

**THE ALPHA**  
COMMERCIAL

**EDGEWATER DEVELOPMENT SITE**

**100-118 NE 21<sup>ST</sup> STREET**  
**MIAMI, FL 33137**

**FOR SALE**





## DEVELOPMENT SPECIALISTS

### THE ALPHA COMMERCIAL

#### THE ALPHA COMMERCIAL ADVISORS™

742 NE 79th Street  
Miami, FL 33138

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

📷 @thealphacommercial

**Sporting an unmatched track record of land development sales,** The Alpha Commercial's leadership has facilitated over \$100 Million in transaction history for the Edgewater neighborhood alone and is steadfastly committed to shaping the future of its agents and this vibrant community, one parcel at a time.

#### THE LISTING TEAM

#### JAMIE ROSE MANISCALCO

President & Managing Broker

✉ [jamie@thealphacomm.com](mailto:jamie@thealphacomm.com)

📞 201-264-0113



# OFFERING SUMMARY

## 100-118 NE 21<sup>ST</sup> STREET

MIAMI, FL 33137

**Neighborhood:** Edgewater

**Asset Type:** Land/Development Site

**Lot Size:** 28,265 SF (0.65 acres)

**Zoning:** T6-8-0\*

\*See next page for bonus development potential

**Max. Density (By-Right):** 97 units

**Max. Height (By-Right):** 8 stories

**Max. Density (Live Local):** 648 units

**Max. Height (Live Local):** 36 stories

**Allowable Uses:** Multi-family, Mixed-Use,  
Hotel, Office, Retail,  
Education, Religious

**Live Local Eligible:** Yes

**Opportunity Zone:** Yes

**Asking Price:** \$7,495,000



## PROPERTY HIGHLIGHTS



**Ideally situated for either  
market-rate mid-rise or  
Live Local Project**



**Southern-most location in  
Edgewater, blocks from both  
A+E District and Wynwood.**



**Qualified Opportunity Zone  
(QOZ) Location**



**Competitively priced in high  
barrier-to-entry neighborhood**



# DEVELOPMENT POTENTIAL

Located well within only a block of a by-right allowance for 36 stories, and within City of Miami where the max. density is 1,000 units per acre, a developer can take advantage of substantial bonuses in exchange for a project that meets the 40% AMI threshold for a mixed-income product.

## MAX. ZONING ALLOWANCES

	BY-RIGHT	LIVE LOCAL
DENSITY:	97 units (150 du/acre)	648 units (1,000 du/acre)
HEIGHT:	8 stories	36 stories
BUILDABLE AREA:	141,325 BSF (FAR: 5)	1,017,540 BSF (FLR: 36)

This chart reflects the site's maximum development potential according to SB-102 Live Local legislation, including Glitch Bill (SB-328) updates pertaining to Floor-to-Area Ratio (FAR) approved June 2024, and is not a reflection of project feasibility. Pricing is based on by-right allowances.





**BIRD'S EYE VIEW**



**LOT AREA: 28,265 SF (0.65 acres)**

**145'**

**200'**

**NE 20TH TERRACE**

**NE 21<sup>ST</sup> STREET**

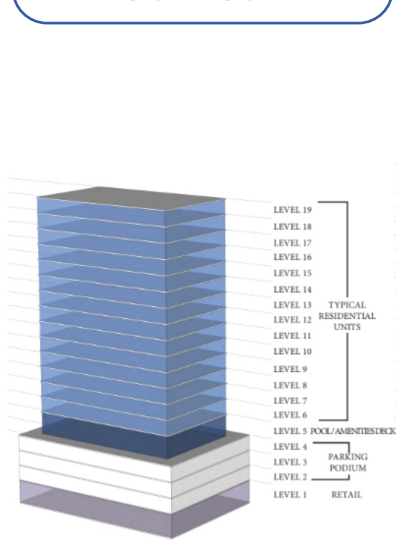


# PROJECT CONCEPTS

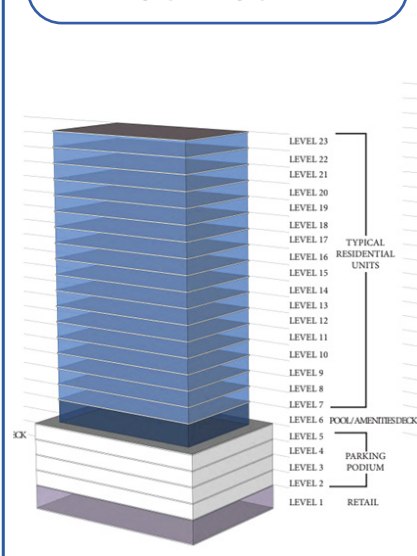
## BY-RIGHT PROJECT



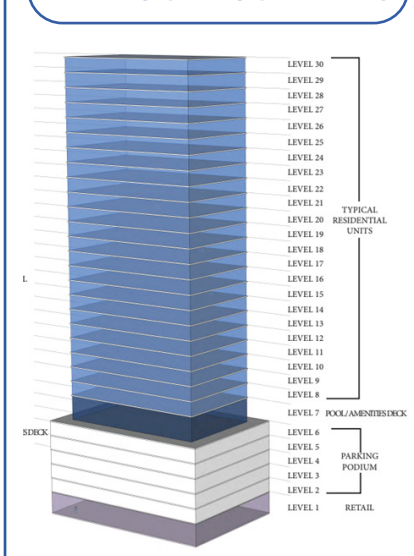
## LIVE LOCAL SCHEME 1



## LIVE LOCAL SCHEME 2



## LIVE LOCAL SCHEME 3



### Project Density

97 units (150 du/acre)

154 units (237 du/acre)

187 units (288 du/acre)

253 units (390 du/acre)

### Project Height

9-12 stories (inc. bonus height)

19 stories

23 stories

30 stories

### Project Building Area

170,137 BSF (5.88 FAR)

276,448 BSF (FAR 9.78)

334,423 BSF (FAR 11.83)

427,105 BSF (FAR 15.11)

### # Parking Spaces

128

185

242

299

### Parking Layout

Structured parking with podium (Levels 2-3)

Structured parking with podium (Levels 2-4)

Structured parking with podium (Levels 2-5)

Structured parking with podium (Levels 2-6)

### Mixed-Use Component

5,865 Sq. Ft. of retail at-grade with street

5,837 Sq. Ft. of retail at-grade with street

5,837 Sq. Ft. of retail at-grade with street

5,837 Sq. Ft. of retail at-grade with street





**DOWNTOWN MIAMI**

**ARTS + ENTERTAINMENT DISTRICT**

**BRAMAN  
MIAMI**



**NE 2ND AVE**

**brightline**





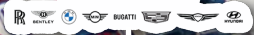


WYNWOOD

EDGEWATER

brightline

BRAMAN  
MIAMI



BRAMAN  
Collision Center





**MARLIN'S PARK**

**ARTS + ENTERTAINMENT DISTRICT**

**BRAMAN  
MIAMI**





**NEIGHBORHOOD MAP**







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