



Income-Generating Development Site

1225 NE 116TH ST
MIAMI, FL 33161

FOR SALE

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Proven Rezoning Path (from RU-2 to MCD)

Situated within an emerging redevelopment area of Unincorporated Miami-Dade, the property is located adjacent to a site that has successfully completed a rezoning from RU-2 to MCD (Mixed-Use Corridor District). This nearby approval establishes a clear planning and entitlement framework for similarly sized parcels in the immediate vicinity. As new projects move forward along the corridor, the area is transitioning from low-density residential toward higher-intensity, mixed-use development.

While this property has not yet undergone rezoning, its location and physical characteristics closely align with the approved site next door, providing buyers with a proven roadmap for pursuing a comparable entitlement strategy, subject to county approvals.

Potential Zoning Strategy (Subject to Approval)

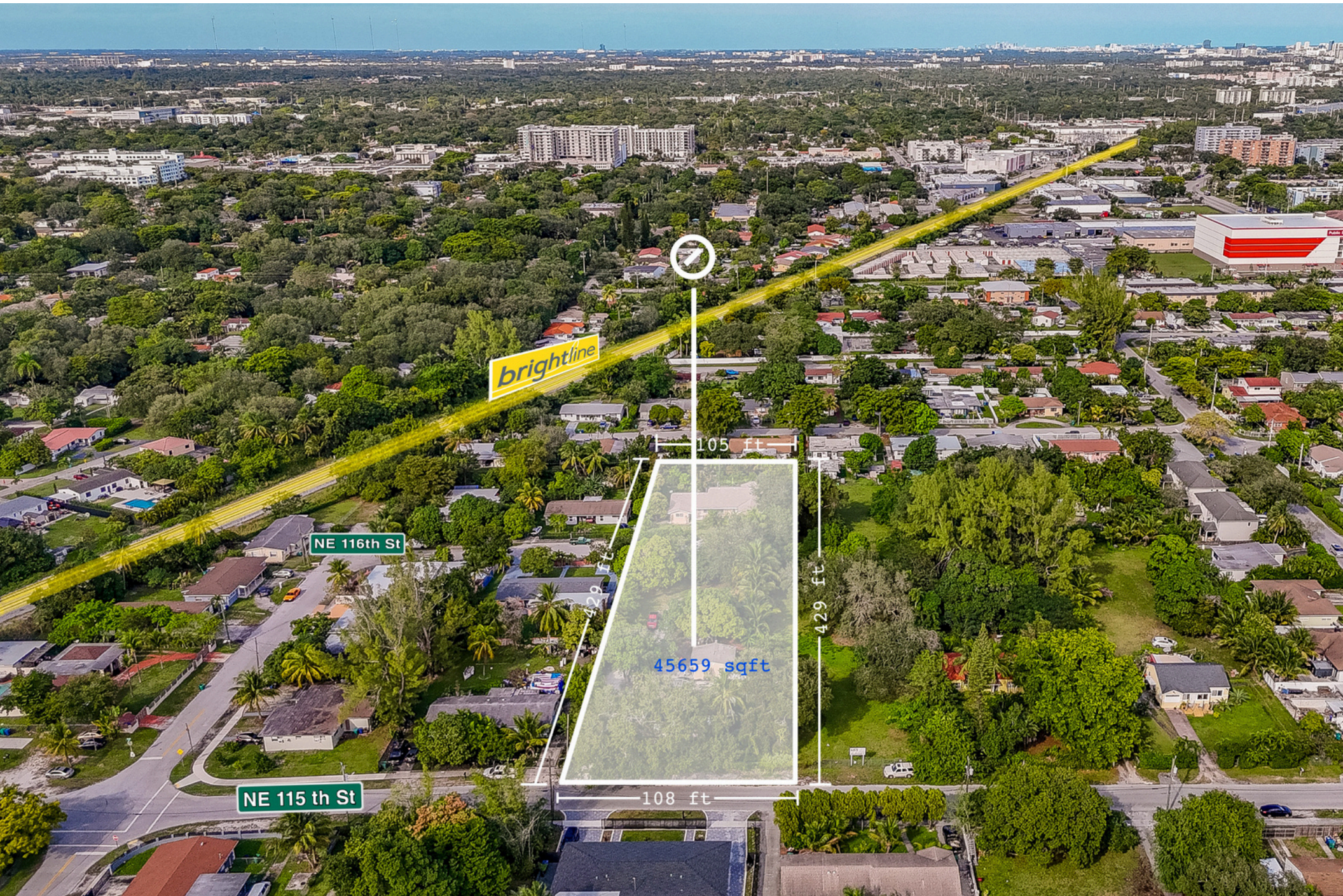
- Target Zoning: Mixed-Use Corridor District (MCD)
- Development Potential (conceptual, buyer to verify):
 - Multi-family or mixed-use development
 - Height allowances consistent with corridor standards (up to mid-rise, subject to approval)
 - Density and use flexibility consistent with recently approved nearby projects
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All zoning, density, height, and use assumptions are conceptual only and must be independently verified by the buyer through Miami-Dade County.

