

## "1334 Residence" | Brickell West Development Site

Asking:

\$5,500,000

\$36,000/door land cost

Build 153 Residences

SB 102 -

Live Local  
Submission

Little Havana | Miami

City of Miami Waiver  
Approved  
July 30, 2025

1334 SW 1<sup>st</sup> St, Miami, FL 33135

1 **Rendering**  
SCALE: NTS

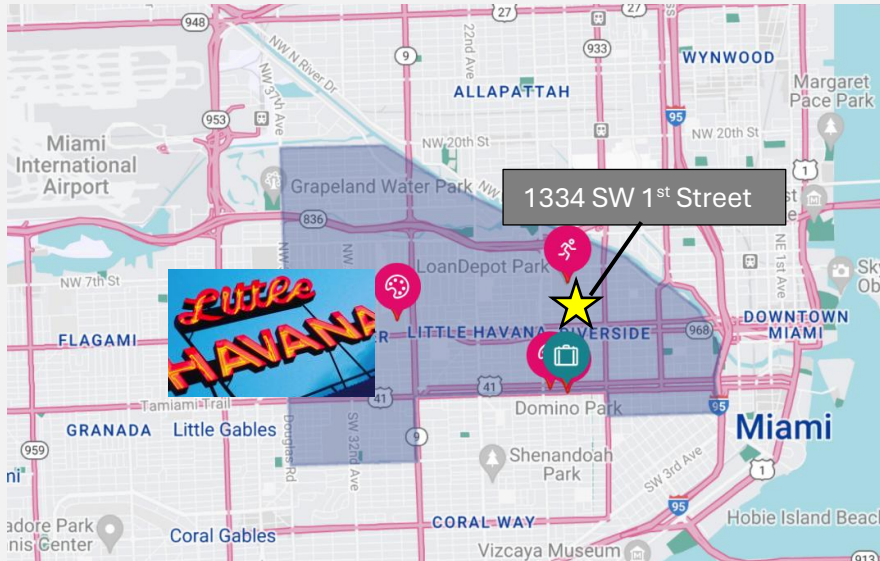
**1334 Residences | Brickell West | 1334 SW 1<sup>st</sup> St, Miami, FL 33135**

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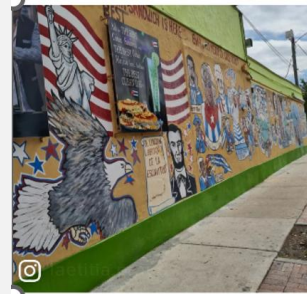


# Offering & Property Overview

## Opportunity

### Property Offering Summary

Investment:	Develop 153 units (without bonuses)		
Development height:	8 stories (more height possible)		
Land SF:	29,000 SF		
Lots:	4 lot assemblage and offering		
Zoning:	T6-8	14,000 SF	Fronting SW 1st St
	T5-O	15,000 SF	Fronting SW 2nd St
Land Dimensions:	100'	Front Feet	
	290'	Total depth street to street	
Addresses:	1334 & 1342 SW 1st Street, Miami		
	1335 & 1345 SW 2nd Street, Miami		
Folio #'s:	01-4102-006-1660, 01-4102-006-1670, 01-4102-006-1760, & 01-4102-006-1770		
Development Status:	Site Plan for SB-102		
Leasable SF:	127,432 +/-		
Buildable SF:	216,000 +/-		
Covered Land Play:	Improvements generate \$17,000/month in rents		
Asking Price:	\$5.50 million   \$36,000 per door land cost +/-		



\$5.50 mm | \$36,000/door land cost

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# Location - Little Havana | View East



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# Location - Little Havana | View North



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## Location - Little Havana | View South



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# Brickell West



Little Havana is emerging as Brickell West, the next logical area for urban infill development in Miami. Brickell's rental market has seen significant price increases, and land suitable for high-end development is limited. This has pushed developers seeking land for market-rate and workforce housing rentals westward. This target zone stretches from Brickell, 'west' of the Miami River and I-95, encompassing eastern Little Havana from around NW 17th Avenue eastward, and extending north to the Miami River and south of the Hospital District. This is precisely where you'll find the development opportunity at 1334 SW 1st Street presented here as '1334 Residence'.



