



LAND FOR SALE

NE 22nd St

100 NE 23RD STREET

76 UNIT | OPPORTUNITY ZONE LAND |
EDGEWATER

FA
Commercial

+ PROPERTY TYPE

Land

+ TOTAL SIZE

22,000 SF

+ SALE PRICE

\$5,500,000

+ ZONING

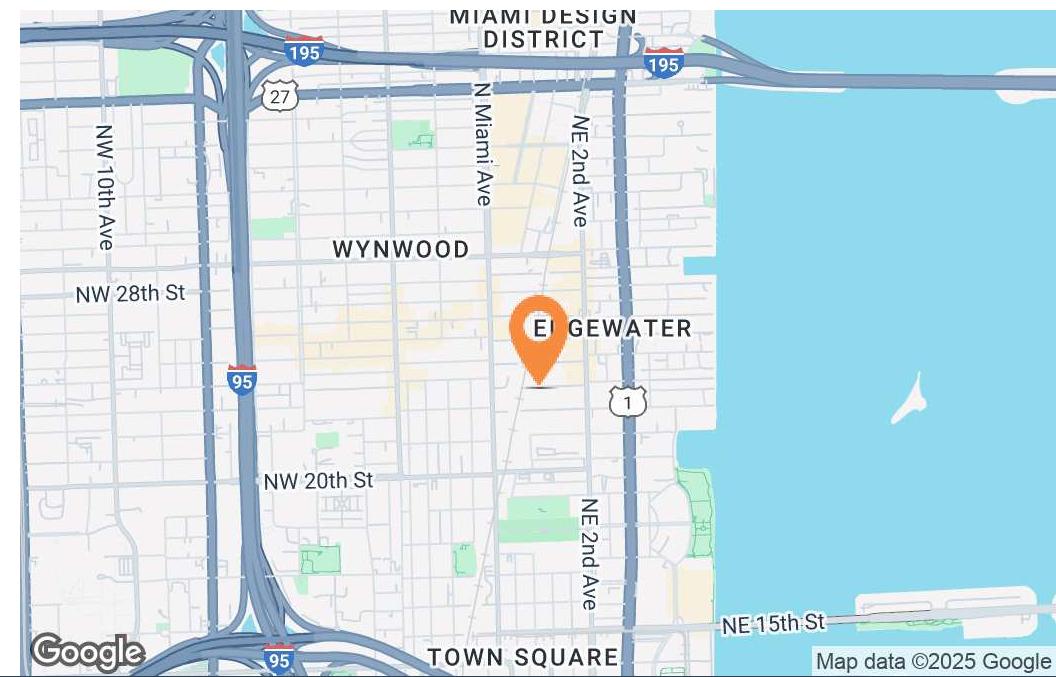
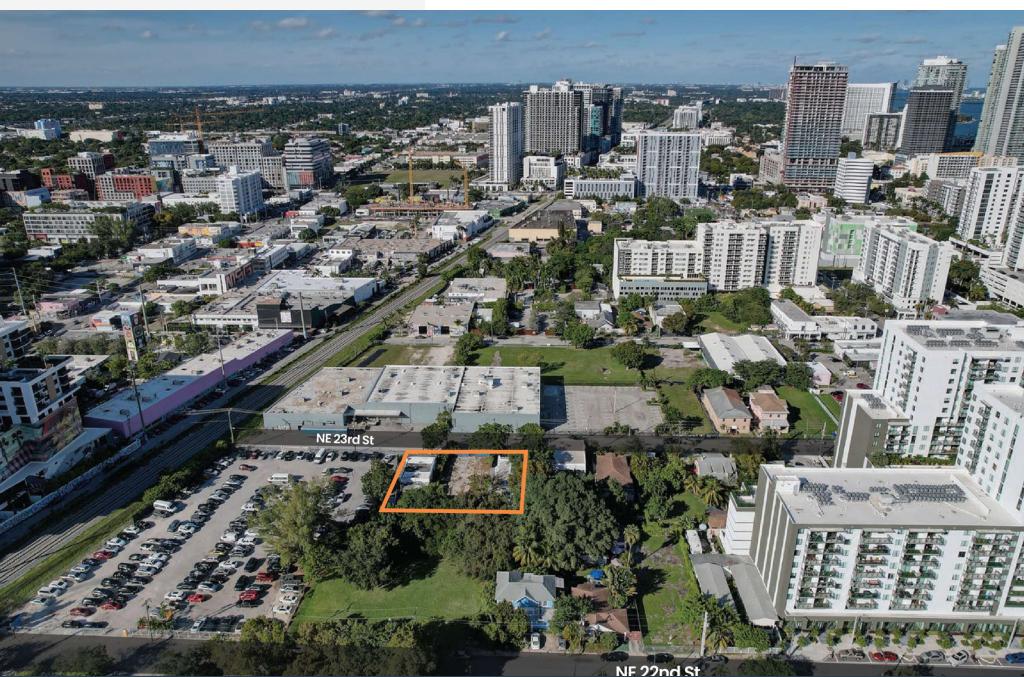
T6-8-0

PROPERTY OVERVIEW

FA Commercial is pleased to present this exclusive listing; a three-lot site for development in the Edgewater District. The land is located near major hotspots of Miami such as Wynwood and the Design District, which are both experiencing exponential growth. This property is also sited in an opportunity zone, which offers great financial incentives

PROPERTY HIGHLIGHTS

- The property consists of 3 adjacent folios with dimensions **160'w x 135'l**
- T6-8-O Zoning allows for development of **76 apartment units or 152 hotel keys, and maximum height of 8 stories**
- **The land is located in an opportunity zone**
- Monthly Rent (Gross Income) : 100 NE 23 St \$2200, 112 NE 23 St \$1000, 120 NE 23 St \$2100
- Total Gross Income: \$63,600
- Total Expenses: Yearly Taxes \$43,808.94
- Folios: 01-3125-011-0300 ; 01-3125-011-0290 ; 01-3125-011-0280



ZONING DESCRIPTION

T6-8 O. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development.

