



DUAL-APPROVAL DEVELOPMENT SITE

1477 NW 79TH STREET
MIAMI, FL 33147

FOR SALE

THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



THE LISTING TEAM

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THE ALPHA COMMERCIAL ADVISORS® PRESENTS A SITE PLAN APPROVED OPPORTUNITY WITH FULL-BLOCK FRONTAGE ON WEST LITTLE RIVER'S CRITICAL NW 79TH STREET PATH TO PROGRESS...

Located within Miami-Dade's North Central Urban Area District at the frontier of development West of I-95, this corridor is rapidly transforming, with large-scale projects by Swerdlow, Lennar, and Related delivering thousands of new housing units, retail, and employment to the area, joined by numerous ASPR-approved infill sites slated to bring everything from indoor padel courts to ground-up retail plazas and massive transit-oriented lifestyle hubs.

Featuring existing Live Local approvals for a 126-unit project, the subject site is also on track toward additional approvals for a by-right 56-unit, 8-story mixed-use project with 58 parking spaces and ground-floor retail, offering both entitlement certainty and further upside flexibility should buyer wish to pursue greater height & density. With Opportunity Zone designation, Live Local eligibility, and site plan approval already baked-in, the site provides strong fundamentals, a manageable project scale, and long-term appreciation as development momentum continues picking up speed on this high-traffic corridor.

OFFERING SUMMARY

1477 NW 79TH STREET MIAMI, FL 33147

Neighborhood:	West Little River
Asset Type:	Land
Net Lot Area:	17,156 SF (0.39 acres)
Gross Lot Area:	32,189 SF (0.74 acres)
Zoning:	UC-Center Mixed-Use Corridor (NCUAD - North Central Urban Area District)
By-Right Density:	56 units (inc. bonuses)
By-Right Height:	8 stories
See Pages 4-7 for full project & zoning breakdowns.	
Traffic Count:	36,500 AADT
Opportunity Zone:	Yes
Live Local Eligible:	Yes
Site Plan Approval:	Yes
Seller-Financing Available:	Yes
Asking Price:	\$1,595,000

[Click to View Rent Roll & Due Diligence Folder](#)



PROPERTY HIGHLIGHTS

- **Frontier of Growth:** Positioned peripherally to the urban core amongst transformative projects totaling 10,000+ planned units and establishing NW/NE 79th Street as Miami's next big development corridor.
- **Fully-Approved Project:** Full site-plan-approval already secured for a 126-unit Live Local project, with fresh plans in process for a by-right project of 56 units in 8 stories, delivery of both submission packages provided to Buyer for ultimate executional optionality.
- **Opportunity Zone + Live Local Incentives:** Combines federal and local programs offering bonus density, reduced parking ratios, and long-term tax advantages.
- **High-Traffic Location:** Full-block frontage on bustling NW 79th Street, experiencing upwards of 36,500 daily vehicles with ready-access to both public transit and infrastructure.

ZONING

NCUAD - North Central Urban Area District



1477 NW 79th St

MC-Center, MC-Edge & MCS-Center

- Max. Density: 60 du/acre
- Max. Height: 8 stories

Subject Zoning

- MC-Center

MM-Core

- Max. Density: 125 du/acre
- Max. Height: 15 stories

MM-Center

- Max. Density: 90 du/acre
- Max. Height: 12 stories

Under the Live Local Act, density may be increased to the maximum allowed in the municipality and max. height allowed within a mile, so long as 40% of the proposed units are reserved for workforce housing capped at 120% AMI for a minimum of 30 years.

MAX. ZONING ALLOWANCES		
	BY-RIGHT	LIVE LOCAL
DENSITY:	60 du/acre	250 du/acre
HEIGHT:	8 stories	14 stories
ALLOWABLE USES:	Multi-family, Mixed-Use, Retail, Office, Religious Educational, Hotel, Healthcare, and more	

Located within Miami-Dade's North Central Urban Area District at the frontier of development West of I-95, this corridor is rapidly transforming, with large-scale projects by Swerdlow, Lennar, and Related delivering thousands of new housing units, retail, and employment to the area, joined by numerous ASPR-approved infill sites slated to bring everything from indoor padel courts to ground-up retail plazas and massive transit-oriented lifestyle hubs.