Subject Property

Unincorporated Miami-Dade County

Dual Frontage NE 116th St + NE 115th St



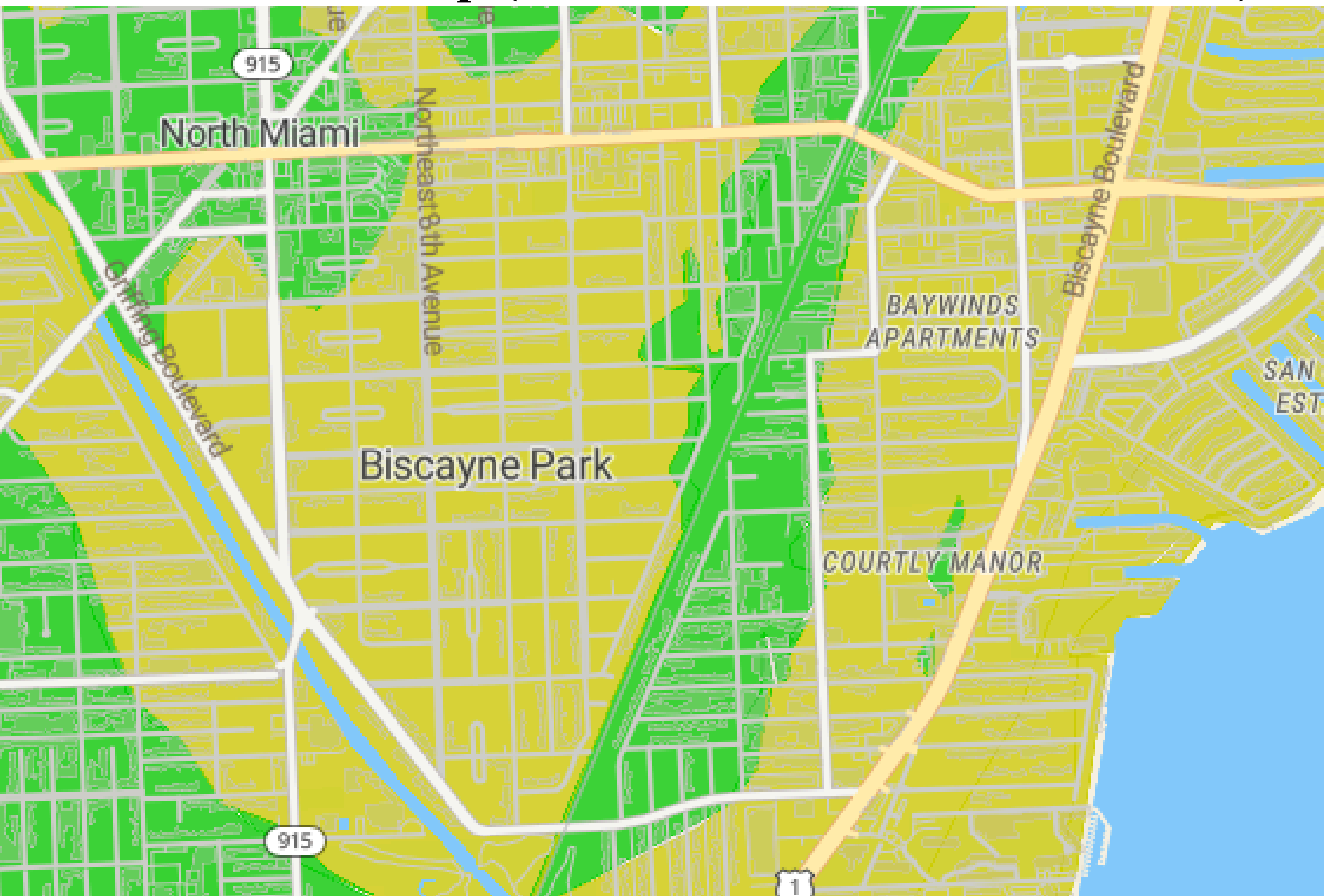
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0.98 Acre Income-Generating Development Site