PERMITTED USES

- Residential
- Lodging
- Office
- Commercial

BUILABLE DENSITY

FAR:	5
Unit Density (Residential):	150 units/acre (76 units)
Unit Density (Hotel)	300 keys/acre (152 keys)
Retail Gross Buildable SF	5.535 SF
Maximum Number of Floors	max. eight (8) stories

BUILDING SETBACKS

Front and Secondary Front	10 ft each
Side and rear	0 ft each





DRAFT RENDERS

LAND FOR SALE

FOR VISUAL
PURPOSES ONLY

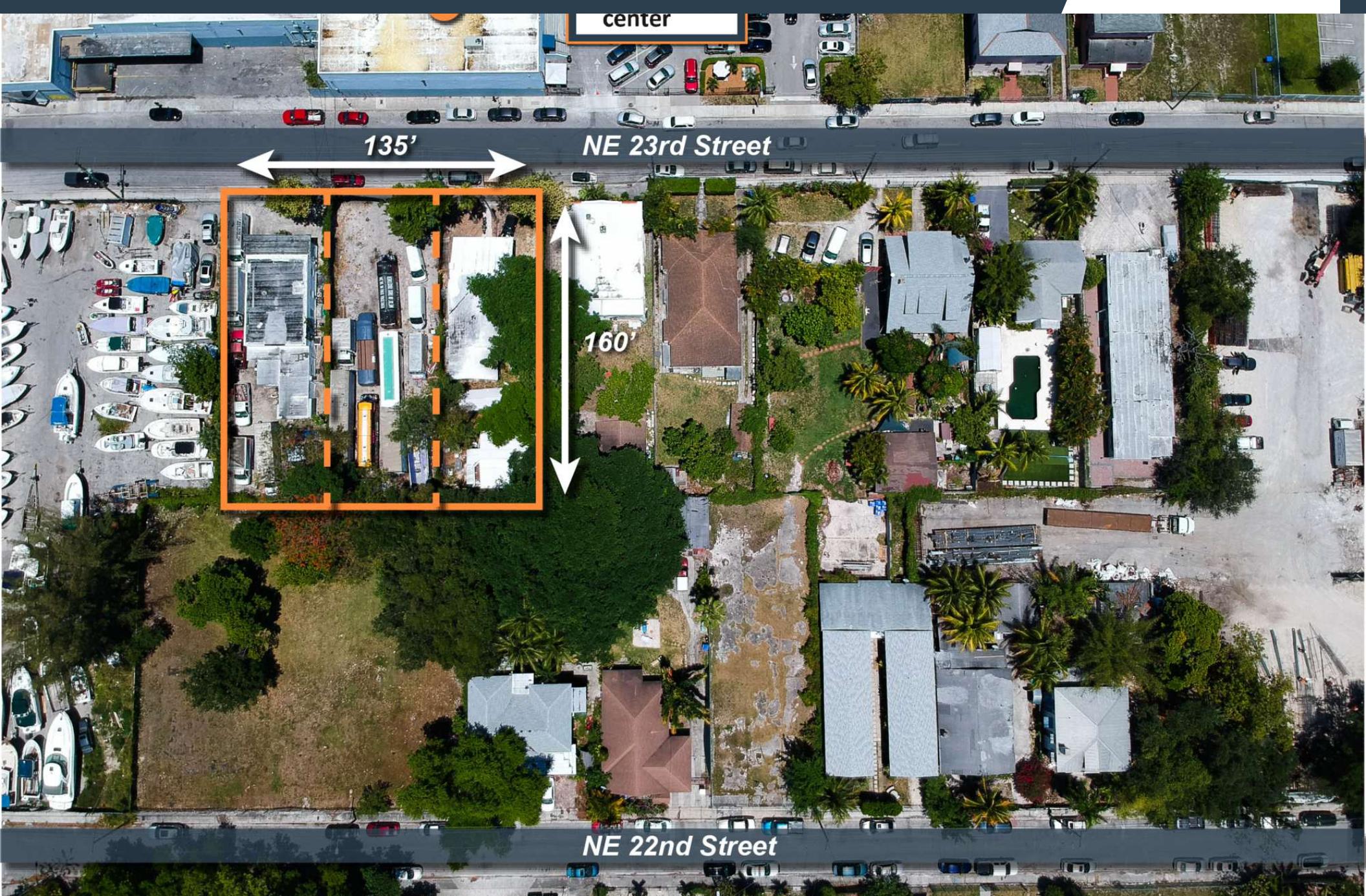


FOR VISUAL
PURPOSES ONLY



FOR VISUAL
PURPOSES ONLY





