



**LAND DEVELOPMENT SITE**

**8901 NW 22<sup>ND</sup> AVENUE**  
**MIAMI, FL 33147**

**FOR SALE**

**THE ALPHA**  
**COMMERCIAL**

# THE ALPHA COMMERCIAL

## THE ALPHA COMMERCIAL ADVISORS®

742 NE 79<sup>th</sup> Street, Miami, FL 33138

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

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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 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 the high-traffic, mixed-use NW 22 Avenue corridor, this site sits at the center of a transitioning pocket catching up to infrastructure demands of peripheral transit corridors like NW 27th Avenue where affordability, accessibility, and development flexibility intersect.

With designation inside an Opportunity Zone and eligibility for development under 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 an active pipeline of nearby projects as the next frontier for Miami's ongoing urban expansion, makes it a natural candidate for a path-of-progress development program designed to close the gap in available workforce housing alternatives.

# OFFERING SUMMARY

## 8901 NW 22<sup>ND</sup> 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)

**Allowable Uses:** See Page 4

**Max. By-Right Density:** 77 units

**Max. By-Right Height:** 8 stories  
See Page 4 for special programs

**Max. Live Local Density:** 256 units

**Max. Live Local Height:** 12 stories

**Opportunity Zone:** Yes

**Live Local Eligible:** Yes

**Asking Price:** \$1,495,000

[Click to View Due Diligence Folder](#)



## PROPERTY HIGHLIGHTS

- **Zoned for Versatility:** NCUAD Edge/Center Mixed-Use Corridor zoning allows up to 60 du/acre before bonuses 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 22<sup>nd</sup> 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.

# ZONING

**NCUAD - North Central Urban Area District**



**MC-Center, MC-Edge & MCS-Center**

- Max. Density: 60 du/acre
- Max. Height: 8 stories

**Subject Zoning**

- MC-Center
- MC-Edge

Under the Live Local Act, density may be increased to the maximum allowed in the municipality and max. height allowed within a mile, so long as 40% of the proposed units are reserved for workforce housing capped at 120% AMI for a minimum of 30 years.

**MM-Core**

- Max. Density: 125 du/acre
- Max. Height: 15 stories

**MM-Center**

- Max. Density: 90 du/acre
- Max. Height: 12 stories

MAX. ZONING ALLOWANCES		
	BY-RIGHT	LIVE LOCAL
<b>DENSITY:</b>	77 units (60 du/acre + 25% WFHU bonus)	256 units (250 du/acre)
<b>HEIGHT:</b>	8 stories	12 stories
<b>ALLOWABLE USES:</b>	Multi-family, Mixed-Use, Retail, Office, Religious Educational, Hotel, Healthcare	

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.

Densities within Urban Centers of Unincorporated Dade pull from the gross lot area rather than the net lot area in determining max. development potential. Gross lot area is calculated including the right-of-way



**BIRD'S EYE VIEW**

**24,000 AADT**  
**NW 22<sup>ND</sup> AVE**



# SOUTHWEST VIEW



**UNDER CONSTRUCTION**



**Modena 22**



**NORTHSIDE STATION**

**NORTHSIDE TRANSIT VILLAGE**

**NORTHSIDE VISTAS APARTMENTS**

**NW 27TH AVE 31,500 AADT**

**NORTHSIDE COMMONS**

**APPROVED**



**The HueHub**

**NW 22ND AVE 24,000 AADT**

**WEST LITTLE RIVER**



**SUBJECT SITE**

# SOUTH VIEW

8 MILES TO  
DOWNTOWN MIAMI

UNDER  
CONSTRUCTION



**COMPLETED**

**Liberty Square Apartments**

**APPROVED**

**Principio Project**

**Modena 22**

FUTURE DEVELOPMENT



← NW 22<sup>ND</sup> AVE →  
24,000 AADT

EAST VIEW

2.5 MILES TO  
LITTLE RIVER



 JEWISH LEADERSHIP ACADEMY

APPROVED



Little River Master Plan

WEST LITTLE RIVER



« NW 22<sup>ND</sup> 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



WEST LITTLE RIVER

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.

## Little River Master Plan

📍 Multiple Locations



LITTLE RIVER

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.

## 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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