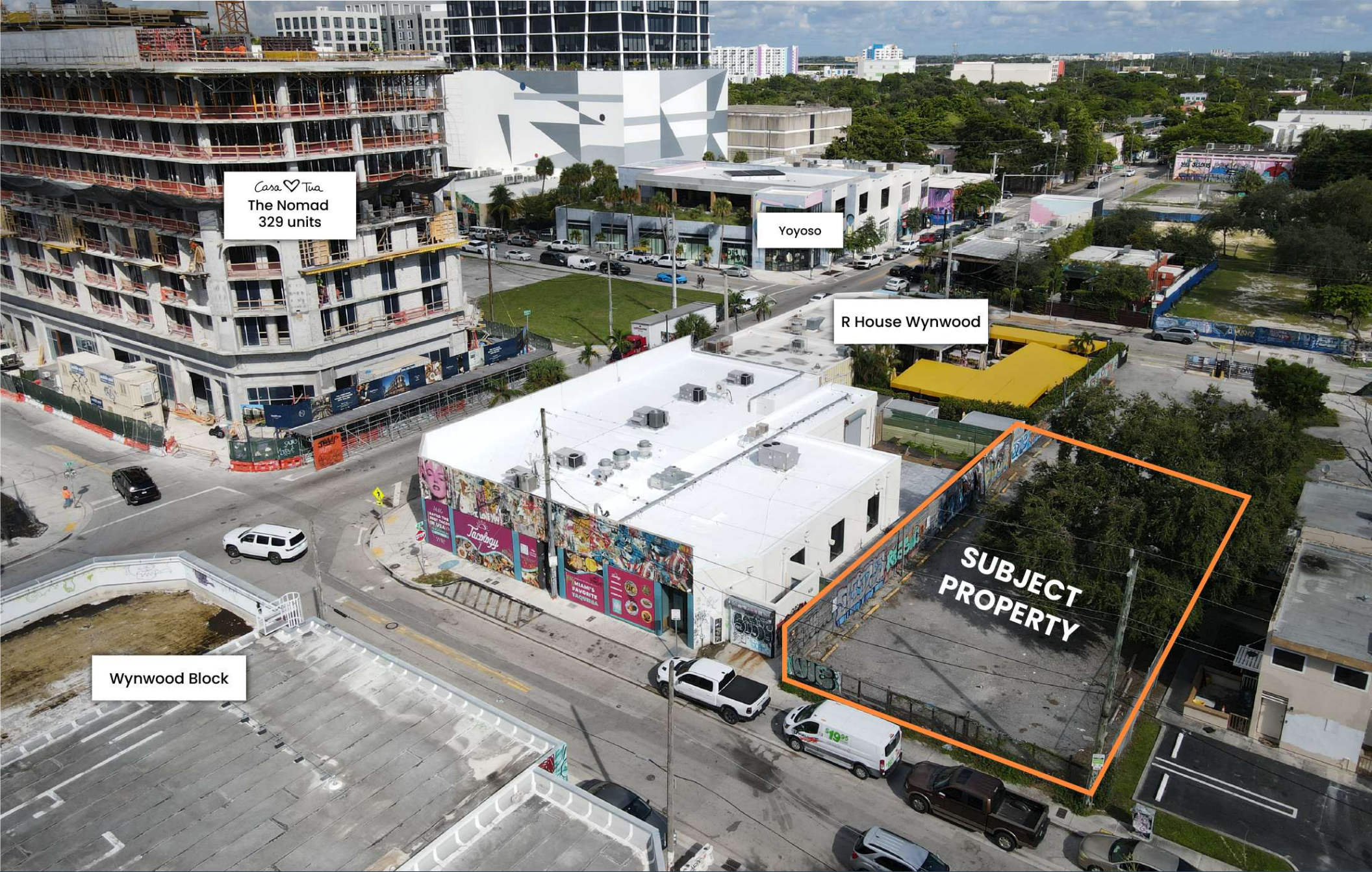


HOTEL/MIXED USE DEVELOPMENT | WYNWOOD



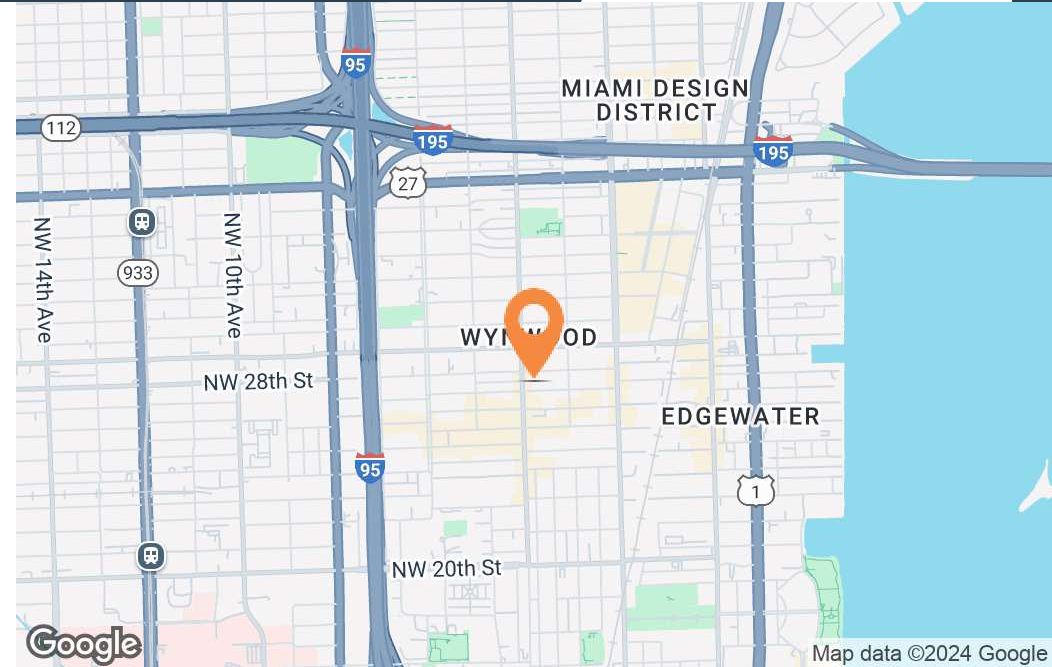
Casa ♥ Tua
The Nomad
329 units

Yoyoso

R House Wynwood

Wynwood Block

**SUBJECT
PROPERTY**



PROPERTY OVERVIEW

Introducing a prime investment opportunity located at 175 Northwest 27th Street in vibrant Miami, FL. This property, zoned T5-O, offers developers the potential to create dynamic residential, commercial, or hospitality-driven projects, with the current allowance for up to 8 stories (with bonuses). Boasting versatile uses including hotel, residential, restaurant, and office spaces, this site presents numerous possibilities for tenant/lease opportunities. It also offers the potential for lucrative land assemblage to accommodate a 120-key hotel, solidified by an LOI with Krymwood Hotel. Take advantage of Miami 21 parking reductions and corporate guarantee for the development's success. This is an exceptional opportunity for forward-thinking investors seeking diverse and promising development potential.

SALE PRICE
Contact Broker

LOT SIZE
5,600 SF

ZONING
T5-O

PROPERTY HIGHLIGHTS

- Miami 21 for up to 30% parking reduction for properties located within a 1/2 mile of a TOD or 1/4 mile of a transit corridor
- The site provides developers with the potential to develop residential, commercial, or hospitality driven projects
- Currently, the site allows for the development of up to 8 stories (with bonuses)
- Uses may include hotel, residential, restaurant, or office



