

# Edgewater Portfolio

475, 495 & 615 NE 25th St, Miami, FL 33137

THE **Keyes** CO.



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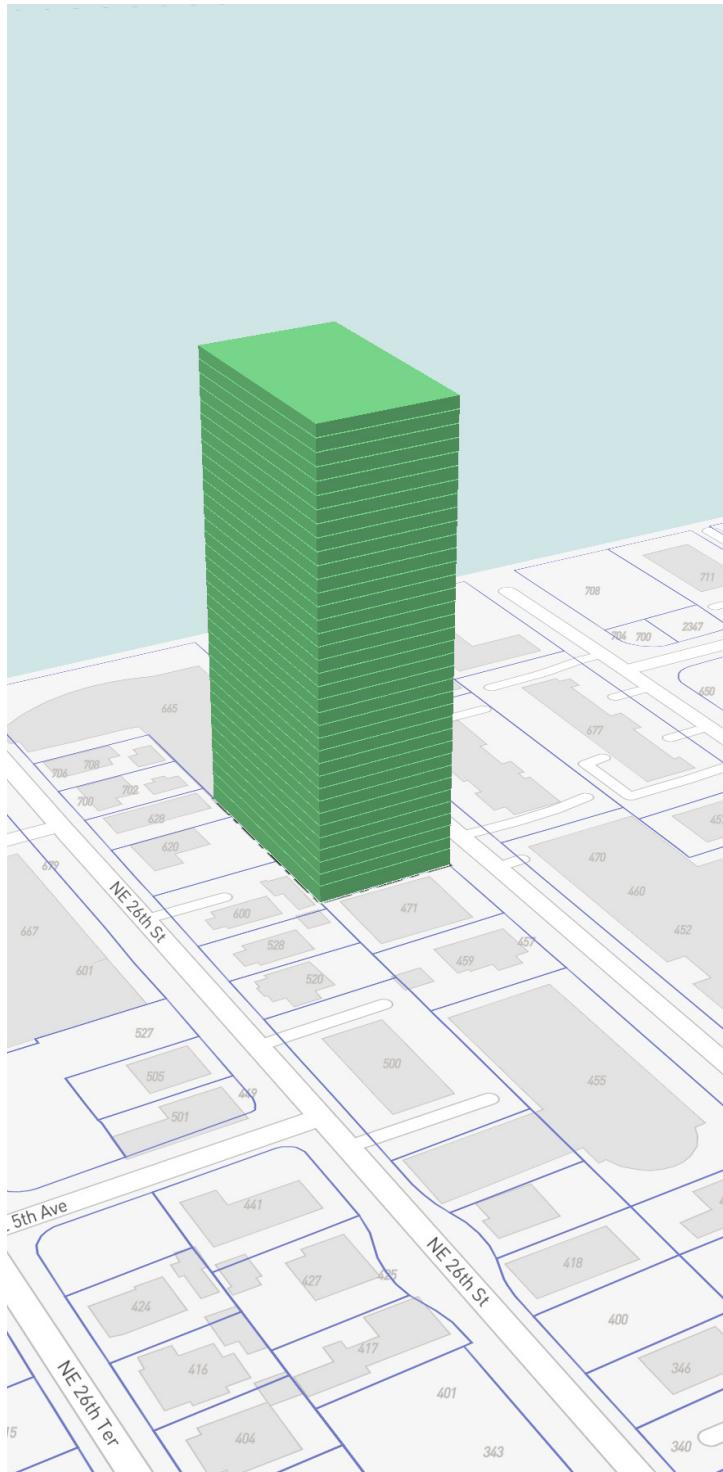
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# JOINT VENTURE EDGEWATER DEAL



## EQUITY PARTNERSHIP OPPORTUNITY

We are offering a Land-for-Equity Joint Venture structure in which the property owner contributes their land as equity into the development capital stack. This approach unlocks the full potential of the site by aligning both parties—owner and developer—under one unified vision. The landowner receives a negotiated equity stake in the future project, benefiting from development upside without needing to fund construction. The development partner contributes planning, capital raising, and execution expertise. This structure maximizes value, reduces upfront capital requirements, and creates a shared-success model ideal for high-growth markets like Miami's Edgewater and Urban Core districts.

This rare development site is zoned T6-36A-L, offering a height of up to 36 stories with limited additional uses—all within the booming Edgewater district. Positioned between the vibrant Design District and bayside serenity, the neighborhood is undergoing massive vertical transformation—luxury high-rises, mixed-use towers, and branded residences are redefining the skyline.

