



LIBERTY CITY

INFILL DEVELOPMENT LAND

2263 NW 62ND ST

MIAMI, FL 33147

**THE ALPHA
COMMERCIAL**

FOR SALE

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS

742 NE 79th Street, Miami, FL 33138

🌐 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

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THE ALPHA COMMERCIAL ADVISORS™ PROUDLY PRESENTS A PRIME CORNER DEVELOPMENT SITE IN A WELL-SITUATED, HIGH-VISIBILITY CORRIDOR OF MIAMI.

Located at the intersection of NW 62nd ST and NW 22nd AVE, two major traffic corridors, this high-visibility vacant lot sits within a Qualified Opportunity Zone and offers zoning potential for up to 19 residential units over 10 stories.

Just steps from Miami-Dade's expanding SMART Program transit infrastructure, the property is ideally situated for future-focused, transit-oriented development. With major redevelopment efforts underway nearby—including the transformative Liberty Square revitalization—this site offers long-term upside for developers and investors eager to capitalize on the area's continued growth and momentum.

OFFERING SUMMARY



2263 NW 62ND ST Miami, FL 33147

Neighborhood:	Liberty City
Asset Type:	Land
Land Area:	9,450 SF (0.22 acres)
Zoning:	Model City Urban Center District (MCUCD) Mixed-Use Corridor (Center)
Allowable Uses:	Multi-family, Religious, Education, Gas Station, Office, Retail (inc. drive-thru), Mixed-use, Parking, and more
Max. Density:	19 units (90 du/acre)
Max. Height:	10 stories See Page 4 for breakdown of full development potential.
Opportunity Zone:	Yes
Live Local Eligible:	Yes
Seller-Financing Available:	Yes
Asking Price:	\$430,000

PROPERTY HIGHLIGHTS



Highly Visible Corner: Prime corner development site with high visibility at the intersection of NW 62nd St and NW 22nd Ave.



Prime Development Opportunity: Zoned for up to 19 units over 10 stories, offering strong development potential.



Qualified Opportunity Zone: Located within a Qualified Opportunity Zone, allowing for attractive tax incentive opportunities.



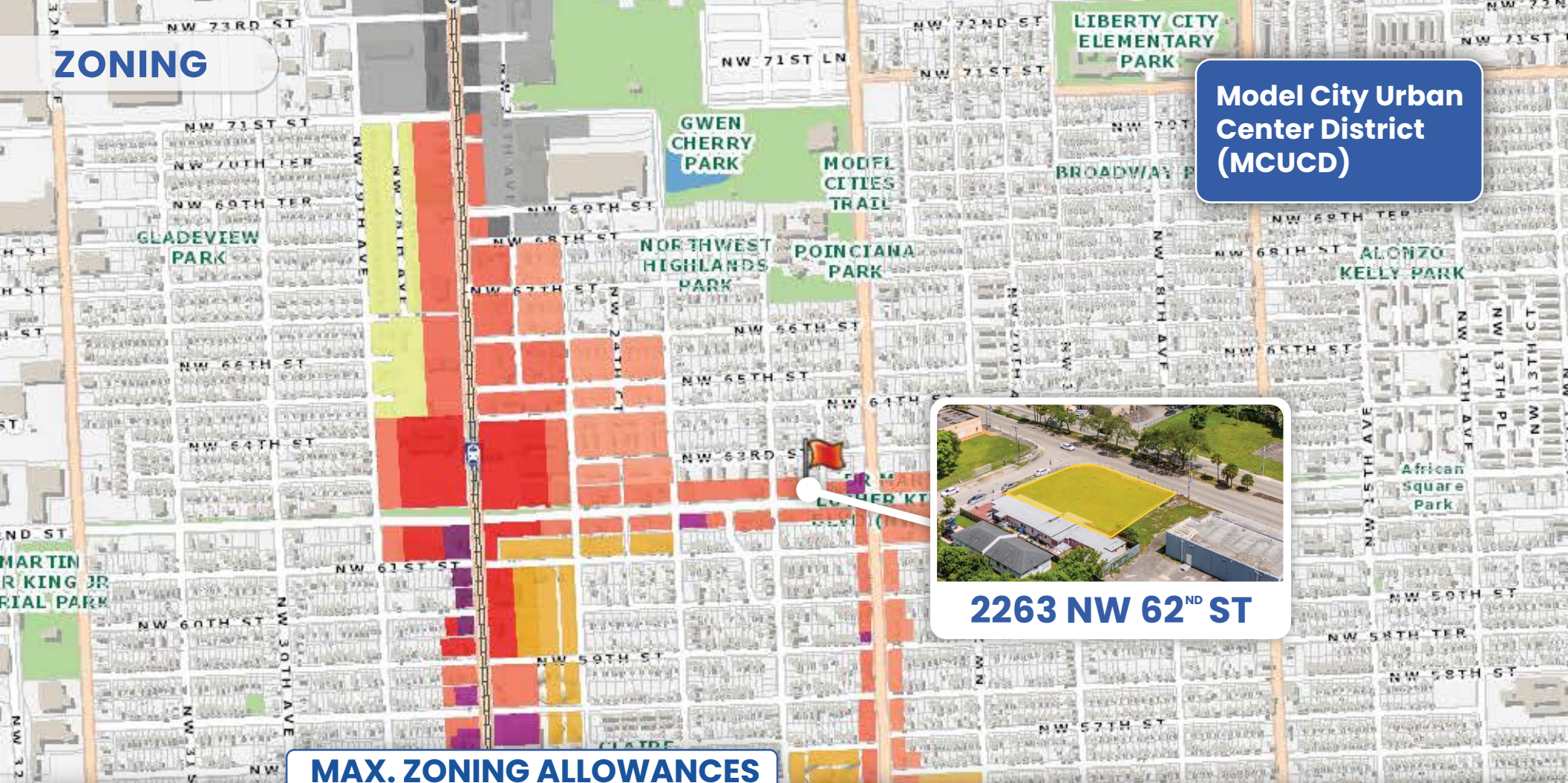
Growing Transportation Hub: Just steps from the Dr. Martin Luther King Jr train station, and Miami-Dade's expanding transit infrastructure.



