

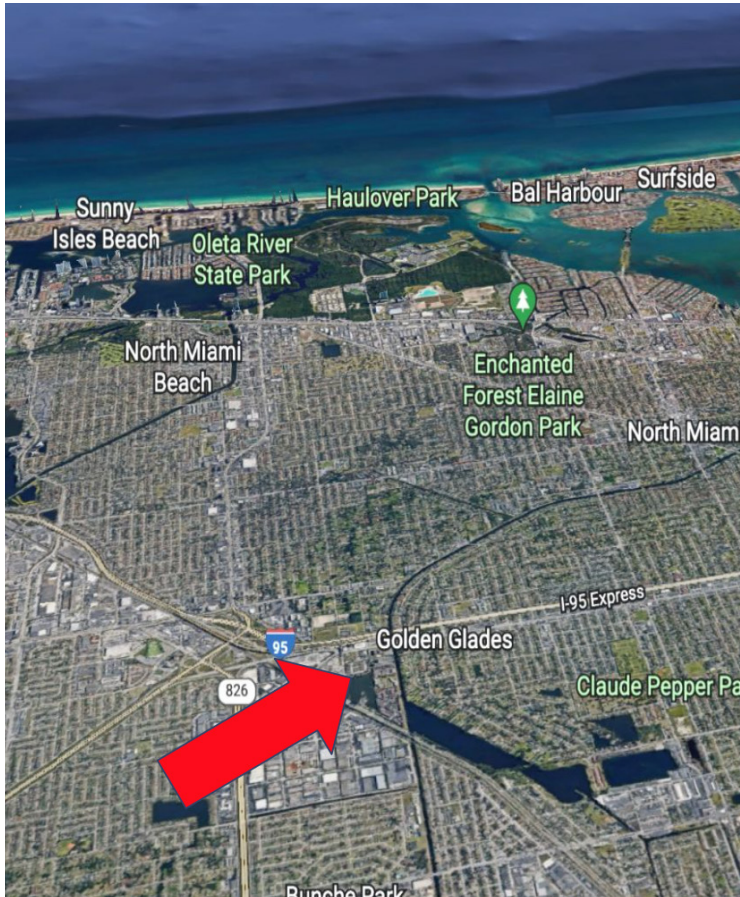


PRESENTED BY



**DEVELOPMENT SITE**

NW 7 Ave & NW 151 ST, Miami, FL



**Zoning:**

MC-CENTER 90/2/12 Mixed Use, Miami, Florida

**Traffic Count:**

235,000+cars per day on interstate I-95 plus  
30,000+cars per day on NW 7th Ave/Highway 441

**Utilities:**

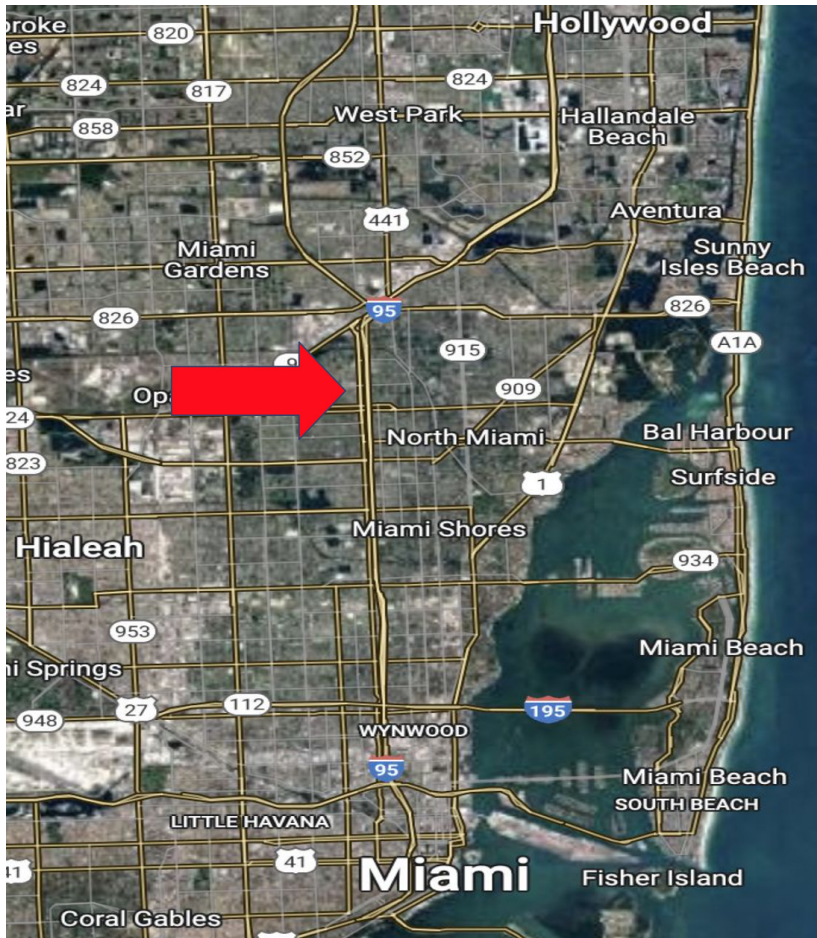
All Utilities available – site suitable for immediate development