With this zoning and location, the property presents an exceptional opportunity for a residential or mixed-use developer seeking to capitalize on one of Miami's most dynamic growth corridors.

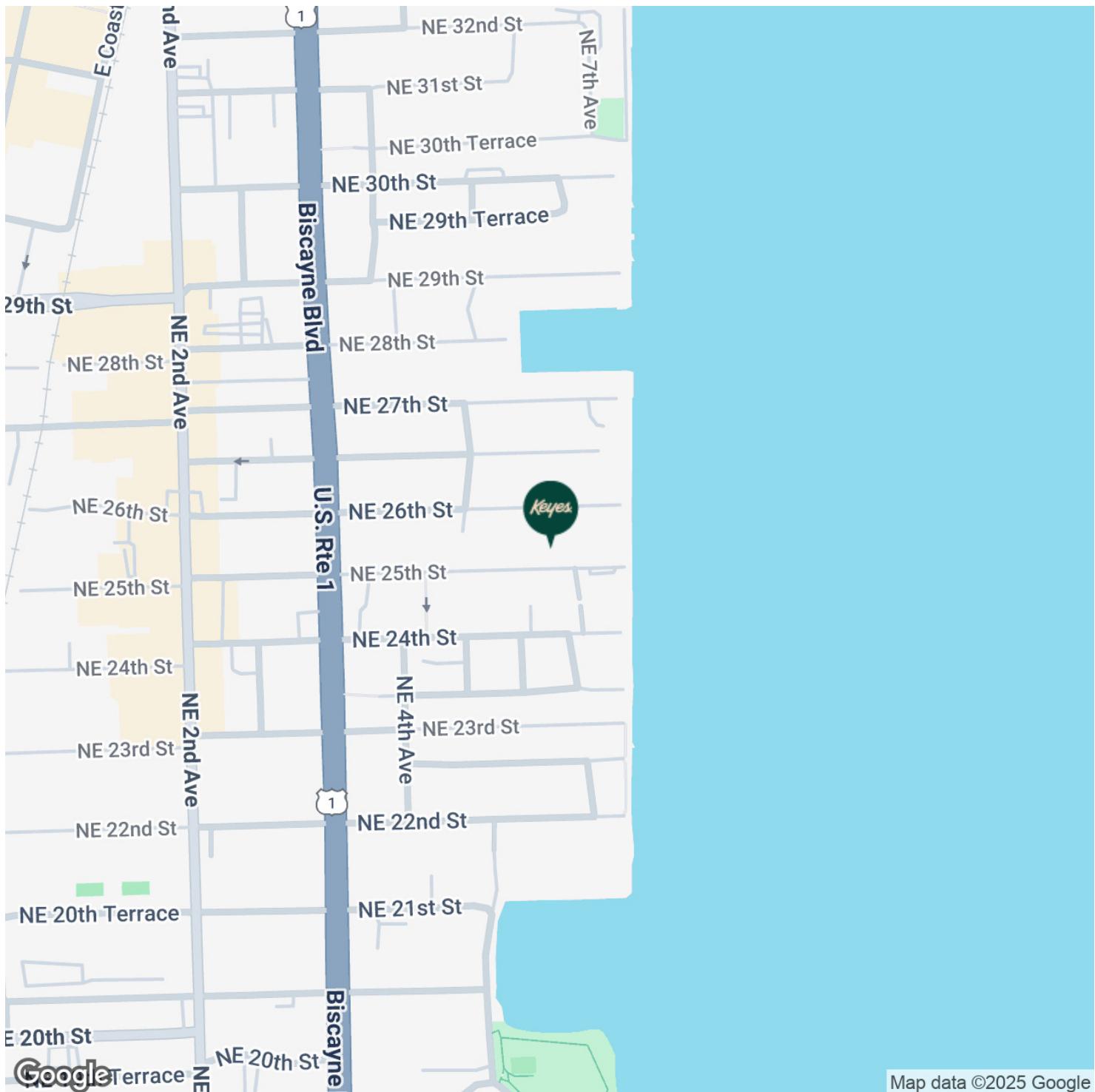
## LOCATION DESCRIPTION

Immerse your business in the vibrant landscape of Miami at this prime location. The area surrounding the property is a fusion of culture, commerce, and cuisine. With Wynwood, Design District, and Edgewater just moments away, you'll be surrounded by a dynamic community of artists, innovators, and entrepreneurs. Enjoy access to renowned dining destinations, upscale boutiques, and world-class galleries. Embrace the energy of this thriving district, where creativity meets commerce, and networking opportunities abound. Elevate your business presence in this sought-after location that perfectly balances work and leisure, all within the heart of Miami's bustling commercial hub.

