



LIFESTYLE
INTERNATIONAL REALTY

Offering Memorandum

Assembled Infill Land Portfolio — Miami, FL 33127



Executive Summary

This Offering Memorandum presents a rare opportunity to acquire a 3-parcel assembled infill land portfolio totaling 21,164 SF of land with a 3,709 SF freestanding building in Miami's rapidly evolving 33127 corridors adjacent to Wynwood, Midtown, and the Design District. The property is currently owner-occupied under Automotive / Marine (2719) use, and the Seller is open to a 1–5-year sale-leaseback. The assembled scale of the site differentiates it from surrounding single-parcel offerings and supports materially greater long-term development capacity.

List Price	\$5,900,000
Total Land	21,164 SF (3 Contiguous Parcels)
Building	3,709 SF Freestanding
Current Use	Automotive / Marine (2719) — Owner Occupied
Leaseback	Seller Open to 1–5 Year Sale-Leaseback (\$12,000/month gross)
Zoning	8000 / Community Facilities

Folio	Lot Size	Notes
01-31-26-015-0010	4,900 SF	
01-31-26-015-0020	9,400 SF	Includes 3,709 SF Building
01-31-26-015-0030	6,864 SF	

Market Comps & Pricing Support

Two recent, relevant land transactions are available within the immediate market area. While both comparables represent single-parcel sales, the subject offering consists of three contiguous parcels assembled into one infill site, which typically commands a premium.

3910 NW 2nd Ave — Miami, FL 33127

Sale Price: \$1,900,000 | Lot Size: 10,100 SF | \approx \$188/SF

1068 NW 36th St — Miami, FL 33127

Sale Price: \$2,800,000 | Lot Size: 21,453 SF | \approx \$130/SF

Benchmark Range: \$120–\$190/SF depending on assemblage, geometry, redevelopment potential, and income profile.

Active Development Benchmark (For Market Context Only)

1189 NW 26th St – West of Wynwood (Active Listing)

- Land Size: ~5,000 SF
- Asking Price: \approx \$1,990,000
- Proposed Program: ~49 residential units
- Density Path: Live Local Act / TOD
- Approx. Price per Land SF: \approx \$400/SF
 - 5,000 SF site \rightarrow ~49 units
 - 21,164 SF site \rightarrow materially greater scale

This active West of Wynwood listing illustrates current market pricing for smaller, near-entitled redevelopment sites in close proximity to Wynwood. While significantly smaller in scale, the listing reflects investor willingness to pay a premium for residential density in the corridor.

By comparison, the subject offering provides over four times the land area (21,164 SF) at a materially lower price per land SF, along with interim leaseback income and greater long-term redevelopment flexibility.

Active listings are provided for market context only and do not represent closed sale pricing. Buyer to independently verify zoning, density, and redevelopment feasibility.

Conceptual Density / Build Capacity (Planning Context Only)

