

FOR SALE

# 5TH AVENUE DEVELOPMENT SITE

MIAMI, FL 33127

GRIDLINE  
PROPERTIES



# Executive Summary

Gridline Properties is pleased to present as exclusive listing agents 3055 NW 5th Avenue, a nearly 10,000 square foot lot in Wynwood Norte. This is a unique opportunity to acquire a double lot, zoned T5 in Wynwood Norte's NRD-2 zoning overlay.

Located just north of the Wynwood Arts District, Wynwood Norte is emerging as a vibrant and dynamic neighborhood, blending the energy of urban renewal with the charm of historic Miami. Known for its cultural diversity and local artistry, the area has become an attractive destination for investors, developers, and residents alike. Wynwood Norte's redevelopment aims to preserve its unique character while accommodating thoughtful growth, including mixed-use properties, affordable housing options, and community-focused amenities.



# Property Highlights

## FOR SALE

ADDRESS	3055 NW 5th Ave Miami, FL 33127
TYPE	Development Site
TOTAL LOT SIZE	9,576 SF
ZONING	T5-L (Wynwood NRD-2)
PRICE	\$2,250,000
HIGHLIGHTS	<ul style="list-style-type: none"><li>— Prime development potential on a double lot zoned T5-L</li><li>— Located in the NRD-2 zoning overlay which allows for 150 units per acre</li><li>— The lot houses a three-bedroom single family home</li><li>— Steps from Midtown, the Design District and the Wynwood Arts District</li></ul>



## Location Overview

Wynwood Norte is surrounded by some of the most renowned areas in the state with the Design District to the North, Midtown and Edgewater to the East, Wynwood and Downtown to the South. Wynwood Norte has become increasingly popular over the last couple of years due to the new zoning overlay, NRD-2, which allows for the development of 150 units per acre across all Wynwood Norte.



# Neighborhood Map

Miami Beach

Downtown

Design District

Midtown

Cortland  
Midtown Miami

AMLI Wynwood

Wynwood  
Plaza

Cynergy  
100 Units

Wynwood 27

Sentral  
175 Units

Wynwood 29  
248 Units

The Dorsey

Wynwood

Wynwood Norte

NW 37th ST



NW 5th AVE

## About Wynwood

**6M+**  
ANNUAL  
VISITORS

**\$590M**  
SPENDING FROM  
VISITORS

**1,736**  
RESIDENTS

**8K+**  
LOCAL JOBS  
SUPPORTED

2018

**1,462,834**

2019

**1,535,997**

2020

**895,404**

2021

**1,817,432**

MPA PAY-BY-PHONE PARKING TRANSACTIONS IN WYNWOOD

# GRIDLINE

PROPERTIES

# 3055 NW 5TH AVE

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