



LITTLE RIVER

FULLY-PERMITTED 18-UNIT PROJECT

7521 NE 3RD COURT
MIAMI, FL 33138

FOR SALE

THE ALPHA
COMMERCIAL

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.



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THE ALPHA COMMERCIAL ADVISORS® IS PROUD TO PRESENT AN 18-UNIT ATTAINABLE WORKFORCE HOUSING DEVELOPMENT OPPORTUNITY IN LITTLE RIVER....

The project has already cleared major entitlement and permitting milestones, giving a new owner a substantially shorter path to construction than a typical ground-up development site. With these key steps already addressed, the opportunity provides greater clarity around the development process and reduces the uncertainty often associated with early-stage projects.

Approved under the Workforce Housing Special Benefit Program the development benefits from increased density and no required parking, allowing for a more efficient use of the site. The property is delivered as vacant land and is positioned within a rapidly developing area of Little River with continued residential and commercial investment nearby. The surrounding area continues to attract new development and investment, supporting the long-term potential of the location. Its positioning within an evolving neighborhood further enhances the opportunity to participate in the area's ongoing growth.



OFFERING SUMMARY

7521 NE 3RD COURT

MIAMI, FL 33138

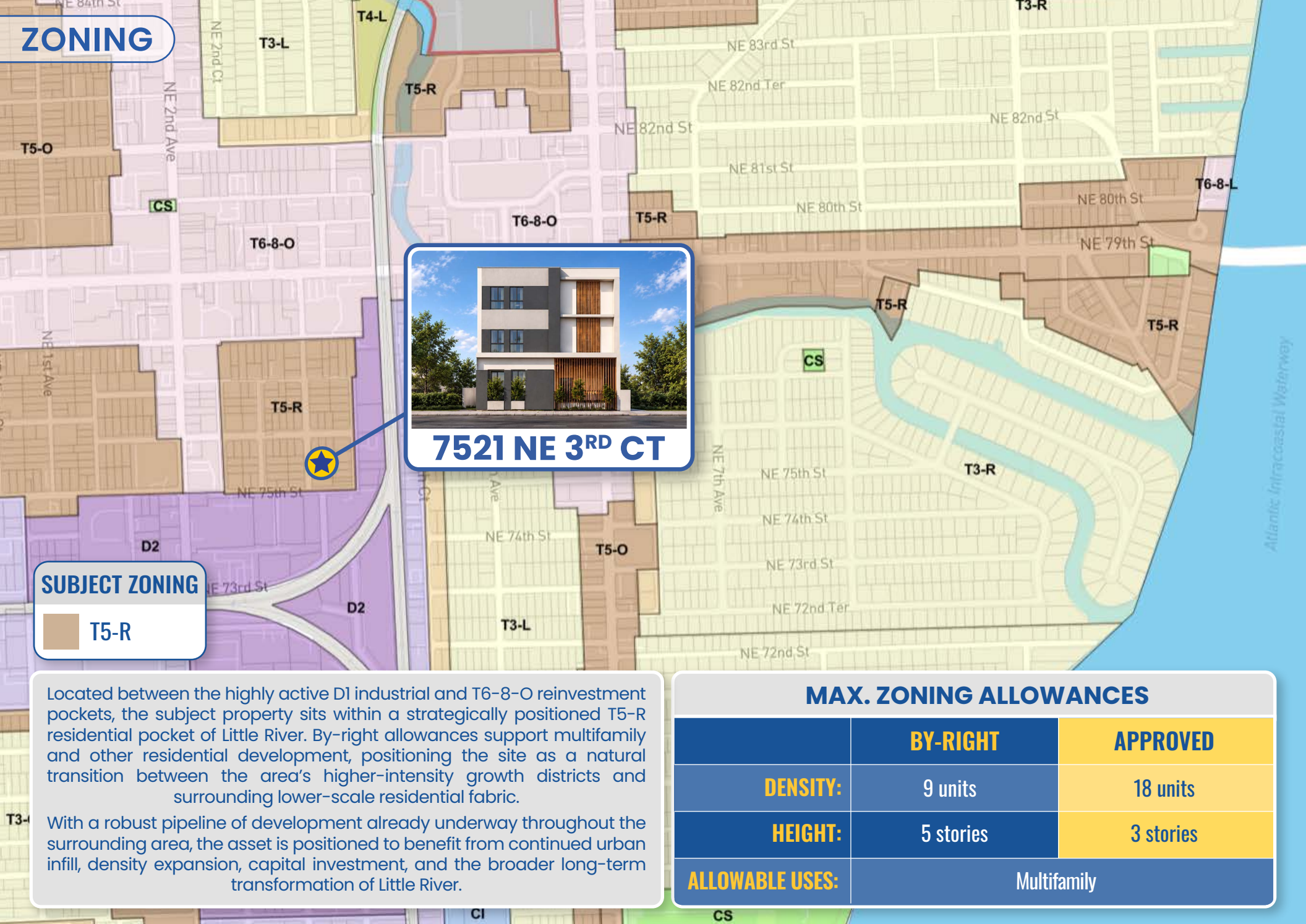
Neighborhood:	Little River
Asset Type:	Land / Approved Project
Lot Size:	6,250 SF (0.14 acres)
Lot Dimensions:	50' X 125'
Zoning:	T5-R
Approved Density:	18 units
Approved Height:	3 stories
Allowable Uses:	Multifamily
Approved Project:	Yes
Opportunity Zone:	Yes
Asking Price:	\$775,000

