



INVESTMENTS REALTY

FLYER

DEVELOPMENT SITE IN EDGEWATER

142-144 NE 26 St, Miami, FL 33137

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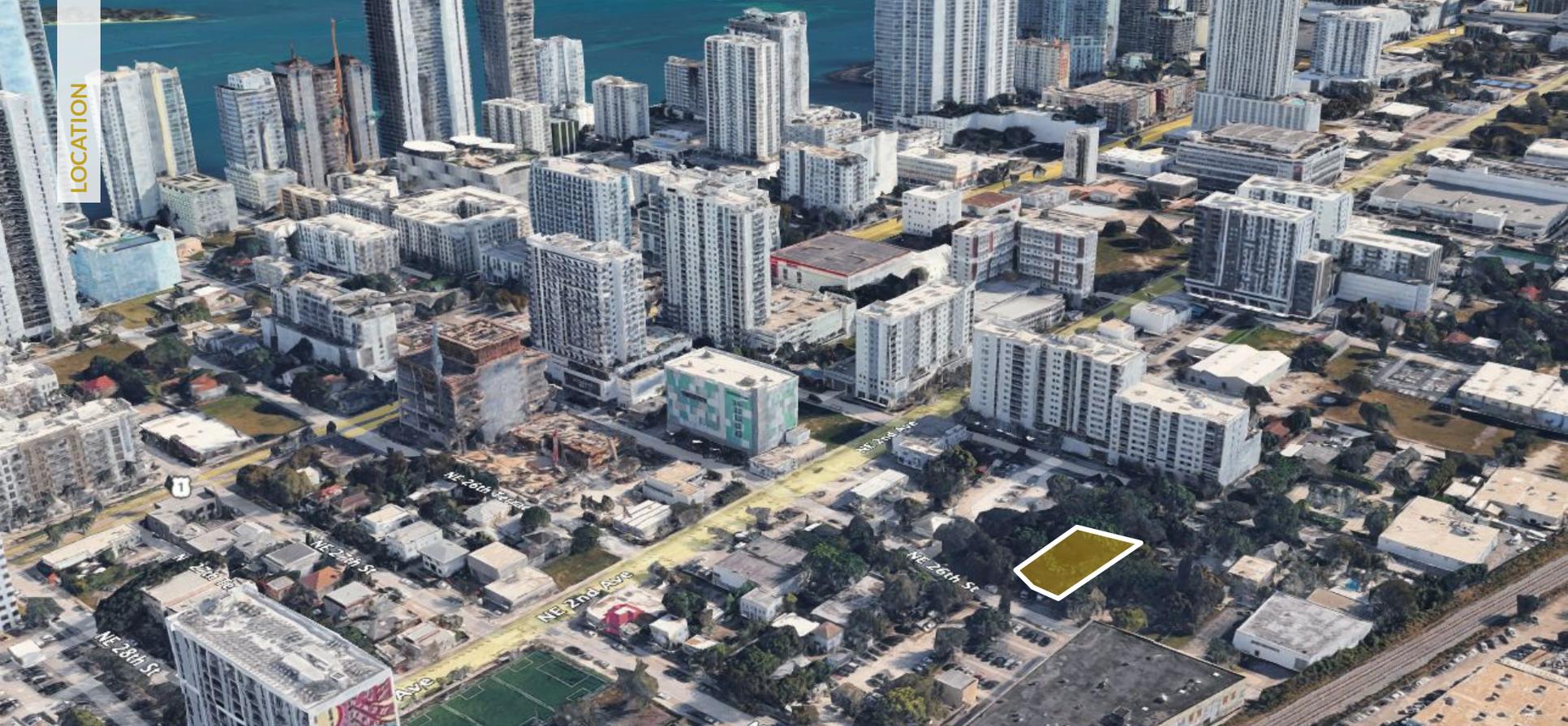
ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR GLOBAL INVESTMENTS REALTY AGENT FOR MORE DETAILS.

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LOCATION



## **ASSET BREAKDOWN**

Global Investments Realty is pleased to present an opportunity to acquire a land assemblage next to Biscayne Blvd. in one of Miami's growing upscale markets, Edgewater.