BY-RIGHT PLANS



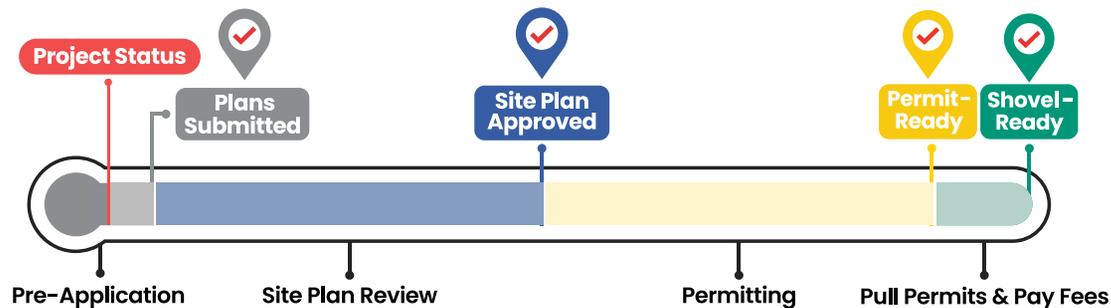
PROJECT METRICS

Project Type:	Mixed-Use: Multi-Family + Retail
Project Status:	Pre-Application
Program:	By-Right w/ Workforce Housing Bonus
Net Lot Area:	17,156 SF (0.39 acres)
Gross Lot Area:	32,189 SF (0.74 acres)
Project Density:	56 units
Project Height:	8 stories
Project Building Area:	89,622 BSF
Residential:	26,100 SF
Retail:	2,750 SF
Provided Parking:	58 spaces

UNIT MIX

TYPE	#	SQ. FT.
2 BR / 1 BA	8	654 SF
1 BR / 1 BA	48	544 SF
Total	56	

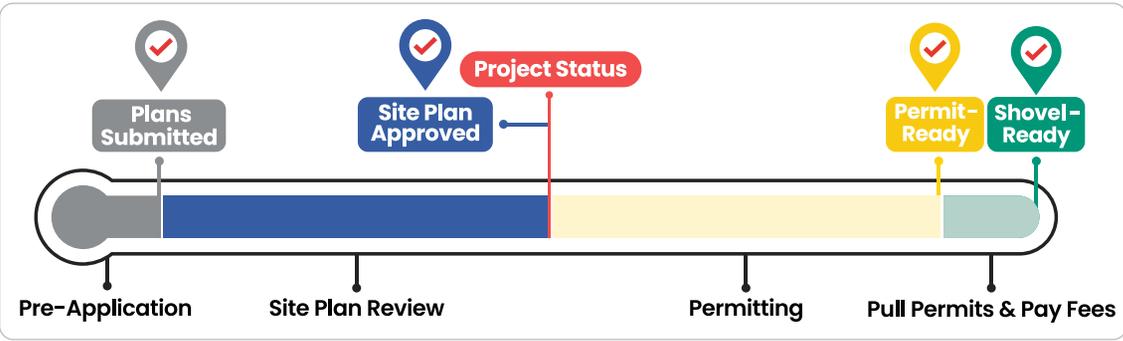
Currently in the pre-application phase, seller will provide the updated package for the 8-story, 56-unit design, suitable for buyer's substantial compliance submittal and a direct transition into permitting.



APPROVED PLANS (LIVE LOCAL)



Featuring full site plan approval for a 126-unit mixed-use Live Local Act project with ground-floor retail component, the site plan is easily scaled back to accommodate lesser height and density without re-submitting through the Administrative Site Plan Review (ASPR) process.



PROJECT METRICS

Project Type:	Mixed-Use: Multi-Family + Retail
Project Status:	Site Plan Approved
Program:	Live Local Act (SB-102)*
Net Lot Area:	17,156 SF (0.39 acres)
Gross Lot Area:	32,189 SF (0.74 acres)
Approved Project Density:	126 units
Approved Project Height:	14 stories
Approved Building Area:	149,762 BSF
Residential:	58,725 SF
Retail:	2,750 SF
Provided Parking:	80 spaces (Podium, levels 2-5)

Under the Live Local Act, density may be increased to the maximum allowed in the municipality and max. height allowed within a mile, so long as 40% of the proposed units are reserved for workforce housing capped at 120% AML for a minimum of 30 years.

