

FOR SALE

Multifamily Development Site
Wynwood Norte District



3041 NW 5th Ave
MIAMI, FL 33127





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APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and disruptors who possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market.

We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative bounday of what can be achieved. With collaboration ingrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

MCG REALTY ADVISORS

MCG Realty Advisors is a leading commercial real estate brokerage in South Florida, specializing in the acquisition of multifamily assets, land for development, industrial properties, and retail portfolios.

Known for its client-centered approach, MCG expertly guides its clients through the regions' highly competitive and evolving commercial real estate market. MCG leverages market insight and deep local expertise to identify high-value opportunities that align with each client's investment objectives.

MCG combines a wealth of brokerage and advisory experience within a strategically aligned network of relationships. From complex development projects to multifamily portfolio acquisitions, MCG is dedicated to helping clients achieve optimal results.

OFFERING SUMMARY

3041 NW 5TH AVE, MIAMI, FL 33127

MIXED-USE MULTIFAMILY DEVELOPMENT SITE IN WYNWOOD

APEX Capital Realty and MCG Realty Advisors are proud to exclusively present for sale a truly unique development parcel in the burgeoning Wynwood Norte area of Miami. With permits nearly approved, this 24-unit project is keenly designed to take advantage of the growing need for upscale residential living in the popular entertainment and shopping district.

The project promises adaptable living spaces and commercial areas, topped with rooftop amenities that embody the vibrant essence of city living. Located along the popular 29th street corridor, this dynamic site falls within the boundaries of the Neighborhood Revitalization District (NRD-2) which was recently established in order to restore, enhance and grow the existing diverse, and mixed-use Wynwood Norte neighborhood.

The project also comes with full architectural and structural plans to commence construction immediately. A full construction budget and proforma is also available including all costs and expenses to begin the project immediately.

This development is more than just an investment; it's a chance to be part of Wynwood's dynamic growth. Create a distinctive and profitable asset in the heart of Miami and leave your mark on one of the city's most vibrant districts.

Total Land Area	7,200 SF
Max Buildable Area	14,282 SF
Zoning	T5 - L
Retail	1,880 SF
Height	5 Stories
Sale Price	\$2,600,000
UNIT MIX	
Total Units	24 Units
Studio	16 Units
1 Bedroom	3 Units
2 Bedroom	5 Units

PROPERTY HIGHLIGHTS

Prime Location:

Nestled in the heart of Wynwood Norte, one of Miami's most dynamic and rapidly growing neighborhoods, this property benefits from its proximity to the vibrant Wynwood Arts District. The property's strategic location offers potential for strong appreciation in property value, high demand, and a unique opportunity to be part of the community's continued transformation.

Exceptional Versatility:

This project is meticulously designed to serve both long-term and short-term rental markets, allowing investors to diversify revenue streams. Whether catering to the increasing demand for long-term urban living in Miami or capitalizing on the city's thriving short-term vacation rental market, this property offers the flexibility to meet market demand.

Optimized Development Budget:

The entire construction budget has been fully prepared and is ready to implement, enabling a seamless and efficient transition from investment to execution. Having a detailed budget in hand means investors can move quickly, minimizing delays in the development timeline and providing clarity around financial projections.

Comprehensive Architectural Plans:

The project comes with full architectural plans, including all structural and design elements. These meticulously crafted blueprints encompass everything from foundational work to interior layouts, ensuring that the vision for the property can be realized without delay.

Expert Collaboration Opportunity:

A unique advantage of this project is the potential partnership with a highly experienced general contractor, who has a proven track record of successfully completing 10 similar developments within Wynwood. This seasoned expert brings not only technical know-how but also local market insight and established relationships within the construction and regulatory landscape.

This expanded version adds more details to highlight the strengths of the project, the market, and the investment opportunity.