**Sale Price:**

\$ 5,995,018 - \$ 96.32/SF land - \$46,115 per unit as of right - \$36,779 per unit with bonus

**For more information contact:**

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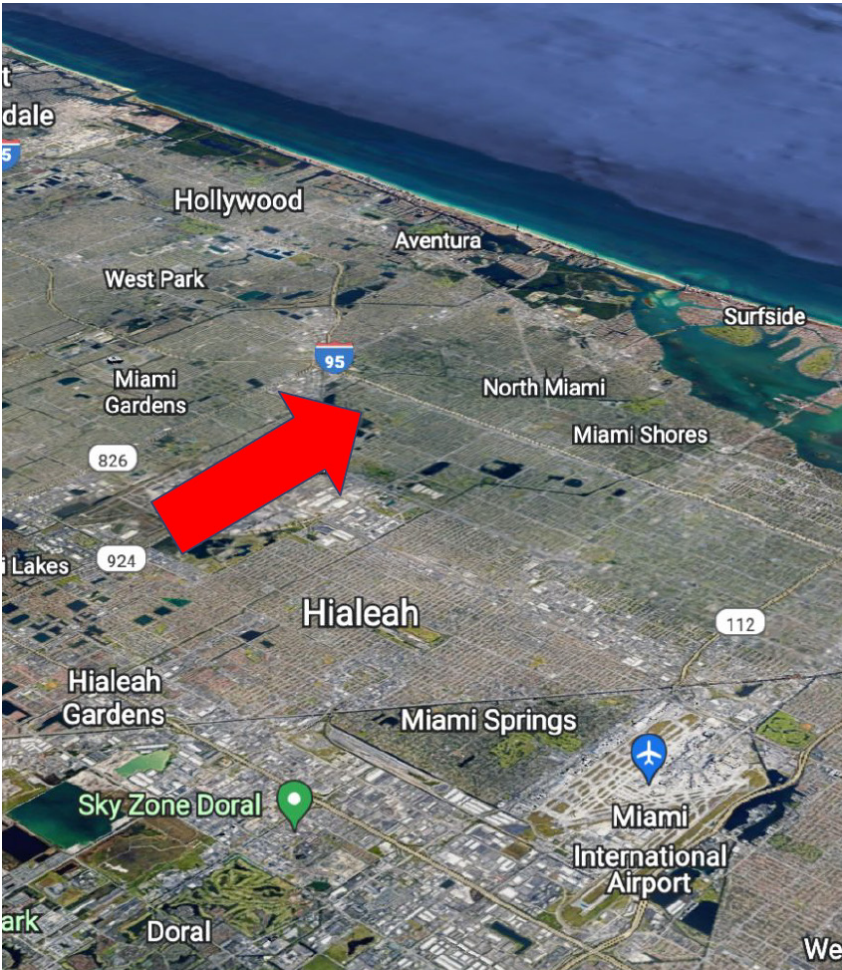
Description:

This strategic, corner site is located within the boundaries of the 7th Avenue CRA, a renaissance area that is exploding with development and activity!! (property Serves population in 33167, 33168 and 33169 zip codes areas)

Within 1 to 4 miles of the site are the following:

- Barry University.
- Miami-Dade Community College.
- Florida International University.
- North Shore Hospital.
- University of Miami Hospital North Annex.
- Johnson & Wales University Business and Culinary Schools.
- New Dade County Public Library.
- New State-of-the-art District Police Station.
- New Federal Immigration Office.
- The largest Ford auto dealership in Miami Dade County.
- A 25 Acre County Elementary and middle School Campus.