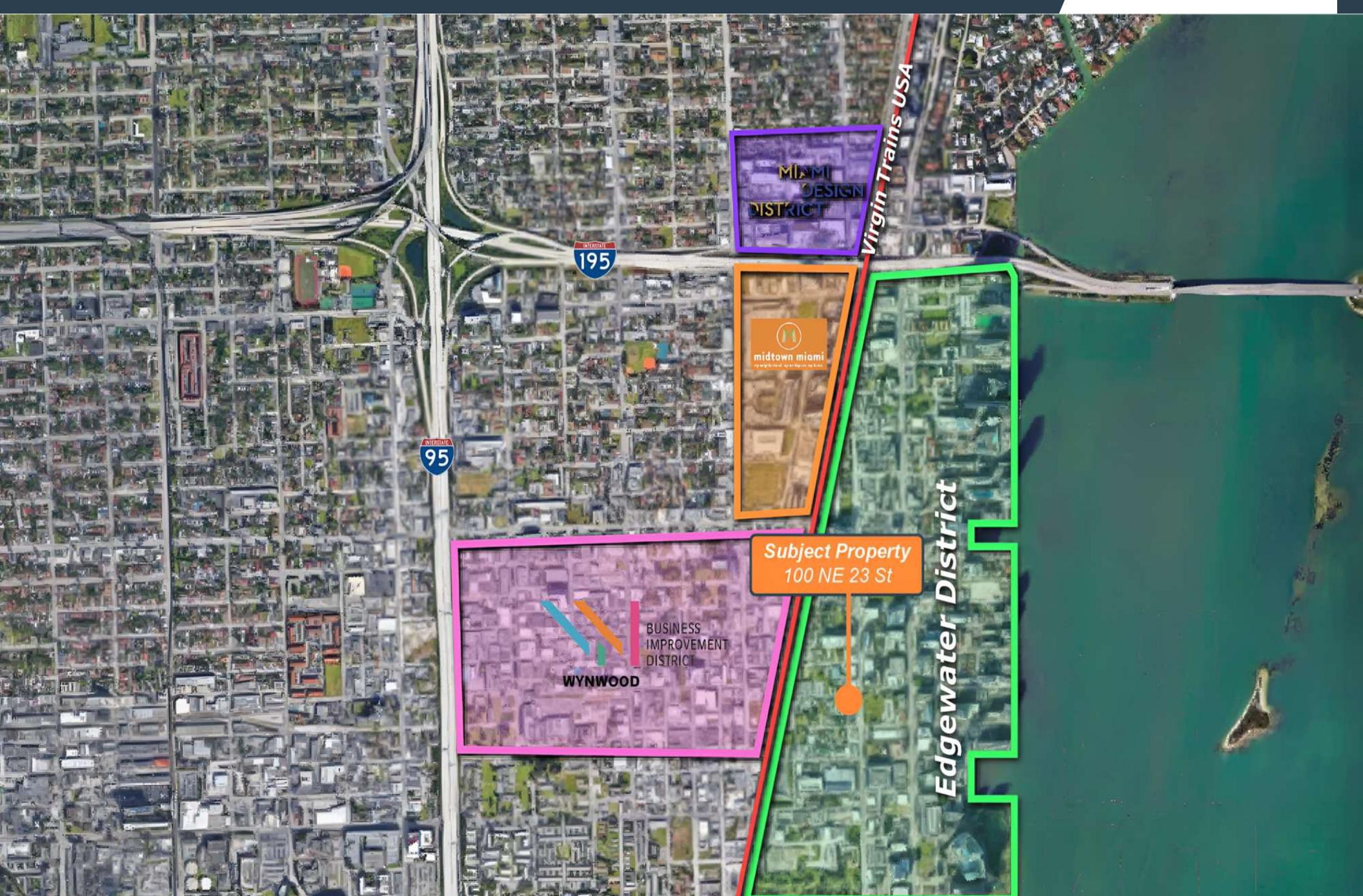
POTENTIAL ASSEMBLAGE

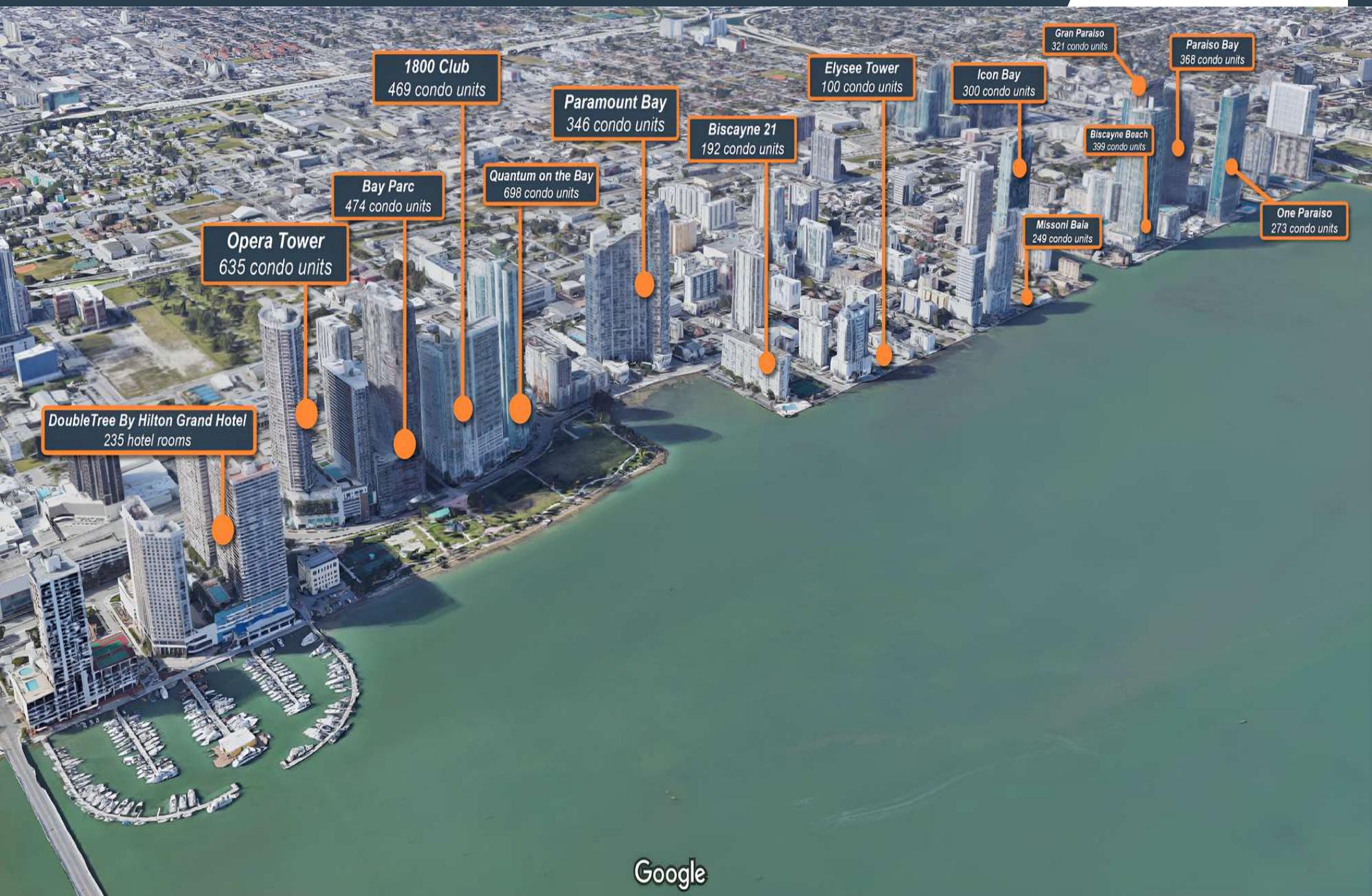
LAND FOR SALE



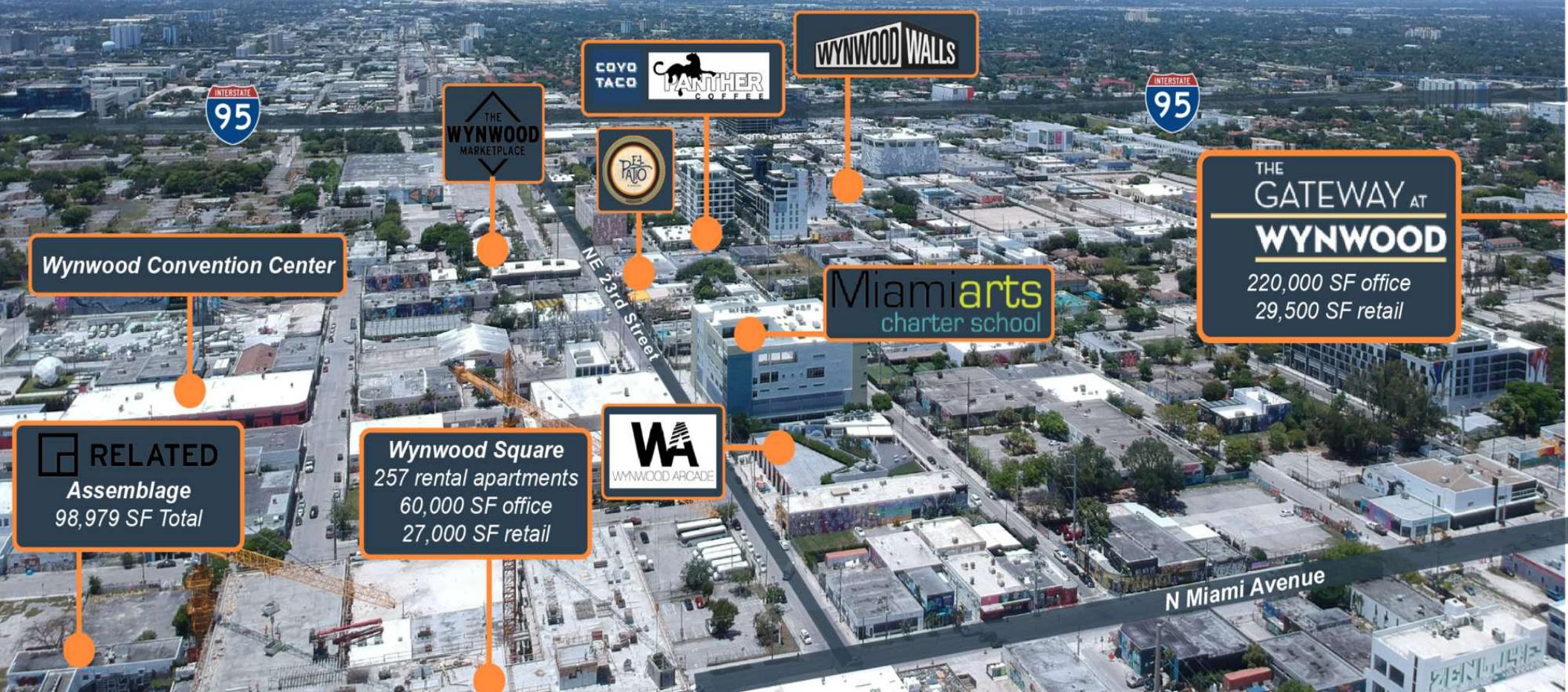
DISTRICT MAP

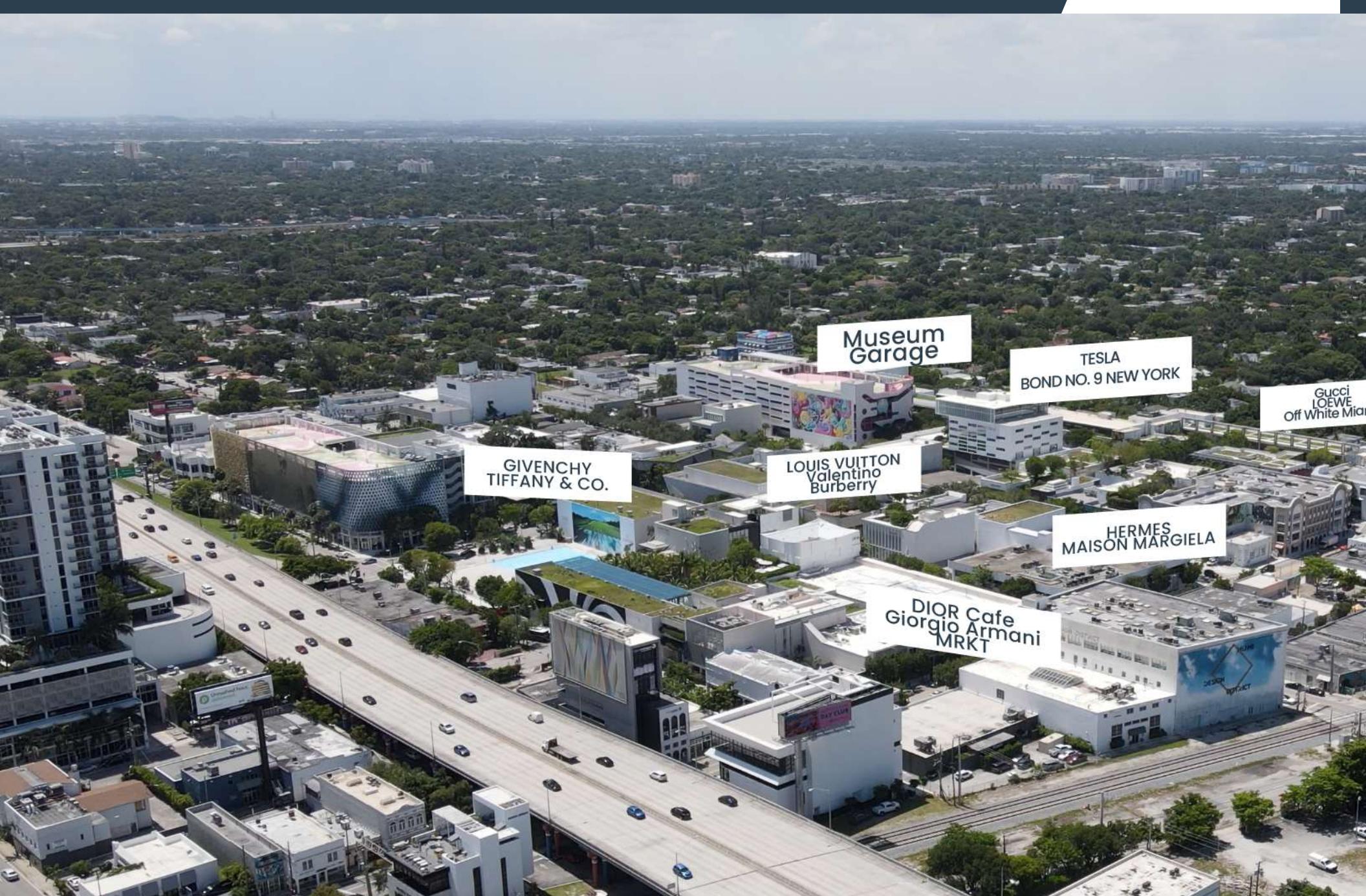
LAND FOR SALE











GIVENCHY
TIFFANY & CO.