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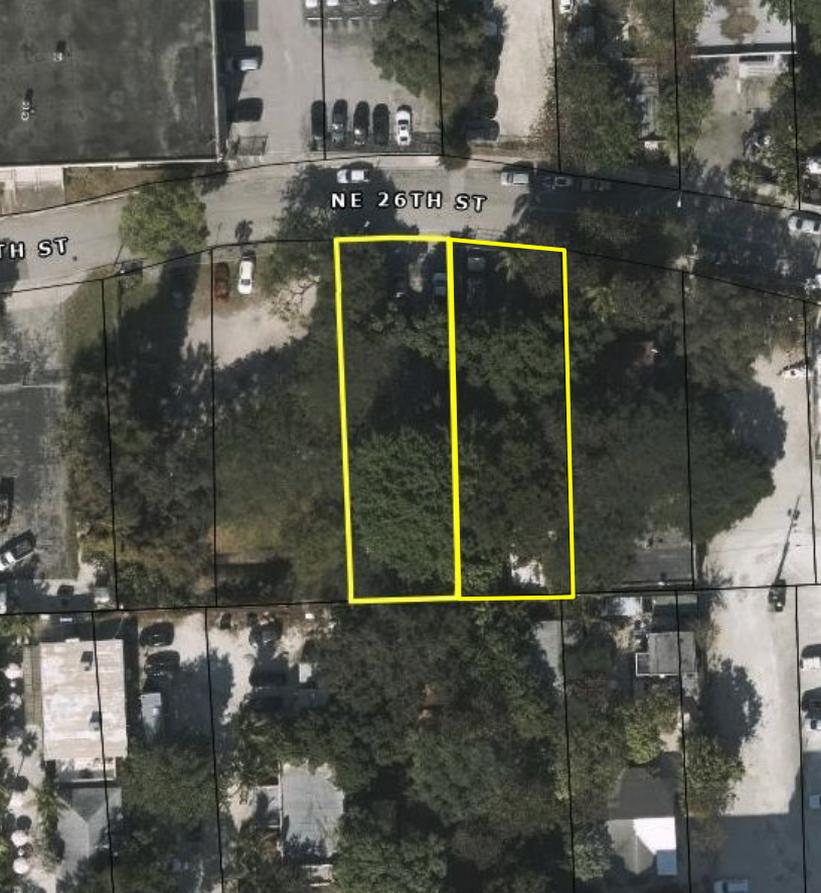
- Located in the Edgewater area, one block from Biscayne Blvd. and Wynwood, this property offers a unique opportunity to redevelop.
- Two lots with an area of 15,400 SF. One of the lots includes a fourplex with 3,110 SF of living area.
- Located just a few steps from luxury rental towers 25 Plaza and 26 Plaza from MELO Group, and the mixed-use tower 2600 Biscayne, and from the next the luxury development, Residence 27 from Trilogy.
- Conveniently zoned T6-8-O, by right, up to 53 units can be built, and up to 77,000 SF, plus an additional 25% more with Public Benefit.
- Less than one block from the bay and next to Biscayne Boulevard, and just a few minutes from Midtown, Wynwood, Design District, A&E District, Downtown and Brickell, these properties are at the center of the best that Miami has to offer.
- As of early 2026, the data shows a robust 5.8% year-over-year appreciation in price per square foot (PSF), a trend it's projected to accelerate as the district nears full build-out.