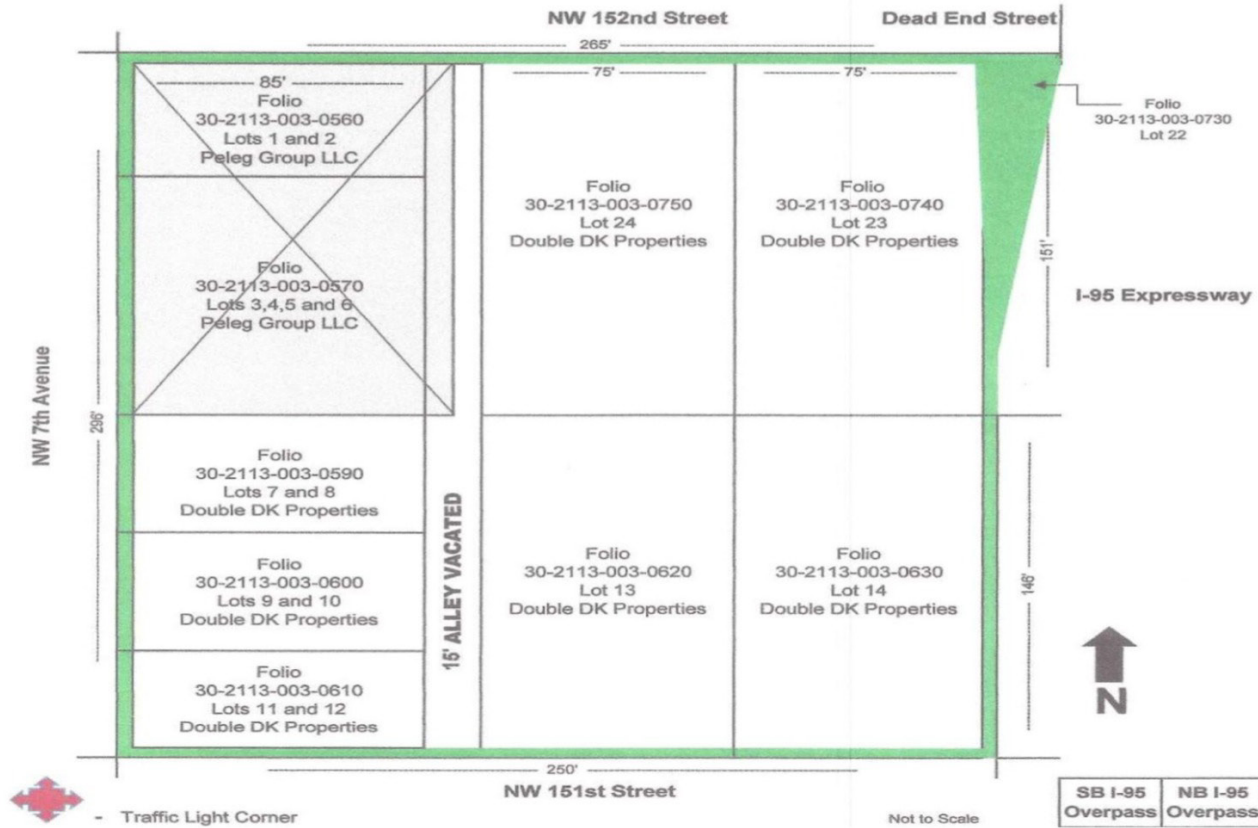
Note: Property is Zoned for mixed use development and includes Site Survey, tree Survey, phase I Report, etc.

