

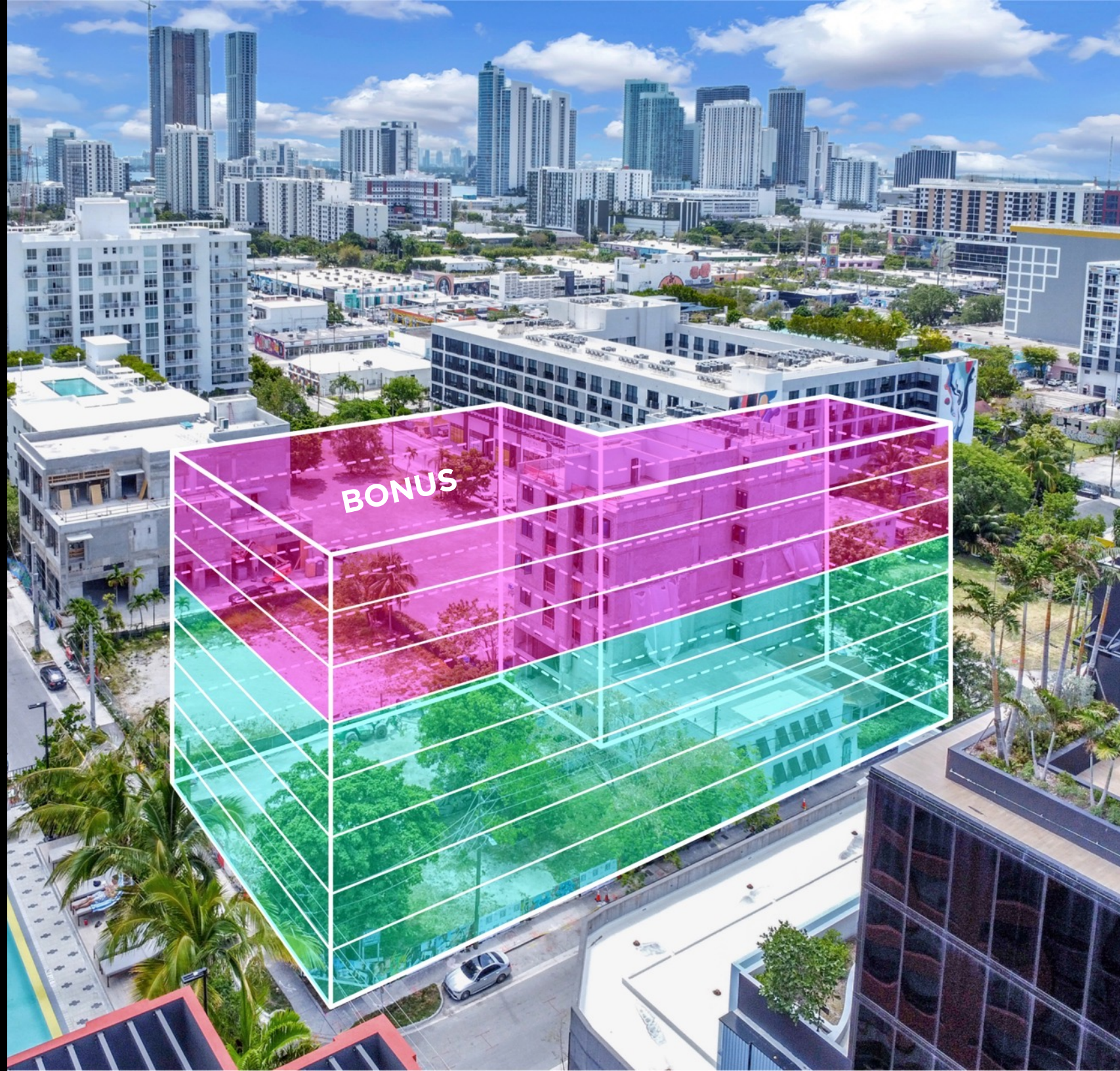
FOR SALE

DEVELOPMENT SITE

WYNWOOD FIRST AVENUE ASSEMBLAGE

33127 MIAMI, FL

GRIDLINE
PROPERTIES



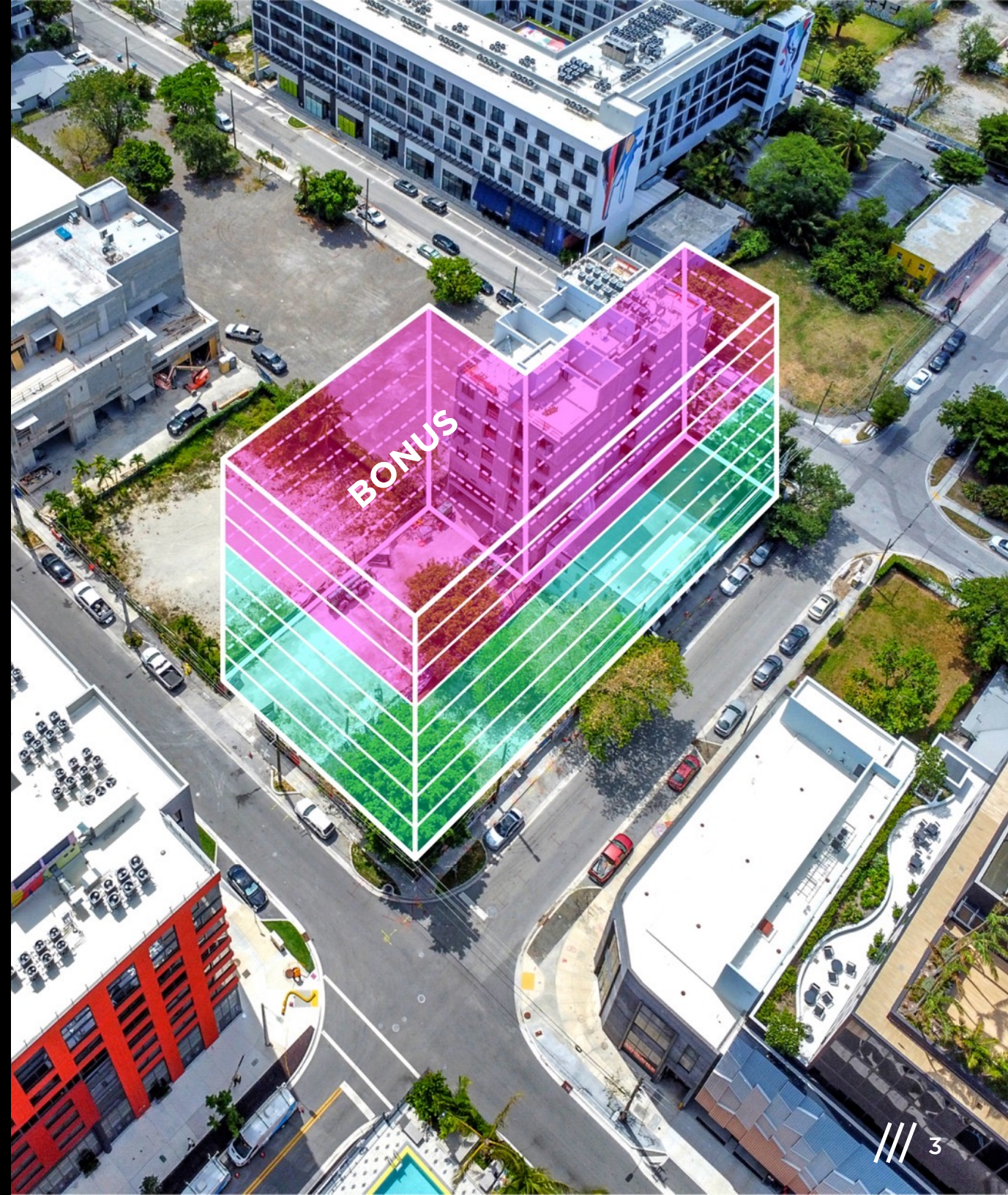
Executive Summary

Development site for sale, in Wynwood's northeast quadrant. The subject property offers developers with a unique opportunity to acquire a corner site in one of Miami's fastest growing sectors.

Situated within Wynwood's NRD-1 zoning overlay, the property provides an opportunity for Buyers to join a successful roster of neighboring developers such as Related Group, Lennar, and the Kushner Companies.

The assemblage offers developers with the ability to develop residential, short-term lodging projects, or a mixed-use project. The site allows for the development of up to 5-8 stories, 99 residential units, or 198 hotel/short term rentals. Additionally, the property is ideally located along the avenue, which provides a development with ample retail frontage facing the proposed Wynwood Woonerf. Retail spaces facing 1st avenue will have excellent retail potential and garner premium rental rates.