Museum
Garage

TESLA
BOND NO. 9 NEW YORK

LOUIS VUITTON
Valentino
Burberry

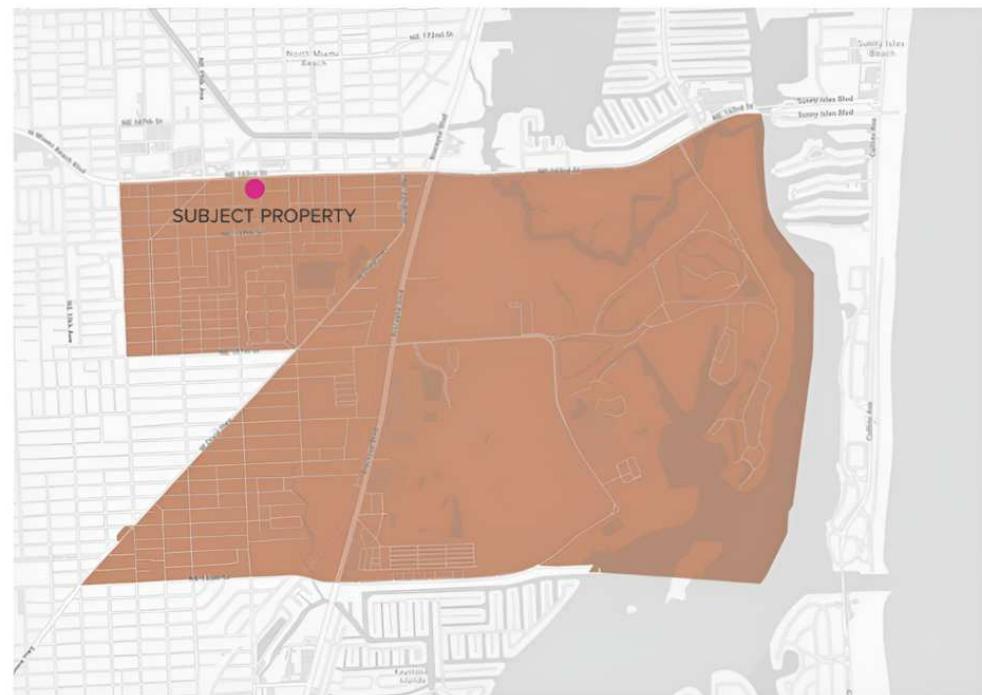
Gucci
LOEWE
Off White
Mia

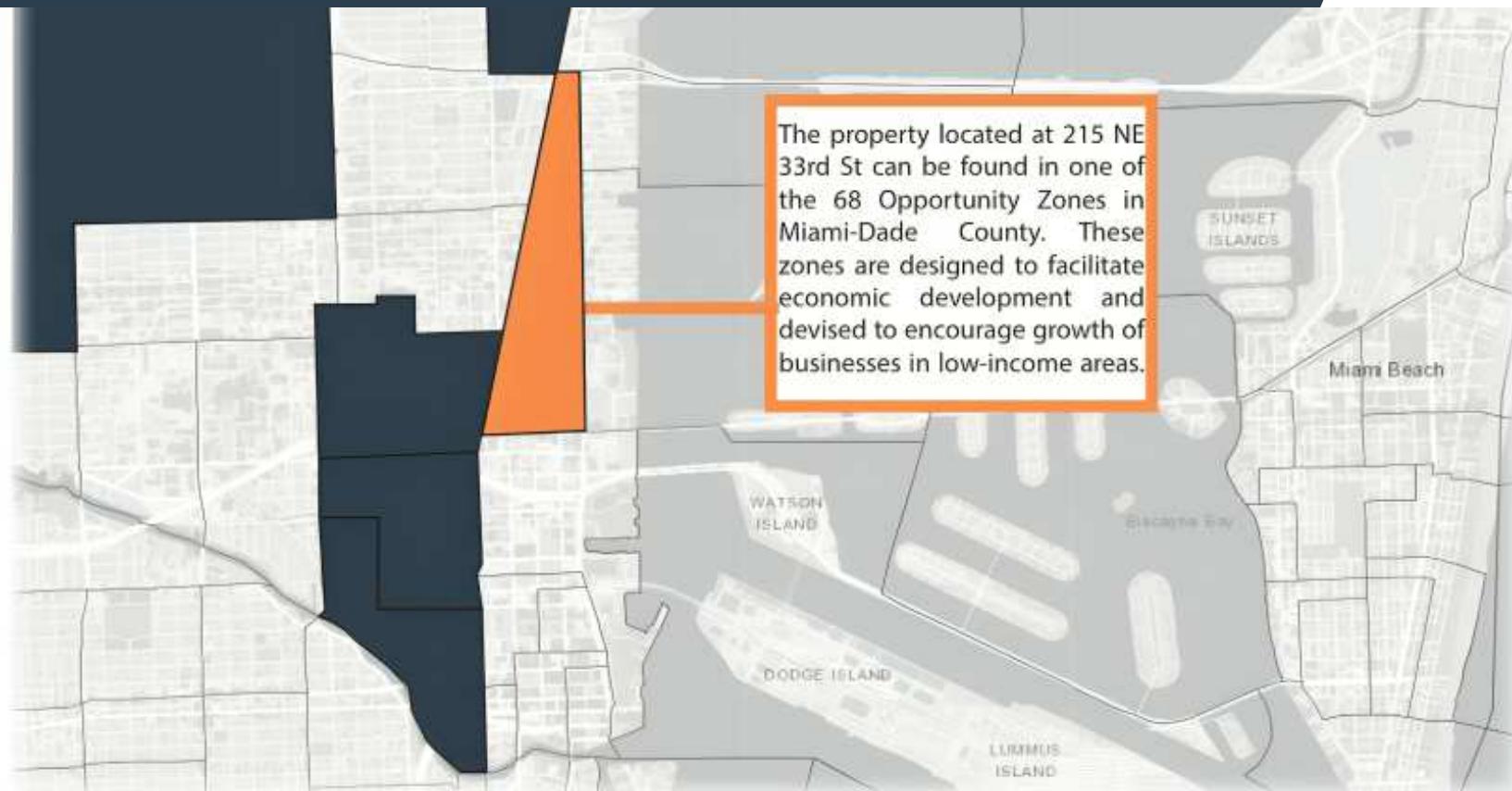
HERMES
MAISON MARGIELA

DIOR Cafe
Giorgio Armani
MRKT

OPPORTUNITY ZONE

1. A temporary deferral of inclusion in taxable income for capital gains reinvested in an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.
2. A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.
3. A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.





2021

5-YEAR

7-YEAR

10-YEAR



MUST INVEST BY 2021 TO
MAXIMIZE TAX BENEFITS

GAINS INVESTED QUALIFY FOR 10%
REDUCTION IN THE AMOUNT OF
CAPITAL GAINS TAXED

GAINS INVESTED QUALIFY FOR 15%
REDUCTION IN THE AMOUNT OF
CAPITAL GAINS TAXED

GAINS INVESTED
BECOME TAX FREE
(NOT INCLUDING ORIGINAL GAIN RE-INVESTED IN THE QOZ)

RETAILER MAP

LAND FOR SALE





A PASSIONATE VISION CREATES HIGH STANDARDS

At Elysee, residents are invited to indulge in the best of two worlds: the sophisticated intimacy of a boutique ambiance with luxurious spaces that enhance light and livability whilst enjoying unparalleled views and an abundant array of amenities and lifestyle offerings, including the bespoke services of an Elysee Attaché.

Elysee features 100 luxury residences in three- to five-bedroom layouts that include den and home office options, with only two spacious residences per floor. Floor-to-ceiling windows are found throughout each residence with private sunrise and sunset terraces on the east and west sides of each residence that provide sweeping, unobstructed views of Biscayne Bay and Miami's skyline.