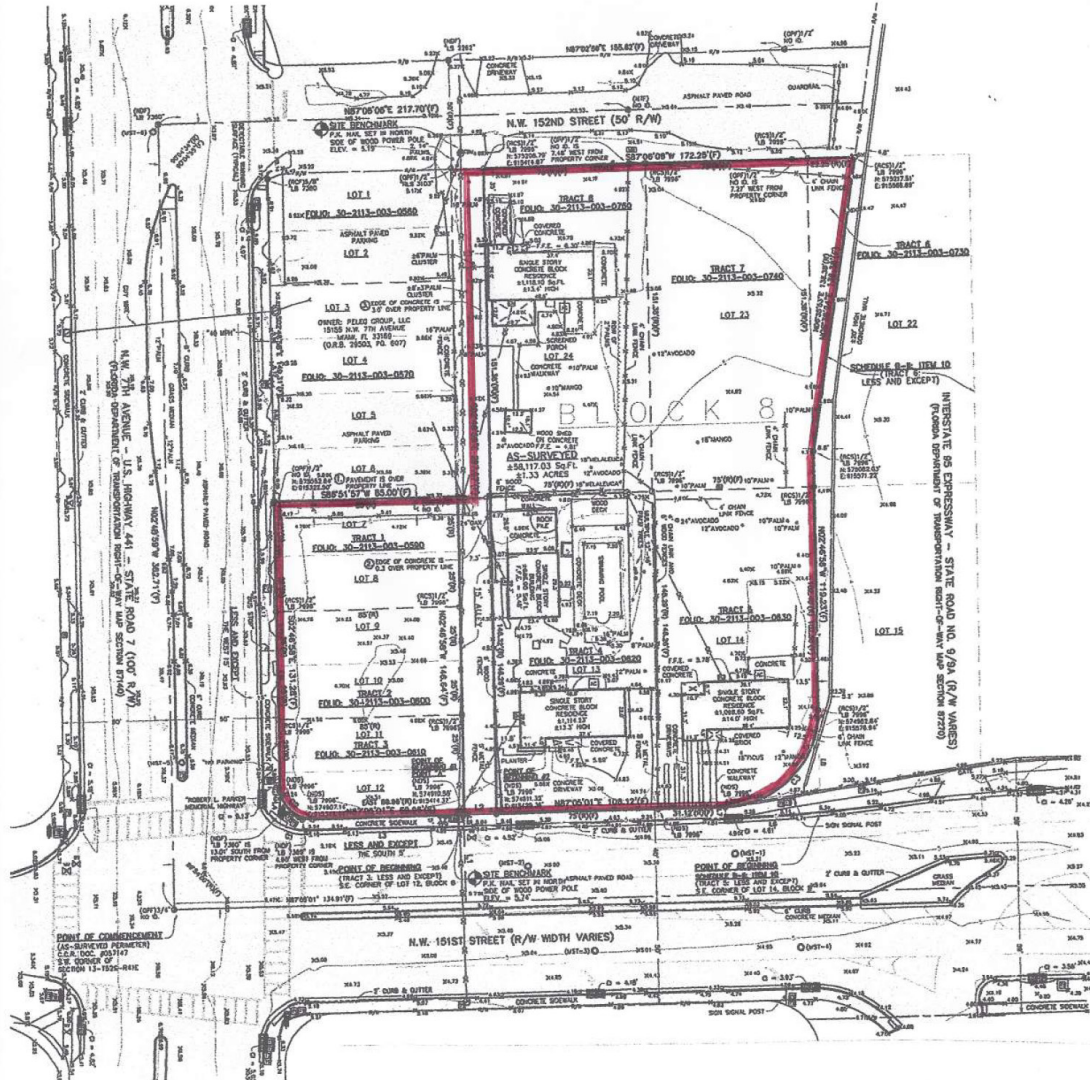


Why this site is a major corner location:

- 25 acre public school campus within 1 block of site on East side of I-95 accommodating both an elementary and middle school.
- Approximately 6,000 homes and apartments in 2 miles radius.
- Average home price in 2 miles radius is \$500,000 many exceeding \$1,000,000.
- Middle class neighborhood.
- Major Golden Glades Interchange transportation hub development almost complete.
- 7th Avenue is a major alternative for I-95 morning and evening traffic.
- Southbound on and Northbound off access to and from I-95 @ 151st street.
- SB off and NB on access to and from I-95 through Golden Glades Interchange.
- Outstanding Visibility TO 265,000 CPD.

Note: Property is Zoned for mixed use development and includes Site Survey, tree Survey, phase I Report, etc.





