

FOR SALE

**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

Wynwood Corner Development Site

2721 NW 1st Ave, and 92 NW 28th St, Miami, FL 33127

Wynwood Corner Development Opportunity

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$6,500,000
Price/SF:	\$575/SF
Submarket:	Wynwood
Lot SF:	11,300 SF (0.26 Acres)
Max Height:	8 Stories (W/ Bonus)
Max Density (Residential):	58 Units
Max Keys (Hospitality):	117 Keys
Total FAR:	86,784 SF
Frontage Description:	100 ft on 28th + 112 on 1st
Investment Type:	Development Site
Zoning:	T5-O // NRD-1

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of a prime corner development site located at NW 1st Avenue and NW 28th Street in Miami's Wynwood neighborhood.

Positioned within the Wynwood NRD-1 overlay, the property provides developers with an exceptional opportunity to deliver residential, hospitality, or mixed-use projects in one of Miami's most active urban districts.

The site benefits from T5-O zoning, corner exposure with 100 feet of frontage, and close proximity to landmark developments by Related, Kushner, Lennar, and Diesel Wynwood.

INVESTMENT HIGHLIGHTS

- Corner Development Site In Wynwood NRD-1 District
- 100 Feet Of Frontage On NW 28th Street
- 112 Feet of Frontage on NW 1st Ave
- Walking Distance To Wynwood Walls And Wynwood Plaza
- Ideal For Mixed-use, Multifamily, Or Hospitality Development

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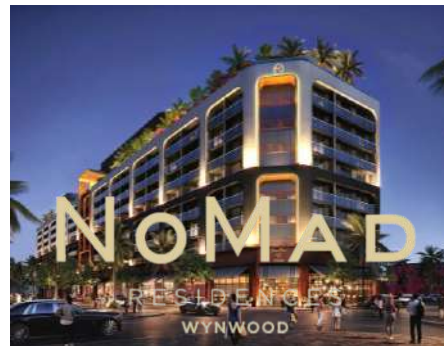
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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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AERIAL CONTEXT



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RENDERING



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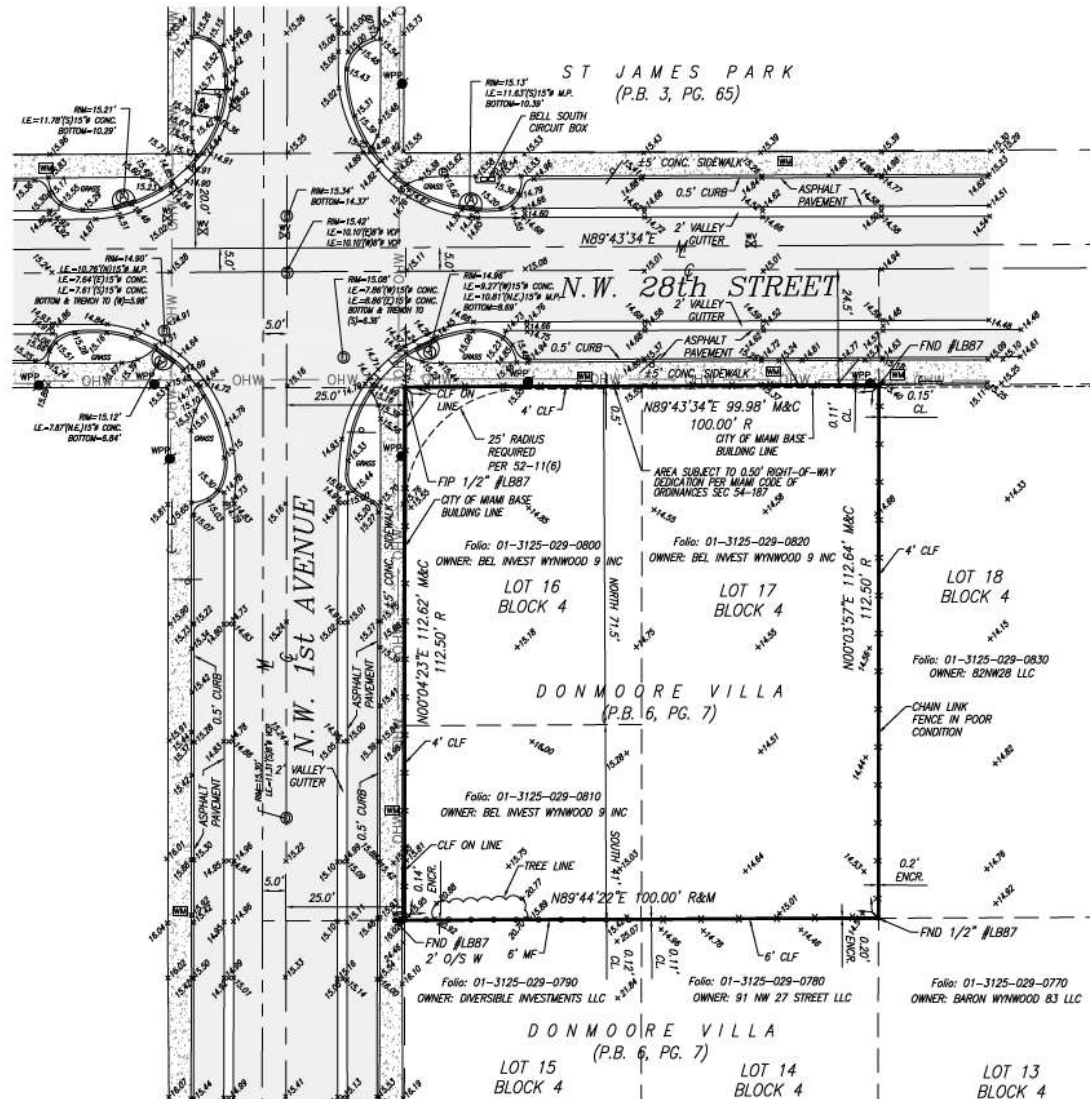
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SURVEY