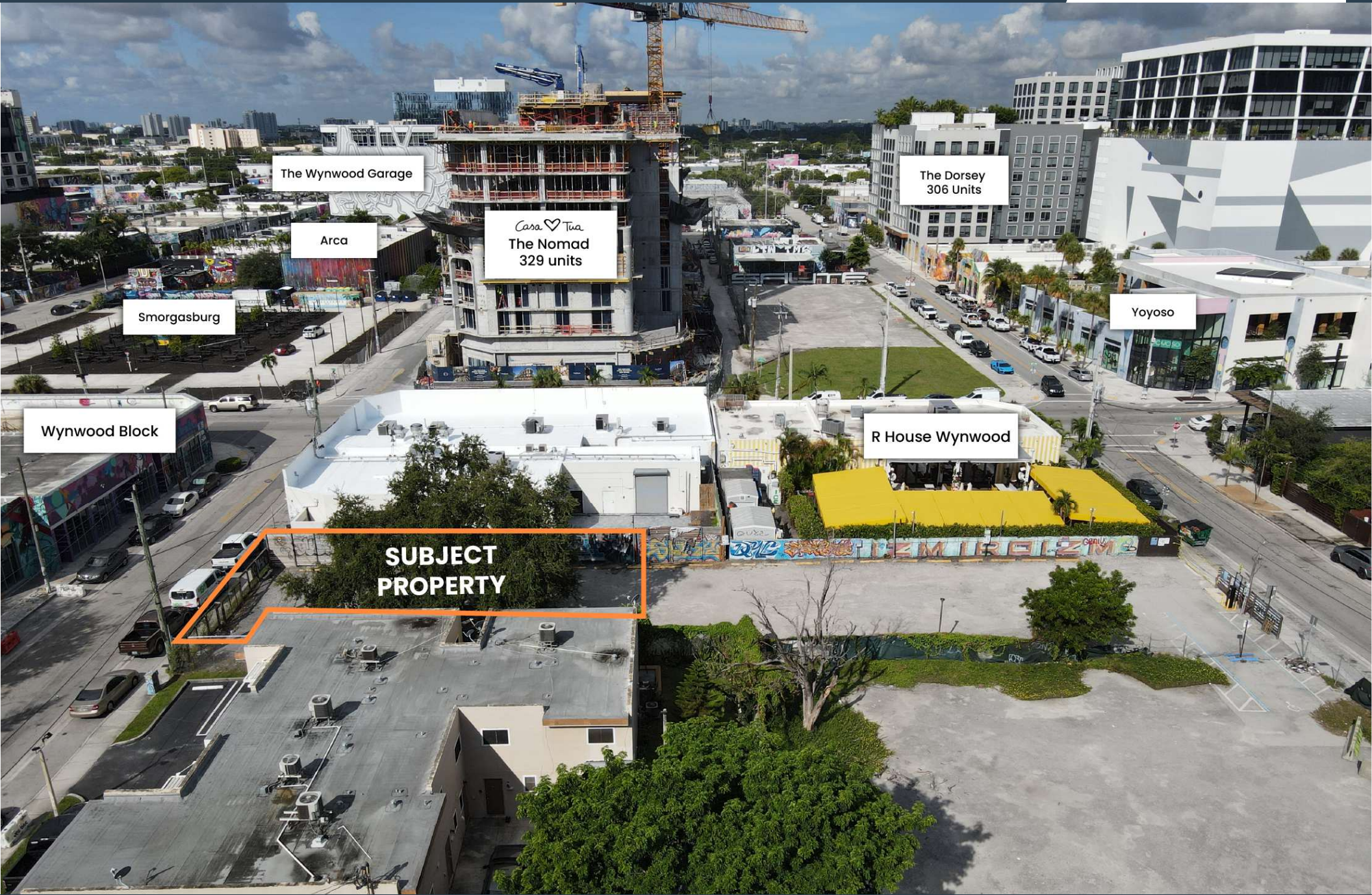
Casa ♥ Tua
The Nomad
329 units

Yoyoso

R House Wynwood

Potential
Assemblage
Opportunity

**SUBJECT
PROPERTY**



The Wynwood Garage

Arca

Casa ♥ Tua
The Nomad
329 units

The Dorsey
306 Units

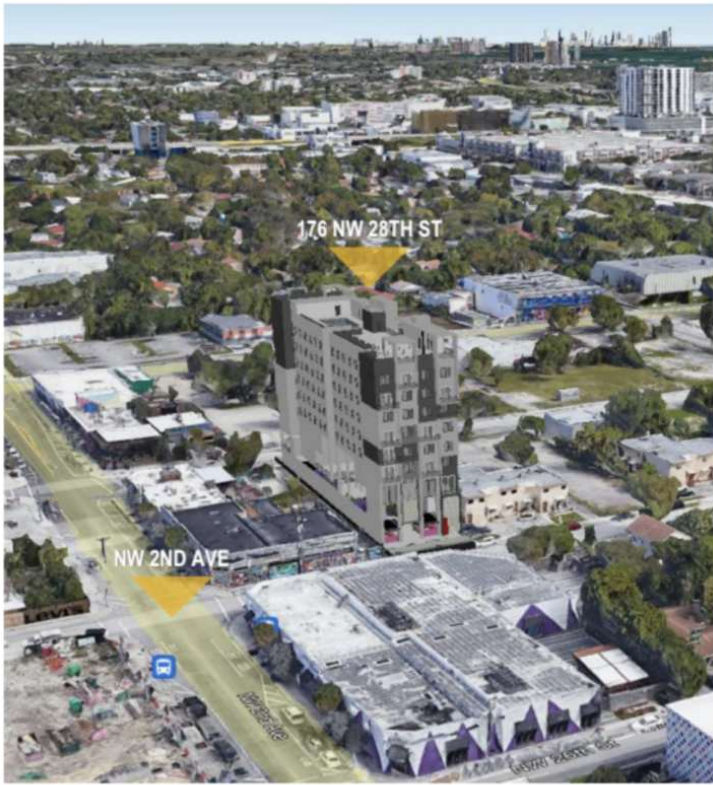
Yoyoso

Smorgasburg