LUXURIOUS APARTMENTS STEPS AWAY FROM THE BAY

Bay Parc Apartments is a smoke-free residential community situated at 1756 N Bayshore Dr, Miami, FL 33132, in the Edgewater neighborhood. The community offers studio, one-, and two-bedroom apartments featuring modern amenities such as quartz countertops, wood plank flooring, stainless steel appliances, walk-in closets, stackable washer and dryers, and private patios or balconies.



CONNECTED AND FULL OF LIFE

Bay Parc's location offers proximity to various attractions and conveniences. Margaret Pace Park is located directly across the street, providing green space and recreational opportunities. The community is also near popular areas such as Wynwood Walls, the Miami Design District, and Brickell City Centre, offering residents easy access to dining, shopping, and entertainment options.



EDGEWATER IS EVOLVING — FAST

Braman Motors is revving up Edgewater with a bold transformation, turning its 21-parcel auto campus into a sleek, mixed-use destination. The plan features two stunning 60-story towers with over 1,100 residential units, offices, retail, and a futuristic automotive center. Phase one kicks off with an 11-story vertical showroom and service hub designed by Arquitectonica, blending function with luxury flair.

Leveraging Miami's Special Area Plan zoning, the project adds height, density, and walkability. A pedestrian bridge, shared-use street, and green spaces connect the entire site. Even the Shell station gets a stylish upgrade. It's Norman Braman's pivot from horsepower to high-rises, redefining what's possible in urban development.



