



LAND DEVELOPMENT SITE

8901 NW 22ND AVENUE
MIAMI, FL 33147

FOR SALE

THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS™

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



THE LISTING TEAM

JAMIE ROSE MANISCALCO

President & Managing Broker

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THE ALPHA COMMERCIAL ADVISORS™ PRESENTS A FLEXIBLE MIXED-USE DEVELOPMENT OPPORTUNITY WITH BOTH BY-RIGHT ZONING AND LIVE LOCAL UPSIDE IN THE EMERGING WEST LITTLE RIVER AREA....

Seize control of a strategically located 0.62-acre parcel in the heart of Miami-Dade's North Central Urban Area District. Fronting NW 22nd Avenue with steady traffic counts and surrounded by established residential neighborhoods, this site sits at the center of a transitioning corridor where affordability, accessibility, and development flexibility intersect.

With designation inside an Opportunity Zone and eligibility for the Live Local Act, investors can unlock bonus density, reduced parking requirements, and long-term tax incentives. The site's positioning within West Little River—an area gaining momentum from nearby projects and Miami's ongoing urban expansion—makes it a natural candidate for a growth-minded development program.

OFFERING SUMMARY

8901 NW 22ND AVE
MIAMI, FL 33147

Neighborhood: West Little River

Asset Type: Land

Net Lot Area: 27,124 SF (0.62 acres)

Gross Lot Area: 44,596 SF (1.02 acres)

Traffic Count: 24,000 AADT

Zoning: UC-Edge/Center - Mixed-Use Corridor
(NCUAD - North Central Urban Area District)

By-Right Density: 37-70 units

By-Right Height: 8 stories
See Page 5 for special programs

Allowable Uses: Multi-family, Mixed-Use,
Retail, Office, Religious,
Educational, Hotel, Healthcare

Opportunity Zone: Yes

Live Local Eligible: Yes

Asking Price: \$1,595,000



PROPERTY HIGHLIGHTS

- **Zoned for Versatility:** NCUAD Edge/Center Mixed-Use Corridor zoning allows up to 60 du/acre and 8 stories, accommodating a broad range of residential, commercial, and institutional programs.
- **Opportunity Zone + Live Local Eligible:** Combines federal tax incentives with Miami-Dade's highest density allowances under Live Local, opening the door for unit count expansion and streamlined entitlements.
- **High-Visibility Corridor Frontage:** Frontage on NW 22nd Avenue with 24,000 vehicles daily delivers strong exposure and direct connectivity into the County's central arterial grid.
- **Emerging Market Advantage:** Situated in West Little River—proximate to North Miami, Little River, and Miami's growing peripheral urban core—the site benefits from stable residential demand and new capital inflows driving long-term appreciation.

BIRD'S EYE VIEW



24,000 AADT
NW 22ND AVE



ZONING

NCUAD - North Central Urban Area District

8901 NW 22ND AVE

WEST LITTLE RIVER PARK

ARCOLA LAKES PARK

ZONING

NCUAD - North Central Urban Area District

8901 NW 22ND AVE

WEST LITTLE RIVER PARK

ARCOLA LAKES PARK

Located along one of the area's major commercial corridors, the subject site is located within the NCUAD - North Central Urban Area District, and is a mix between Center and Edge of the Mixed-Use Corridor District, permitting both multi-family, mixed-use, and commercial uses. With a number of upcoming projects and close proximity to Miami Dade's SMART Program transit corridor, this area is likely to expand into a development pocket adding density and enhanced livability to this emerging neighborhood.

BY-RIGHT ZONING ALLOWANCES:
Zoning: UC-Edge/Center – Mixed-Use Corridor (NCUAD – North Central Urban Area District)
Max. Density: 60 du/acre **Max. Height:** 8 stories
Allowable Uses: Multi-family, Mixed-Use, Retail, Office, Religious, Educational, Hotel, Healthcare, and more

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Allowable Uses: Multi-family, Mixed-Use, Retail, Office, Religious, Educational, Hotel, Healthcare, and more

By-Right Project



Project Density:	70 units (60 du/acre + 25% density increase for workforce housing)
Project Height:	6-8 stories (max. 8 allowed by-right)
Project Leasable Area:	54,550 BSF
# Parking Spaces:	88.9
Parking Layout:	All at-grade (Level 1)
Mixed-Use Component:	1,600 Sq. Ft.

Note: By-right density is calculated based on the gross lot area of 44,596 SF.
[Click to view massing/feasibility studies & conceptual renderings](#)

Live Local 'Sweet-Spot' Project



Project Density:	110 units (176 du/acre)
Project Height:	8 stories
Project Leasable Area:	TBD
# Parking Spaces:	TBD
Parking Layout:	1st & 2nd level parking only (cheaper than podium)
Mixed-Use Component:	TBD

[Click to view conceptual rendering.](#)

Live Local 'Maxed Out' Project



Project Density:	156 units (250 du/acre)
Project Height:	12 stories
Project Leasable Area:	109,612 BSF
# Parking Spaces:	182 spaces
Parking Layout:	Structured parking with podium (Levels 1-3)
Mixed-Use Component:	3,500 Sq. Ft.