Wynwood Block

R House Wynwood

**SUBJECT
PROPERTY**



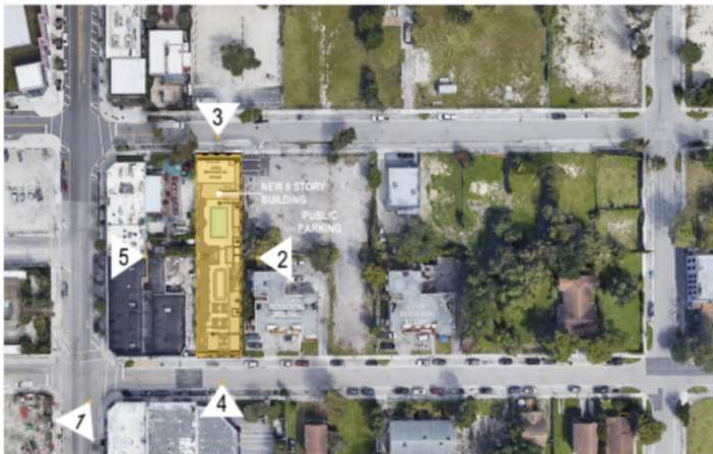
1 | BIRD'S-EYE VIEW



2 | EAST VIEW - 28TH ST



3 | NORTH VIEW - 28TH ST



○ KEY MAP

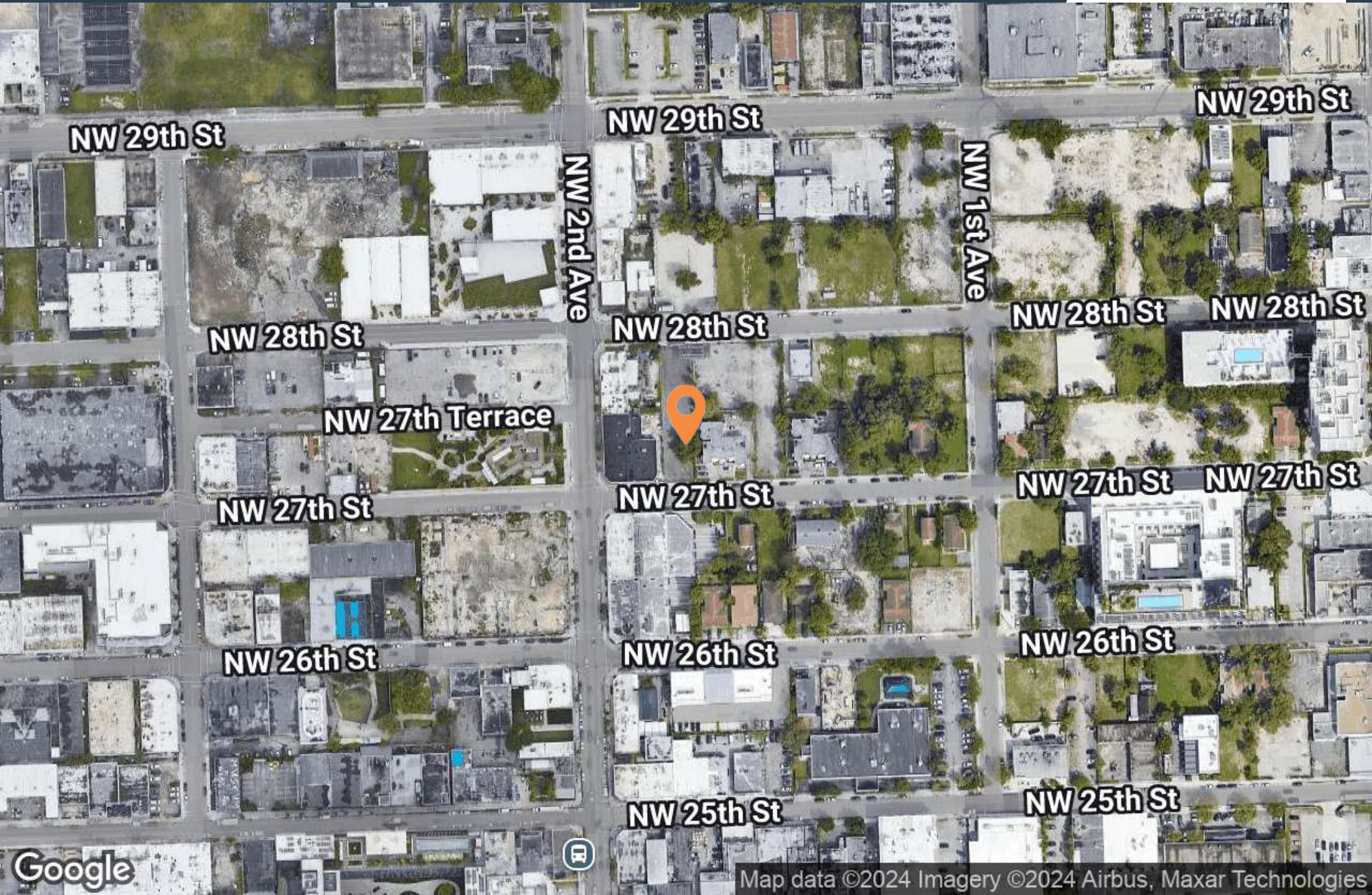


4 | SOUTH VIEW - 27TH ST

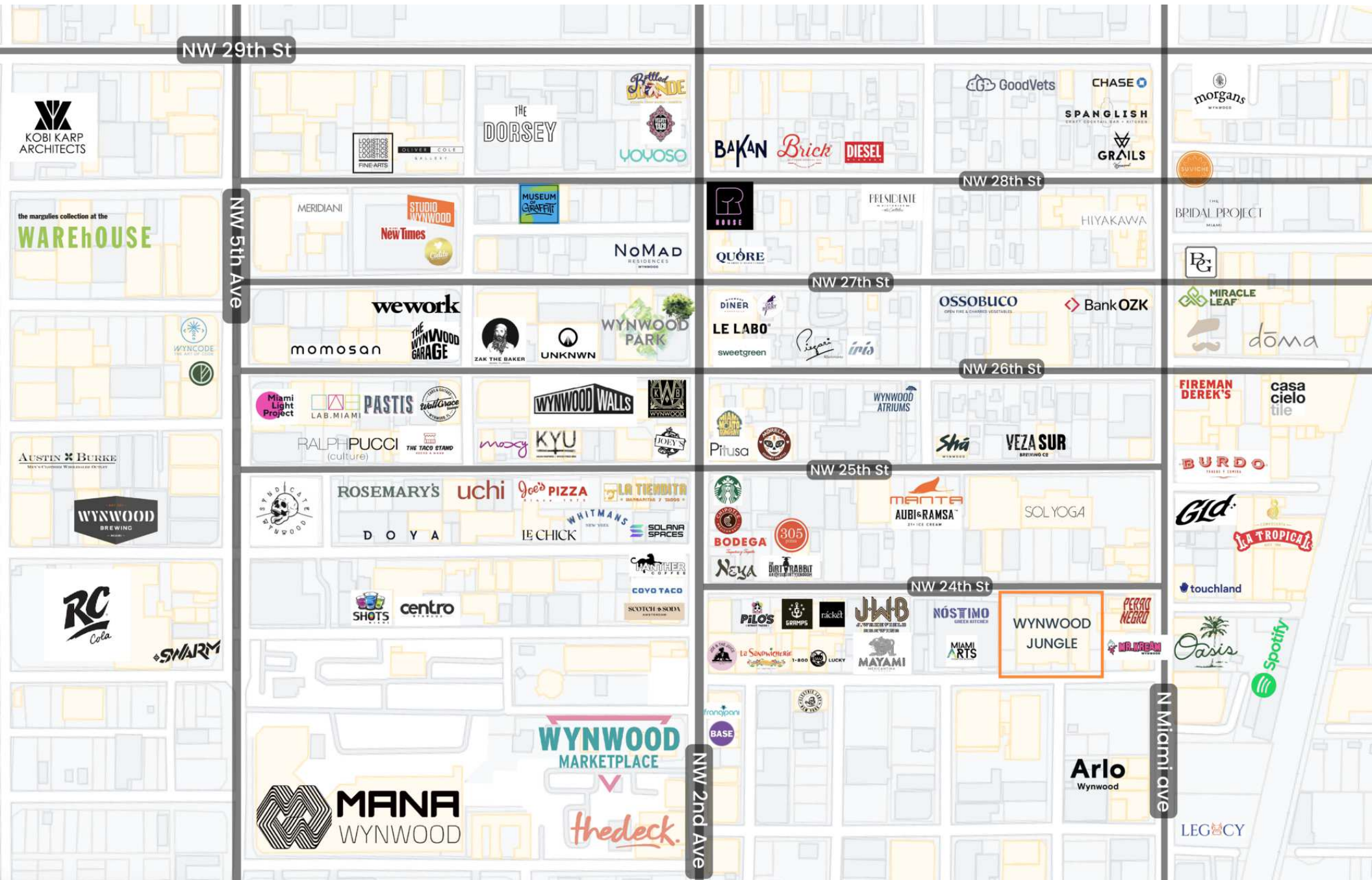


5 | WEST VIEW - 2ND AVE





Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



DEVELOPMENT ANALYSIS



DEVELOPMENT ANALYSIS

- Maximum Built Area: 22,559 SF
- Building Coverage: 80%
- Total Building Heights: 5 Levels or 8 Levels with Bonus
- Minimum Building Heights: 2 Levels