MULTIFAMILY / DEVELOPMENT SITE

JOEL RODRIGUEZ | Principal / Broker

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O. 305.635.3005  
C. 786.285.7739



## INVESTMENT SUMMARY

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Folios: 01-3125-007-0060  
01-3125-007-0050  
Lot size: 15,400 SF\*  
Zoning: T6-8-O

Maximum Residential Units Allowed: 53 units

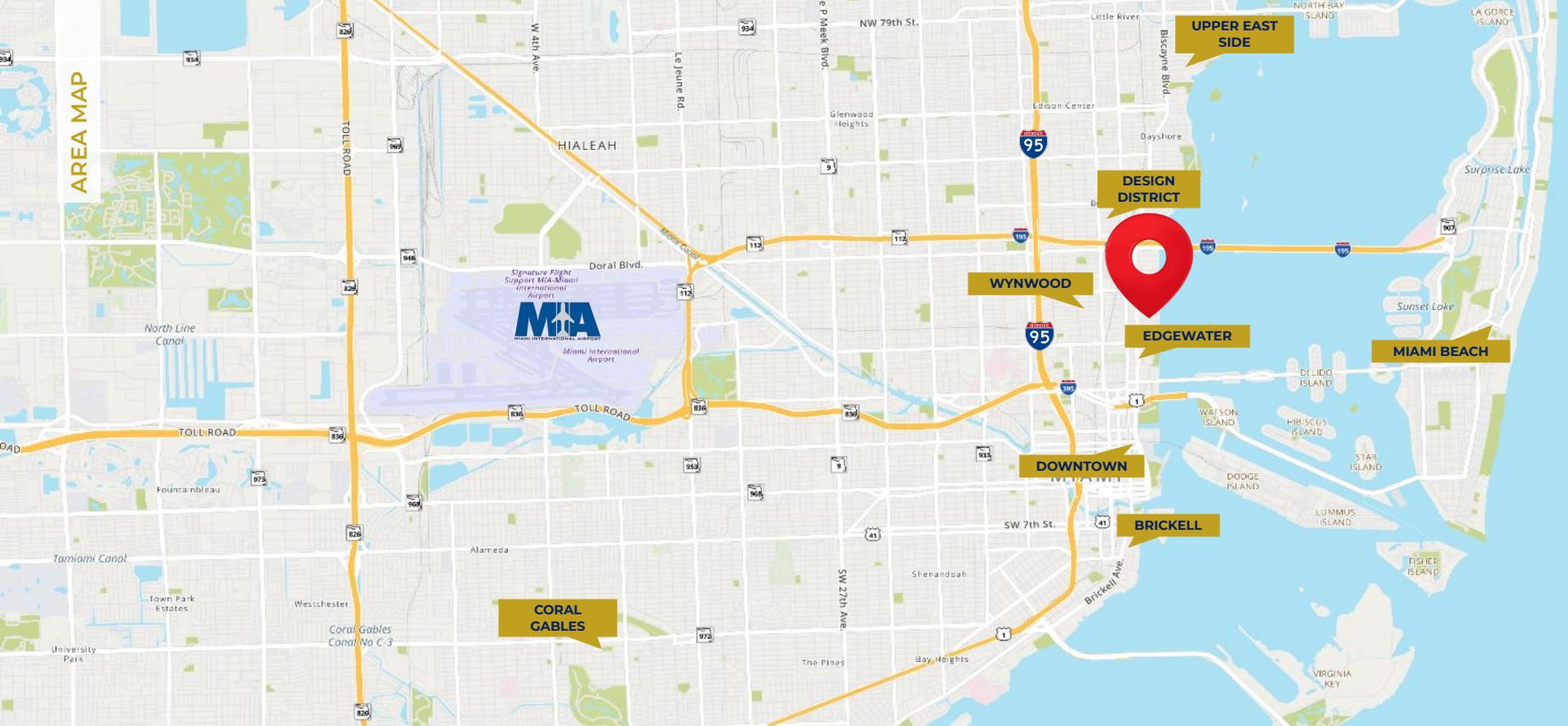
Buildable SF: 77,000 SF  
Bonus 25%: 19,250 SF  
Total Buildable SF  
with public benefit: 96,250 SF