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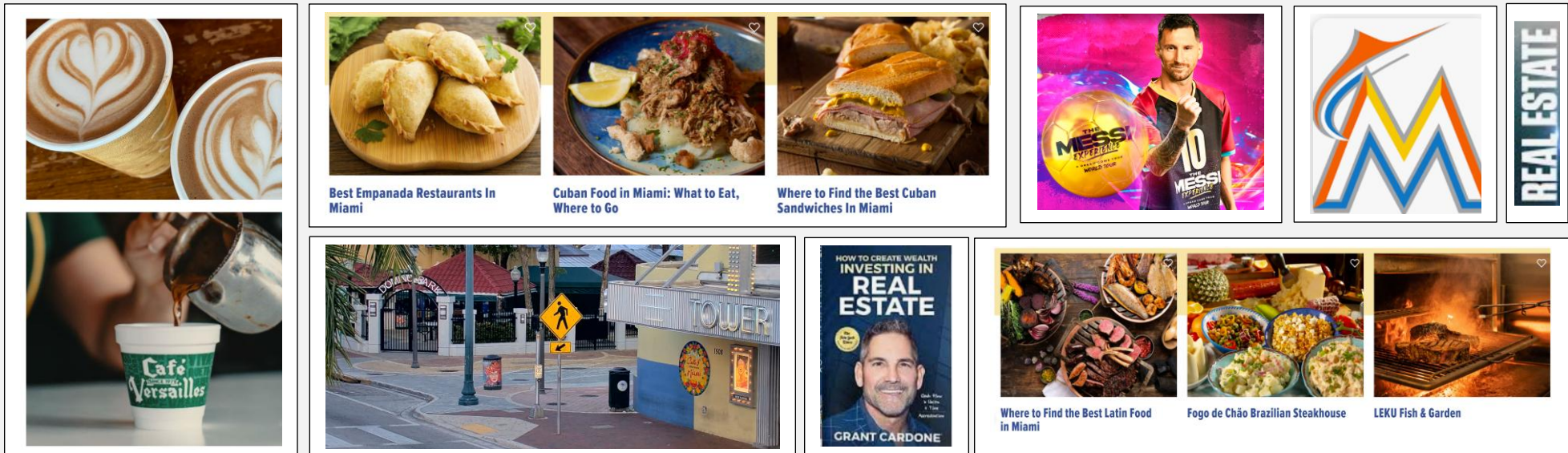




# Havana Happening

## Why Little Havana?

- **Strategic Location:** The property is steps away from NW 12th Avenue, leading directly to the Hospital District, and offers easy access to Downtown Miami via SW 1st Street/Flagler Street.
- **Established Neighborhood:** Little Havana has garnered the attention of national developers like Grant Cardone (known for his "10X Properties") and prominent Miami firms like Astor Companies, CAM Group, and Forth Development. It boasts a vibrant Hispanic culture, with Latin American art galleries, bustling restaurants, and a long history as a safe and close-knit residential community.
- **Growing Demand:** The area is close to the Hospital District, attracting healthcare-related businesses, and offers numerous private schools and academies. The influx of new development will further enhance walkability and local offerings.
- **Unique Appeal:** Little Havana, known for its Calle Ocho (SW 8th Street) with its distinct shops and restaurants, offers an authentic experience unavailable in Brickell. This unique flair attracts developers seeking urban infill projects that cater to a specific tenant demographic: daily workers and employees seeking workforce housing with easy access to employment centers.
- **Central Location:** Major employment hubs like Brickell, Downtown Miami, Edgewater, Midtown Miami, the Design District, Wynwood, Coral Gables, Coconut Grove, and even Miami International Airport are all within a 10- to 15-minute commute.



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# Development Highlights



The Development “1334 Residence” in East Little Havana is located within 15 minutes to everywhere! The site is just down SW 1 St / Flagler St from the heart of Downtown Miami; then minutes to Brickell, blocks to Loan Depot “Marlins” Park, Lionel Messi’s new Inter Miami CF & Miami Freedom Park, the Hospital District, Wynwood, the Design District, Midtown/Edgewater, Gables & Grove; and not to forget the Miami International Airport. Participate in the regentrification, surge of growth, & development in the rental market where rents are strong for multifamily.

## Highlights

Plans for **153 units** of which no fewer than **71 are under the Live Local Act** | SB-102

Average unit size is 689 SF

**Twelve (12) Story development** by right with **no setbacks above 8<sup>th</sup> floor**.

Additional revenue opportunities with 14 storage closets which may be divided.