FULL ARCHITECTURAL/STRUCTURAL PLANS, AND CONSTRUCTION BUDGET AVAILABLE

ABOUT WYNWOOD

Located in Wynwood, Miami, the coolest neighborhood in the world according to Google, Vogue, Forbes, Timeout, The Independent, and more. Wynwood is Miami Arts District and home to hundreds of the city's best restaurants, cafes, shops, and entertainment venues. Once the center for manufacturing and logistics in Greater Miami, Wynwood is comprised of predominantly mid-century industrial manufacturing warehouses. After the industrial real estate market moved West to the Doral and Medley, Wynwood's landscape began to change.

Forward-thinking property owners renovated old buildings and marketed them to retailers and creative office users, transforming the neighborhood into an epicenter for the arts and culture. Wynwood's Property owners got together in 2013 and created the Business Improvement District (BID), a vehicle to create initiatives to preserve Wynwood's character and reinvest in the neighborhood. Arguably the best initiative the BID created was the Neighborhood Revitalization District (NRD) rezoning in 2015, which drastically changed the zoning's density and intensity, making development feasible in the district.

Today, Wynwood is one of Miami's most active development areas, with multiple multi-family projects being delivered now, or in the planning/ construction stages, as well as 900,000 SF of office space under construction with another 400,000 SF planned, over 1M SF of existing retail space and another 600,000 SF in the pipeline. Absorption rates are some of the highest in the city, making Wynwood a booming neighborhood with a lot of future potential.



WYNWOOD NORTE

The subject site falls within the boundaries of the Neighborhood Revitalization District (NRD-2) which was recently established in order to restore, enhance and grow the existing diverse, and mixed-use Wynwood Norte neighborhood. Due to its location within the urban core and close proximity to Wynwood Arts District, Midtown, and Downtown Miami, Wynwood Norte has served for decades as a working class, live-work neighborhood for the broader City of Miami.

The neighborhoods adjacent to Wynwood Norte have undergone significant transition and redevelopment in recent years, which could result in rapidly rising land prices and changes to the character of this neighborhood.

The Community Vision Plan sets forth a unique set of land development regulations aimed at preserving and enhancing the neighborhood's unique character while facilitating more intense infill development. The 12-story bonus height shall be permitted in exchange for contributions to the NRD-2 for the following public benefits:

- Affordable/Workforce Housing
- Housing
- Public Parks
- Open Space
- Civic Space or Civil Support space
- Micro-Retail/Startup Space
- Climate Adaptation
- Resiliency Infrastructure.

The City shall establish a Wynwood Norte NRD-2 Public Benefits Trust Fund for the collection of cash contributions in lieu of Affordable/Workforce Housing and Public Parks and Open Space, and the NRD-2 Public Benefits Trust Fund Committee shall annually recommend the allocation of funds collected under this section.