[Click to view massing/feasibility studies & conceptual rendering.](#)



NORTHSIDE STATION

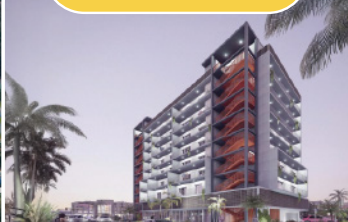


NORTHSIDE TRANSIT VILLAGE



NORTHSIDE VISTAS APARTMENTS

UNDER
CONSTRUCTION



Modena 22



NORTHSIDE COMMONS



NW 27TH AVE

31,500 AADT



APPROVED



The HueHub



NW 22ND AVE

24,000 AADT



WEST LITTLE RIVER



SOUTH VIEW

**8 MILES TO
DOWNTOWN MIAMI**

COMPLETED



Liberty Square Apartments

APPROVED



Principio Project

**UNDER
CONSTRUCTION**



Modena 22

 **FUTURE DEVELOPMENT**

NW 22ND AVE
24,000 AADT

EAST VIEW

2.5 MILES TO
LITTLE RIVER



JEWISH LEADERSHIP ACADEMY

APPROVED



Little River Master Plan

WEST LITTLE RIVER



NW 22ND AVE

24,000 AADT



The HueHub Project

📍 8395 NW 27th Avenue, Miami, FL 33147



WEST LITTLE RIVER

The Hue Hub has received final approval for Miami-Dade’s largest Live Local Act project to date, delivering 4,000+ units across seven 35-story towers. Led by Spanish developer Pablo Castro with local consultant Laura Tauber and designed by Arquitectonica, the \$880 million community is a Transit-Oriented Development (TOD) located within one block of the Northside Metrorail Station and near the Tri-Rail.

Envisioned as a hub for attainable housing with 40% workforce units, the project will span 509,447 Sq. Ft. of residential space with nearly 200,000 Sq. Ft. of shared amenities—including coworking, wellness, arts and culture, and community spaces—positioning the project as a landmark in Miami’s next wave of mixed-income development.

Modena 22

📍 8624 NW 22nd Avenue, Miami, FL 33147



WEST LITTLE RIVER

Currently under construction, Modena Housing Group is advancing a 9-story multifamily project on a 0.25-acre infill site in Miami-Dade’s West Little River neighborhood. Consisting of 48 apartment units and 5 workforce units under the County’s density bonus program. Spearheaded by Hallandale Beach developers Alejandro Ambrugna and Alejandro Garcia and designed by Yanina Mauro of Red Octopus, the 50,340 SF building will include a multipurpose community room and 24 parking spaces—though none are required under the area’s urban zoning.

Positioned in a growing transit corridor, Modena 22 reflects a broader push toward attainable infill housing in West Little River, where Mauro is concurrently designing six similar projects aimed at meeting Miami’s workforce demand through compact, transit-aligned development.

Northside Transit Village

📍 3150 NW 79th Street, Miami, FL 33147



Developed by Atlantic | Pacific Communities, Northside Transit Village is a four-phase, transit-oriented mixed-income community anchored by the Northside Metrorail Station.

Spanning multiple parcels along NW 77th to 79th Streets, the project delivers more than 600 residential units across affordable, workforce, and senior housing phases. Designed by Corwil Architects, recent phases include an 11-story, 200-unit building with ground-floor retail, structured parking, and modern amenities such as a fitness center, business lounge, and community spaces. With its direct Metrorail integration and Live Local-aligned density, Northside Transit Village exemplifies Miami-Dade's push toward transit-connected attainable housing in the urban core.

WEST LITTLE RIVER

Little River Master Plan

📍 Multiple Locations



Swerdlow Group, in partnership with AJ Capital Partners, has secured approval for a \$3 billion, 65-acre redevelopment transforming the Little River–Little Haiti corridor. The plan calls for over 5,700 residential units—2,284 affordable rentals, 1,398 workforce apartments, and more than 2,000 workforce condos—making it one of the largest housing initiatives in Miami-Dade history.

Renderings envision a Main Street-style district blending housing, retail, and green space, anchored by 370,000 SF of commercial uses with commitments from Home Depot, BJ's, and a major grocer. The community will be transit-linked with a new Tri-Rail station, creating a walkable hub of housing, jobs, and amenities in the city's urban core.

LITTLE RIVER

Liberty Square Apartments

📍 1415 NW 63rd Street, Miami, FL 33147



LIBERTY CITY

The Liberty Square Redevelopment is reshaping the heart of Miami with a bold vision for inclusive growth and long-term community impact. Led by Related Urban Development Group, this multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes.