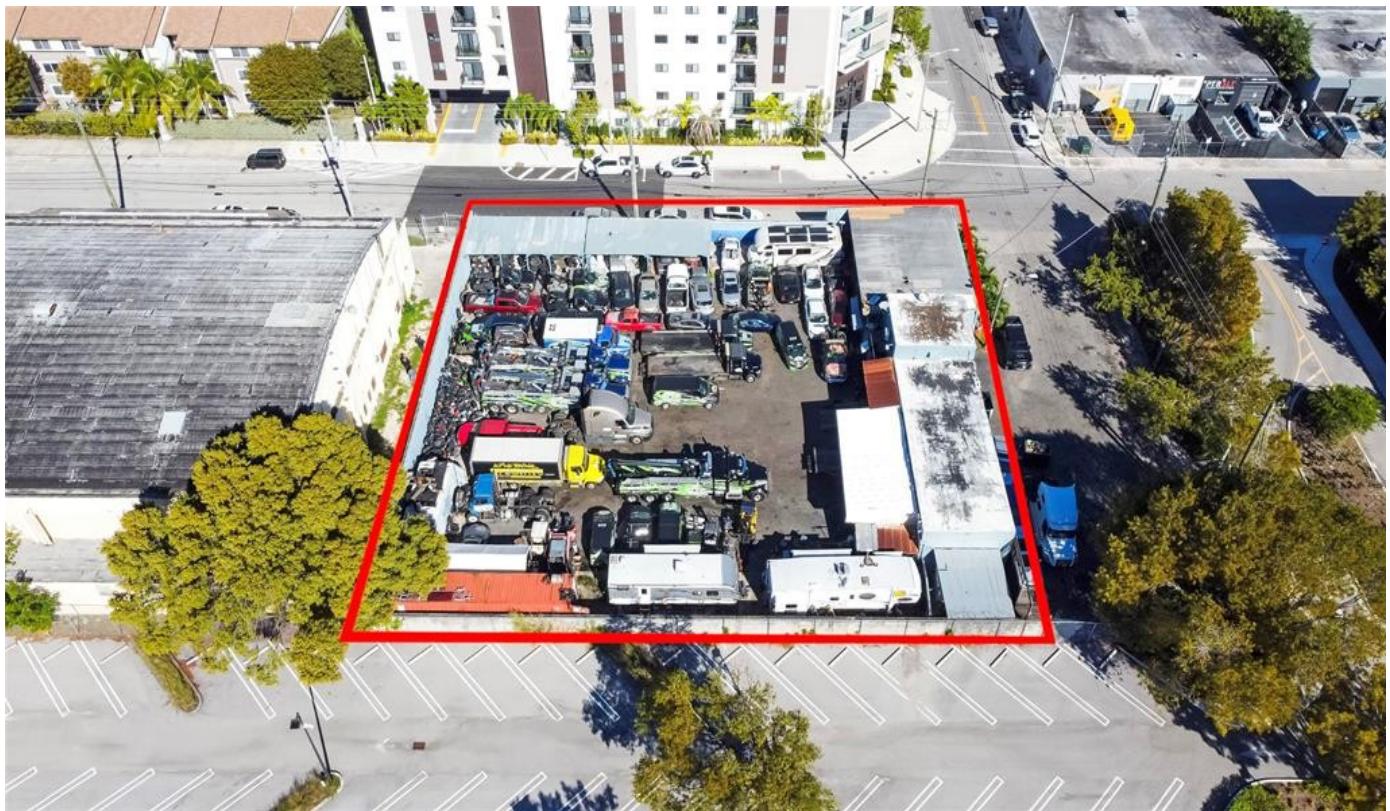
Based on nearby West of Wynwood development sites achieving approximately 45–50 residential units on parcels of ~5,000 SF, a comparable density applied to the subject's 21,164 SF three-parcel assemblage suggests the potential to support a substantially larger residential program, subject to zoning, Live Local applicability, design, parking strategy, and municipal approvals.

From a conceptual planning perspective, developers may evaluate the site within a range of approximately 120–180 residential units, depending on final entitlements, height allowances, unit mix, and parking reductions.

All density figures are conceptual and provided for comparative purposes only. Buyer to independently verify zoning, land use, density, and redevelopment feasibility.

Property Photos





Investment Highlights

- Rare assembled urban infill land position
- Strategic growth corridor near Wynwood, Midtown & Design District
- Excellent access to I-95, SR-112 & Miami International Airport
- Ideal covered-land investment with leaseback income
- Long-term potential to explore mixed-use / multifamily (buyer to verify)
- Functional paved site, fenced perimeter & strong street exposure
- This offering is best suited for developers or investors seeking an assembled urban infill site with interim income and long-term residential or mixed-use redevelopment upside.

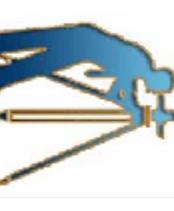
Contact for survey, leaseback terms & showings

Buyer to verify zoning, land use, density, and redevelopment feasibility.



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1 INCH = 20 FEET
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