Liberal T6 & T5 zoning across four (4) lots totaling 29,000 SF

Directly up 12<sup>th</sup> Ave to Hospital District, Allapattah, & Wynwood

On busy bus route to Downtown Miami via SW 1<sup>st</sup> & Flagler Streets

Multiple means of ingress/egress being either SW 1<sup>st</sup> or SW 2<sup>nd</sup> Streets

Architecture, Site Plans Submission, & Renderings by

MODIS Architects, LLC



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# Demographics | Market Overview

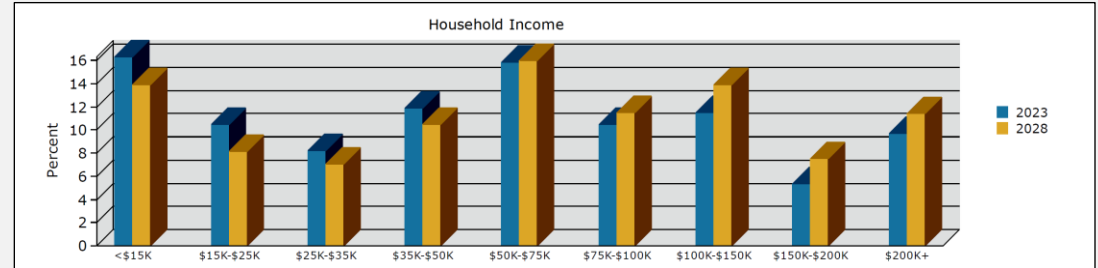
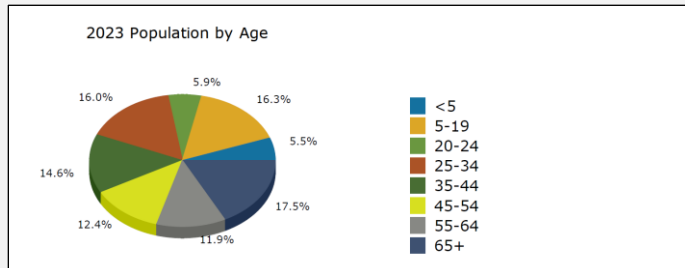
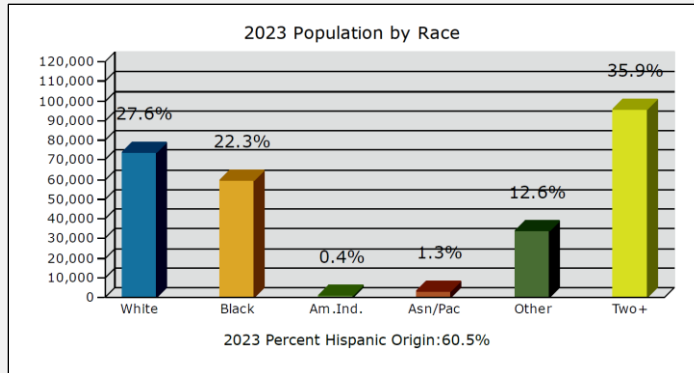
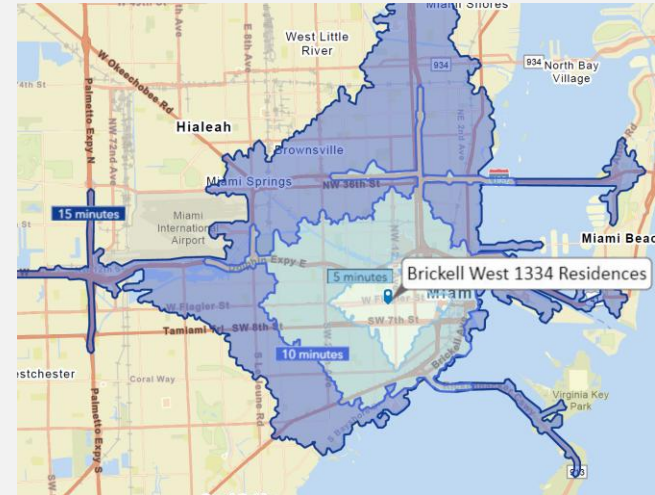


## Graphic Profile

Brickell West 1334 Residences  
1334 SW 1st St, Miami, Florida, 33135  
Drive time band: 10 - 15 minute radius

Prepared by Esri  
Latitude: 25.77222  
Longitude: -80.21709

## Drive Times



Population	0 - 5 minute	5 - 10 minute	10 - 15 minute
2010 Population	59,499	142,317	247,062
2020 Population	60,210	170,227	264,826
2023 Population	61,946	180,572	267,655
2028 Population	66,118	197,291	279,277