[Click to View Due Diligence Folder](#)

INVESTMENT HIGHLIGHTS

- **Shovel-Ready Development Opportunity:** Major approvals and permitting milestones are already complete, providing a shortened path from acquisition to construction.
- **18-Unit Multifamily Project:** Approved plans provide for a right-sized attainable housing development with no required parking, improving site efficiency and reducing development complexity.
- **Cleared & Execution-Ready:** The site is already vacant & cleared, eliminating tenant relocation, demolition, and other common pre-development hurdles.
- **Little River Growth Story:** Located within one of Miami's fastest-evolving urban neighborhoods, surrounded by continued residential, commercial, and mixed-use investment.
- **Strategic Urban Infill Location:** Conveniently positioned adjacent NE 79th Street, NE 2nd Ave, Biscayne Boulevard, and I-95, providing strong connectivity throughout Miami.

ZONING



7521 NE 3RD CT

SUBJECT ZONING

T5-R

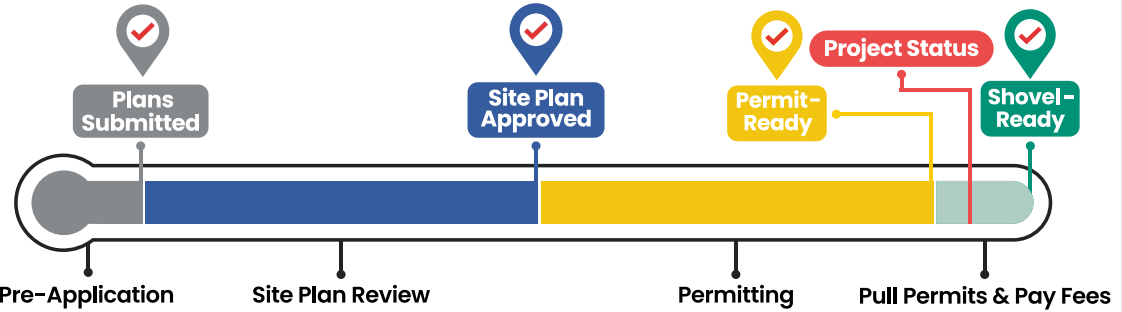
Located between the highly active D1 industrial and T6-8-O reinvestment pockets, the subject property sits within a strategically positioned T5-R residential pocket of Little River. By-right allowances support multifamily and other residential development, positioning the site as a natural transition between the area's higher-intensity growth districts and surrounding lower-scale residential fabric.

With a robust pipeline of development already underway throughout the surrounding area, the asset is positioned to benefit from continued urban infill, density expansion, capital investment, and the broader long-term transformation of Little River.