UNIT MIX

TYPE	#	SQ. FT.
2 BR / 1 Bath	18	654 SF
1 BR / 1 Bath	36	544 SF
1 BR / 1 Bath + Den	36	506 SF
Studio / 1 Bath	36	408 SF
Total	126	

PRE-APPLICATION

By-Right Project



Project Density:	56 units
Project Height:	8 stories
Gross Building Area:	89,622 BSF
# Parking Spaces:	58 spaces
Parking Layout:	Podium, Levels 2-4
Mixed-Use Component:	2,750 Sq. Ft.

SITE PLAN APPROVED

Live Local Project



Project Density:	126 units
Project Height:	14 stories
Gross Building Area:	149,762 BSF
# Parking Spaces:	80 spaces
Parking Layout:	Podium, Levels 2-5
Mixed-Use Component:	2,750 Sq. Ft.

Note: Densities within Urban Center Districts of the Unincorporated Miami-Dade County zoning code are calculated based on gross lot area inclusive of the right-of-way.

BIRD'S EYE VIEW

Note: Dimensions exclude the alley, refer to survey for detailed figures.



NE 15TH AVE

75'

186'

75'

NE 14TH PL

**Net Lot Area: 17,156 SF (0.39 acres)
Gross Lot Area: 32,189 SF (0.74 acres)**

181'



« NW 79TH ST 36,500 AADT »»



MIAMI SHORES

LITTLE RIVER



PROPOSED



Future Development

PROPOSED



Padel Courts

APPROVED



Little River Master Plan

PROPOSED

Future Development

WEST LITTLE RIVER

NW 79TH ST
36,500 AADT

SUBJECT SITE



SOUTH VIEW

6.7 MILES TO
DOWNTOWN MIAMI



LITTLE RIVER INDUSTRIAL DISTRICT

MIAMI NORTHWESTERN SENIOR HIGH

APPROVED

Principio Project

COMPLETED

Liberty Square Apartments

PROPOSED
Future Development

WEST LITTLE RIVER

« NW 79TH ST 36,500 AADT »

SUBJECT SITE



WEST VIEW



 **NORTHSIDE STATION**

PROPOSED
Lennar Condo Project

 **NORTHSIDE TRANSIT VILLAGE**

 **NORTHSIDE VISTAS APARTMENTS**

 **NORTHSIDE COMMONS**

◀◀ **NW 27TH AVE** 31,500 AADT ▶▶

APPROVED



Swerdlow Project

APPROVED



The HueHub Project

UNDER CONSTRUCTION



Modena 22

◀◀ **NW 17TH AVE** 23,000 AADT ▶▶

◀◀ **NW 79TH ST** 36,500 AADT ▶▶



SUBJECT SITE

WEST LITTLE RIVER



JEWISH LEADERSHIP ACADEMY



MIAMI SHORES

PROPOSED

Residences at Palm Court

WEST LITTLE RIVER

SUBJECT SITE

NW 79TH ST 36,500 AADT

PLANNED
Future Development

Little River Master Plan

📍 520 NW 75th Street & Multiple Locations, Miami, FL 33138

LITTLE RIVER



Swerdlow Group, in partnership with AJ Capital Partners, has secured approval for a \$3 billion, 65-acre redevelopment transforming the Little River–Little Haiti corridor. The plan calls for over 5,700 residential units—2,284 affordable rentals, 1,398 workforce apartments, and more than 2,000 workforce condos—making it one of the largest housing initiatives in Miami–Dade history.

Renderings envision a Main Street–style district blending housing, retail, and green space, anchored by 370,000 SF of commercial uses with commitments from Home Depot, BJ’s, and a major grocer. The community will be transit-linked with a new Tri-Rail station, creating a walkable hub of housing, jobs, and amenities in the city’s urban core.

Northside Transit Village

📍 3150 NW 79th Street, Miami, FL 33147

WEST LITTLE RIVER



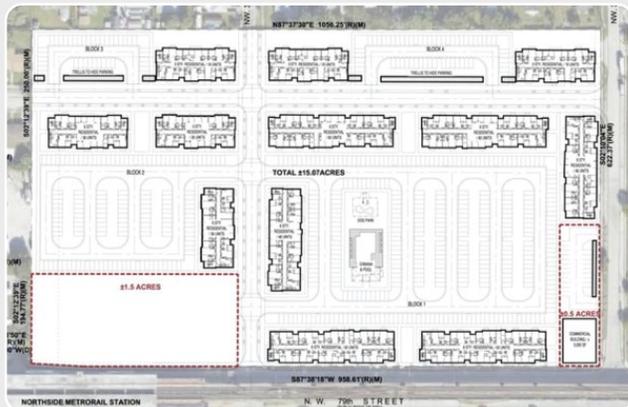
Developed by Atlantic | Pacific Communities, Northside Transit Village is a four-phase, transit-oriented mixed-income community anchored by the Northside Metrorail Station.