## Bottom Line Take Aways

- Avg HH size of 2.37 people \*
- Ages 20 to 34 & 65 +, is 48.1% of pop \*
- **\* Great for demand of 1 Bed Units!!!**

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# Development Details & Unit Mix

UNIT BREAKDOWN						
Unit Type	SF/Unit Provided	Level 4	Levels 5-8 (per level)	Total # of Units	Leasable SF	% of Totals
<b>Studio</b>						
ST1	481 sf	1 units	1 units	5 units	2,405 sf	
ST2	510 sf	4 units	4 units	20 units	10,200 sf	
Sub-Total		5 units	5 units	25 units	12,605 sf	23%
<b>1BD</b>						
A1	680 sf	5 units	5 units	10 units	6,800 sf	
A2	684 sf	3 units	3 units	6 units	4,104 sf	
A3	677 sf	1 units	1 units	2 units	1,354 sf	
A4	680 sf	1 units	1 units	2 units	1,360 sf	
A5	579 sf	1 units	1 units	2 units	1,158 sf	
B1M	735 sf	2 units	2 units	4 units	2,940 sf	
Sub-Total		12 units	12 units	24 units	17,716 sf	51%
<b>1BD+DEN</b>						
A6	810 sf	3 units	3 units	6 units	4,860 sf	
Sub-Total		3 units	3 units	6 units	4,860 sf	14%
<b>2BD</b>						
B1	810 sf	1 units	2 units	3 units	2,430 sf	
B2	823 sf	1 units	1 units	2 units	1,646 sf	
Sub-Total		2 units	3 units	5 units	4,076 sf	12%
<b>Grand Total</b>		<b>21 units</b>	<b>22 units</b>	<b>109 units</b>	<b>75,105 sf</b>	<b>100%</b>
689 avg sf/unit						

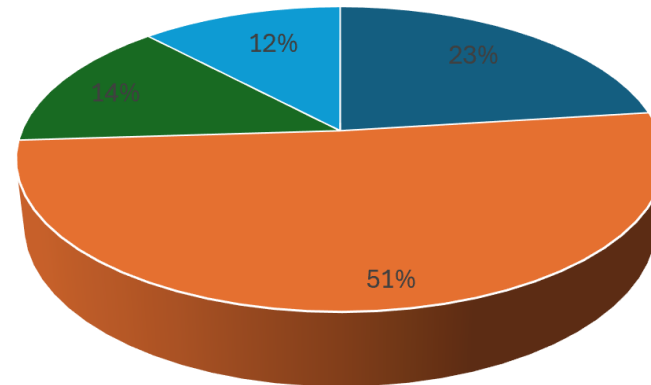
Now 153 Units & 12 Stories!!!!

Average square feet of units are 689 SF.

Sized for rental yield and efficiency.



Unit Mix



■ Studios ■ 1 Bed ■ 1 Bed + Den ■ 2 Bed

Unit Mix is strategically set to capture

Market Demand & Demographics.

- Avg HH size of 2.37 people \*
- Ages 20 to 34 & 65 +, is 48.1% of pop. \*
- \* **Great for demand of 1 Bed Units!!!**

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# Building Elevations

153 Units – by Right

City of Miami Waiver  
Approved  
July 30, 2025

2 Rendering  
SCALE: N.T.S.

Front / North on SW 1st Street

02 S.W. 2ND STREET  
SCALE: 1/8" = 1'-0"

Back/South on SW 2nd Street Elevation View

01 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

03 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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# Floor Plates – Levels 1, 2 & 3



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# Floor Plates – Levels 4 & 5 - 12



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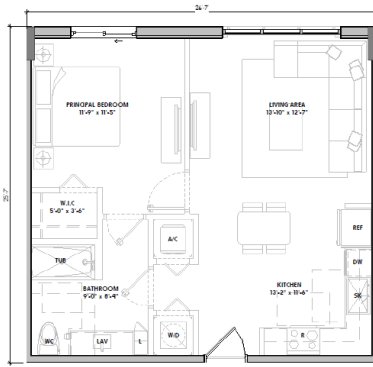
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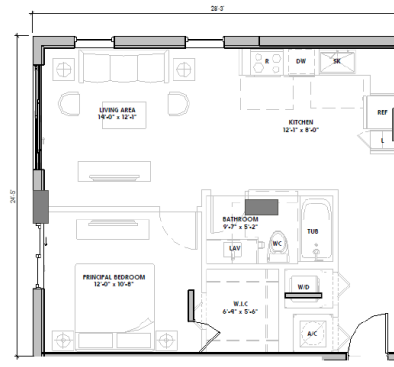




