

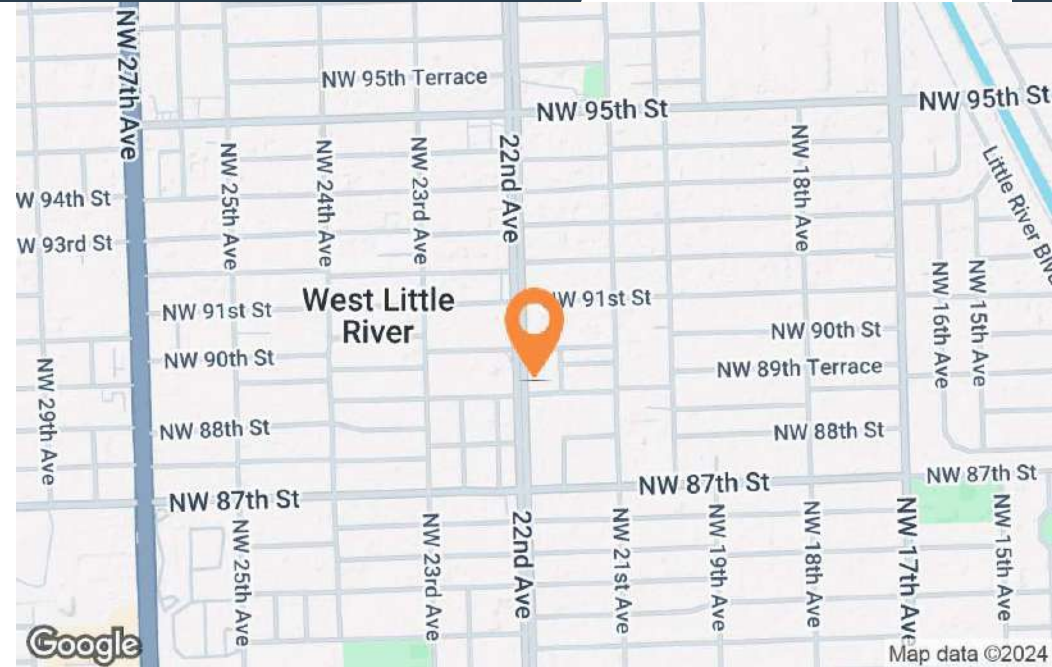
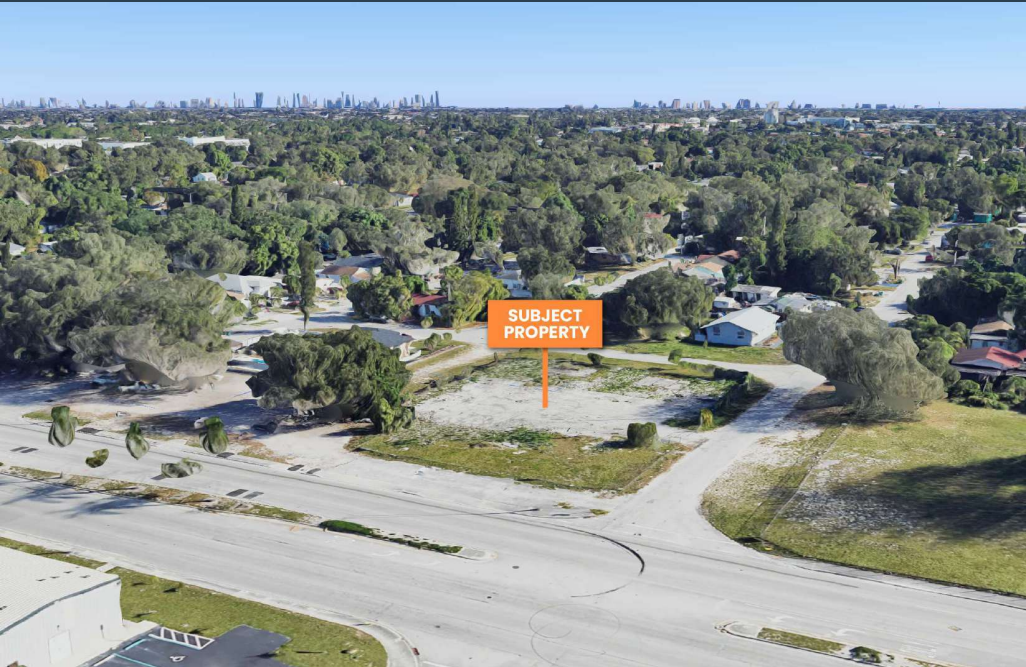
DEVELOPMENT LAND | 76 UNITS | WEST LITTLE RIVER



LAND FOR SALE



8901 NW 22ND AVE



PROPERTY OVERVIEW

FA Commercial presents this prime development opportunity at 8901 NW 22 AVE in West Little River. This expansive parcel of land spans 0.62 AC and offers potential for constructing 76 residential units, ideal for creating a vibrant community in a rapidly growing area. With its strategic location and ample space, this property presents an enticing prospect for builders and investors.

PROPERTY HIGHLIGHTS

- Gross Area: 1.02 Acres
- Leasable area: 54,550 SF
- Average unit size: 779 SF
- 6 stories
- Access to major transit corridors and amenities
- Simple access to major transit corridors and amenities
- Under live local act 150+ units can be developed