The area in general is changing from Residential Low Density to Residential High Density. Which means that instead of being able to build 1 unit per acre you can build 60 units per acre or more with bonuses.



The area adjacent to the building is changing from Commercial to Mixed Use with several 14-story tower projects approved, a new transit station, and plenty of new buildings planned and underconstruction.



Golden Glades is an area where Miami Dade County is betting heavily on its growth. More than 2,000 residential units have been approved in the last 2 years in the area. A multi-modal mass transit station has been built that will link Orlando, Palm Beach, Ft Lauderdale with Miami by express train and will also reach Miami Beach by monorail.

There are proposals from Elon Musk to create a tunnel that will take people from the new multi-modal station to the beaches of Sunny Isles Beach in minutes. All three major highways in South Florida converge at Golden Glades (I-95, the Florida Turnpike, and the Palmetto Expressway).

US441/NW 7 Ave, is being revitalized with multiple projects and private and state investment. It is, according to the county's vision, Miami's next big growth area.

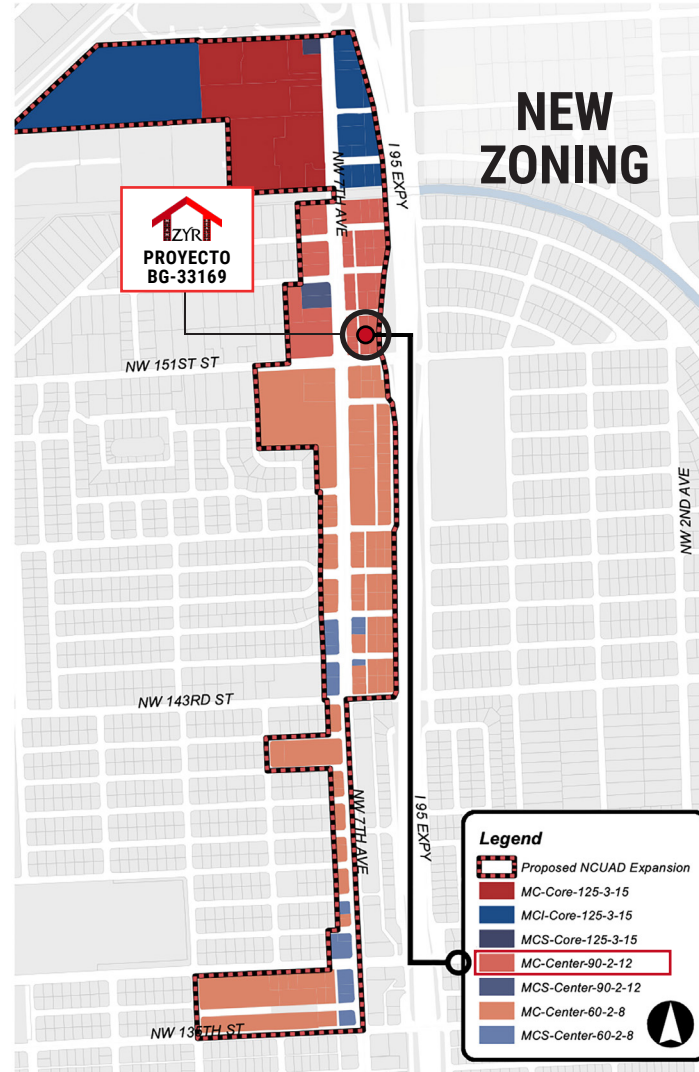
It is a strategic point since from here you can be in any part of Miami in a very short time. The neighborhood is changing to higher density areas so there will be a lot more public for the new businesses and projects that are being developed.



