gooseneck lighting for nighttime visibility
- ✓ Backlit dimensional letters for impact
- ✓ Wood accent panels for warmth
- ✓ Designed for high visibility on Dixie Hwy

**MATERIALS**

  
CORRUGATED METAL PANEL

  
STEEL SQUARE TUBE

  
GOOSENECK LIGHTING

  
WOOD ACCENT PANELS

  
BACKLIT LETTERS

**NIGHT TIME VIEW**



**DIMENSIONS (APPROX.)**



- Overall Width: 24'-0"
- Overall Height: 16'-0"
- Clearance Height: 14'-0"
- Post Size: 6" Square Steel Tube
- Post Size: 6" Square Steel Tube
- Beam Size: 6" Square Steel Tube
- Footings: (2) 24" Dia. x 36" Deep
- 22'-0" CLEAR

**ALTERNATE SIGN PANEL OPTIONS**



**ADDITIONAL SIGNAGE OPPORTUNITIES**

MONUMENT SIGN (AT ENTRY)



LED BILLBOARD (DIXIE HWY FRONTAGE)



**QUICK INSTALL**

Minimal construction time and permitting.

**HIGH VISIBILITY**

Designed to grab attention from Dixie Hwy.

**STRONG FIRST IMPRESSION**

Creates a memorable gateway into the destination.

ENTRY ARCH CONCEPT — CORRUGATED STEEL · BACKLIT LETTERS · DAY & NIGHT VIEWS

12-MONTH LAUNCH TIMELINE

# MILESTONE — LAUNCH ROADMAP

<b>Months 1–2</b>	<b>Permits, Cleanup &amp; Phase 1 Prep</b>	Secure permits, grade lot, install power/water, stripe parking. Building used as-is for dry storage and restrooms.
<b>Month 3</b>	<b>Phase 1 Opens</b>	30 spaces live. Operators pre-signed via LOIs. Revenue starts day one.
<b>Months 4–6</b>	<b>Stabilize · Phase 2 Building Conversion</b>	Reach 70%+ occupancy. Fund & execute cold/freezer storage buildout, prep areas & operator lounge. Storage revenue activates.

<b>Months 7-9</b>	<b>Phase 2 &amp; 3 · 38-46 Trucks</b>	Add rows, events & LED billboard. Revenue scales to \$109K-\$162K/month.
<b>Months 10-12</b>	<b>Phase 4 Full Build-Out</b>	Container Coffee & Bar, premium billboard, community lawn, all 52 spaces live.
<b>Month 12+</b>	<b>Stabilized · \$185K-\$223K+/Mo</b>	All streams active. Operators on waitlist. Events booked. Asset value maximized.

THE DEVELOPMENT LEAD

# ABOUT — AUTUMN

## Autumn · Development Lead · YARD 192

Autumn put this concept together after months of research and direct conversations with food truck operators across South Florida. She studied what they need, what they pay, and what keeps them committed to a location long-term. Every number in this document was built from those conversations — not from a template.

This is her first formal development pitch. The plan is realistic by design: conservative projections, a self-funding phase structure, and a Phase 1 that can open fast with minimal capital. The concept is straightforward because the opportunity is real.

DAY-TO-DAY OPERATIONS — WHAT AUTUMN PROVIDES

<p><b>Leasing</b> Operator recruitment, contracts, renewals &amp; waitlist management</p>	<p><b>Marketing</b> Social media, local press, events promotion &amp; brand building</p>	<p><b>Tenant Management</b> Day-to-day operator relations, issue resolution &amp; compliance</p>
<p><b>Vendor Relationships</b> Food truck network, supplier contacts &amp; partner deals</p>	<p><b>Revenue Growth</b> Rate strategy, upsells, new stream development &amp; occupancy</p>	<p><b>Day-to-Day Operations</b> Site oversight, security coordination &amp; customer experience</p>

WHY THIS WORKS

- **\$0 Today → \$214K+/Mo** This property generates nothing right now. This plan changes that with minimal Phase 1 capital.
- **Low Entry, High Return** No vertical construction. Paving, power, water, signage. Fast permit path. Cash flow from month one.
- **Building Conversion Self-Funds** The existing 40'x40' building costs nothing in Phase 1. Phase 1 revenue pays for the full storage buildout in Phase 2.
- **Demand Is Already There** Operators pay \$1,500–\$3,500/month for spots like this. Demand is not theoretical.
- **Self-Funding Phases** Phase 1 revenue funds Phase 2. The owner never takes on more risk than the market supports.
- **First-Mover, Irreplaceable** No dedicated food truck park near Aventura exists. YARD 192 would own this category from day one.

**AUTUMN · DEVELOPMENT LEAD**  
 YARD 192 · 19295 W Dixie Highway, Aventura FL 33180  
 Let's walk the lot.