SALE PRICE
\$1,650,000

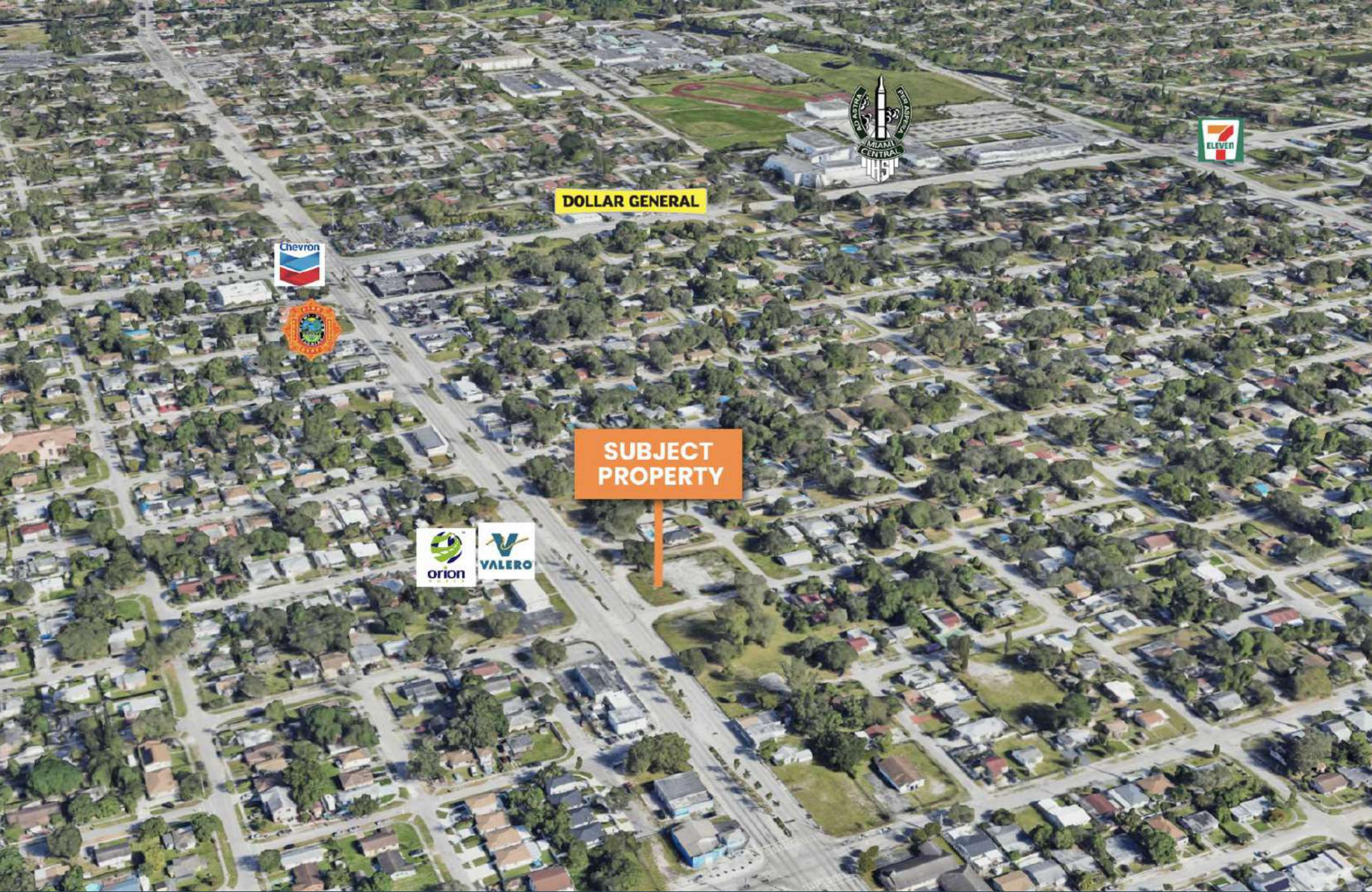
LOT SIZE
44,596 SF

UNITS
76

ZONING
UC-MC





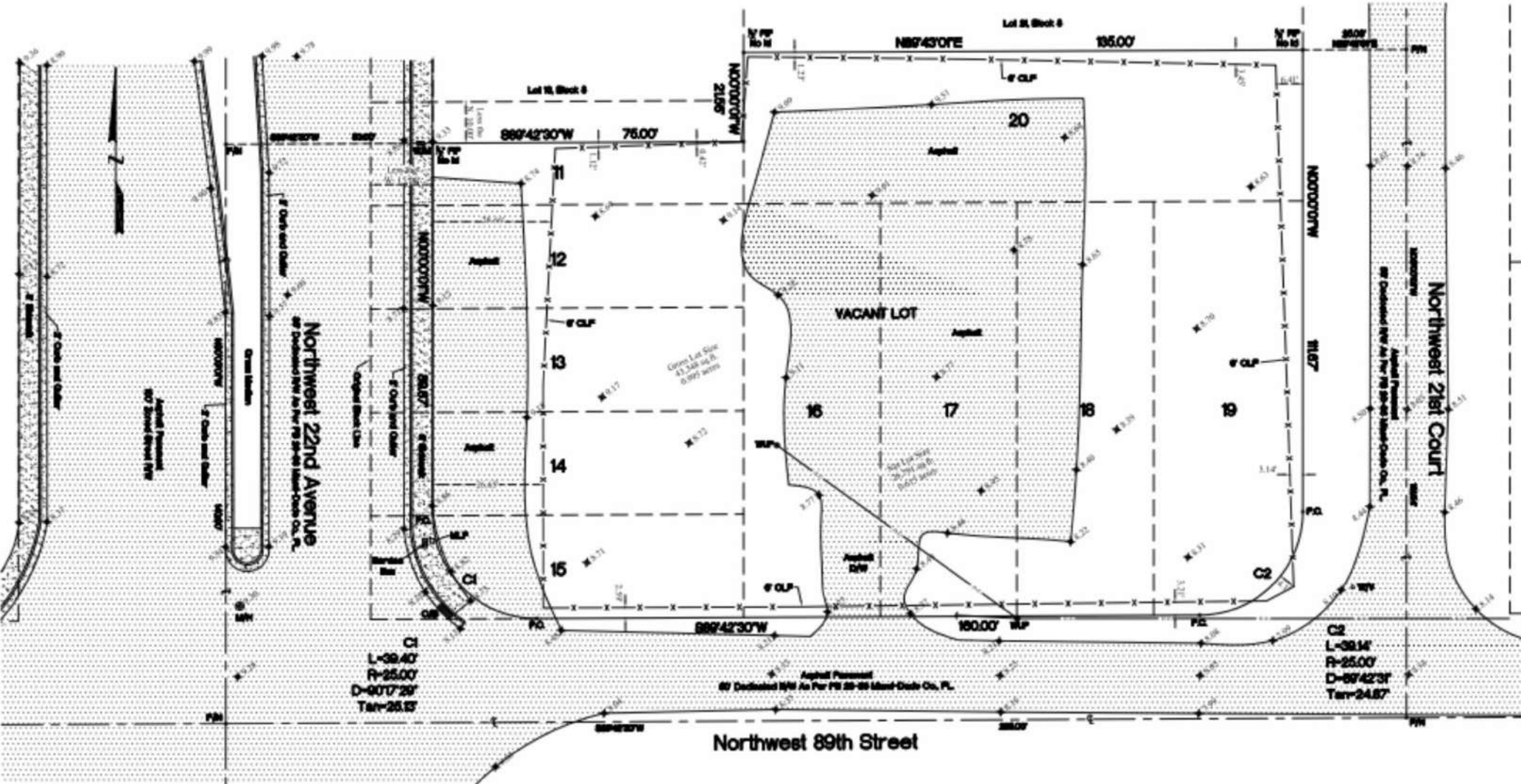


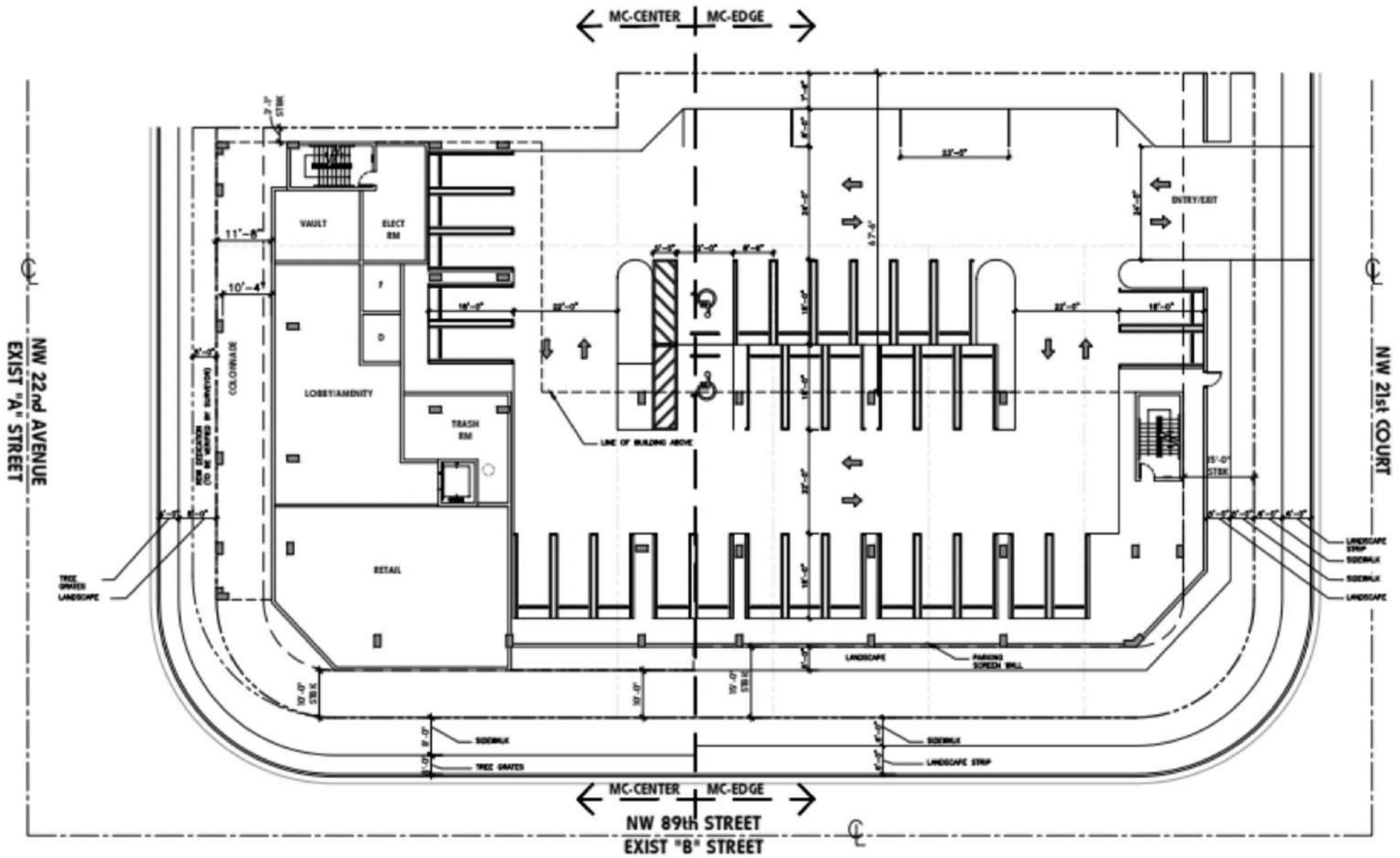
DOLLAR GENERAL



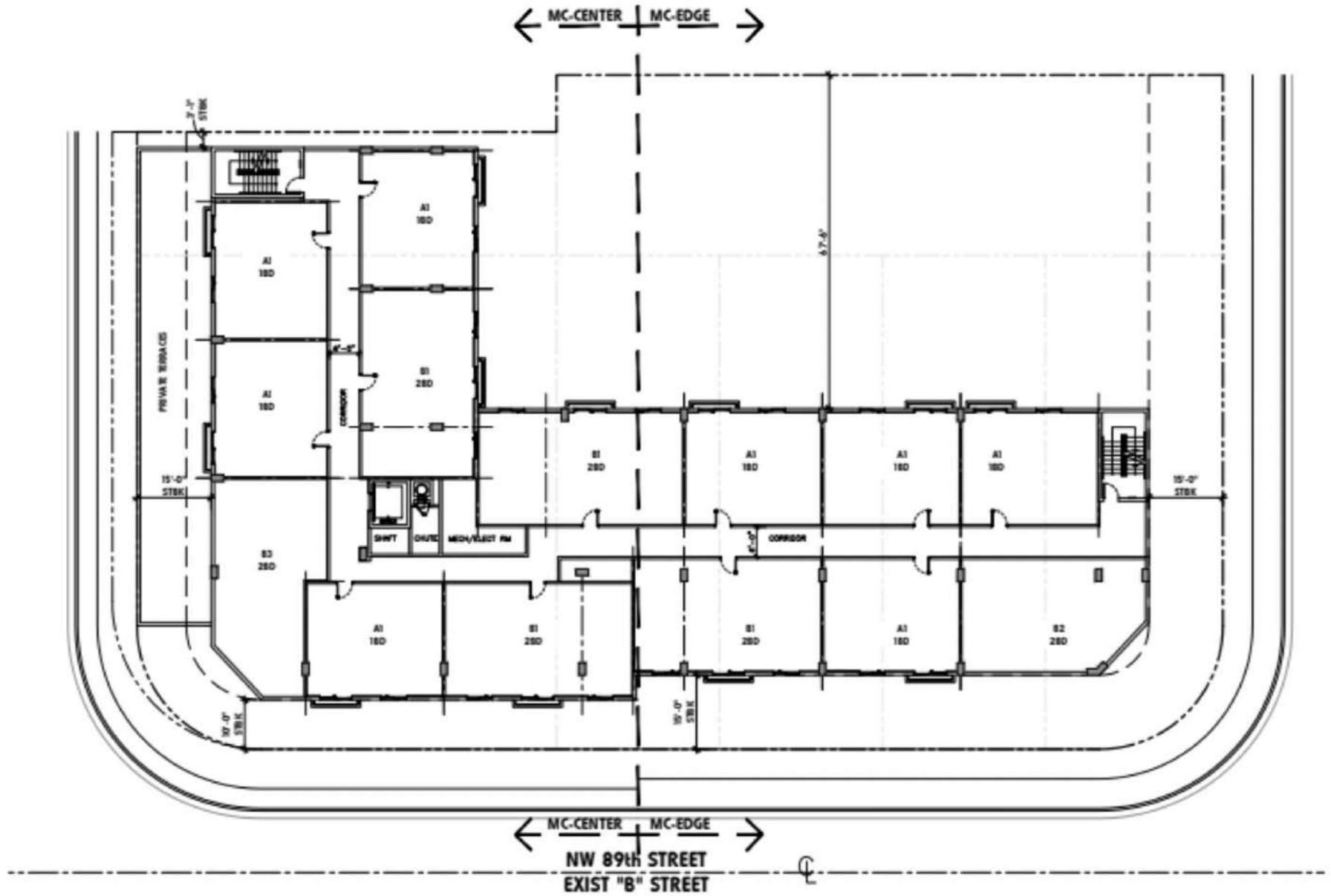
SUBJECT PROPERTY



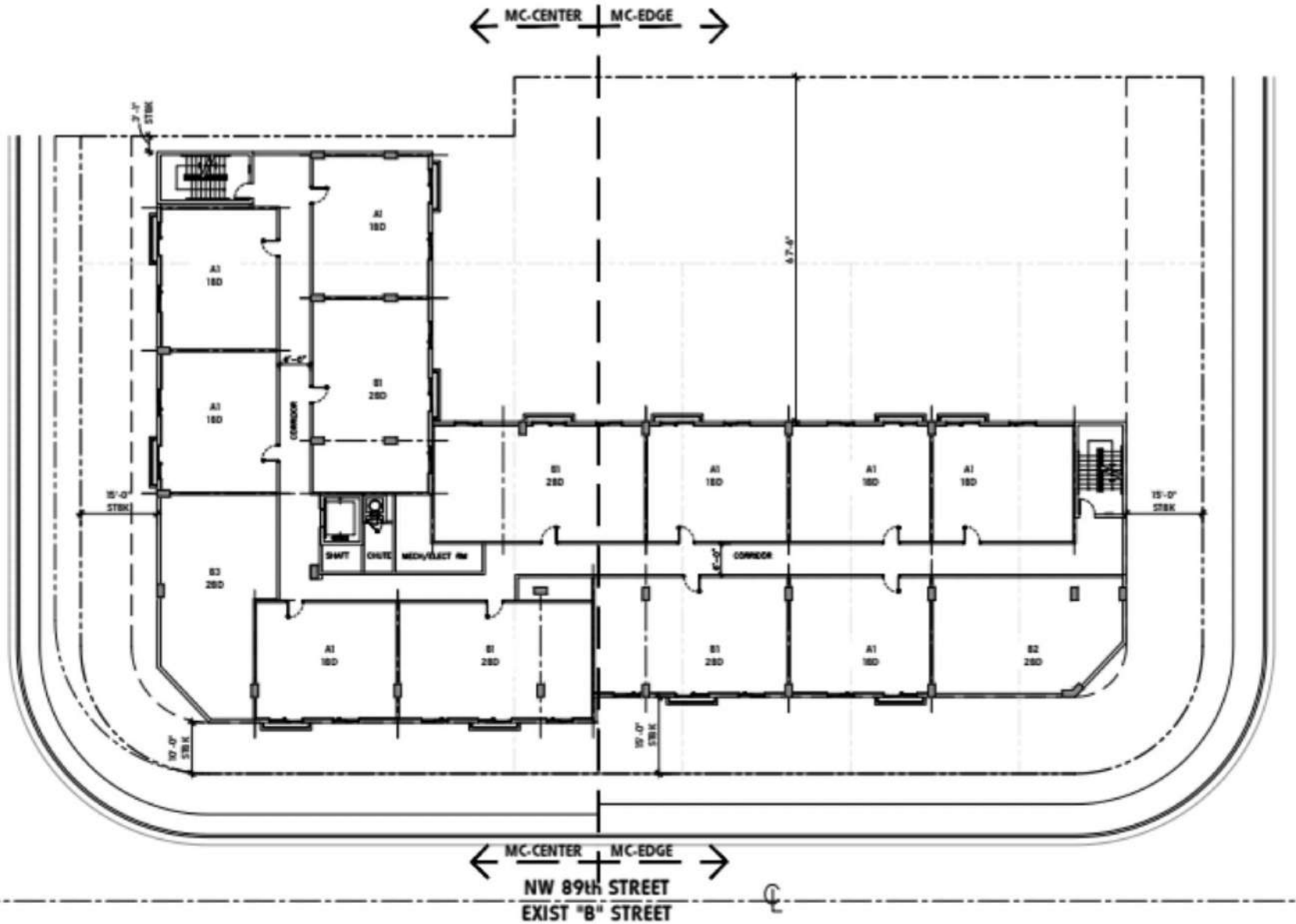




01 Proposed Site Plan-Level 1
SCALE 1/8" = 1'-0"



02 Proposed Floor Plan-Level 2
SCALE 1/8" = 1'-0" 



03 Proposed Floor Plan-Levels 2-6
SCALE 1/8"=1'-0" 

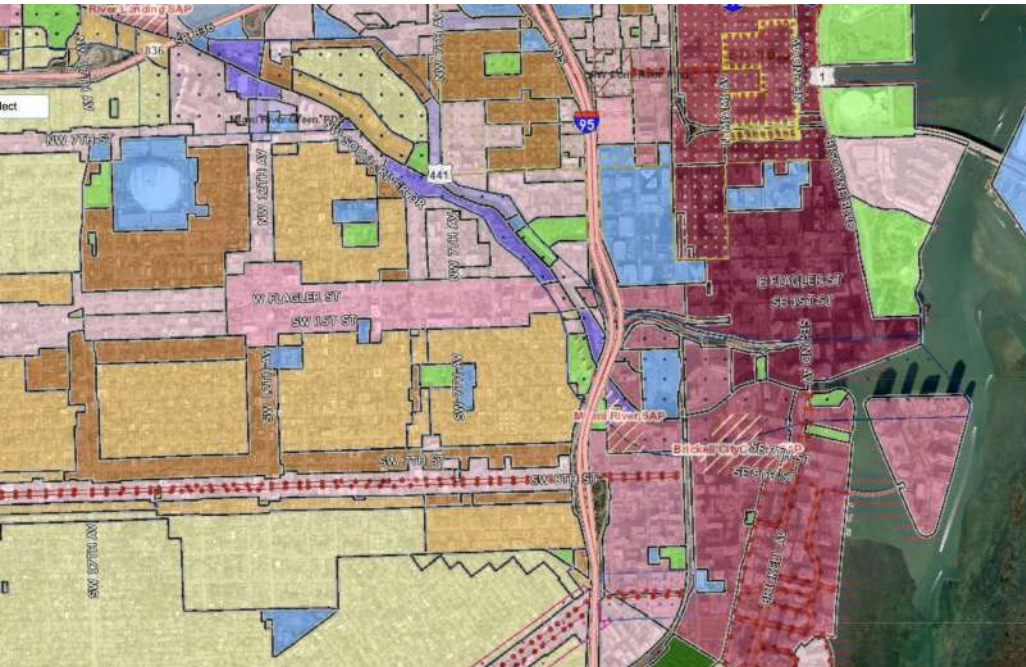
LIVE LOCAL

LARGEST INVESTMENT FOR HOUSING OPPORTUNITIES IN HISTORY

The Live Local Act (SB 102), signed into law by Governor Ron DeSantis on March 29, 2023, is considered a significant piece of affordable housing legislation in Florida. This act aims to promote the development of affordable housing by increasing funding, preempting certain local land use and zoning regulations, and offering new tax exemptions.

Key features of the law include:

- 1. Definition of Affordable Housing:** The act defines "affordable housing" as housing that targets households with incomes up to 120% of the area median income (AMI). This provides developers with economic flexibility.
- 2. The 40% Rule:** For projects that reserve at least 40% of multifamily rental units as affordable (for households at or below 120% of AMI), the law provides significant benefits. Local governments are required to allow multi-family and mixed-use residential development in certain areas, and they cannot limit density or height below certain thresholds. Administrative approval for eligible projects is also streamlined.
- 3. New Ad Valorem Property Tax Exemptions:** The law offers ad valorem tax exemptions for newly constructed multifamily projects with more than 70 units dedicated to affordable housing. These exemptions are based on the income levels of the renting households.
- 4. Sales Tax Exemption:** A sales tax exemption is provided for building materials used in the development of newly constructed affordable housing units.