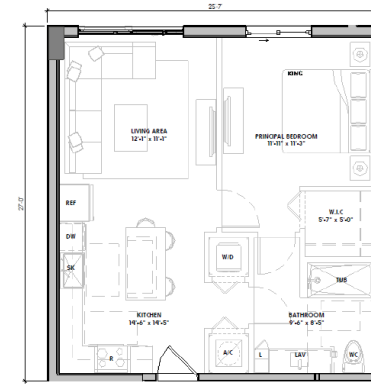
# Floor Plans



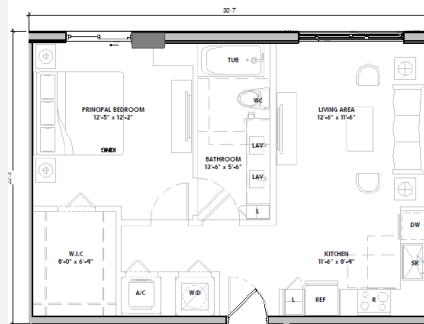
**1 Unit A1**  
SCALE 1/4" = 1'-0"



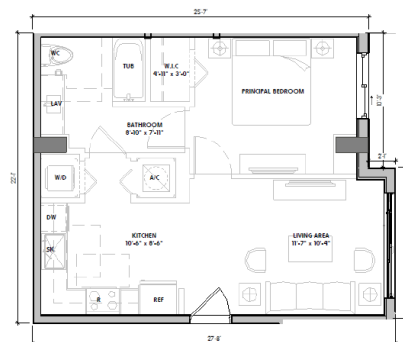
**2 Unit A2**  
SCALE 1/4" = 1'-0"



**3 Unit A3**  
SCALE 1/4" = 1'-0"



**4 Unit A4**  
SCALE 1/4" = 1'-0"



**5 Unit A5**  
SCALE 1/4" = 1'-0"



**6 Unit A6+DEN**  
SCALE 1/4" = 1'-0"

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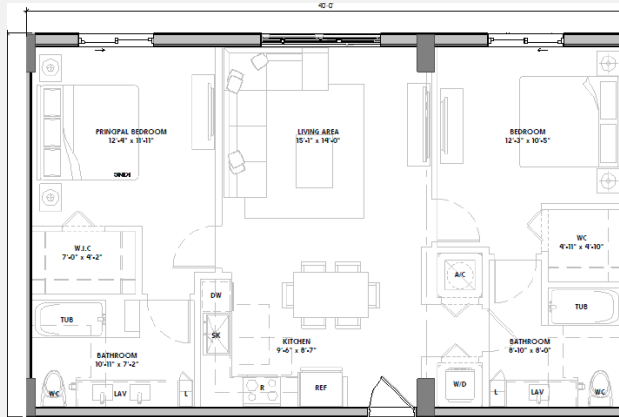
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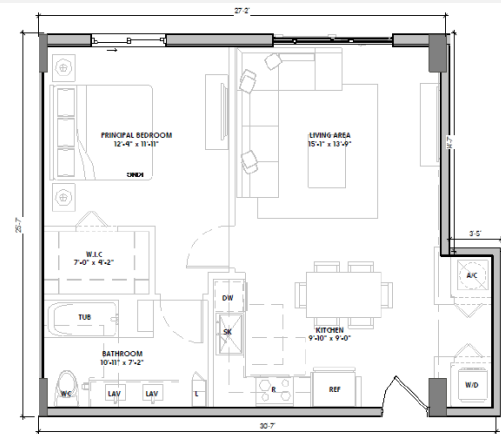