The location also offers immediate access to major transportation arteries and public transportation. Overall, this property presents an exciting opportunity for developers looking to enter the Wynwood market and would like to take advantage of the area's thriving environment.



Property Highlights

- **Address:** 2721 NW 1st Ave & 97 NW 27th St
- **Type:** Development Site
- **Total Lot Size:** 16,950 SF
- **Zoning:** T5-O | T5-L

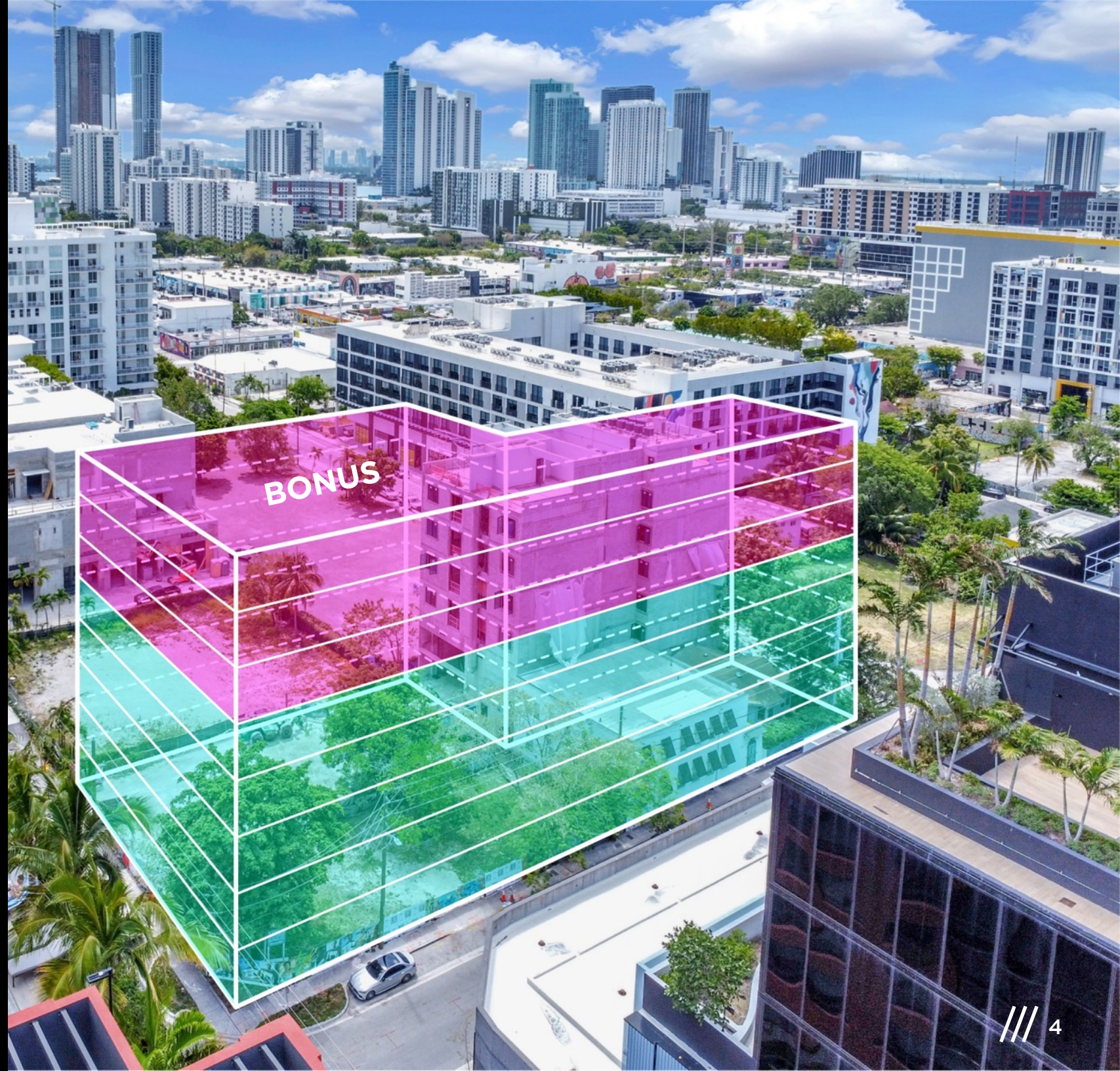
- **Price:** \$12,712,500

Development Analysis

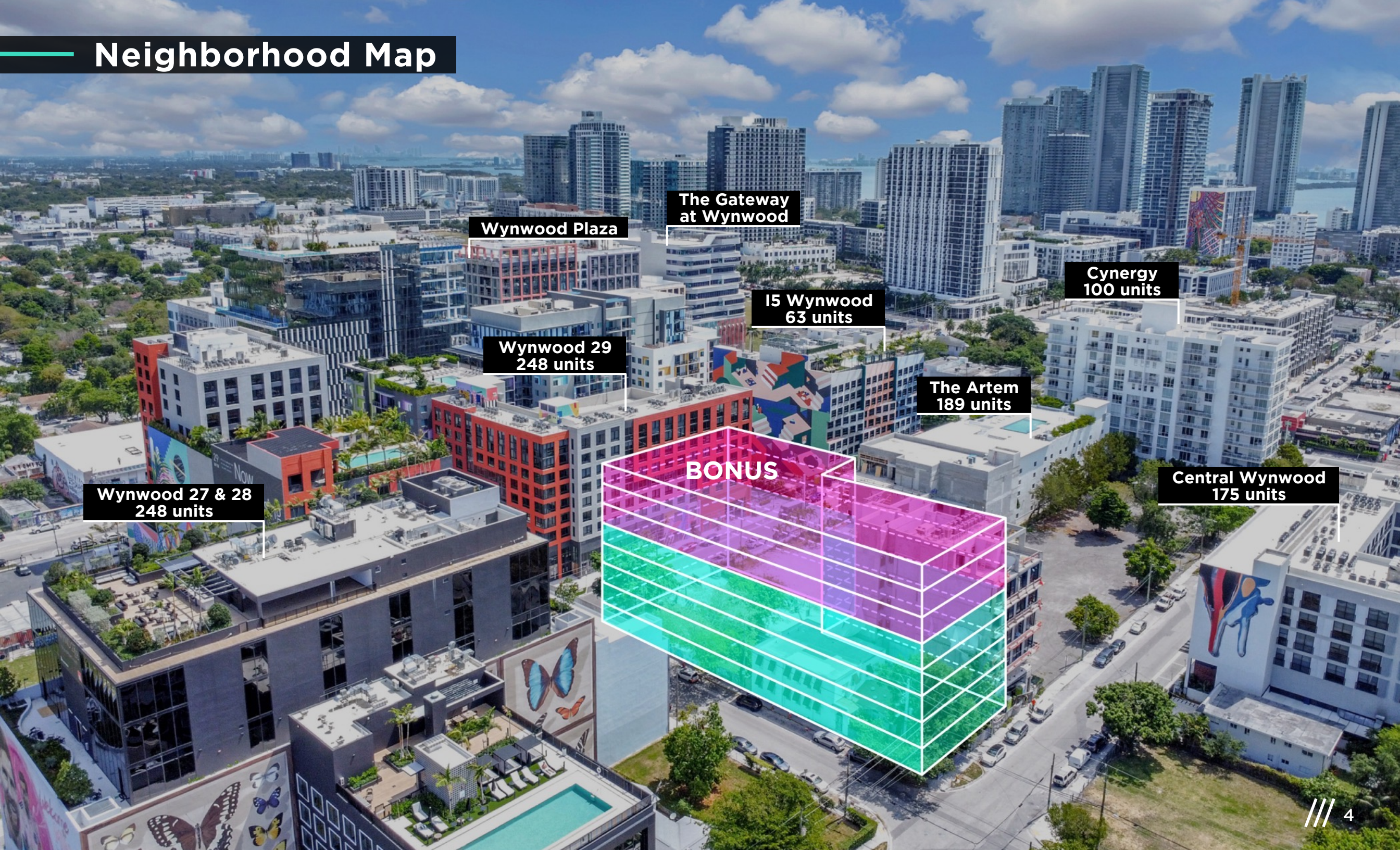
- **Maximum Built Area:** 67,798 SF
- **Building Coverage:** 80%

HEIGHT LIMITATIONS (LEVELS)