MAX. ZONING ALLOWANCES

	BY-RIGHT	APPROVED
DENSITY:	9 units	18 units
HEIGHT:	5 stories	3 stories
ALLOWABLE USES:	Multifamily	

APPROVED PLANS



PROJECT METRICS

Project Type:	Multifamily
Project Status:	Shovel-Ready (Pending Impact Fees)
Program:	Workforce Housing Special Benefit Program
Lot Area:	6,250 SF (0.14 acres)
Project Density:	18 units
Project Height:	3 stories
Project Building Area:	9,717 SF
Provided Parking:	100% parking reduction
Click to View Due Diligence Folder & Plans	

UNIT MIX

TYPE	#	SQ. FT.
Studio	12	400 SF
Large Studio	3	470 SF
2 Bed / 1 Bath	3	650 SF
Total:	18	8,160 SF
Average:		453 SF

Introducing 7521 NE 3rd Court, an advanced-stage multifamily development rising 3 stories with eighteen (18) thoughtfully-designed residences in the heart of Miami’s rapidly evolving Little River / 79th Street corridor. Approved and permitted as an Attainable Workforce Housing Development, the project benefits from double density, increasing the site from 9 units by-right to 18 units, with zero required parking. Featuring a mix of studio and 2 BR/1 BA residences, paid permit fees, and valuable impact fee deferral benefits, this is the type of de-risked urban infill opportunity developers have been waiting for.

RENDERINGS



BIRD'S EYE VIEW



NE 3RD CT



125'

Lot Size:
6,250 SF (0.14 acres)

50'





THE CITADEL

MIAMI SHORES



UNDER CONSTRUCTION



Little River Plaza

NE 79TH ST 32,300 AADT

LITTLE RIVER

NE 2ND AVE 13,600 AADT

UNDER CONSTRUCTION



CEDARst Little River

SUBJECT SITE



LITTLE RIVER INDUSTRIAL DISTRICT

EAST VIEW



▲ 6 MILES
MIAMI BEACH

NORTH BAY VILLAGE

SHORECREST

MIMO DISTRICT

CHARCAS BAKERY

Moshi Moshi
もしもし

◀ BISCAYNE BLVD

42,500 AADT ▶

◀ NE 79TH ST

32,300 AADT ▶

APPROVED



79 Biscayne Blvd

LITTLE RIVER INDUSTRIAL DISTRICT

SUBJECT SITE

LITTLE RIVER

◀ NE 3RD CT ▶





guarapo
juice cafe

DOLLAR TREE

McDonald's

SUBWAY

SABOR Tropical
SUPERMARKET

Dominos
Pizza

YouFit
GYM

CVS

THE KAVISTA

OSTERIA

SHORECREST

Wendy's



Pollo Tropical

NE 79TH ST 32,300 AADT

APPROVED

79 Biscayne Blvd

BISCAYNE BLVD 42,500 AADT

NE 3RD CT

SUBJECT SITE

LITTLE RIVER INDUSTRIAL DISTRICT

SOUTH VIEW



▲ 6.7 MILES
DOWNTOWN MIAMI

WYNWOOD

LITTLE HAITI

MAGIC CITY
INNOVATION DISTRICT

DESIGN DISTRICT

LITTLE RIVER INDUSTRIAL DISTRICT

MIMO DISTRICT

« BISCAYNE BLVD 42,500 AADT »

« NE 2nd AVE 13,600 AADT »



SUBJECT SITE

LITTLE RIVER

WEST VIEW



LITTLE HAITI

« N. MIAMI AVE 21,500 AADT »

LITTLE RIVER INDUSTRIAL DISTRICT

« NE 2nd AVE 13,600 AADT »

SUBJECT SITE

mids MARKET
SUNNYS
LEGACY
OGAWA

APPROVED

Sverdlov Group Project

WEST LITTLE RIVER

PLANNED

Revault Miami

« NE 79th ST 32,300 AADT »
INTERSTATE 95

UNDER CONSTRUCTION

CEDARst Little River

EAST OF THE ALPHA COMMERCIAL



**THE ALPHA
COMMERCIAL**

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DEVELOPMENT MAP

WEST OF 95 THE ALPHA COMMERCIAL



PROPOSED
Lennar Condo Project
3017 NW 79th St

Plans include 488 condos + 5,000 SF of commercial space near Northside Metrorail Station on a 15.1-acre site, affiliated with North Miami-based 79 Northside Town Station LLC, part of MC Equity Group. Plans include (9) six-story buildings and (3) three-story buildings, unit mix is 288 two-bedroom units and 210 three-bedroom units.