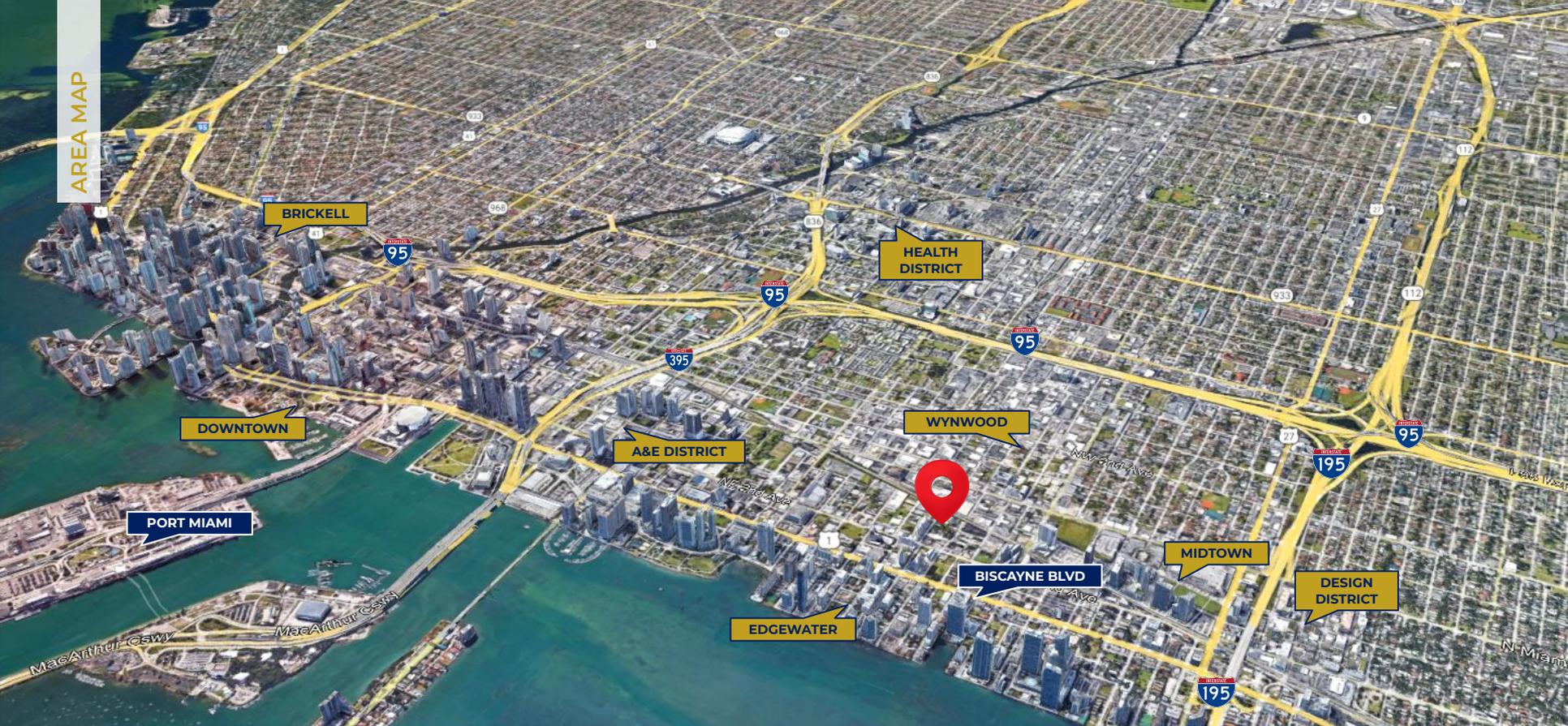
**PRICE:** Call to ask