- **Total Building Height:** 5-8 Levels
- **Minimum Building Height:** 2 levels



Neighborhood Map



Wynwood Plaza

The Gateway
at Wynwood

Cynergy
100 units

15 Wynwood
63 units

Wynwood 29
248 units

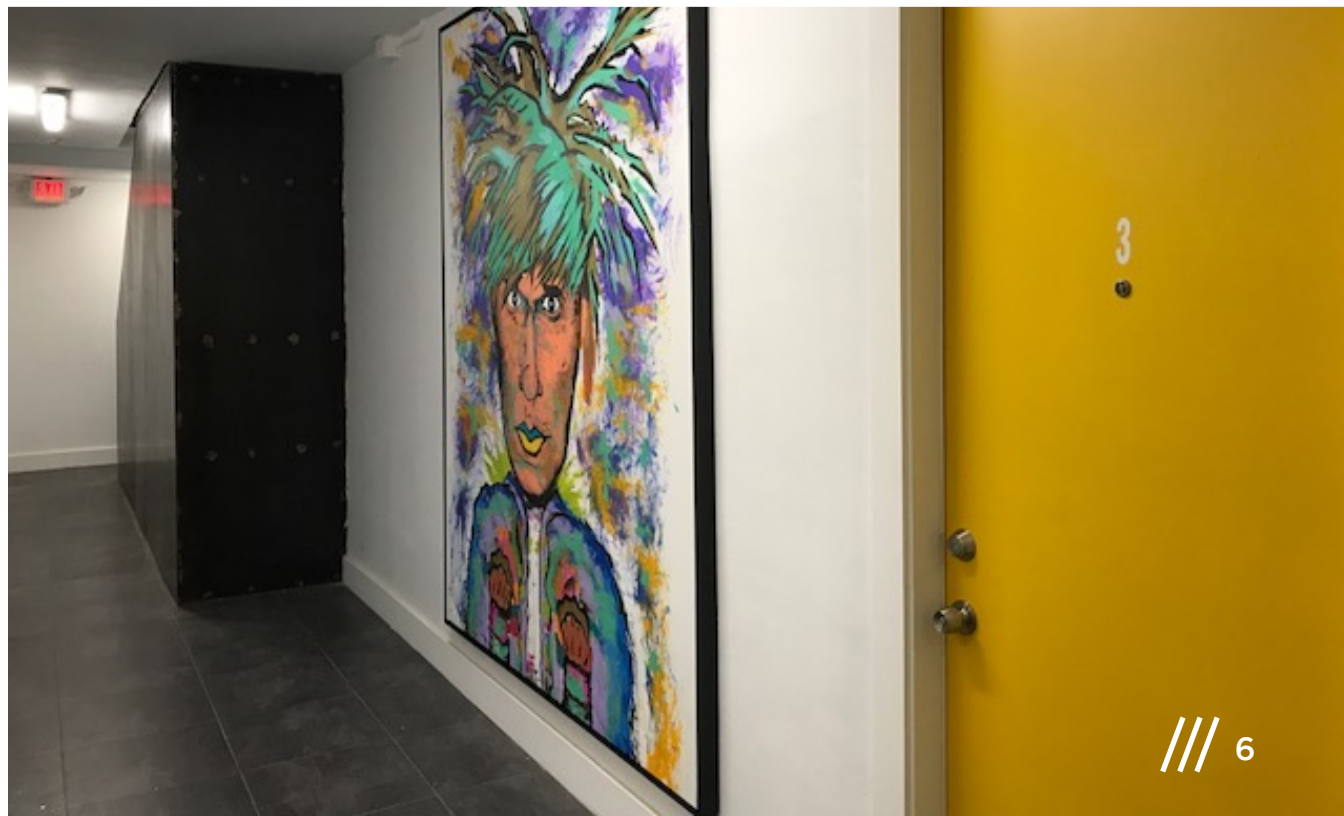
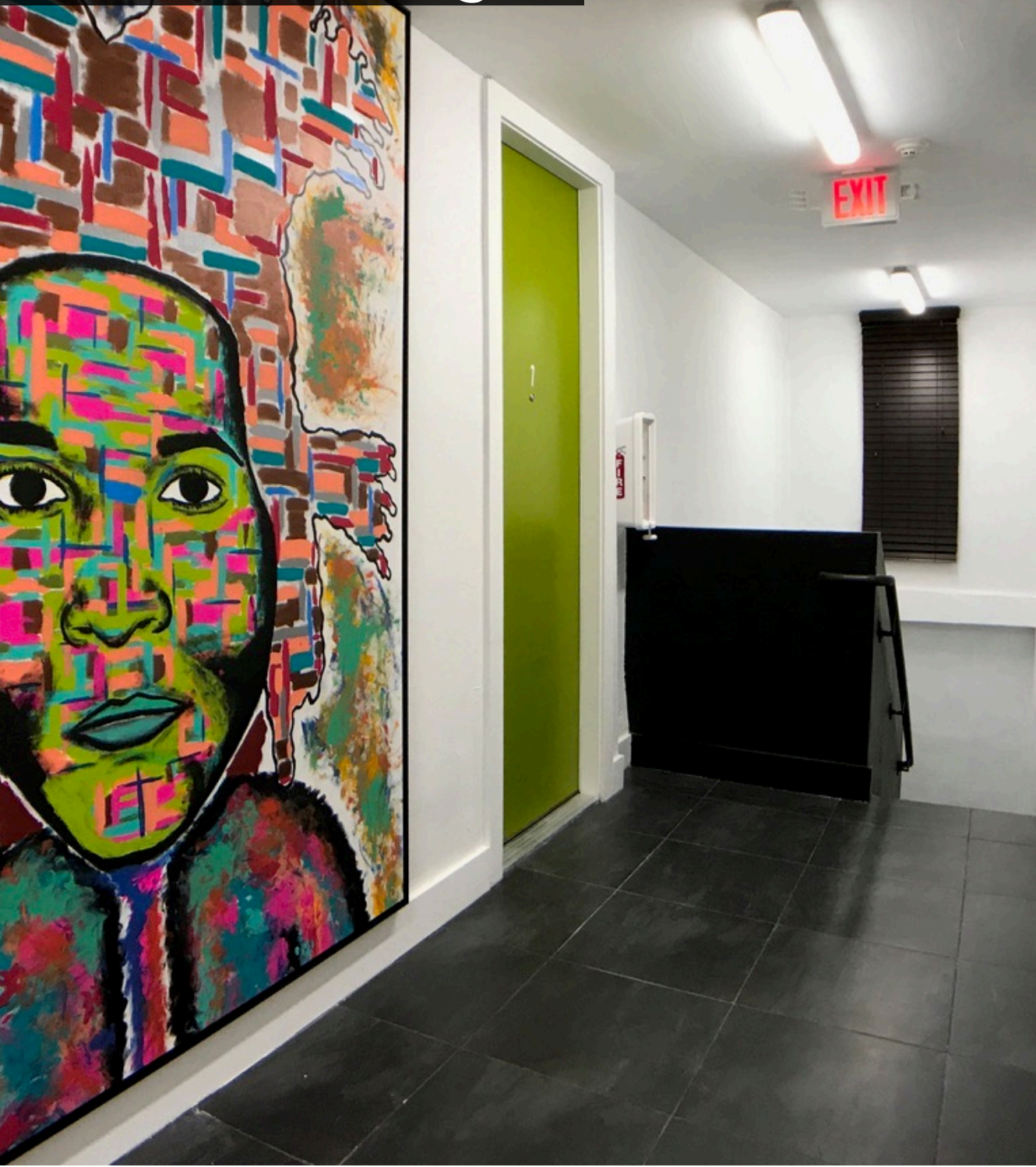
The Artem
189 units