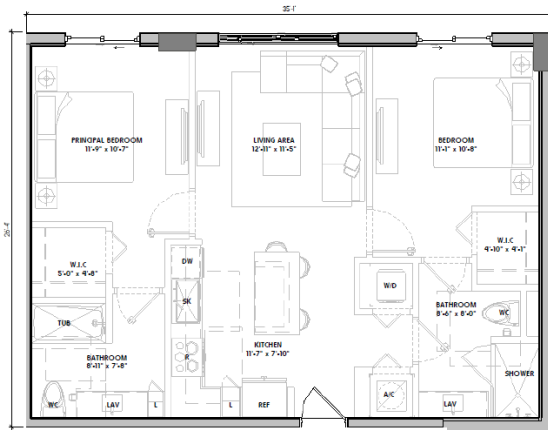
# Floor Plans



**7 Unit B1**  
SCALE 1/4" = 1'-0"



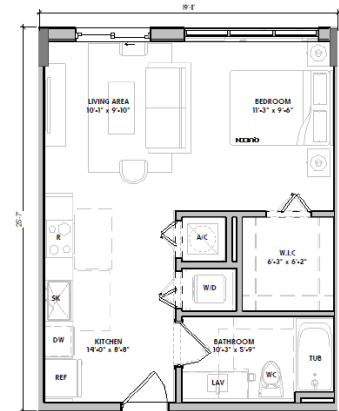
**8 Unit B1-MOD**  
SCALE 1/4" = 1'-0"



**9 Unit B2**  
SCALE 1/4" = 1'-0"



**10 Unit ST1**  
SCALE 1/4" = 1'-0"



**11 Unit ST2**  
SCALE 1/4" = 1'-0"

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## Comparable Land Sales

# Closed Sales

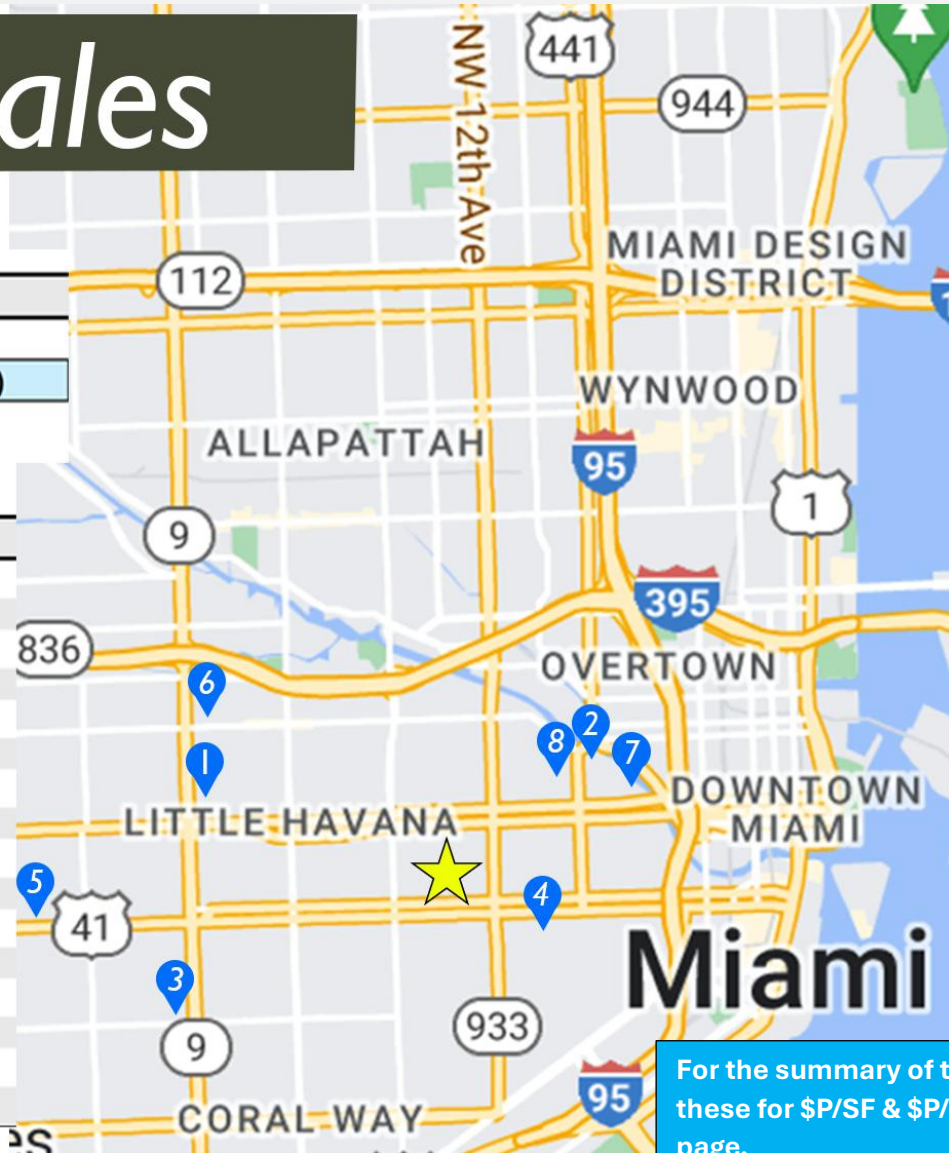
Address &/or Development Name

★ 1344 SW 1st Street (Subject Offering)