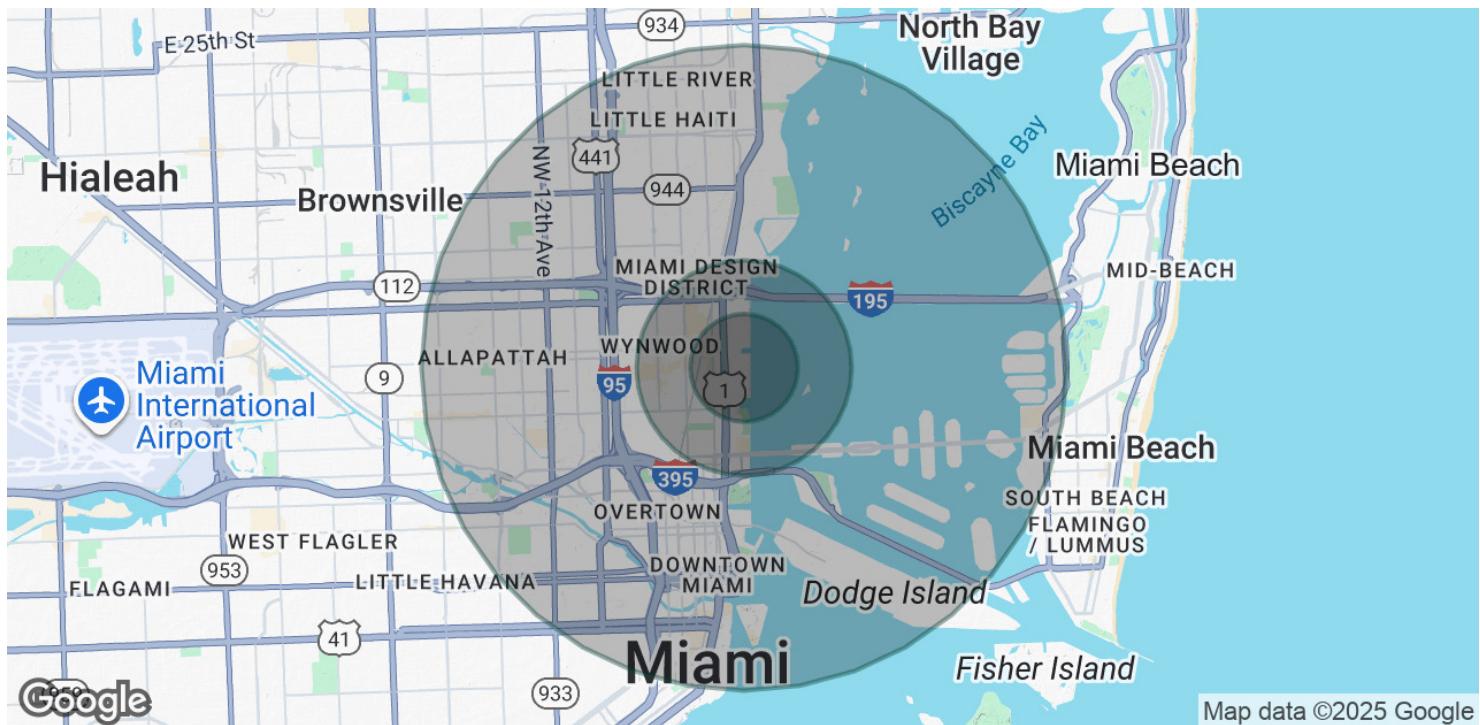
## EQUITY CONTRIBUTION VALUE

**\$15,000,000**

# Location Map



# Demographics Map & Report



## POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	16,158	32,181	253,808
Average Age	38	38	40
Average Age (Male)	38	39	40
Average Age (Female)	37	38	41

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	9,007	17,382	114,542
# of Persons per HH	1.8	1.9	2.2
Average HH Income	\$119,140	\$115,743	\$88,980
Average House Value	\$601,737	\$634,198	\$569,613

Demographics data derived from AlphaMap

# Meet The Team



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