Central Wynwood
175 units

Wynwood 27 & 28
248 units

BONUS

Interior Images



Location Overview

Located in the heart of Miami, Wynwood stands as a testament to the dynamic blend of creativity and urban revitalization. This burgeoning neighborhood has evolved from its industrial roots into a vibrant epicenter of arts, culture, technology, and innovation, making it a prime destination for development.

In addition to world class development projects, in recent years the area has also witnessed a major office boom that has brought some of the most celebrated technology, financial, and professional companies to the growing district. This neighborhood, once dominated by warehouses and street art, has evolved into a sought-after destination for tech companies, startups, and entrepreneurs seeking a unique blend of innovation and creative energy.

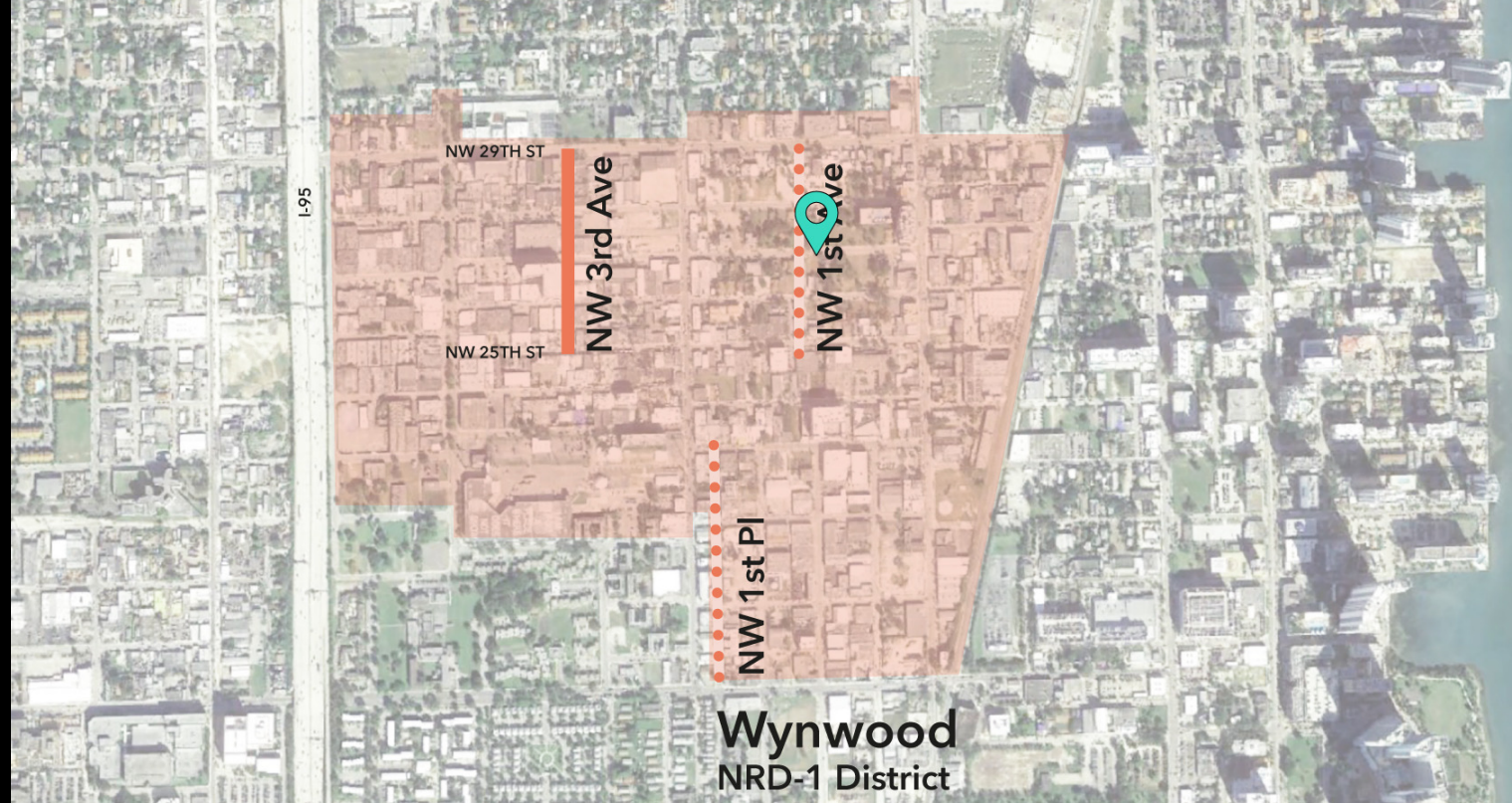


Proposed Wynwood Woonerf

"Woonerfs, Dutch-inspired "living streets" designed with pedestrians and cyclists in mind, have long been proposed for Wynwood and are now one step closer to being approved. Cars are allowed on woonerfs (pronounced voo-nerfs), but strategically placed landscaping and bollards force drivers to slow down, pay closer attention to the road, and coexist with others using the street as a shared, social space."

- Miami New Times

Pedestrian-Friendly "Woonerf" Streets in Wynwood One Step Closer to Approval"



GRIDLINE PROPERTIES

WYNWOOD FIRST AVENUE ASSEMBLAGE

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