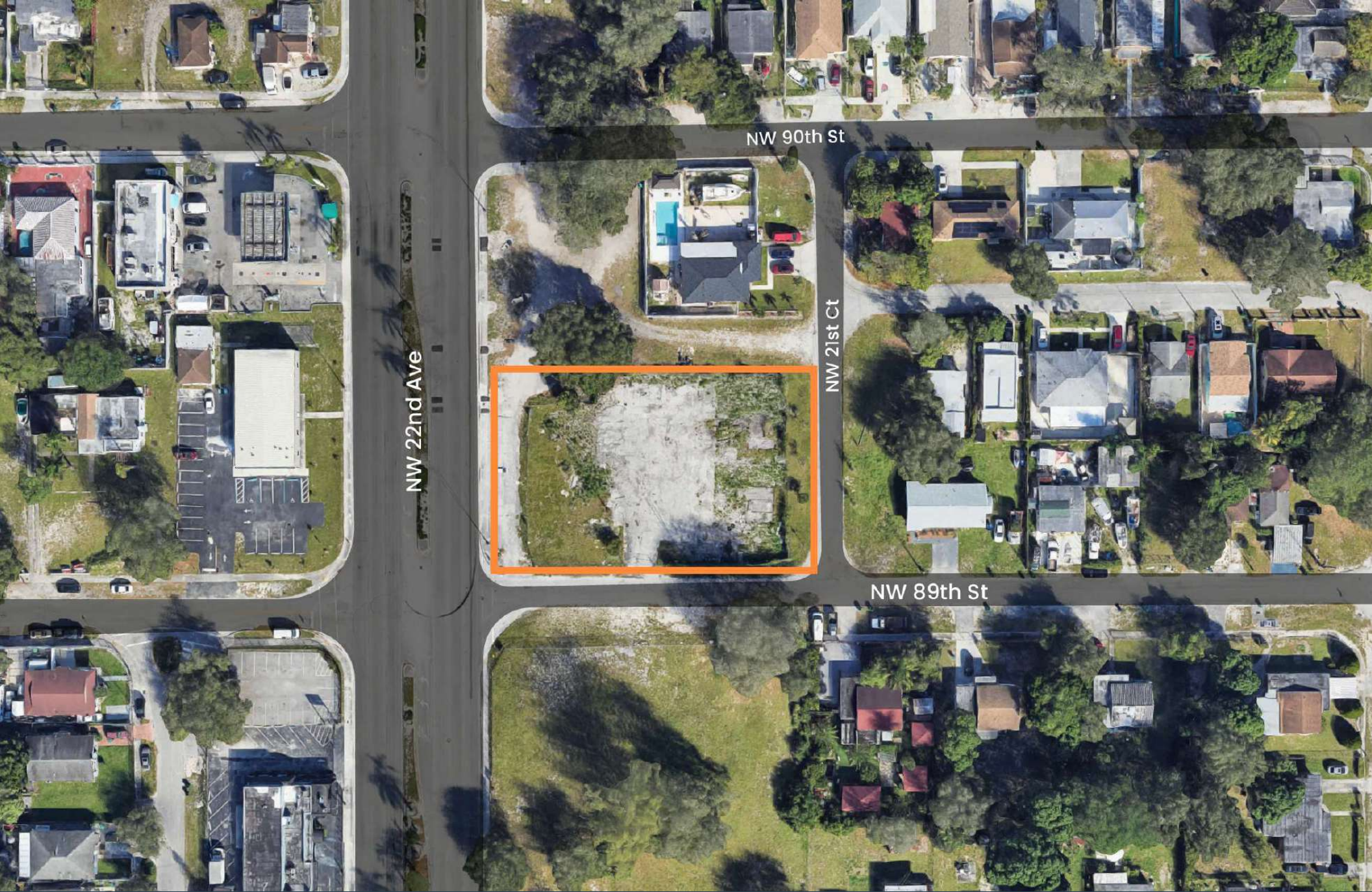


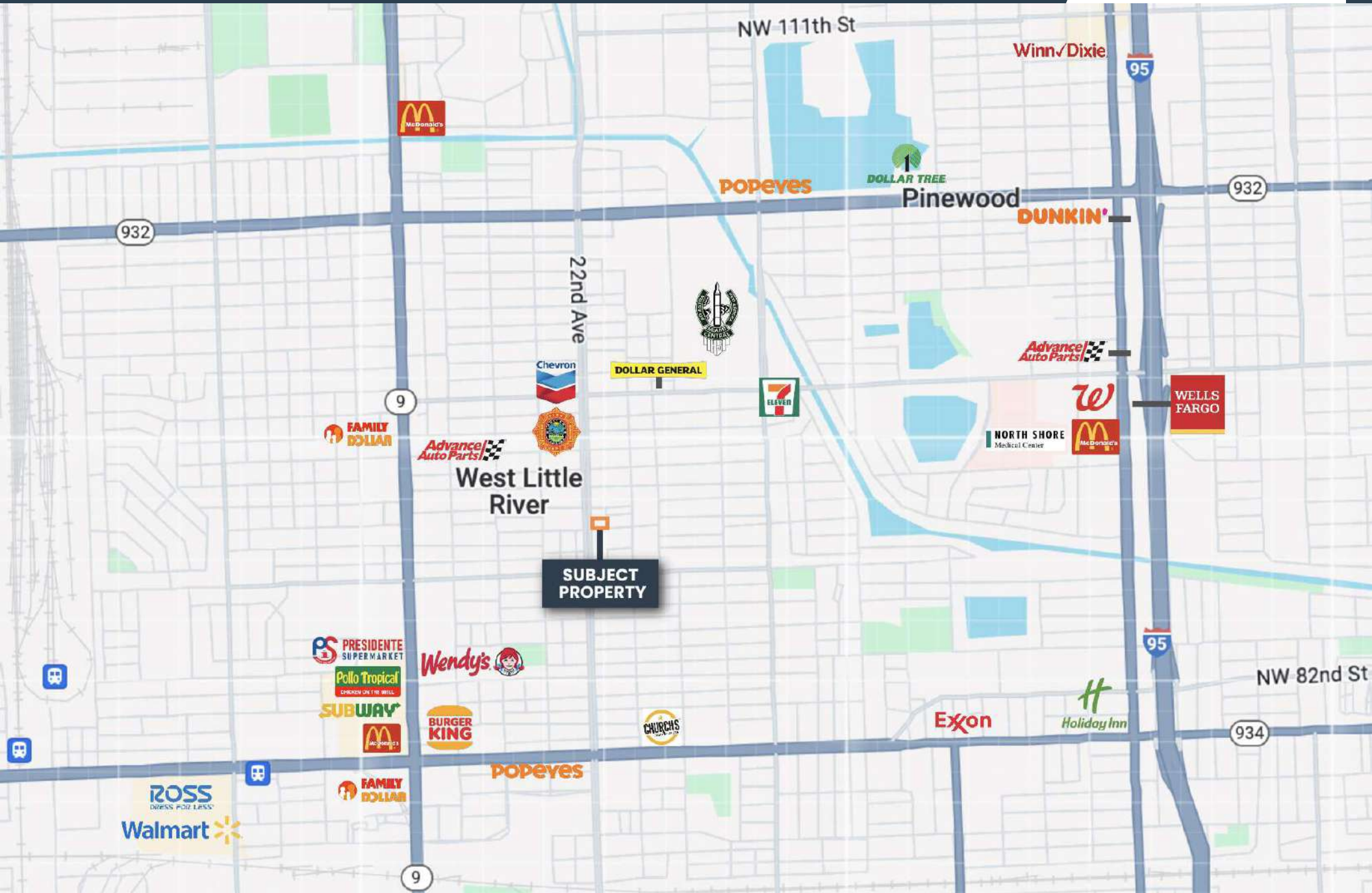
ZONING DATA			
Property Information			
Folios:	30-3103-024-0260		
Property Address:	8901 NW 22 AVE		
Site Area:	Square Footage (sf)	Acres (ac)	
Gross Area	44,596.00 sf	1.02 ac	
Net Area	27,124.00 sf	.62 ac	
Existing Zoning:	North Central Urban Center District		
Land Use:	MC		
Density	Required	Proposed (GSF)	
Center & Edge Sub-District:	60 du/ac	61 units	
25% Density Increase - Workforce	25%	15 units	
Total		77 units	
REGULATORY GUIDELINES			
Building Setbacks	Required	Proposed d	
Front (NW 22nd AVE)	10'-0"	10'-0"	
Side Street - Center(NW 89th Street)	10'-0"	10'-0"	
Side Street - Edge (NW 89th Street)	15'-0"	15'-0"	
Side Street (NW 21st Court)	15'-0"	15'-0"	
Side Interior	0'-0"	3'-1"	
Building Frontage			
Lot Width: 100.00'	70%	70.0 ft	100% 100.0 ft
Open Space			
Common/Private	10%	2,712 sf	12% 3,311 sf
Building Height			
Center	2 - 8 stories Max.	6 stories	
Edge	0 - 8 stories Max.	6 stories	
PARKING			
Required Off-Street Parking	# DU or sf	# Spaces	
Residential Uses			
1BD Units @ 1.0 sp/unit	45 units	45.0 sp	
2BD Units @ 1.5 sp/unit	25 units	37.5 sp	
Sub-Total	70 units	82.5 sp	
Commercial Uses			
Retail (1sp/250sf)	1,600 sf	6.4 sp	
Total Required :		88.9 sp	
Parking Reduction			
Parcels between 15,000 & 30,000 SF(60%) + within 1/4 mile of a Buss Stop (20%) = 80% Reduction		71.1 sp	
Grand Total Required :		17.8 sp	
Provided	Standard	HC	
Surface - Off Street	32 sp	2 sp	
Grand Total Provided :		34 sp	
Reduction		62%	
Electric Vehicle & Bicycle Parking			
Electric Vehicle or EV	Required	Provided	
10 or more spaces	20% 3.6 EVSE sp	4.0 EVSE sp	
Bicycle Parking			
25 to 50 pkg spaces in Lot	4 bike pkg sp	10 bike pkg sp	