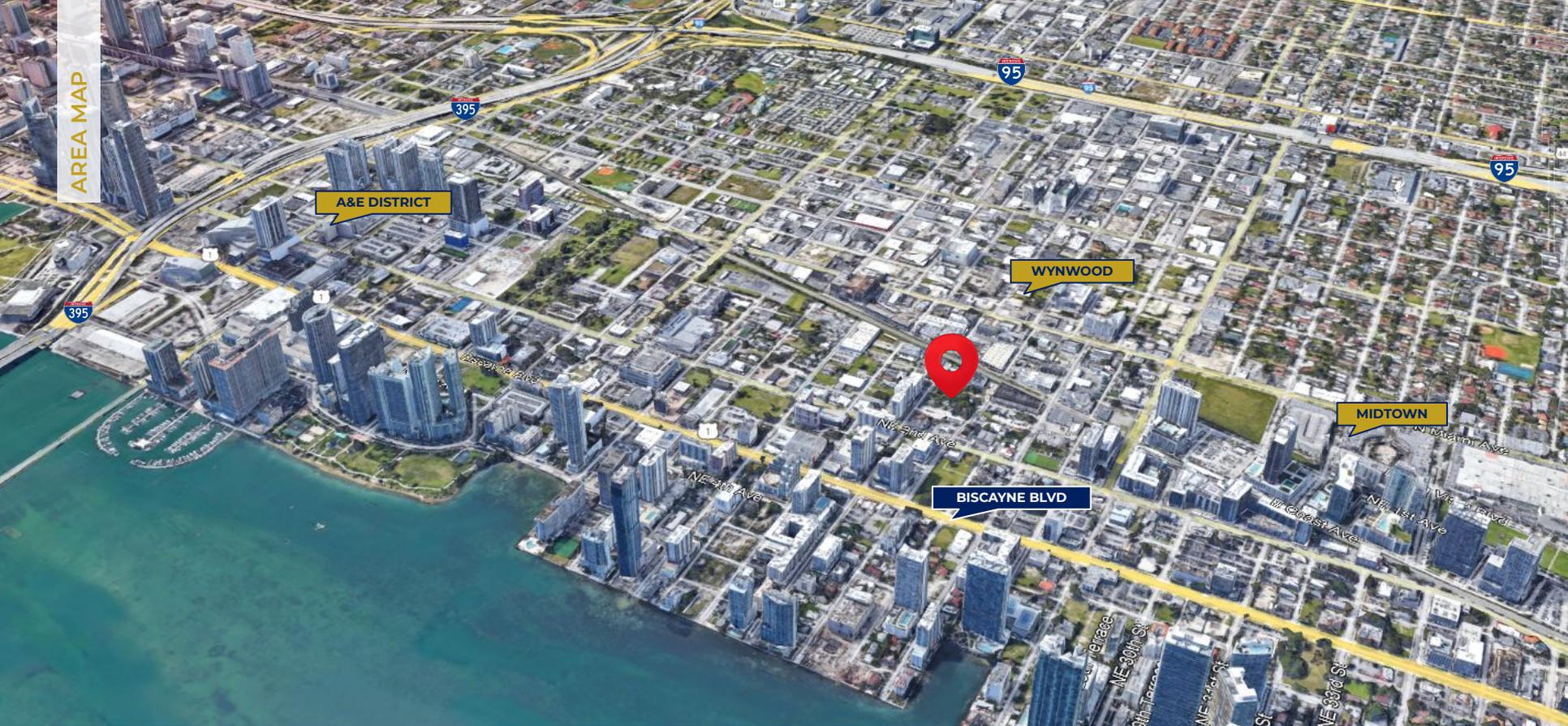
\* According to Property Appraiser - Miami-Dade County