Spanning multiple parcels along NW 77th to 79th Streets, the project delivers more than 600 residential units across affordable, workforce, and senior housing phases. Designed by Corwil Architects, recent phases include an 11-story, 200-unit building with ground-floor retail, structured parking, and modern amenities such as a fitness center, business lounge, and community spaces. With its direct Metrorail integration and Live Local-aligned density, Northside Transit Village exemplifies Miami–Dade’s push toward transit-connected attainable housing in the urban core.

Lennar Condo Project

📍 3017 NW 79th St, Miami, FL 33147

WEST LITTLE RIVER



Plans include 498 condos + 5,000 SF of commercial space near Northside Metrorail Station on a 15.1-acre site, affiliated with North Miami-based 79 Northside Town Station LLC, part of IMC Equity Group. Plans include (9) six-story buildings and (3) three-story buildings, unit mix is 288 two-bedroom units and 210 three-bedroom units.

Swerdlow Project

📍 7200 NW 22nd Ave, Miami, FL 33147

WEST LITTLE RIVER



Proposed in July 2025 by SG Poinciana Ventures LLC, a partnership between Swerdlow, Stephen Garchik of SJM Partners, and Alben Duffie. Mediterranean Shipping Co. (MSC) the 37-acre project would offer both residential & industrial aspects, with the 3 phases planned to offer a combined 809 senior & workforce housing units, 110,000 square feet of industrial space, a 15,000-square-foot hospitality training center, & 4,000 square feet of retail.

The HueHub Project

📍 8395 NW 27th Avenue, Miami, FL 33147



WEST LITTLE RIVER

The Hue Hub has received final approval for Miami-Dade's largest Live Local Act project to date, delivering 4,000+ units across seven 35-story towers. Led by Spanish developer Pablo Castro with local consultant Laura Tauber and designed by Arquitectonica, the \$880 million community is a Transit-Oriented Development (TOD) located within one block of the Northside Metrorail Station and near the Tri-Rail.

Envisioned as a hub for attainable housing with 40% workforce units, the project will span 509,447 Sq. Ft. of residential space with nearly 200,000 Sq. Ft. of shared amenities—including coworking, wellness, arts and culture, and community spaces—positioning the project as a landmark in Miami's next wave of mixed-income development.

Modena 22

📍 8624 NW 22nd Avenue, Miami, FL 33147



WEST LITTLE RIVER

Currently under construction, Modena Housing Group is advancing a 9-story multifamily project on a 0.25-acre infill site in Miami-Dade's West Little River neighborhood. Consisting of 48 apartment units and 5 workforce units under the County's density bonus program. Spearheaded by Hallandale Beach developers Alejandro Ambrugna and Alejandro Garcia and designed by Yanina Mauro of Red Octopus, the 50,340 SF building will include a multipurpose community room and 24 parking spaces—though none are required under the area's urban zoning.

Positioned in a growing transit corridor, Modena 22 reflects a broader push toward attainable infill housing in West Little River, where Mauro is concurrently designing six similar projects aimed at meeting Miami's workforce demand through compact, transit-aligned development.

NOTABLE NEARBY DEVELOPMENTS

Liberty Square Apartments

📍 1415 NW 63rd Street, Miami, FL 33147



LIBERTY CITY

The Liberty Square Redevelopment is reshaping the heart of Miami with a bold vision for inclusive growth and long-term community impact. Led by Related Urban Development Group, this multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes.

Anchored by the new Jessie Trice Community Health Center, the project will include a new headquarters for the Miami-Dade Chamber of Commerce, with parks & green space supporting the project's health-conscious mission. A national grocer and expanded retail offerings will boost day-to-day convenience and economic activity, all connected by direct access to the South Dade Transit Way—a true transit-ready community in progress.

Principio Project

📍 5401 NW 7th Ave, Miami, FL 33127



LIBERTY CITY

Next Development Groups plans an 8-story, 142-unit Live Local project, totaling 215,256 Sq. Ft. with over 3,500 square feet of retail and 229 parking spaces. As part of the Live Local Act, 40% of those apartments would be workforce housing.