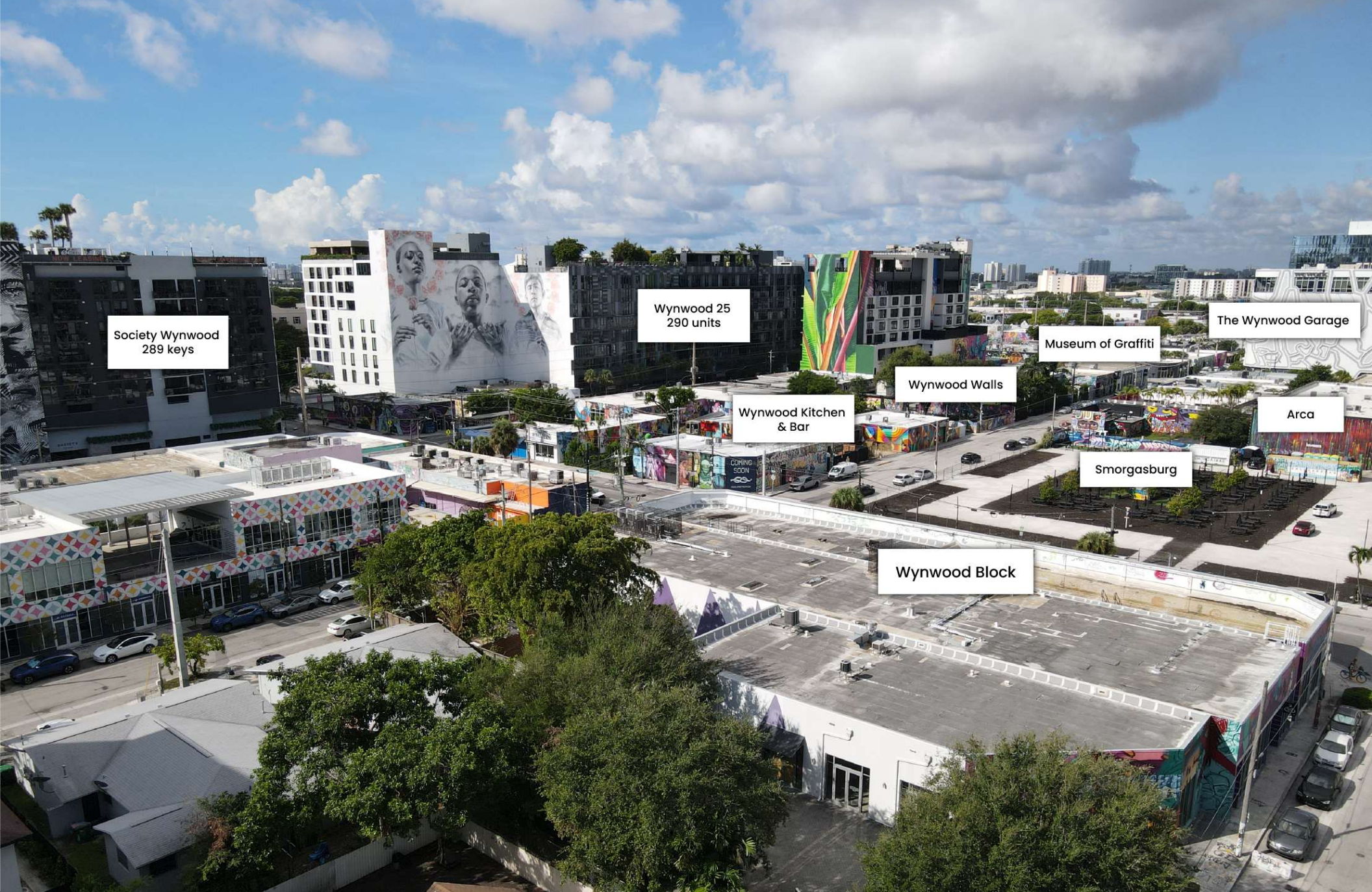
Casa ♥ Tua
The Nomad
329 units

Yoyoso

R House Wynwood

Wynwood Block

SUBJECT
PROPERTY



Society Wynwood
289 keys

Wynwood 25
290 units

The Wynwood Garage

Museum of Graffiti

Wynwood Walls

Wynwood Kitchen
& Bar

Arca

Smorgasburg

Wynwood Block

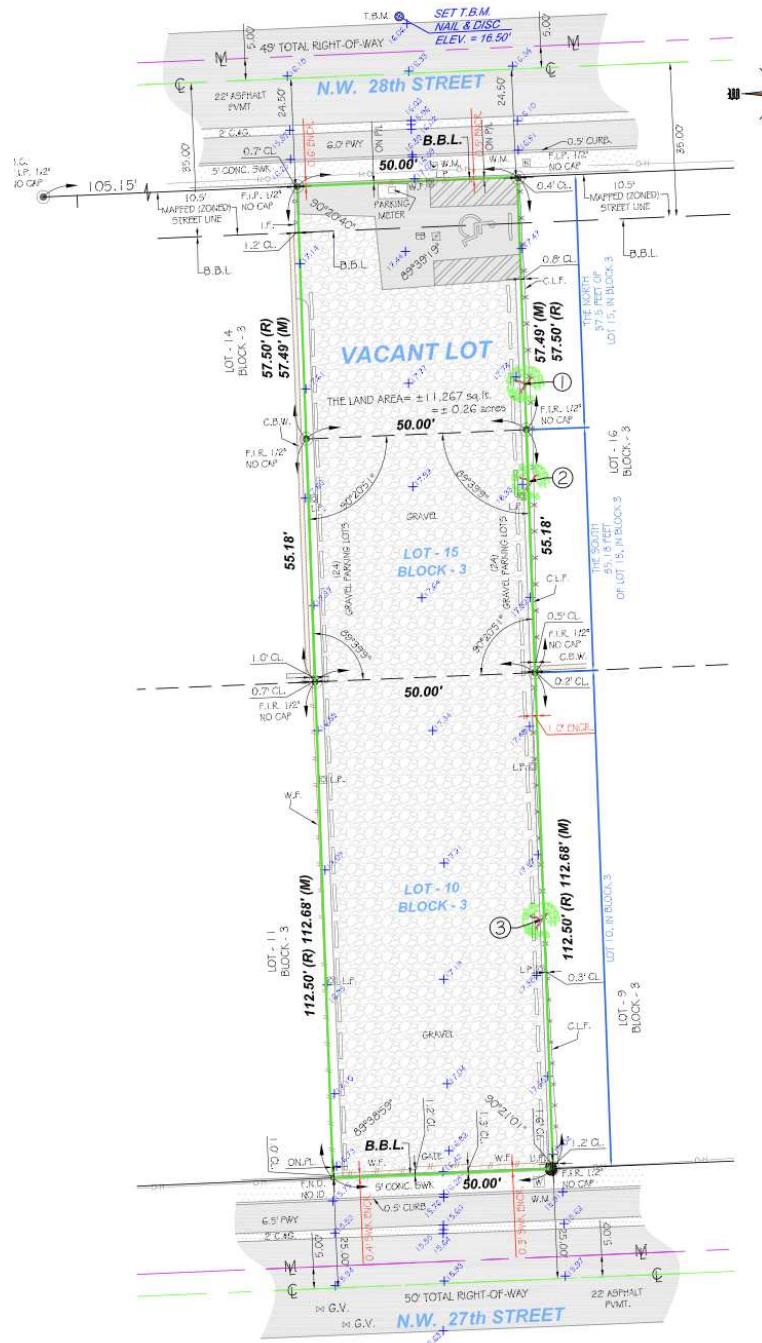


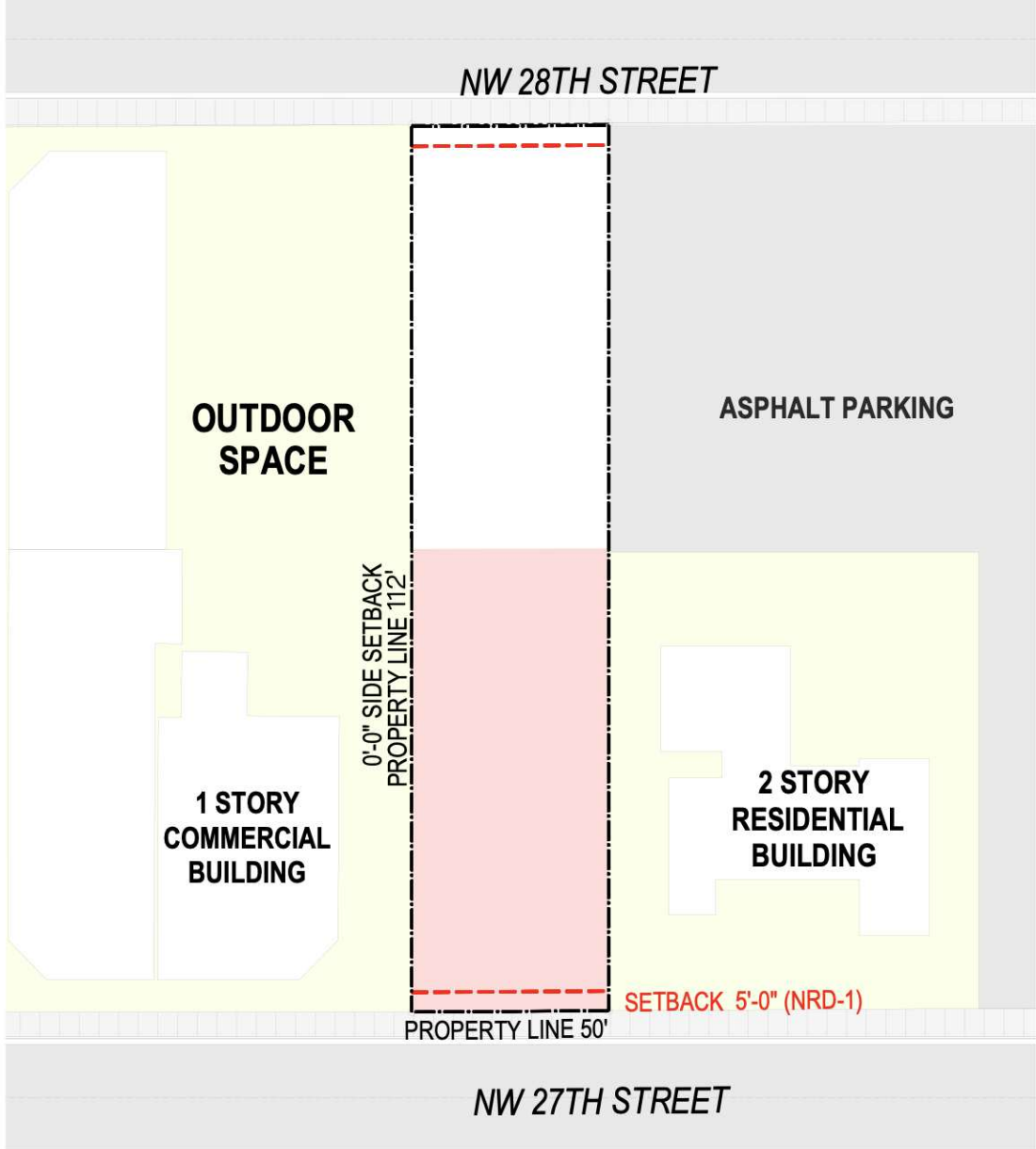


Paraiso District

Missioni Baia

The Elysee





LOT COVER AGE



SENTAL
Iconiq Capital
175 Units



SOCIETY
PMG
326 Units



MOHAWK
Rilea Group
225 vUnits



THE RIDER
Rilea Group
131 Units



WYNWOOD 25
Related + East End
289 Units



ALCHEMY WYNWOOD
Alchemy/ABR
186 Units



STRATA
Rockpoint
257 Units



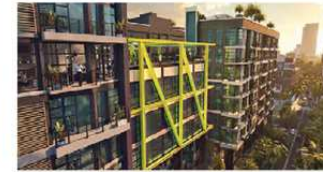