### CLOSED SALES

Address &/or Development Name

- 1 315 NW 27th Ave - 315 Urban Flats
- 2 690 NW 3rd St
- 3 1546 SW 27 Ave
- 4 940 SW 8 St
- 5 5601 - 5645 SW 8 St
- 6 301 NW 27 Ave - Havana Enclave
- 7 631 & 651 NW 3 St., & 301 NW 7 Ave
- 8 236-244 NW 7th Ave



For the summary of the closed sales analysis of these for \$P/SF & \$P/unit, please see the next page.

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# Comparable Land Sales



Address &/or Development Name	Sold	Asking Price	Land SF	Land Acres	Zoning	Unit Potential	\$P/SF	\$P/Unit Land Cost
1344 SW 1st Street (Subject Offering)	Asking	\$5,500,000	29,000	0.67	T6-8 & T5-O	153	\$189.6	\$36,000

## Value & Pricing Matrix

High Sale	\$	303.4	\$	74,789
Implied pricing	\$	8,799,381	\$	8,151,972
Average Sales	\$	225.4	\$	60,735
Implied pricing	\$	6,536,586	\$	6,620,144

### CLOSED SALES

	Address &/or Development Name	Sold	Sales Price	Land SF	Land Acres	Zoning	Unit Potential	\$P/SF	\$P/Unit Land Cost
1	315 NW 27th Ave - 315 Urban Flats	2024	\$ 10,000,000	50,965	1.17	T6-8-O	179	\$ 196.2	\$ 55,866
2	690 NW 3rd St	2022	\$ 7,650,000	25,212	0.58	T6-8-R	140	\$ 303.4	\$ 54,643
3	1546 SW 27 Ave	2023	\$ 4,000,000	19,840	0.46	T6-8-O	68	\$ 201.6	\$ 58,824
4	940 SW 8 St	2022	\$ 5,310,000	20,504	0.47	T6-8-O	71	\$ 259.0	\$ 74,789
5	5601 - 5645 SW 8 St	2022	\$ 7,935,000	34,538	0.79	T6-8-O	123	\$ 229.7	\$ 64,512
6	301 NW 27 Ave - Havana Enclave	2024	\$ 10,000,000	50,769	1.17	T6-8-O	179	\$ 197.0	\$ 55,866
7	631 & 651 NW 3 St., & 301 NW 7 Ave	2022	\$ 5,300,000	27,405	0.63	T6-8-R	94	\$ 193.4	\$ 56,383
8	236-244 NW 7th Ave	2024	\$ 3,900,000	17,500	0.40	T6-8-R	60	\$ 222.9	\$ 65,000

Note: All Data from public record sites like CoStar, MLS, & Miami-Dade County Property Appraiser. Though all information is believed to be true, it may be subject to errors, omissions, change, and withdrawal without notice; and may not include all sales. Market prices for development sites are subject to numerous supply & demand forces.