UNIT BREAKDOWN						
Unit Type	SF/Unit Provided	Level 1	Levels 2-6 (Per Level)	Total Units	Leasable Area	% of Totals
1BD						
A1	672 sf	units	8 units	40 units	26,880 sf	
A2 - 1BD+D	1,004 sf	units	1 units	5 units	5,020 sf	
Subtotal		units	9 units	45 units	31,900 sf	64%
2BD						
B1	920 sf	units	3 units	15 units	13,800 sf	
B2	863 sf	units	1 units	5 units	4,315 sf	
B3	907 sf	units	1 units	5 units	4,535 sf	
Subtotal		units	5 units	25 units	22,650 sf	36%
Grand Total		units	14 units	70 units	54,550 sf	100%
					779 avg sf/unit	

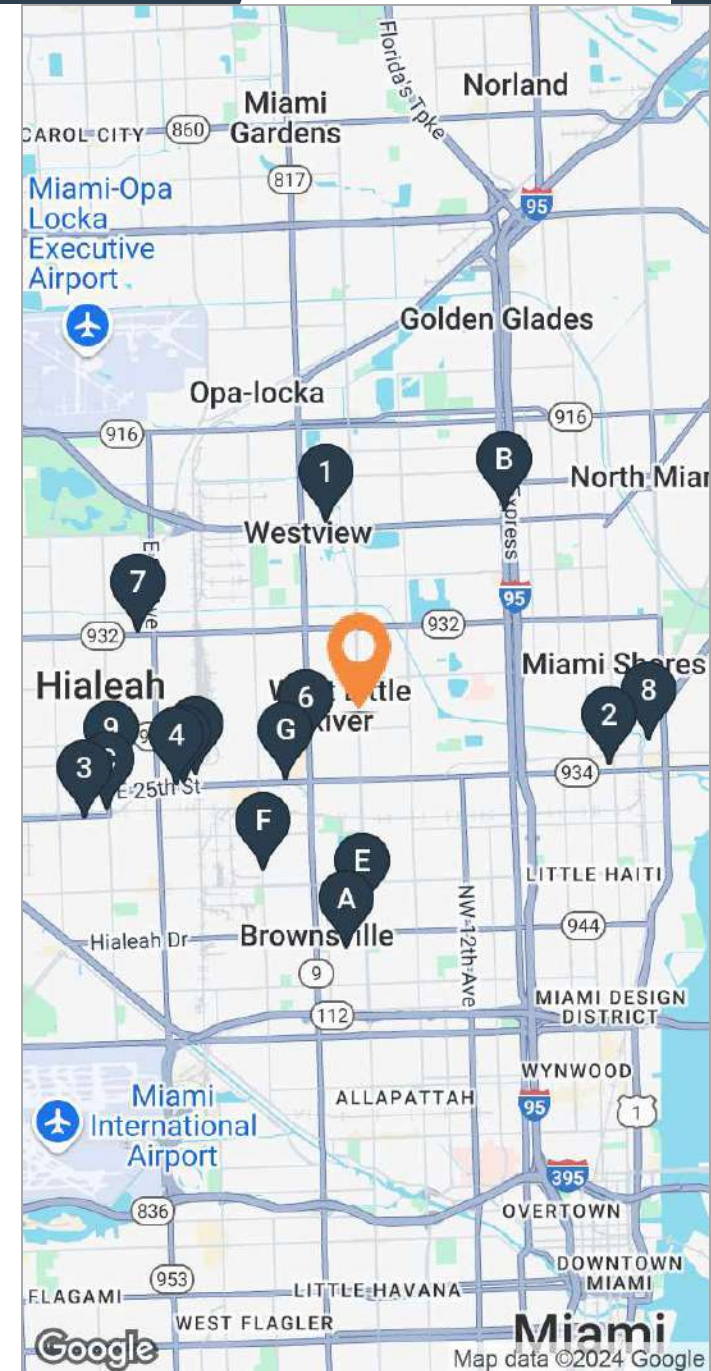




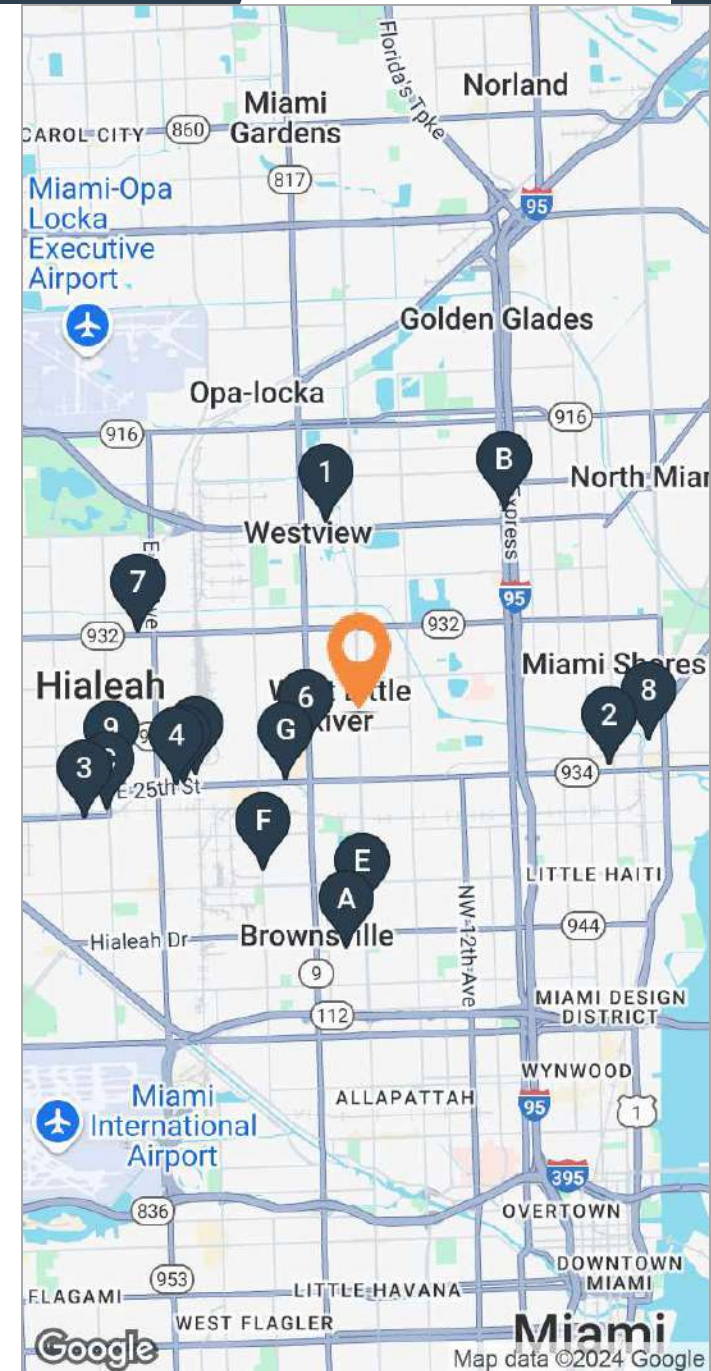




	NAME/ADDRESS	NO. UNITS
★	Development Land 76 Units West Little River 8901 NW 22nd Ave Miami, FL	76
1	Westview South townhomes 2601 NW 119th St Miami, FL	75
2	The 7924 7924 NE 2nd Ave Miami, FL	65
3	Station 21 Lofts 102 E 21st St Hialeah, FL	102
4	The Metro Parc Apartments 955 E 25th St Hialeah, FL	599
5	1025 Metro 1025 E 25th St Hialeah, FL	187
6	Northside Vistas 8400 NW 27th Ave Miami, FL	161
7	Live Loft 49 673 E 49th St Hialeah, FL	28
8	The Kavista 471 NE 83rd St Miami, FL	282
9	Flamingo Lofts 440 E 27th St Hialeah, FL	24

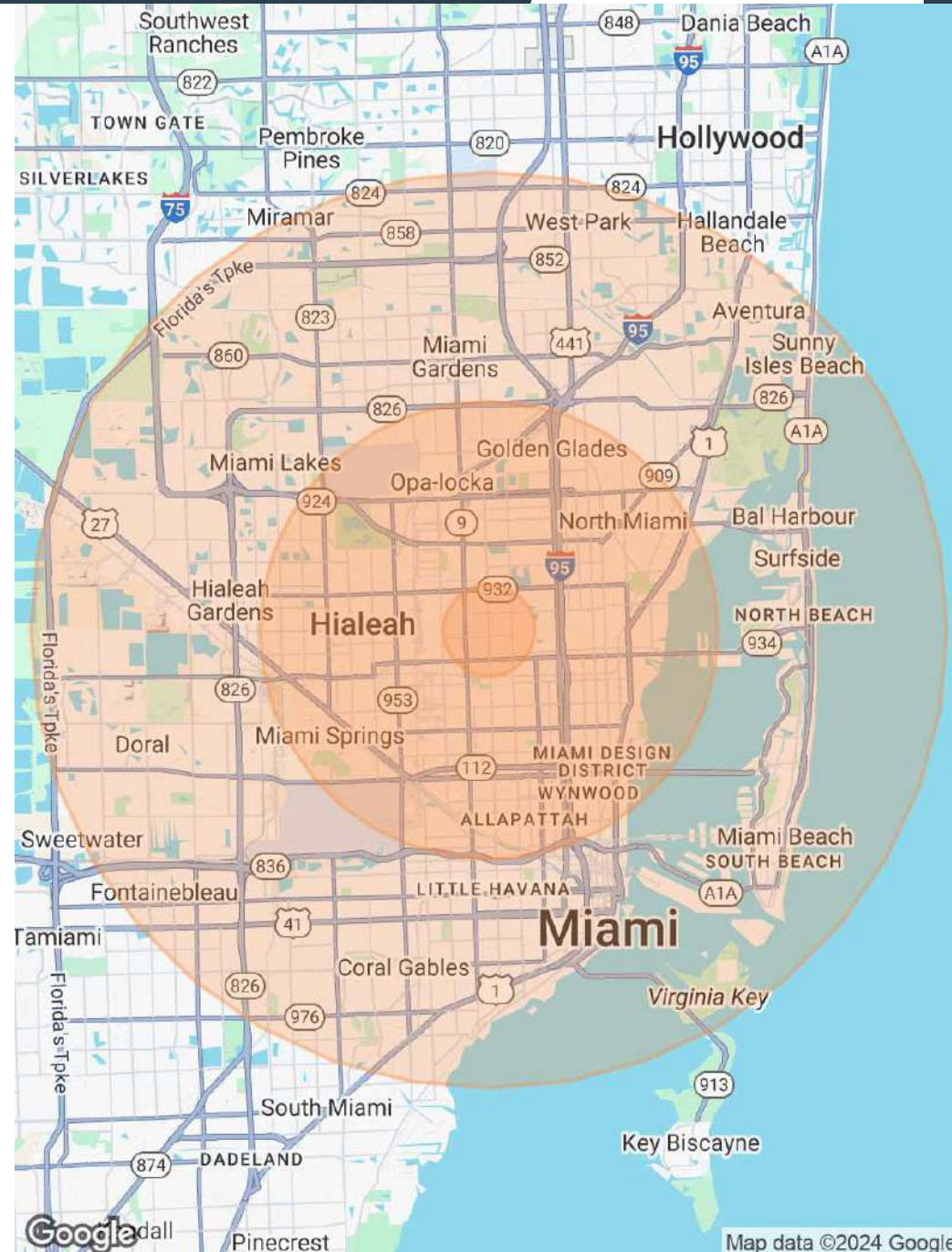


	NAME/ADDRESS	NO. UNITS
A	Superior Manor - Phase II 2349 NW 51st St Miami, FL	76
B	Emblem Tower 12065 NW 7th Ave North Miami, FL	139
C	Hialeah Park Residences 2200 E 4th Ave Hialeah, FL	4400
D	Metro Station Apartments 2691 E 11th Ave Hialeah, FL	559
E	The Valley At 22nd 5712 NW 22nd Ave Miami, FL	67
F	Las Brisas Apartments 6431 NW 32nd Ave Miami, FL	46
G	West Little River Phase 1 2963 NW 79th St Miami, FL	244
AVERAGES		440



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	21,868	517,018	1,801,366
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,129	183,547	679,459
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$58,990	\$68,461	\$88,710
Average House Value	\$329,205	\$439,561	\$500,061
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	49.5%	61.7%	64.8%
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	3,160	114,197	497,748
Total Population - Black	10,591	154,082	352,469
Total Population - Asian	42	3,851	27,109
Total Population - Hawaiian	5	110	379
Total Population - American Indian	90	1,802	5,574
Total Population - Other	2,740	62,947	218,018

Demographics data derived from AlphaMap



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation.**





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COMMERCIAL DIVISION OF FORTUNE

FORTUNE INTERNATIONAL GROUP

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FORTUNE INTERNATIONAL REALTY

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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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.

NW 90th St

NW 21st Ct


NW 22nd Ave

NW 89th St

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