The Live Local Act which was approved in 2023 allows developers to build to the maximum density allowed in cities and the greatest height within a one-mile radius of the site in exchange for making 40% of the residential units workforce housing at 120% of area median income, a catalyst fueling the expedited development of 'missing-middle' housing options in Miami's peripheral core neighborhoods.

DEVELOPMENT MAP

WEST OF 95 THE ALPHA COMMERCIAL



PROPOSED
Lennar Condo Project
3017 NW 79th St

Plans include 488 condos + 5,000 SF of commercial space near Northside Metrorail Station on a 15.1-acre site, affiliated with North Miami-based 79 Northside Town Station LLC, part of IMC Equity Group. Plans include (9) six-story buildings and (3) three-story buildings, unit mix is 288 two-bedroom units and 210 three-bedroom units.

PROPOSED
Dr. Marvin Dunn Manor
7000 NW 27th Ave

A Coral Gables-based developer, Stone Soup Development has proposed a 7-story affordable multi-family housing community with 101 residences: 25 studio apartments and 76 one-bedroom homes. Residency would be reserved for tenants earning 30 to 80 percent of the area median income (AMI).



COMPLETED
Northside Vistas Apartments
8400 NW 27th Ave

Developed in 2025 by IMC Equity Group, the 161-unit project was built under the Live Local Act as workforce housing, and is part of a larger mixed-use development that includes retail & self-storage.

PROPOSED
Fraca Residences
7900 NW 21st Ave

Final site plan approval for a 5-story, 26-unit apartment (4 WHUs) project w/ two retail spaces. Advantaged by 25% workforce housing density bonus and a 100% parking reduction.

WEST LITTLE RIVER

COMPLETED
Northside Commons
8301 NW 27th Ave

Operated & developed by Carrfour Supportive Housing w/ design by Behar Font & Partners, this 80-unit affordable housing community completed in 2021 consists of 56 units dedicated to adults in need of supportive care + 24 for median-income residents, designed to foster wellness and opportunity.



APPROVED
Little 22 Apartments
9001 NW 22nd Ave

Proposed by developer Z2G Investments LLC, 0.24-acre infill site with site plan approval for 40 apartments (5 workforce units) across 50,000 SF of construction, heavily reliant on transportation w/ variance for only 21 parking spaces.



COMPLETED
Jewish Leadership Academy
975 NW 95th St

Modena Housing Group is advancing a 9-story multifamily project on a 0.25-acre infill site in Miami-Dade's West Little River neighborhood. Consisting of 48 apartment units and 5 workforce units under the County's density bonus program. Spearheaded by Hollandale Beach developers Alejandro Ambrugno and Alejandro Garcia and designed by Yanina Mauro of Reed Octopus. Local project is designed by Modis Architects with estimated completion in June 2026.



APPROVED
Residences at Palm Court
860-950 NW 95th St

The Related Urban Development Group has been approved to redevelop 191 existing public housing units w/ 316 new mixed-income apartments, to include a 5,000-square-foot clinic operated by the Jessie Trice Community Health System. A public-private partnership with Miami-Dade County Public Housing, the Live Local project is designed by Modis Architects with estimated completion in June 2026.



APPROVED
Sky 79
1205 NW 79th St

The Administrative Site Plan Approved project involves a 6-story mixed-use development with 40 residential units and ground-floor commercial space. Red Octopus, LLC is the architect of record, with permitting beginning in April 2025.



PROPOSED
Little River Heights
260-290 NW 79th St

Bay Height Capital affiliate 79th Villas LLC paid a combined \$3.7 million in late November 2024 to acquire the 0.92-acre site. The project will feature an 8-story building with 106 market-rate residential units + ground-floor retail. Currently not planning to utilize Live Local Act benefits.

79TH ST CORRIDOR

PLANNED
1501 NW 79th St

Recently completed shopping center, planning to build 5 stories in 26 units w/ 2nd and 3rd floor parking.

COMPLETED
Northside Transit Village
3150 NW 79th St

Developed by Atlantic | Pacific Communities, Northside Transit Village is a four-phase, transit-oriented mixed-income community anchored by the Northside Metrorail Station, delivering more than 600 residential affordable, workforce and senior housing units. Designed by Convil Architects, its direct Metrorail integration and Live Local-aligned density exemplifies the development push in this region.

APPROVED
Capri Place II
8001 NW 27th Ave

Breaking ground in Q4 of 2025, this 180-unit mixed-use community is being developed in partnership by Richman Group Development—designed to meet Miami's growth and rising demand for affordable housing.