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ZONING



ZONING SUMMARY

ZONING SOURCE

Zoning Code:	T5-O (Urban Center – Office)
Overlay District:	Wynwood NRD-1
Lot Area:	11,300 SF (0.26 Acres)
Max Height:	8 Stories (W/ Bonus)
Max Buildable Area:	86,784 SF
Residential Density:	58 Units
Max Hotel Keys:	117 Keys

ZONING OVERVIEW

The site is zoned T5-O within the Wynwood NRD-1 Overlay, one of Miami’s most progressive and development-oriented zoning districts. This designation promotes pedestrian-friendly, mixed-use projects and allows residential, hospitality, office, and retail development with reduced parking requirements and increased height and density through the Wynwood Public Benefits Program. The zoning permits up to 8 stories, allowing for 86,784 buildable square feet. Located within the center of Wynwood’s cultural and commercial hub, the land sits steps from the neighborhood’s main corridors and some of Miami’s most active new developments. The flexibility of the zoning and surrounding momentum make this a prime opportunity for a developer to deliver a boutique-scale project that blends residential, hospitality, and ground-floor retail uses in one of Miami’s most in-demand submarkets. With strong foot traffic, nearby retail amenities, and a growing residential base, this site offers both immediate and long-term value creation potential.

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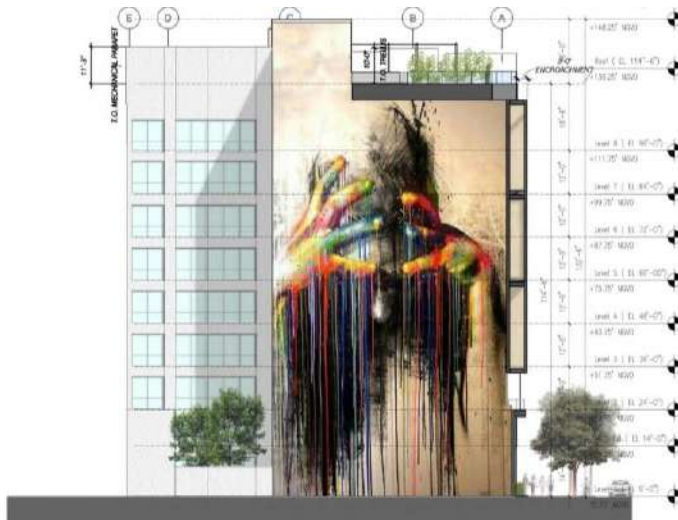
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CONCEPTS



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WYNWOOD + HOSPITALITY HIGHLIGHTS

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moxy HOTELS
NoMAD RESIDENCES
WYNWOOD



FOOD & WINE MIAMI WYNWOOD

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WYNWOOD + CORPORATE TENANTS



SONY MUSIC



pwc



FOUNDERS FUND



ATOMIC



CLAIRE
GROUP



Gensler

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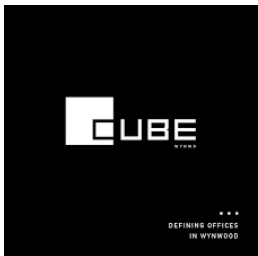
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DEMOGRAPHIC CONTEXT