PROPOSED
Dr. Marvin Dunn Manor
7000 NW 27th Ave

A Coral Gables-based developer, Stone Soup Development has proposed a 7-story affordable multi-family housing community with 141 residences: 25 studio apartments and 76 one-bedroom homes. Residency would be reserved for tenants earning 30 to 80 percent of the area median income (AMI).



COMPLETED
Northside Vistas Apartments
8400 NW 27th Ave

Developed in 2025 by MC Equity Group, the 181-unit project was built under the Live Local Act as workforce housing, and is part of a larger mixed-use development that includes retail & self-storage.

WEST LITTLE RIVER



APPROVED
Fraca Residences
7800 NW 21st Ave

Final site plan approval for a 5-story, 26-unit apartment (4 WHU) project w/ two retail spaces. Advantaged by a 25% workforce housing density bonus and a 100% parking reduction.



APPROVED
Little 22 Apartments
9001 NW 22nd Ave

Proposed by developer Z2G Investments LLC, 0.24-acre infill site with site plan approval for 40 apartments (5 workforce units) across 50,000 SF of construction, heavily reliant on transportation w/ variance for only 21 parking spaces.



COMPLETED
Northside Commons
8301 NW 27th Ave

Operated & developed by Carifair Supportive Housing w/ design by Behar Font & Partners, this 80-unit affordable housing community completed in 2021 consists of 56 units dedicated to adults in need of supportive care + 24 for medium-income residents, designed to foster wellness and opportunity.



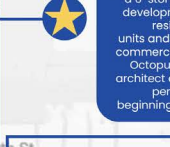
COMPLETED
Jewish Leadership Academy
975 NW 95th St

Modena Housing Group is advancing a 9-story multifamily project on a 0.25-acre infill site in Miami-Dade's West Little River neighborhood. Consisting of 48 apartment units and 5 workforce units under the County's density bonus program. Spearheaded by Hollandale Beach developers Alejandro Amburgia and Alejandro Garcia and designed by Yanina Mauro of Red Octopus, Local project is designed by Modis Architects with estimated completion in June 2026.



APPROVED
Residences at Palm Court
860-950 NW 95th St

The Related Urban Development Group has been approved to redevelop 191 existing public housing units w/ 316 new mixed-income apartments, to include a 5,000-square-foot clinic operated by the Jessie Trice Community Health System. A public-private partnership with Miami-Dade County Public Housing, the Live Local project is designed by Modis Architects with estimated completion in June 2026.



APPROVED
Sky 79
1205 NW 79th St

The Administrative Site Plan Approved project involves a 6-story mixed-use development with 40 residential units and ground-floor commercial space. Red Octopus, LLC is the architect of record, with permitting beginning in April 2025.



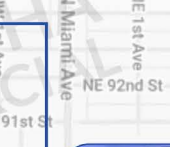
PROPOSED
Little River Heights
260-290 NW 79th St

Bay Height Capital affiliate 79th Villas LLC paid a combined \$3.7 million in late November 2024 to acquire the 0.92-acre site. The project will feature an 8-story building with 106 market-rate residential units + ground-floor retail. Currently not planning to utilize Live Local Act benefits.



APPROVED
Little River Master Plan
520 NW 79th St

Swerdlow Group, in partnership with AJ Capital Partners brings a 65-acre redevelopment transforming the Little River-Little Haiti corridor. Plans call for over 5,700 residential units - mixed between affordable & workforce housing units, as well as 370,000 square feet of commercial space, office space, schools, a new Tri-Rail station, and around 250,000 square feet of pedestrian-orientated green space.



PLANNED
Miami Soar
8050 NW Miami Ct

Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.

79TH ST CORRIDOR

Northside Station

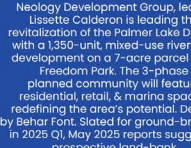
PLANNED
1501 NW 79th St

Recently completed shopping center, planning to build 5 stories in 26 units w/ 2nd and 3rd floor parking.



COMPLETED
Northside Transit Village
3150 NW 79th St

Developed by Atlantic | Pacific Communities, Northside Transit Village is a four-phase, transit-oriented mixed-income community anchored by the Northside Metrorail Station, delivering more than 800 residential affordable, workforce and senior housing units. Designed by Corvill Architects, its direct Metrorail integration and Live Local-aligned density exemplifies the development push in this region.