Anchored by the new Jessie Trice Community Health Center, the project will include a new headquarters for the Miami-Dade Chamber of Commerce, with parks & green space supporting the project's health-conscious mission. A national grocer and expanded retail offerings will boost day-to-day convenience and economic activity, all connected by direct access to the South Dade Transit Way—a true transit-ready community in progress.

Principio Project

📍 5401 NW 7th Ave, Miami, FL 33127

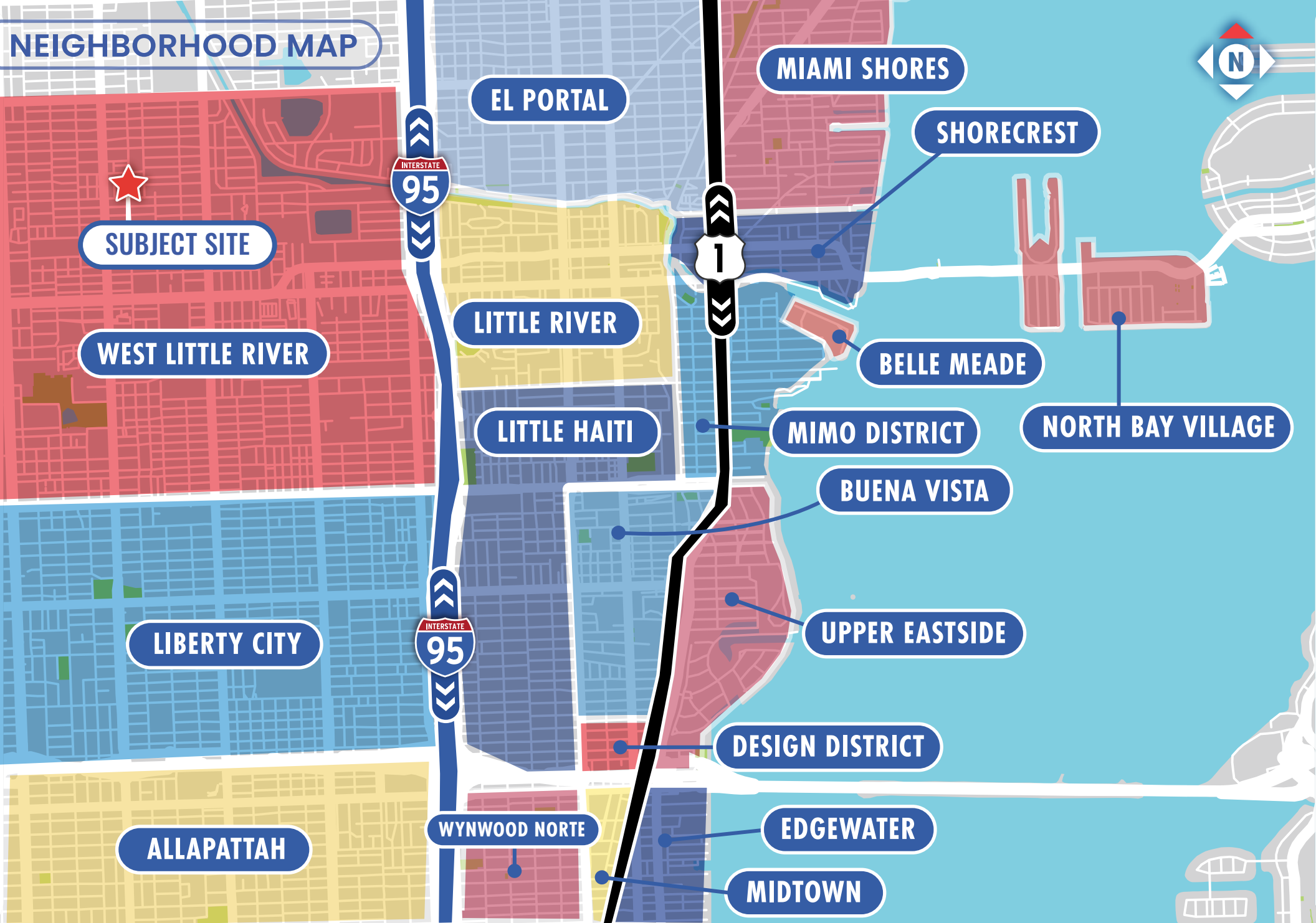


LIBERTY CITY

Next Development Groups plans an 8-story, 142-unit Live Local project, totaling 215,256 Sq. Ft. with over 3,500 square feet of retail and 229 parking spaces. As part of the Live Local Act, 40% of those apartments would be workforce housing.

The Live Local Act which was approved in 2023 allows developers to build to the maximum density allowed in cities and the greatest height within a one-mile radius of the site in exchange for making 40% of the residential units workforce housing at 120% of area median income, a catalyst fueling the expedited development of 'missing-middle' housing options in Miami's peripheral core neighborhoods.

NEIGHBORHOOD MAP





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