MORE EDGEWATER DEVELOPMENTS

LAND FOR SALE



Aimco Tower



Metro Edgewater



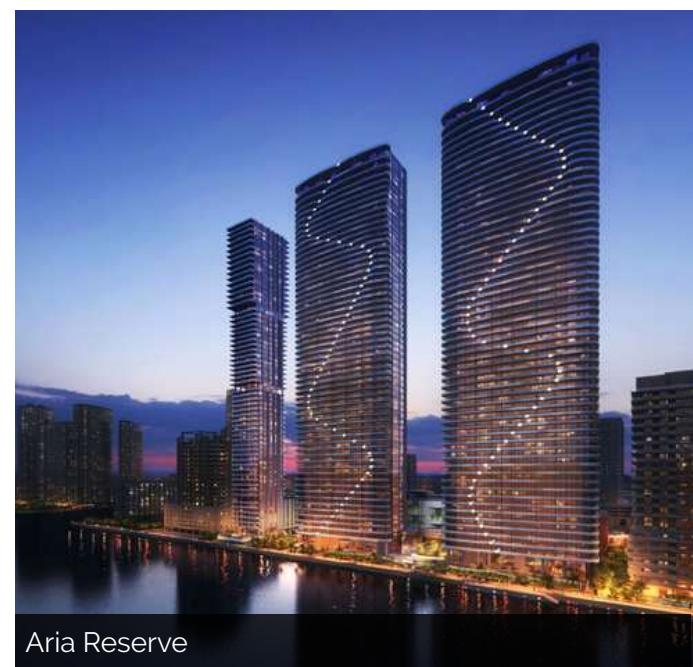
Residence 23



Shepherd Eco



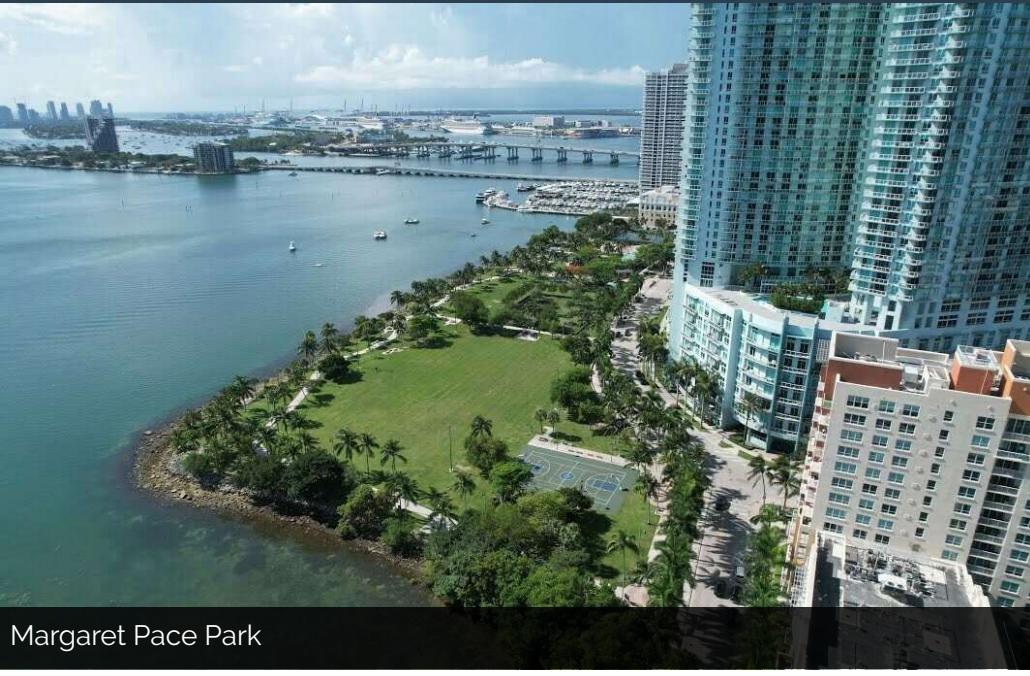
Residence 27



Aria Reserve

DISCOVER EDGEWATER

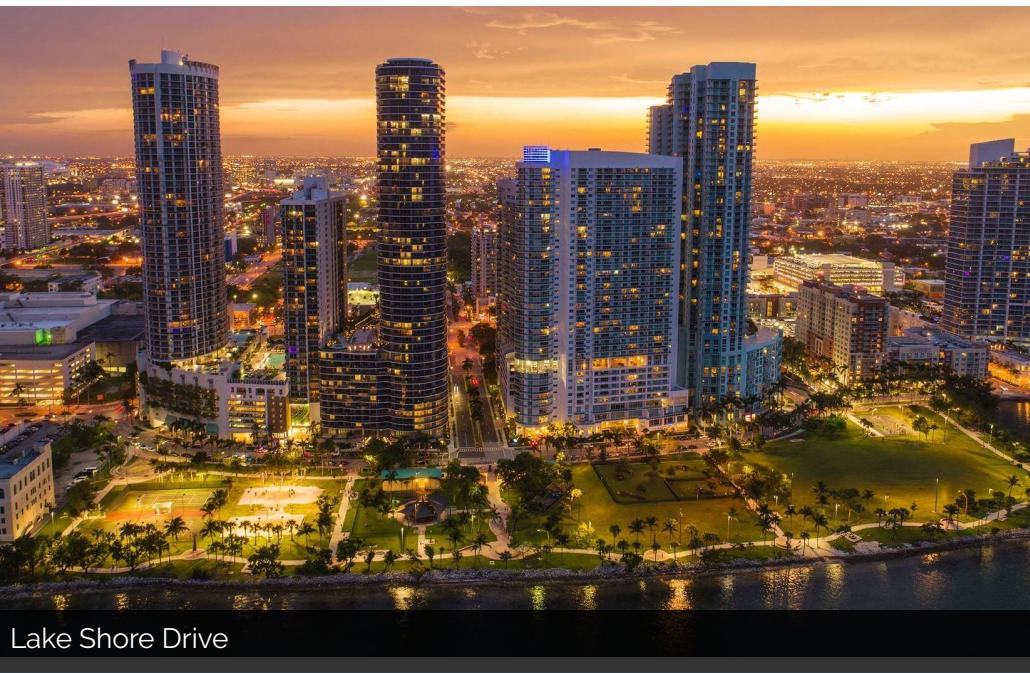
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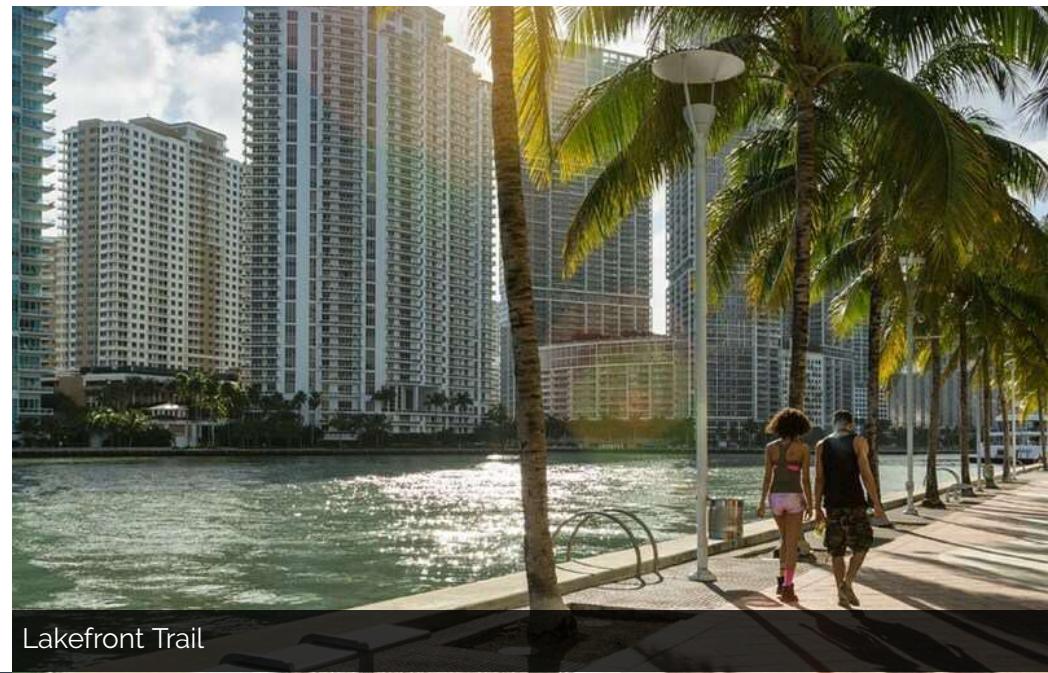
Margaret Pace Park



