

LAND FOR SALE IN EDGEWATER / MIDTOWN MIAMI

N.E. 24 ST& N.E. 2 AVE. to the Railroad Tracks

Miami, FL 33137

OVERVIEW

"33137 one of the hottest zip codes in the US." - CNN/Money Magazine

PROPERTY DESCRIPTION

Almost 2 acres of prime vacant land in Edgewater, Miami. All types of development are in high demand. Great opportunity for commercial, retail, residential, or mixed-use developments between the Design District, Miami Design Center, Midtown, Wynwood, Port of Miami, Arts Centers...

LOCATION DESCRIPTION

NE 24 St & 2nd Ave west to the railroad tracks. Exceptional location near Miami Int'l Airport, Port of Miami, & Bright line express train to Orlando. These properties are in the Miami 21 Zoning Code.

*Located in a Tax Favored Empowerment Zone within Miami-Dade County, offering fiscal incentives to businesses that locate or expand within the zone.

*Designated Opportunity Zone, which affords Capital gains tax deferral & reduces or eliminates capital gains taxes for individuals and businesses who invest within these areas.

ZONING DESCRIPTION

T6-8-Open – Regulation of use in Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development. The T6 zone has the greatest number and variety of uses.

DENSITY

150 Units Per Acre

FAR

Floor Area Ratio 5/25% additional public benefit. Build up to 8 - 12 stories with bonus. Set back requirements are minimal. Lot coverage is 80% max.

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PRICES

| Folio Numbers | Lot Location | SF | Adj. \$ / SF | Total Price |
|------------------|-----------------|--------|--------------|-------------|
| 01-3125-009-0510 | 90-102 NE 24 ST | 14,600 | \$260 | \$3,796,000 |
| 01-3125-009-0500 | 106 NE 24 ST | 7,300 | \$260 | \$1,898,000 |
| 01-3125-009-0490 | 116 NE 24 ST | 7,300 | \$260 | \$1,898,000 |
| 01-3125-009-0480 | 122 NE 24 ST | 7,300 | \$350 | \$2,555,000 |
| 01-3125-011-0090 | 153 NE 23 ST | 7,380 | \$350 | \$2,583,000 |
| 01-3125-009-0530 | 78 NE 24 ST | 15,860 | \$350 | \$5,551,000 |
| 01-3125-009-0520 | 74 NE 24 ST | 7,300 | \$350 | \$2,555,000 |
| 01-3125-009-0470 | 130 NE 24 ST | 7,300 | \$350 | \$2,555,000 |
| 01-3125-009-0460 | 138 NE 24 ST | 7,300 | \$350 | \$2,555,000 |



****TOTAL 74,340+/- Sq Ft**

**** Properties highlighted are available, Minimum sale 3 lots – 29,200 Sq Ft**

For further information, please contact:

Maria C. Gueits

(305) 321-1033

Real Estate Advisors

AVANTI WAY
REAL ESTATE TEAM



ENVISION MIAMI
REAL ESTATE TEAM

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ZONING INFORMATION

BUILDING DISPOSITION

Building disposition describes where the building sits in relation to the lot or parcel. The following are the specific regulations that apply to building disposition in a T6 zone. The diagrams below explain building setback requirements specific to each T6 zone. These regulations ensure that transitions occur between transects—creating a natural separation between buildings of incrementing capacity.

T6-8 ZONE BUILDING DISPOSITION

LOT OCCUPATION

- a. Lot Area: 5000 sq.ft min.; 40,000 sq ft. max
- b. Lot Width: 50 ft. min
- c. Lot Coverage: 1-8 stories
Above 8 story. 80% max.
15,000 sq. ft. max. floor plate for Residential & Lodging
30,000 sq. ft. max. floor plate for Office & Commercial
- d. Floor Lot Ratio (FLR): 5/ 25% additional Public Benefit
- e. Frontage at front setback: 70% min.
- f. Open space Requirements: 10% lot area min.
- g. Density: 150 du/acre max.

BUILDING SETBACK

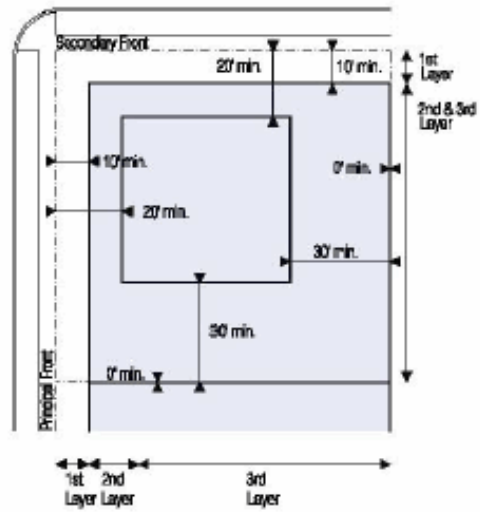
- a. Principal Front: 10 ft. min.
- b. Secondary Front: 10 ft. min.
- c. Side: 0 ft. or 30 ft. min. above 8th story
- d. Rear: 0 ft. or 30 ft. min. above 8th story
- e. Abutting T5: 0 ft. min. 1st through 5th story
10 ft. min. 6th through 8th story
30 ft. min above 8th story
- Abutting T4: 6 ft. min. 1st through 5th story
26 ft. min. above 5th story
- Abutting T3: 6 ft. min. 1st through 3rd story
26 ft. min. 4th through 5th story
46 ft. min. above 5th story
- f. Across street from T3:
 - Principal front: 10 ft. 1st through 3rd story
 - Secondary front: 20 ft. min. above 3rd story