SUBJECT SITE

BIRD'S EYE VIEW

**PROPERTY
SITE**

3041 NW 5th Ave

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EAST VIEW

EDGEWATER

WYNWOOD

**PROPERTY
SITE**



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SOUTHEAST VIEW

WYNWOOD

NW 5th Ave

NW 5th Ave

PROPERTY SITE



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SOUTH VIEW

DOWNTOWN

LITTLE HAVANA

WYNWOOD

NW 5th Ave

NW 5th Ave

PROPERTY SITE

SOUTHWEST VIEW

LITTLE HAVANA

WYNWOOD

NW 5th Ave

PROPERTY SITE

NW 5th Ave

WYNWOOD/EDGEWATER/DOWNTOWN

EDGEWATER

DOWNTOWN

WYNWOOD



PROPERTY SITE



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RENDERING EXTERIOR



RENDERING INTERIOR



DEVELOPMENT MAP

■ COMPLETED DEVELOPMENTS
 ■ PROPOSED DEVELOPMENTS
 ■ UNDER CONSTRUCTION DEVELOPMENTS



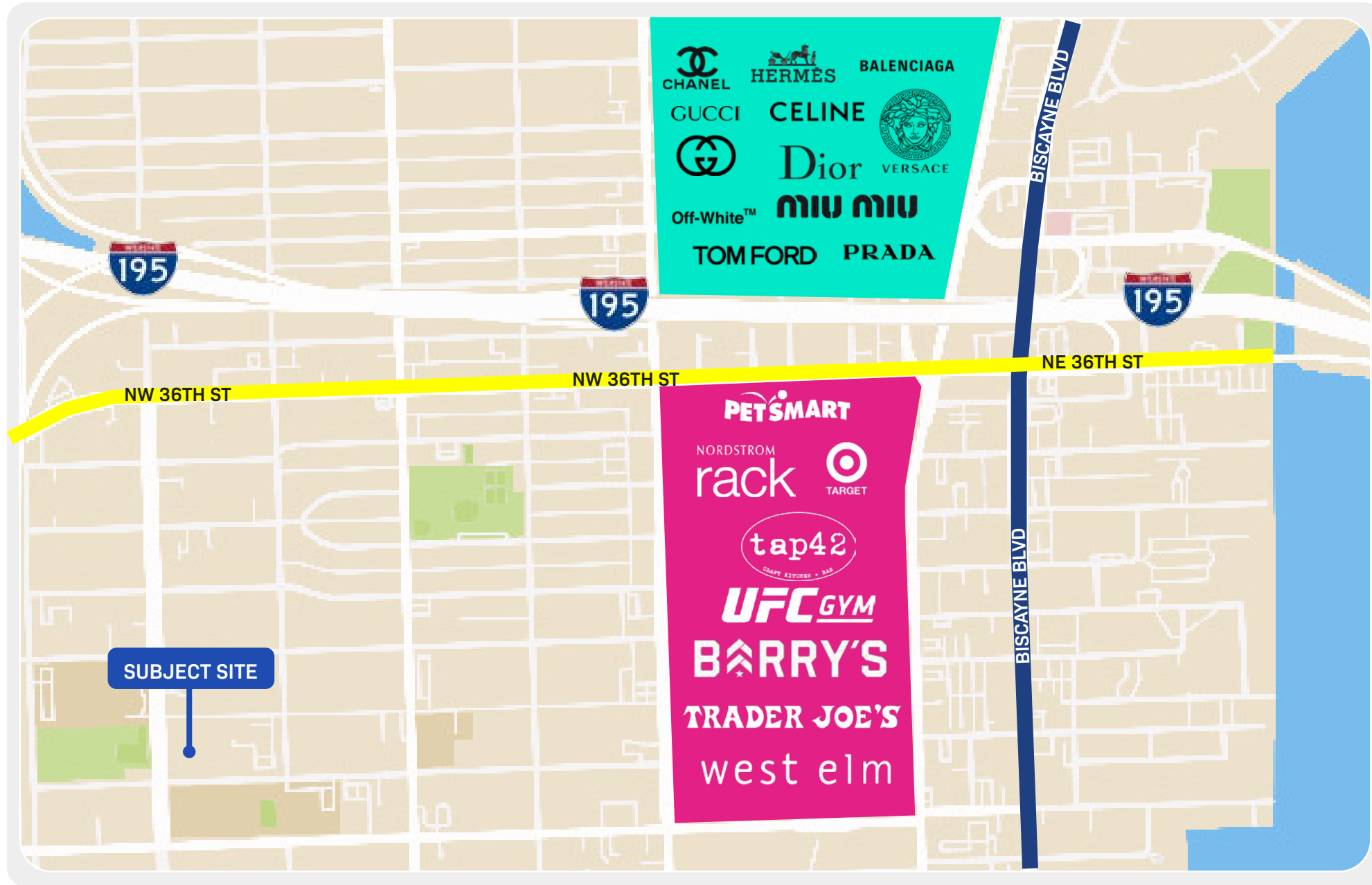
SUBJECT SITE



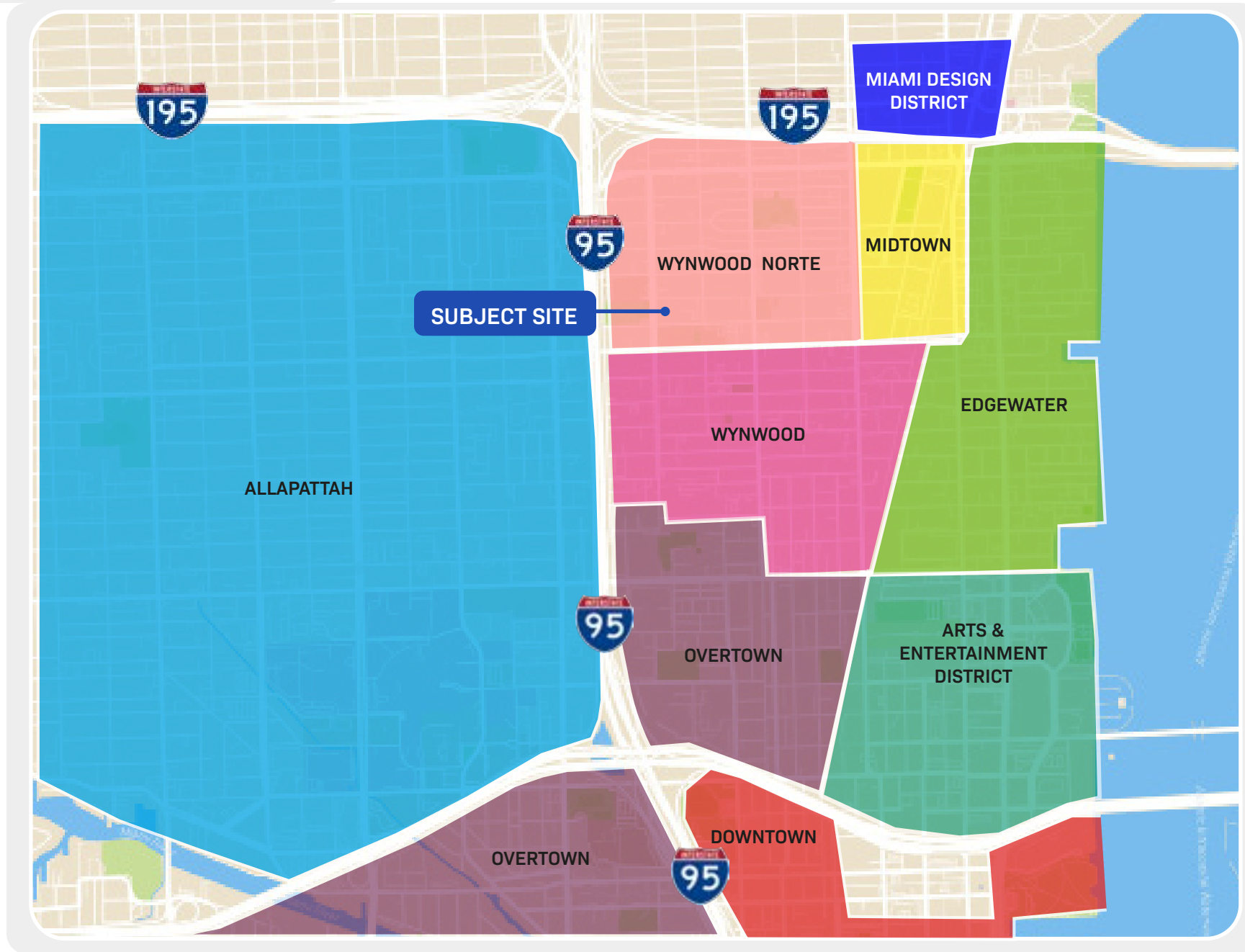
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RETAIL MAP



LOCATION MAP



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