Growing Neighborhood Potential: Blocks from the transformative Liberty Square redevelopment, which is driving new demand, infrastructure improvements, and added value in the surrounding area.

ZONING

Model City Urban Center District (MCUCD)



2263 NW 62ND ST

MAX. ZONING ALLOWANCES

	BY-RIGHT	W/ BONUSES	LIVE LOCAL
MAX. DENSITY	19 Units (90 du/acre)	23 Units (90 du/acre + 25% density increase for workforce housing -- only 12.5%, equal to 2 units, must be workforce housing)	54 units (250 du/acre)
MAX. HEIGHT	10 Stories	10 Stories	12 Stories

This chart reflects the site's maximum development potential according to SB-102 Live Local legislation, and is not a reflection of project feasibility. Pricing is based on by-right allowances.

Located within the higher-density MCUAD zoning, this site permits both multifamily and commercial uses, offering exceptional flexibility. The UC-MC designation makes it ideal for developers looking to capitalize on Miami's thriving residential and commercial markets.

 **GWEN CHERRY PARK**

 **POINCIANA PARK ELEMENTARY SCHOOL**

WEST LITTLE RIVER

« **NW 22ND AVE**

30,500 AADT »

SUBJECT SITE

«

NW 62ND ST

18,500 AADT

»

6.5 MILES TO
DOWNTOWN MIAMI

2.6 MILES TO
ALLAPATTAH



 PARTNERS FOR YOUTH PARK

 JOSEPH CALEB CENTER

30,500 AADT
NW 22ND AVE

NW 23RD AVE

18,500 AADT
NW 62ND ST



SUBJECT SITE

2.9 MILES TO
LITTLE RIVER

9.7 MILES TO
MIAMI BEACH



Swerdlow Project

Swerdlow Group, AJ Capital Partners – project includes 7,513 units & over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.



Liberty Square Project

The Liberty Square redevelopment is bringing over 1,400 new residential units, retail, parks, and essential services to the area—revitalizing the neighborhood into a vibrant, mixed-income community.



Principio Project

Next Development Groups plans a Live Local approved project for 142 units across 8 stories including 3,500+ SF of retail space, a clubroom, fitness center and coworking room, plus an interior courtyard with a playground.

 CHARLES K. DREW K-8 CENTER

« NW 22ND AVE 30,500 AADT »

« NW 62ND ST 18,500 AADT »

 SUBJECT SITE

3.3 MILES TO
HIALEAH

 HIALEAH PARK CASINO

 DR. MARTIN LUTHER KING JR
METRORAIL STATION

« NW 27TH AVE 32,000 AADT »

SUBJECT SITE



« NW 22ND AVE 30,500 AADT »

MARSHALL DAVIS AFRICAN HERITAGE CULTURAL ARTS CENTER

« NW 62ND ST 18,500 AADT »



NOTABLE NEARBY DEVELOPMENT

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, the project is delivering a modern, mixed-income neighborhood that blends high-quality housing with essential services and vibrant public spaces.



This multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes—alongside a new headquarters for the Miami-Dade Chamber of Commerce, complete with a small business incubator to support local entrepreneurs.

Health and wellness are central to the plan, **anchored by the new Jessie Trice Community Health Center**, while parks, green spaces, and a fully renovated community center bring energy and livability to the area. **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 TransitWay—making this one of Miami's most thoughtfully designed, transit-ready communities in progress.

BIRD'S EYE VIEW



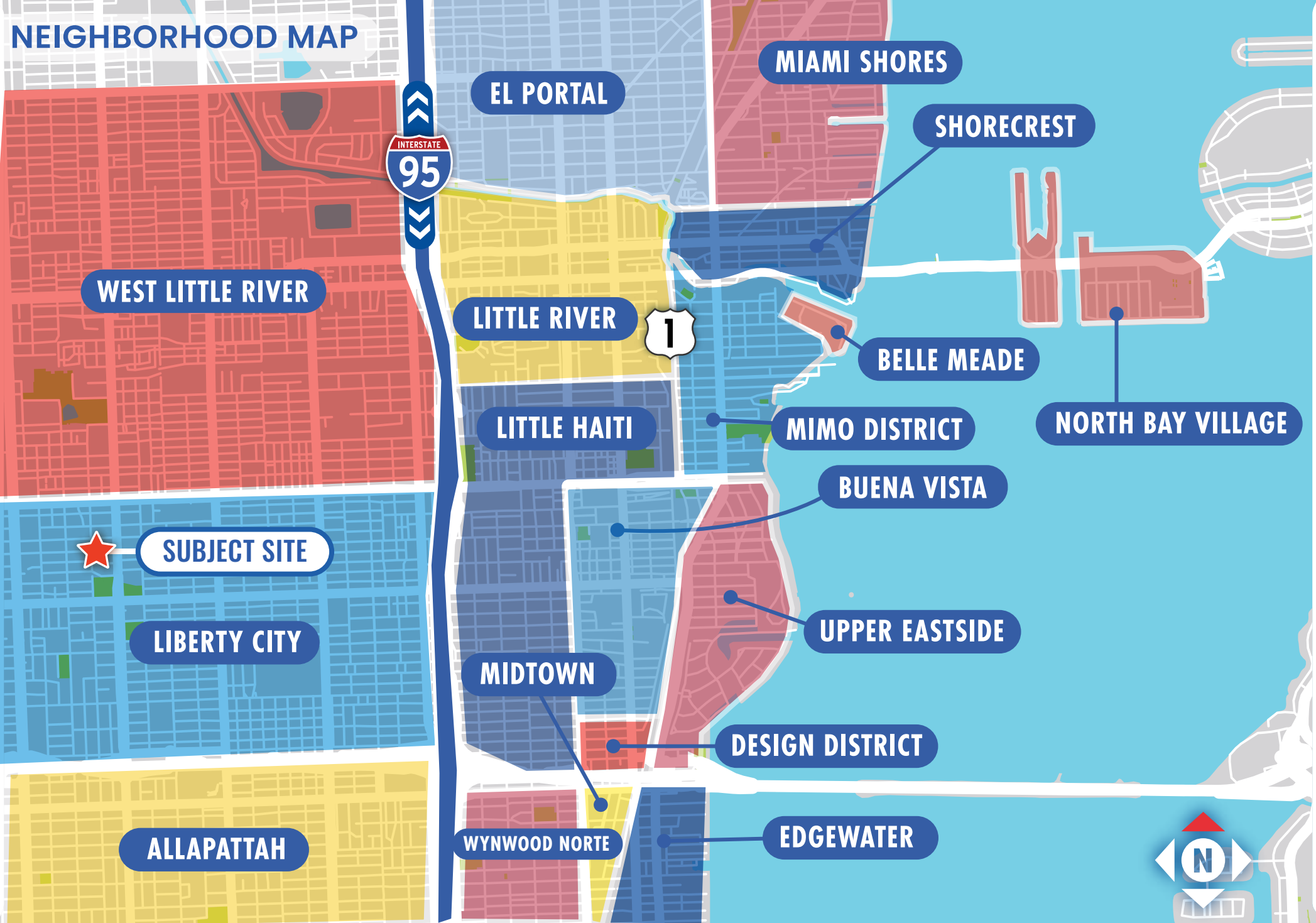
105'

100'

NW 22ND CT

NW 62ND ST

NEIGHBORHOOD MAP





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