NoMAD



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WYNWOOD DEVELOPMENTS COMPLETED & UNDER CONSTRUCTION



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The Annex



Cube



Cynergi Lofts



Wynwood Garage



545 Wyn



The Gateway

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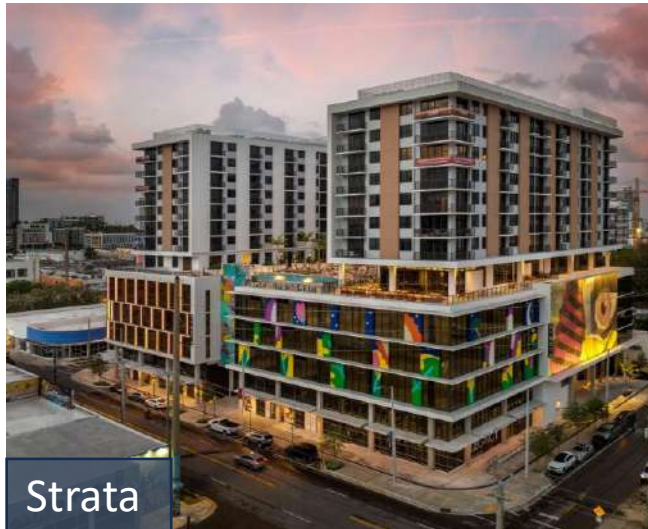
The Oasis



Arlo



The Dorsey



Strata



Moxy



Lynq

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The Wynwood Plaza



WNWD21



Wynwood Station



Annex



The Wynhouse



Wynwood Urby

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Midtown 29



The Standard



Quadro



The Julia



Fourteen Allapattah



Missoni Baia

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LAND COMPS



	Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Zoning
1	2200 NW 2nd Ave	\$18,513,626	9/26/2025	49,223	\$376	T5-O/NRD-1
2	2230 NW 2nd Ave	\$3,113,936	9/26/2025	9,165	\$340	\$6,101
3	2841 NW 2nd Ave	\$14,500,000	9/12/2025	41,454	\$350	
4	187 NW 28th St	\$5,750,000	9/12/2025	6,970	\$825	\$6,101
5	2150 NW Miami Ct	\$14,600,000	5/24/2024	23,522	\$621	T5-O
6	58 NW 26th St	\$3,287,625	5/24/2024	5,227	\$629	R-3
7	2650 Biscayne Blvd	\$13,500,000	5/22/2024	30,266	\$446	T6-36A-O
8	275 NW 25th St	\$6,000,000	5/1/2024	8,106	\$740	I
9	119 NW 29th St	\$7,515,903	9/19/2023	6,900	\$1,089	T6-8-O
10	130 NW 30th St	\$3,684,302	9/19/2023	6,900	\$534	T5-O
11	120 NW 30th St	\$2,844,500	9/19/2023	6,900	\$412	T5-O
12	2724 NW 2nd Ave	\$28,000,100	5/12/2023	30,700	\$912	T5-O WW-NRD
13	160 NW 28th St	\$6,700,000	4/24/2023	11,300	\$593	T5-O
14	2825-2841 NW 2nd Ave	\$19,747,156	4/12/2023	27,750	\$712	C-2, Miami
15	166 NW 29th St	\$4,795,778	4/12/2023	13,678	\$351	C-2, Miami
16	153 NW 25th St	\$2,500,000	10/12/2022	5,300	\$472	\$6,101
17	18 NW 23rd Ave	\$18,000,000	9/29/2022	34,412	\$523	\$6,100
18	2217 Biscayne Blvd	\$4,400,000	7/18/2022	4,791	\$918	T6-36a-O
19	246 NE 26th Ter	\$35,000,000	7/1/2022	91,476	\$383	C-1, Miami, 6405
20	161 NE 27th St	\$5,680,000	6/30/2022	13,939	\$407	C-1
21	2000 N Miami Ave	\$18,850,100	3/31/2022	57,063	\$330	T6-8-O NRD-1, 6100
22	2201 NE 2nd Ave	\$30,650,000	3/21/2022	71,438	\$429	C-1, 6405, T6-36A-O
23	342 NW 29th St	\$2,443,049	2/18/2022	6,969	\$351	T6-8 O, 6100, T-6-8-L

Timeline	T48 Months
Total Sale Comparables	23
Average Price PSF LAND	\$554.02
Median Price PSF LAND	\$471.70
Total Sale Volume	\$270,076,075
Total Land Acres	11.81

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