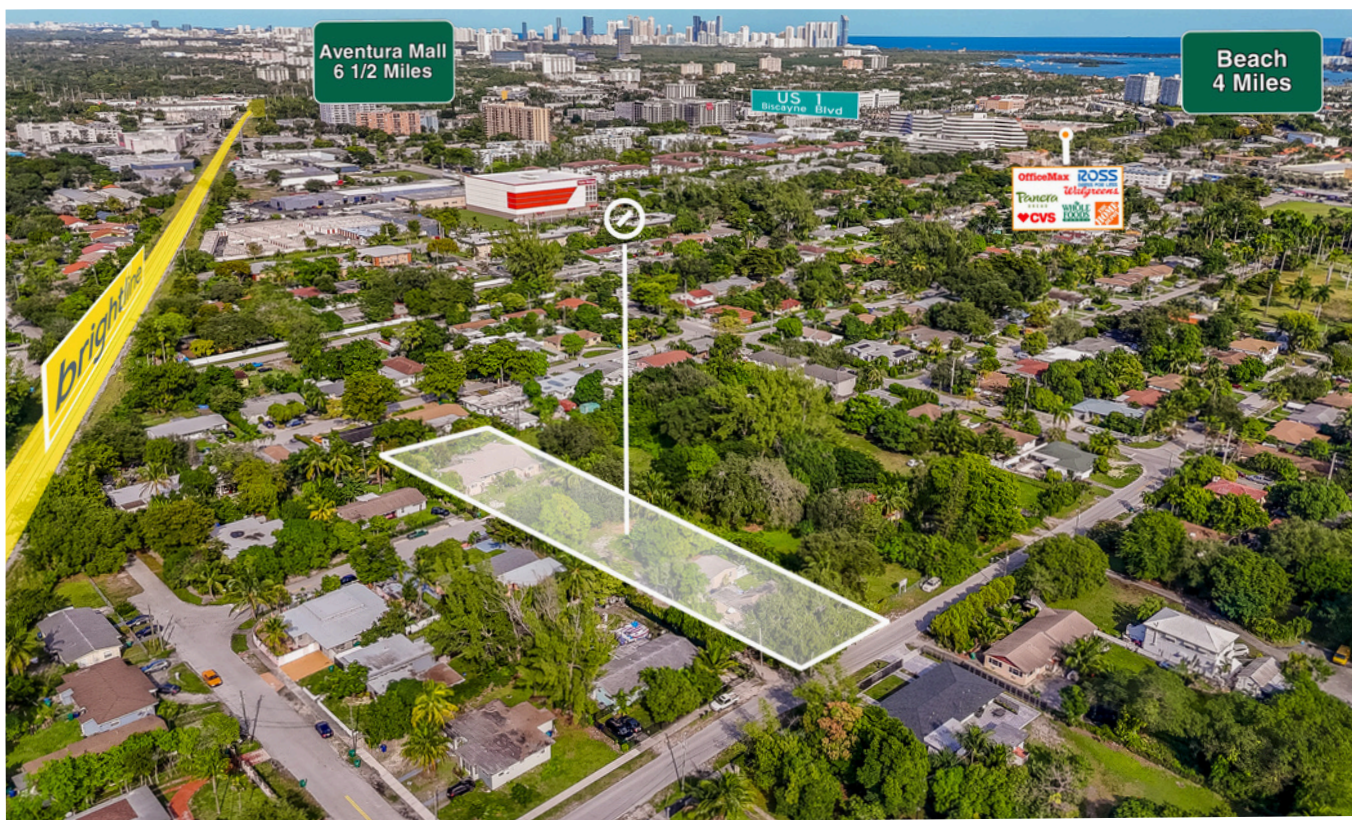


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Flood Zone Map (Outside - 1% and 0.2% Chance)



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0.98 Acre Income-Generating Development Site Dual Frontage NE 116th St + NE 115th St

Income-producing opportunity in Miami-Dade's Biscayne Corridor. This 0.98-acre site totaling 42,640 SF is well-positioned for future development. The property includes a duplex and a single-family home, providing steady rental income while entitlements are pursued. Tenancies are month-to-month, offering flexibility for a buyer's plans. A key feature is frontage on both NE 116th Street and NE 115th Street, which supports efficient site planning and access. A nearby parcel of similar size has already obtained rezoning approval along this corridor, helping limit uncertainty for investors seeking a comparable change from RU-2 to MCD. Do not disturb tenants.

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