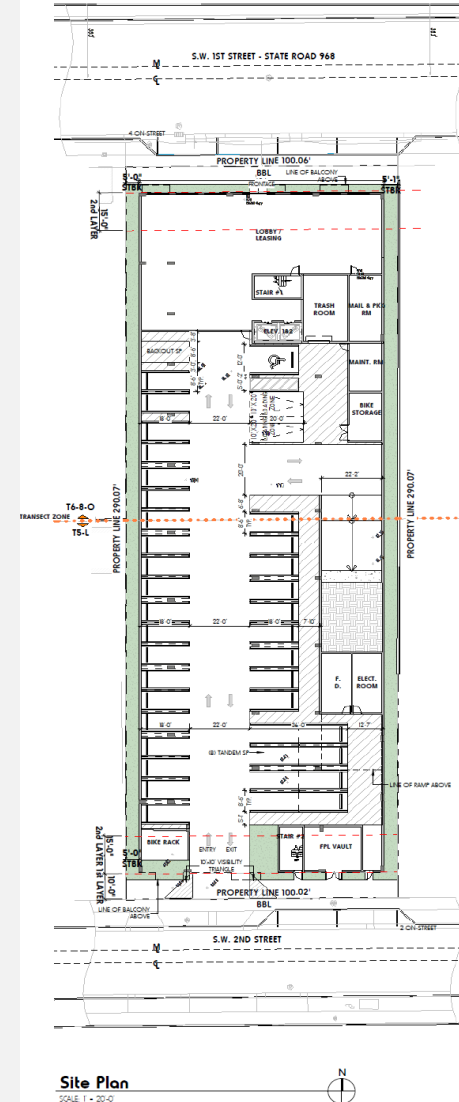
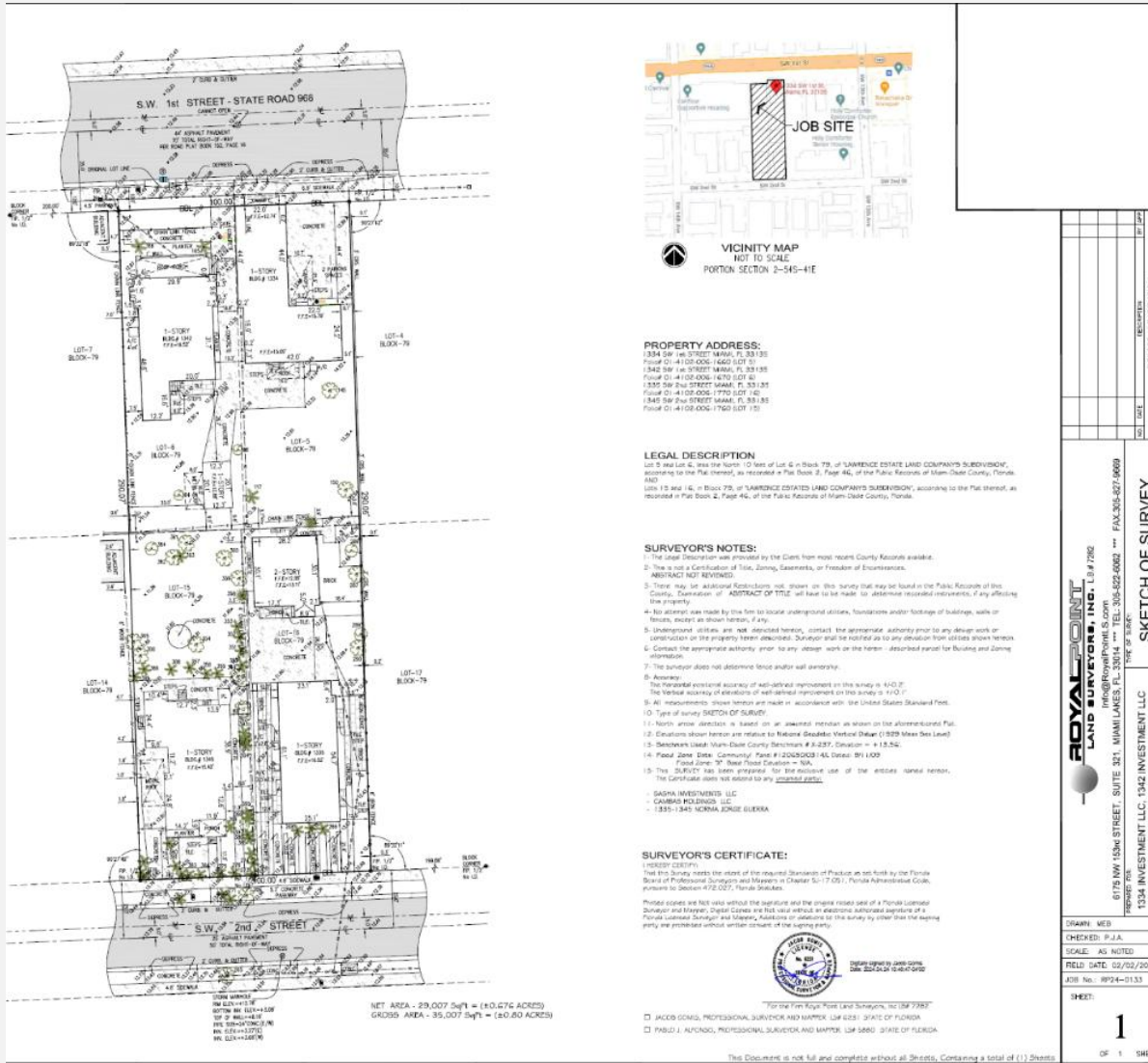
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# Survey & Site Plan



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# Broker Contact Information & Disclaimer



FOR MORE INFORMATION

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**1334 Residences | Brickell West | 1334 SW 1<sup>st</sup> St, Miami, FL 33135**

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