SITES

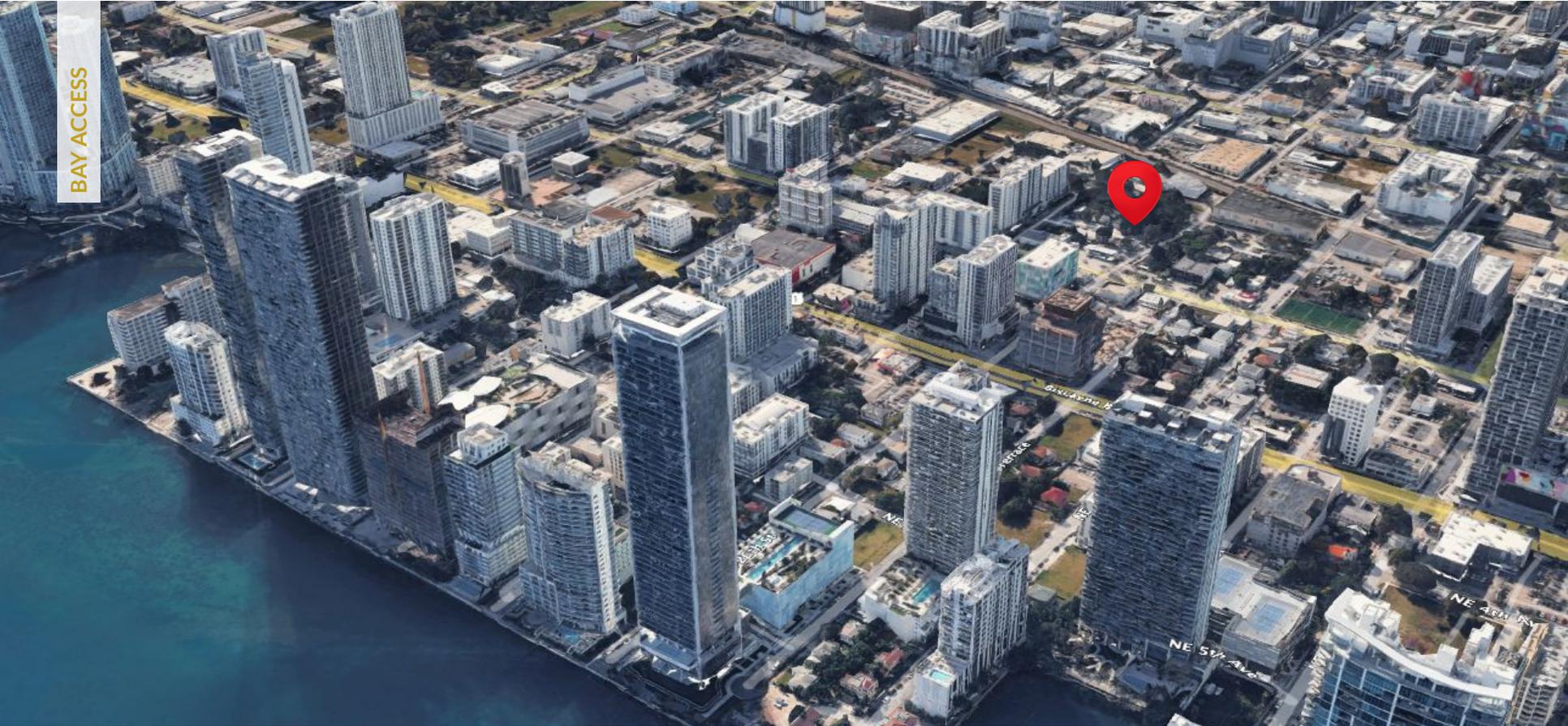




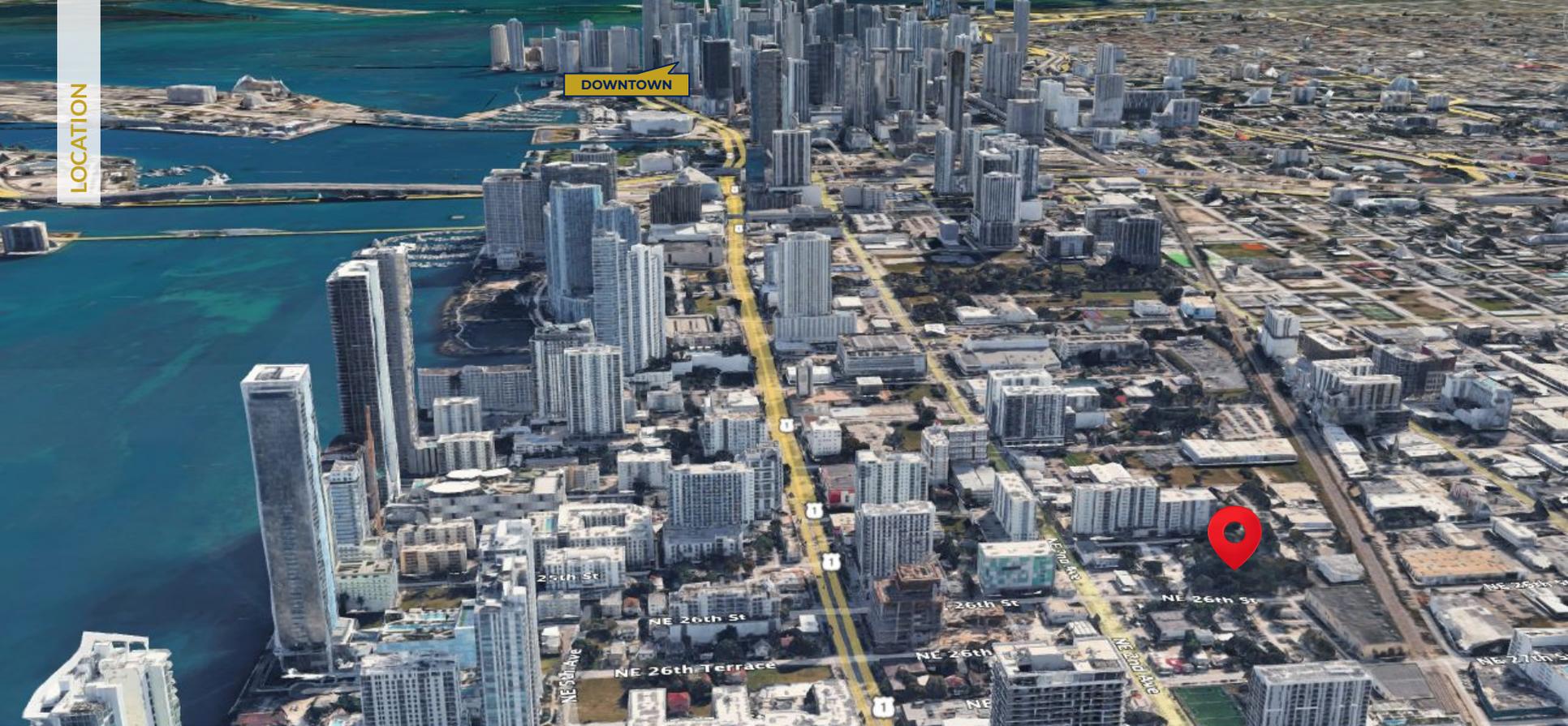




BAY ACCESS



LOCATION



DOWNTOWN

**EDGEWATER PIPELINED**  
**PROJECTS IN DEVELOPMENT**



**Forma**

Crescent Heights, 2900  
Biscayne Boulevard in Miami

Miami-based Crescent Heights began construction of Nema, a Whole Foods-anchored luxury apartment tower. The 39-story building will have 588 units.



**729 Edge**

Michael Konig, Alex Posth,  
Kevin Venger and Louis  
Birdman, 710 Northeast 29th  
Street

The developers of 1,000  
museum completed their  
assemblage for another luxury  
waterfront condo tower, this  
one called 729 Edge.



**Aria Reserve**

The Melo Group

Designed by Bernardo  
Fort-Brescia of Arquitectonica,  
the two-tower project will  
have 800 units between \$750K  
and \$12 million.

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

## EDGEWATER PIPELINED

### PROJECTS IN DEVELOPMENT



#### **Beitel Group and Aimco, 3333 Biscayne Boulevard**

Beitel Group and Aimco plan a 1.5 million-square-foot development with more than 600 apartments, retail and office space. Beitel paid \$45 million for the larger property that is part of the assemblage.



#### **Hamilton on the Bay**

Aimco, 34th Street and the Bay

Renovation of 28-story, 271-unit existing bayfront building and the development of an additional 60 story residential tower and 42 story tower.



#### **Metro Edgewater**

Grupo Diana and Korner, 430 Northeast 31st Street

Two Bogotá-based developers, Grupo Diana and Korner, are building the 32-story Metro Edgewater with 279 units. They scored a \$55 million construction loan in April from Madison Realty Capital.

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— EST<sup>D</sup> 1995 —

# GLOBAL

INVESTMENTS REALTY



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