ARTEM WYNWOOD
Lennar Multifamily
189 Units



W HOUSE
Related
248 Units



PRH N MIAMI
Related
317 Units



DIESEL
Bel Invest
143 Condos



WYND 27&38
BlockCapital/Kushner
152 Units



WYNWOOD PLAZA
L&L & Oak Row
509 Units



THE COLLECTIVE
Gamma Real Estate
180 Units



FB WYNWOOD
Fisher Brothers
308 Units



WYNWOOD HOUSE
Lineaire/Black Salmon
224 Units



URBY
Urby, Brookfield, Clearline
289 Units



FIFIELD WYNWOOD
Fifield
210 Units



THE DORSEY
Related
306 Units



LIVWRK
LIVWRK Brooklyn
236 Units



WYNWOOD QUARTERS
Related
200 Units



NOMAD RESIDENCES
Related, LNDMRK
329 Units



200 N MIAMI AVE
Clearline
300 Units



AMLI WYNWOOD
AMLI
316 Units

Streets: NW 2nd St, NW 29th St, NW 28th St, NW 27th St, NW 26th St, NW 25th St

Projects and Landmarks:

- KOBI KARP
- 545 wyn (300,000 SF Office)
- Wynwood Garage
- The Wynwood Building
- DORSEY (306 Units)
- Wynwood Walk
- The Collective (660 Units)
- WYND 278
- WYND 278
- Sonder Co-Living
- Wynwood Block
- Artem (189 Units)
- W House by Related
- Related Quarters (68 units)
- Cynergi Condos (189 Units)
- Robins (135 Units)
- Shepherd Eco (150 Key Hotel & 48 Units)
- DOMIO (175 Units)
- Office By East End Capital
- East End Capital (236 Units)
- AMLI RESIDENTIAL (316 Units)
- WYNWOOD JUNGLE
- Wynwood Walls
- moxy HOTELS
- W-25 (289 Units)
- Soccity Wynwood (220 Units)
- CUBE
- Wynwood Lofts
- MANA WYNWOOD
- thedeck.
- Google
- Wynwood Square
- Oasis
- Spotify
- Proposed Train Stop