PLANNED
River Bend at Palmer Lake
7600 NW 27th Ave

Neology Development Group, led by Lisette Calderon is leading the revitalization of the Palmer Lake District with a 1,350-unit, mixed-use riverfront development on a 7-acre parcel near Freedom Park. The 3-phase planned community will feature residential, retail, & marina spaces, redefining the area's potential. Design by Behar Font. Slated for ground-breaking in 2025 Q1, May 2025 reports suggest a prospective land-bank sale to Miami International Airport and an appraised \$58MM value.

Dr. Martin Luther King Jr. Station

SUBJECT SITE

APPROVED
The HueHub Project
8400 NW 25th Ave

Miami-Dade's largest Live Local Act project to date, delivering 4,000+ units across seven 35-story towers. Led by Spanish developer Pablo Castro with local consultant Laura Tauber and designed by Arquitectonica, the \$880 million community is a Transit-Oriented Development (TOD) adjacent Northside Metrorail Station and Tri-Rail. Envisioned as a hub for attainable housing with 40% workforce units, the project will span 509,447 Sq. Ft. of residential space + 200,000 Sq. Ft. of amenities.

PROPOSED
Indoor Padel Courts
1255 NW 79th St

HGMC Build LLC, managed by Mariano Martinez has proposed an 11,714 Sq. Ft. facility w/ 4 indoor padel courts, 3,000 SF of retail and 8 parking spaces, leveraging parking variances from nearby transit stop. Design by Miami-based Polo Studio.

PROPOSED
Consolidated Companies Group Project
1400 NW 79th St

A proposed mobile home park re-development, plans were submitted in 2025 for an 8-story mixed-use building with 145 units of 1 & 2 BR layouts between 610-1,050 Sq. Ft. - 18 units would be designated as workforce housing (no Live Local bonuses used). Plans also include 3,300 SF of retail and 145 parking spaces.

PROPOSED
838 NW 79th St

Cooper City-based Alnuz Holdings LLC proposed plans for a mid-rise project with 14 stories above grade and 163 units, 40% of which (65) would be deemed workforce housing. Project features 2,500 SF of retail and 182 parking spaces, designed by Meru Architecture.

PROPOSED
Principio
5401 NW 7th Ave

Next Development Groups plans an 8-story, 142-unit Live Local project, totaling 215,250 Sq. Ft. with over 3,500 square feet of retail and 229 parking spaces. As part of the Live Local Act, 40% of those apartments would be workforce housing.

COMPLETED
Liberty Square Apartments
1415 NW 63rd Street

Led by Related Urban Development Group in partnership with Miami-Dade County, this multi-phase transformation includes over 1,400 new residential units - ranging from public and affordable to market-rate homes. This phase brings the total number of completed units at Liberty Square to 793, with public-private investment in the project so far exceeding \$220 million.

UNDER CONSTRUCTION
Miami Breeze Way
301 NW 71st St

A massive adaptive re-use, urban -infill development totalling 27 acres by A.J. Capital & MVW Partners.

PROPOSED
NW 54 St + NW 29 Ave

Bay Heights Capital plans 75-unit Live Local Act project comprised of all workforce housing, in the Brownsville neighborhood. Designed by architect Caymanes Martin.

APPROVED
2390 NW 62nd St

WN Development's plans to redevelop a 0.71-acre site near Dr. Martin Luther King Jr. Metrorail station in the Brownsville neighborhood feature a 7-story design with 105 units, 1,876 SF of retail and 47 parking spaces.

PROPOSED
Swerdlow Project
7200 NW 22nd Ave

Proposed in July 2025 by SG Polinciana Ventures LLC, a partnership between Swerdlow, Stephen Gorchak of SJM Partners and Alben Duffie, Mediterranean Shipping Co. (MSC) the 37-acre project would offer both residential & industrial aspects, with the 3 phases planned to offer a combined 809 senior & workforce housing units, 10,000 square feet of industrial space, a 15,000-square-foot hospitality training center, & 4,000 square feet of retail.

LIBERTY CITY

LITTLE RIVER

LITTLE HAITI



LEARN MORE

NEIGHBORHOOD MAP





SUBJECT SITE



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