Loyola University Museum of Art (LUMA)



Lake Shore Drive



Lakefront Trail

DEMOGRAPHICS MAP & REPORT

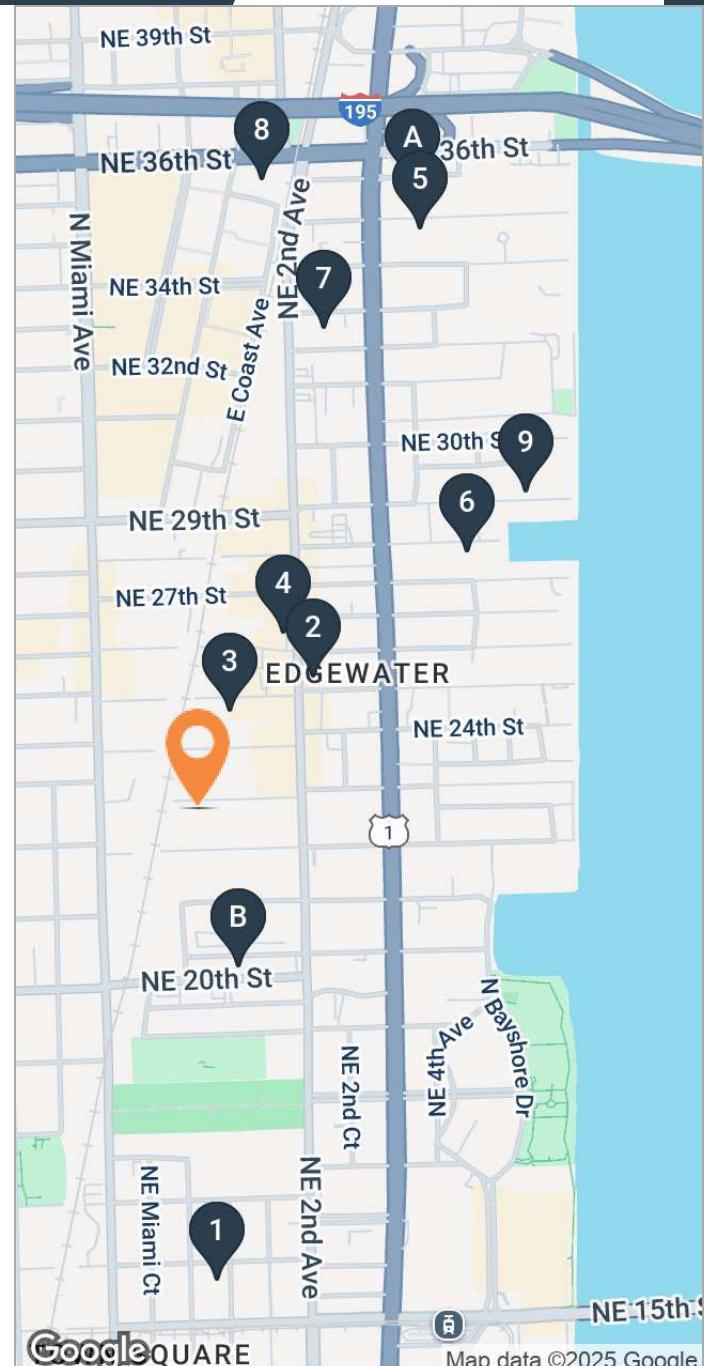
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,682	219,544	482,250
Average Age	34.0	36.2	37.6
Average Age (Male)	34.7	34.7	36.2
Average Age (Female)	33.4	37.6	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,699	83,839	188,142
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$46,127	\$45,087	\$51,940
Average House Value	\$266,323	\$430,005	\$430,503
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	49.3%	60.5%	60.7%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	10,632	135,009	320,648
Total Population - Black	7,520	70,368	128,749
Total Population - Asian	219	2,329	4,855
Total Population - Hawaiian	0	32	89
Total Population - American Indian	39	148	687
Total Population - Other	824	8,820	21,016

2020 American Community Survey (ACS)



NAME/ADDRESS		PRICE	LOT SIZE	PRICE/SF
★	76 Unit Opportunity Zone Land Edgewater 100 NE 23rd Street Miami, FL	\$5,500,000	22,140 SF	\$248.42
1	1542 NE 1st Ave Miami, FL	\$13,000,000	18,900 SF	\$687.83
2	215 NE 25th St Miami, FL	\$5,200,000	16,553 SF	\$314.14
3	120 NE 25th St Miami, FL	\$3,500,000	7,025 SF	\$498.22
4	2600 - 2662 NE 2ND AVE Miami, FL	\$11,600,000	27,202 SF	\$426.44
5	404-436 NE 35 St Miami, FL	\$15,100,000	36,000 SF	\$419.44
6	434 NE 28th St Miami, FL	\$19,200,000	37,747 SF	\$508.65
7	230-246 NE 33rd St Miami, FL	\$6,500,000	13,800 SF	\$471.01
8	3501 NE 1st Ave Miami, FL	\$40,600,000	71,218 SF	\$570.08
9	525 NE 29th St Miami, FL	\$12,050,000	18,000 SF	\$669.44
A	338-412 NE 35th Ter Miami, FL	\$14,000,000	30,056 SF	\$465.80
B	125-145 NE 20th St Miami, FL	\$6,134,375	18,731 SF	\$327.50
AVERAGES		\$13,353,125	26,839 SF	\$487.14



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.



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