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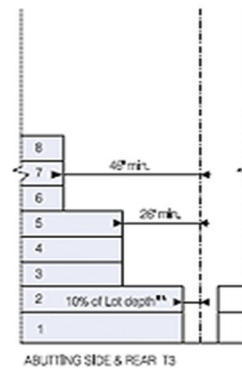
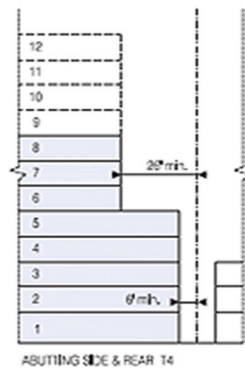
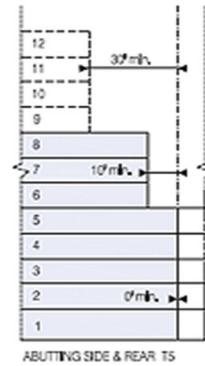
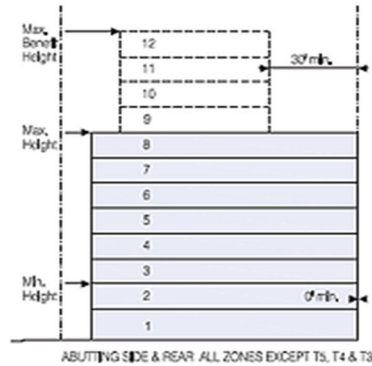
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BUILDING PLACEMENT



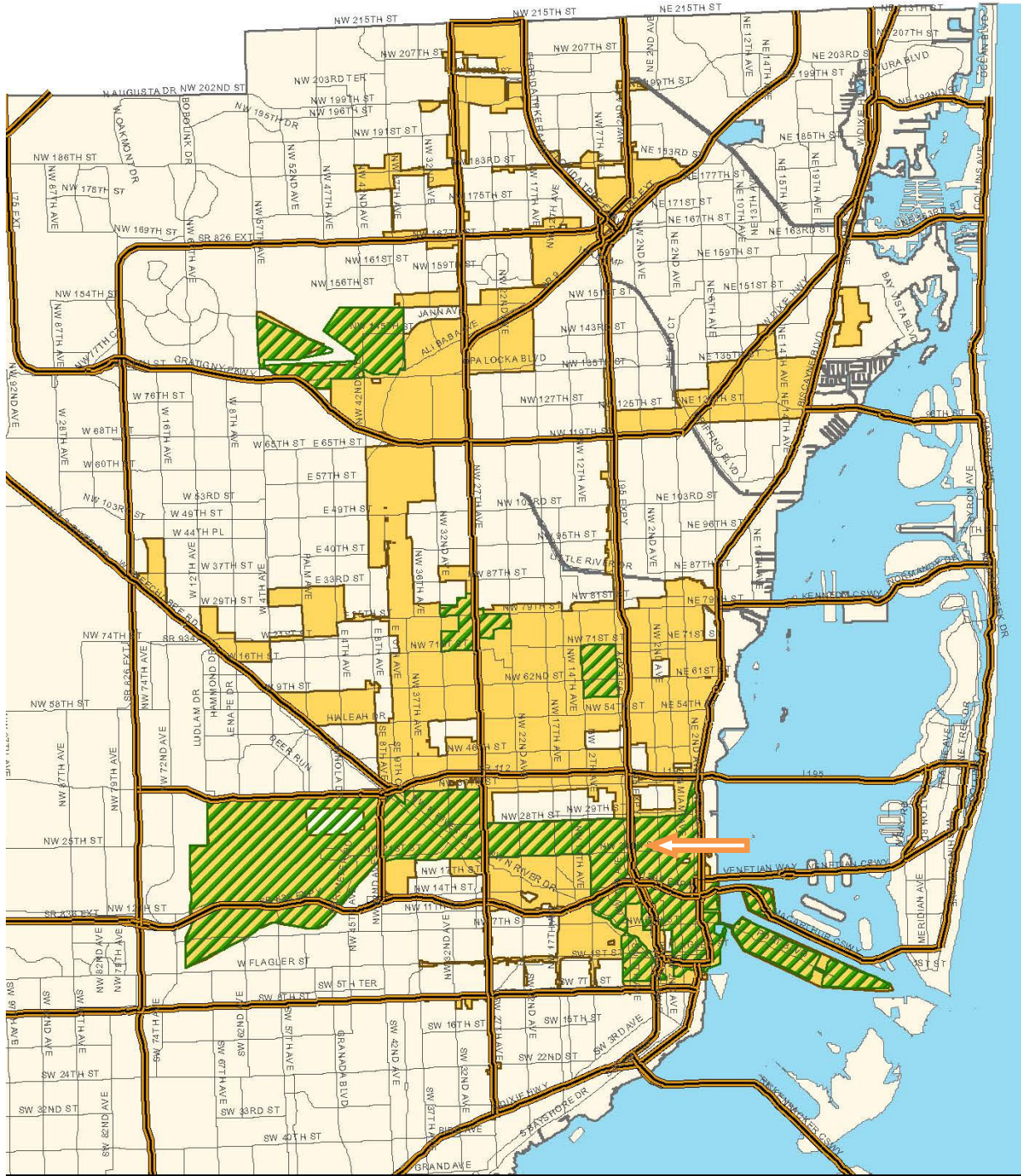
BUILDING HEIGHT



**10% of Lot depth for Lots more than 120' deep
6' min for Lots less than 120' deep

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CENTRAL ENTERPRISE ZONE (MIAMI-DADE COUNTY)



- Legend**
- Central Enterprise Zone
 - Empowerment Zone
 - Highway
 - Major Road

This map was prepared by the Miami-Dade County
 Engineering Technology Services Department
 Geographic Information Systems (GIS) Division
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