**LAND SALE COMPARABLES**

SITE NAME	STREET ADDRESS	LOCATION	SALE DATE	ACRES	UNITS	DENSITY	SALE PRICE	PRICE/ACRE	PRICE/UNIT
Alta Miami River	1410,1420, 1428, NW 14th ave	Little Havana Miami River	May 22	1.26	285	285	\$ 14,600,000	\$ 11,587,302	\$ 51,228
Estate Cos NMB II	16375 Biscayne Blvd	North Miami Beach	Feb 22	2.00	363	363	\$ 21,300,000	\$ 10,650,000	\$ 58,678
Soleste NoMi	16395 Biscayne Blvd	North Miami Beach	Dec 20	1.78	367	367	\$ 13,100,000	\$ 7,364,515	\$ 35,695
700 W Flagler	700 W Flagler Street	Little Havana Miami River	May 21	2.16	400	400	\$ 15,000,000	\$ 6,932,569	\$ 37,500
Soleste hollywood	2001 Hollywood Blvd	Hollywood	Sep 21	2.26	324	324	\$ 15,300,000	\$ 6,781,614	\$47,222
1010 Spring Garden	1010 Spring Garden Rd	Little Havana Miami River	Jul 19	2.64	437	437	\$ 17,000,000	\$ 6,429,166	\$ 38,902
Warehouse 164 Site	2261 NE 164 St	North Miami Beach	Aug 22	1.96	400	400	\$ 10,750,000	\$ 5,487,469	\$ 26,875
Pointe Hialeah	1025 E 25 Street	Hialeah	Mar 21	0.96	151	151	\$ 4,410,000	\$ 4,600,939	\$ 29,205
AMAC/ROVR Holl	4465 Grifn Road Hollywood	Hollywood	Feb 22	2.24	180	180	\$ 6,600,000	\$ 2,949,589	\$ 36,667

The subject property is positioned within an area that has been rezoned increasing the site's potential density to 162 units or about 112.50 units per acre. New zoning permit up to 12 stories.





1.



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4.



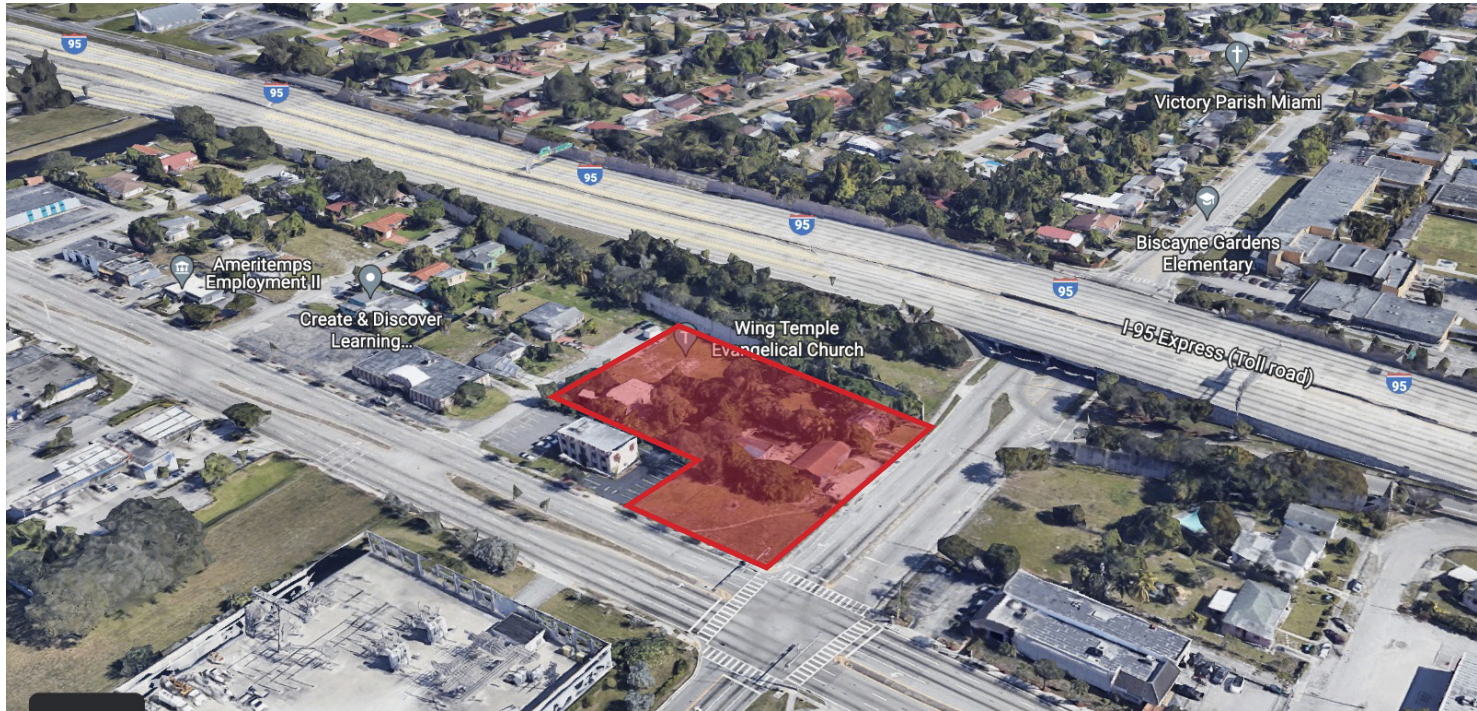
5.