APPROVED
The HueHub Project
8400 NW 26th Ave

Miami-Dade's largest Live Local Act project to date, delivering 4,000+ units across seven 35-story towers. Led by Spanish developer Pablo Castro with local consultant Laura Tauber and designed by Arquitectonica, the \$880 million community is a Transit-Oriented Development (TOD) adjacent Northside Metrorail Station and 11-Rail. Envisioned as a hub for attainable housing with 40% workforce units, the project will span 509,447 Sq. Ft. of residential space + 200,000 Sq. Ft. of amenities.

PROPOSED
Indoor Padel Courts
1255 NW 78th St

HGMC Build LLC, managed by Mariano Martinez has proposed an 11,714 Sq. Ft. facility w/ 4 indoor padel courts, 3,000 SF of retail and 8 parking spaces, leveraging parking variances from nearby transit stop. Design by Miami-based Cala Studio.

PROPOSED
Consolidated Companies Group Project
1400 NW 79th St

A proposed mobile home park re-development, plans were submitted in 2025 for an 8-story mixed-use building with 145 units of 1 & 2 BR layouts between 610-1,050 Sq. Ft. -- 18 units would be designated as workforce housing (no Live Local bonuses used). Plans also include 3,800 SF of retail and 145 parking spaces.

PROPOSED
838 NW 79th St

Cooper City-based Ainzul Holdings LLC proposed plans for a mid-rise project with 14 stories above grade and 163 units, 40% of which (65) would be deemed workforce housing. Project features 2,500 SF of retail and 192 parking spaces, designed by Meru Architecture.

79TH ST CORRIDOR

COMPLETED
Liberty Square Apartments
1415 NW 63rd Street

Led by Related Urban Development Group in partnership with Miami-Dade County, this multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes. This phase brings the total number of completed units at Liberty Square to 783, with public-private investment in the project so far exceeding \$220 million.

UNDER CONSTRUCTION
Miami Breeze Way
301 NW 71st St

A massive adaptive re-use, urban-infill development totalling 27 acres by A.J. Capital & M/VW Partners.

PLANNED
River Bend at Palmer Lake
7600 NW 27th Ave

Neology Development Group, led by Lissette Calderon is leading the revitalization of the Palmer Lake District with a 1,350-unit, mixed-use riverfront development on a 7-acre parcel near Freedom Park. The 3-phase planned community will feature residential, retail, & marina spaces, redefining the area's potential. Design by Behar Font. Slated for ground-breaking in 2025 Q1. May 2025 reports suggest a prospective land-bank sale to Miami International Airport and an appraised \$60MM value.

PROPOSED
NW 54 ST + NW 29 AVE

Bay Heights Capital plans 75-unit Live Local Act project comprised of all workforce housing, in the Brownsville neighborhood. Designed by architect Coymanes Martin.

APPROVED
2390 NW 62nd St

WN Development's plans to redevelop a 0.71-acre site near Dr. Martin Luther King Jr. Metrorail station in the Brownsville neighborhood feature a 7-story design with 105 units, 1,876 SF of retail and 47 parking spaces.

PROPOSED
Swardlow Project
7200 NW 22nd Ave

Proposed in July 2025 by SG Poinciana Ventures LLC, a partnership between Swardlow, Stephen Garzik of S/M Partners, and Altan Bullie, Mediterranean Shipping Co. (MSC) the 37-acre project would offer both residential & industrial aspects, with the 3 phases planned to offer a combined 809 senior & workforce housing units, 10,000 square feet of industrial space, a 15,000-square-foot hospitality training center, & 4,000 square feet of retail.

APPROVED
Residences 54
1090-1098 NW 54th St

Full site plan approval for a 21-unit multifamily project, a modern urban infill development that includes private balconies, secure lobby entry, spacious units and 31 on-site parking spaces economically located at-grade with the street.

PROPOSED
NW 16th Ave & NW 77th St

Plans submitted for townhomes and commercial storage complex, totalling 138,000 SF of new construction.

PROPOSED
Principio
5401 NW 7th Ave

Next Development Groups plans an 8-story, 142-unit Live Local project, totalling 218,256 Sq. Ft. with over 3,500 square feet of retail and 229 parking spaces. As part of the Live Local Act 40% of these apartments would be workforce housing.

SUBJECT SITE

LITTLE HAITI

LIBERTY CITY



LEARN MORE

NEIGHBORHOOD MAP





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