THE CAMPUS ON 5TH
Big Move Properties
35,000 SF



CORE WYNWOOD
Goldman Properties
115,000 SF



545 WYN
Sterling Bay
300,000 SF



TRACKSIDE
Big Move Properties
50,000 SF



LYNQ WYNWOOD
Tricap
331,000 SF



THE OASIS
Oak Row
20,000 SF



THE 1900
Big Move Properties
60,000 SF



WYNWOOD PLAZA
L&L & Oak Row
212,962 SF



WYNWD 27 7 28
BlockCapital/Kushner
46,678 SF



2920 NW 5 AVENUE
Big Move Properties
23,000 SF



WYNWOOD BUILDING
Goldman Properties
45,000 SF



THE ANNEX
Brick & Timber
60,000 SF



THE 2900 WYNWOOD
Big Move Properties
212,962 SF



CUBE WYNWD
LNDMRK & Tricera
80,000 SF



THE PRINT SHOP
Link & Jameson
17,000 SF



GATEWAY AT WYNWOOD
R&B
45,000 SF



KYU Restaurant



Pastis



Zak The Baker Wynwood



The Dirty Rabbit



Spotify HQ at Oasis Wynwood



Oasis Wynwood



1-800-Lucky

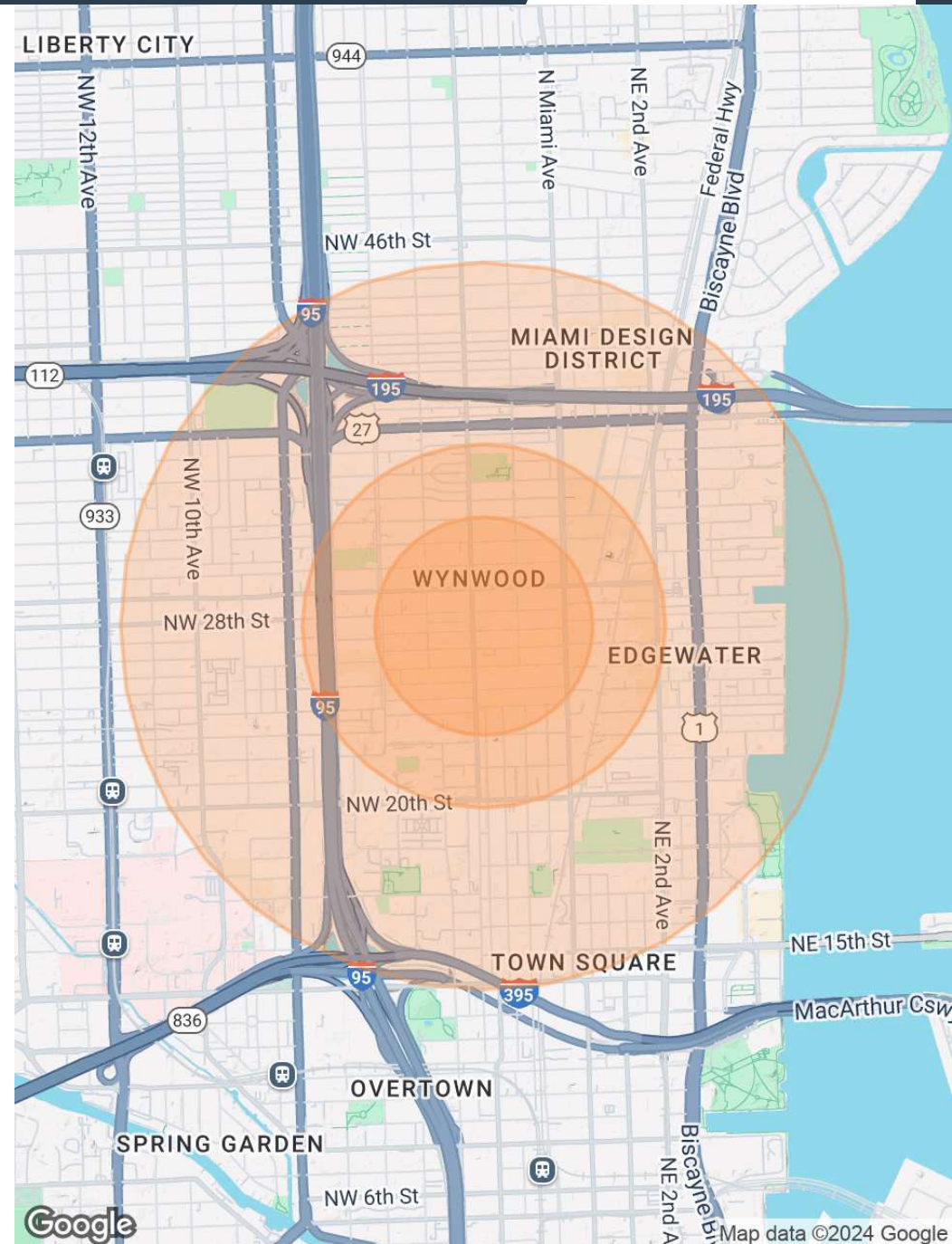


Wynwood Marketplace



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	842	6,661	39,037
Average Age	40	38	38
Average Age (Male)	39	37	38
Average Age (Female)	40	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	349	3,209	18,693
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$60,715	\$81,353	\$93,214
Average House Value	\$680,670	\$665,344	\$598,558
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	66.0%	61.3%	56.0%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	230	2,273	13,694
Total Population - Black	152	931	6,451
Total Population - Asian	9	110	841
Total Population - Hawaiian	1	4	13
Total Population - American Indian	5	23	104
Total Population - Other	159	1,100	5,259

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

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