6.



1. East view 2. South East view 3. South view 4. West view 5. North west view 6. North East view





- 1 | Building a multi-story parking garage.
- 2 | Installing stairwells and elevators for access to parking garage.
- 3 | Extending existing Tri-Rail pedestrian bridge to connect to the new parking garage.
- 4 | Adding a passenger pick-up/drop-off area.
- 5 | Adding a designated taxi pick-up/drop-off area.
- 6 | Building a covered walkway to parking lot.
- 7 | Building a new bus driver's break lounge.
- 8 | Building a new transit hub facility, including passenger waiting areas and restrooms.
- 9 | Building a new bus terminal platform with real-time electronic bus schedule information and 14 new bus bays.
- 10 | Installing new sidewalks to provide continuity throughout facility.

- 11 | Installing bicycle lanes along SR 7 SR 9 and the connector road.
- 12 | Building a new shared-use path for pedestrians and bicyclists.
- 13 | Installing landscaping and lighting in several areas.
- 14 | Adding benches, trash cans, bicycle racks and lockers.
- 15 | Installing a new Park & Ride monument sign.
- 16 | Upgrading signalized intersections along SR 7, SR 9 and the Connector Road.
- 17 | Installing a noise wall.
- 18 | Widening the I-95 Express Lanes on-ramp.
- 19 | Installing Intelligent Transit System (ITS) and I-95 Express Lanes electronic information signage.
- 20 | Adding a new Incident Response Area.

## MIAMI DADE COUNTY WORKFORCE HOUSING DENSITY BONUSES

(A) Within the unincorporated area, density bonuses for residential developments that provide workforce housing units shall be provided in accordance with this section.

(B) Twenty or more dwelling units. An application seeking approval for a residential development with 20 or more dwelling units may utilize the density bonus and intensity standards set forth in this article by providing workforce housing units in accordance with the following. Except for developments requiring a public hearing, Administrative Site Plan Review shall be required of all such developments in accordance with the requirements of this article. Except as provided in Section 33-193.8, all workforce housing units will be provided on the site of the proposed development.

(1) All single-family and multi-family developments that provide at least 5 percent of the total units in the developments as WHUs shall be entitled to a density bonus of 5 percent over the maximum number of units allowed by the applicable CDMP land use designation and to the increased intensity standards provided in Section 33-193.11.

(2) For every one percent increase in WHUs provided, a development shall be entitled to an additional density bonus, up to a maximum density bonus of 25 percent in accordance with table A, as follows:

WHU SET-ASIDE	DENSITY BONUS
5%	5%
6%	9%
7%	13%
8%	19%
9%	21%
10%	25%

**Note:** In calculations, decimals below 0.5 shall be rounded down and 0.5 or above shall be rounded up.  
 Minimum required and maximum permitted density shall be calculated based on gross lot area.

# GREAT NEWS

The rezoning was approved. The vote was unanimous with 9 of 9 commissioners voting in favor.

What does this mean?

The property is now part of the North Central Urban Area District (“NCUAD”). As part of the NCUAD, the property will be designated “Mc-Center” allowing up to 12 stories with a residential density of up to 90 units per acre “as of right” BG33169 is on 1.43 gross acres, so this equates to an estimated 130 units by right, density can be further increased by 25% (about 163 units) by providing a workforce component. In addition, due to BG33169’s proximity to the new Golden Glades Multimodal Transportation facility, existing bus stops and The Golden Glades Tri-Rail Station, it is eligible for parking reduction of up to 30%. And if developing a TOD project an even higher density may be obtained. Also a retail component maybe developed in a mixed used project.