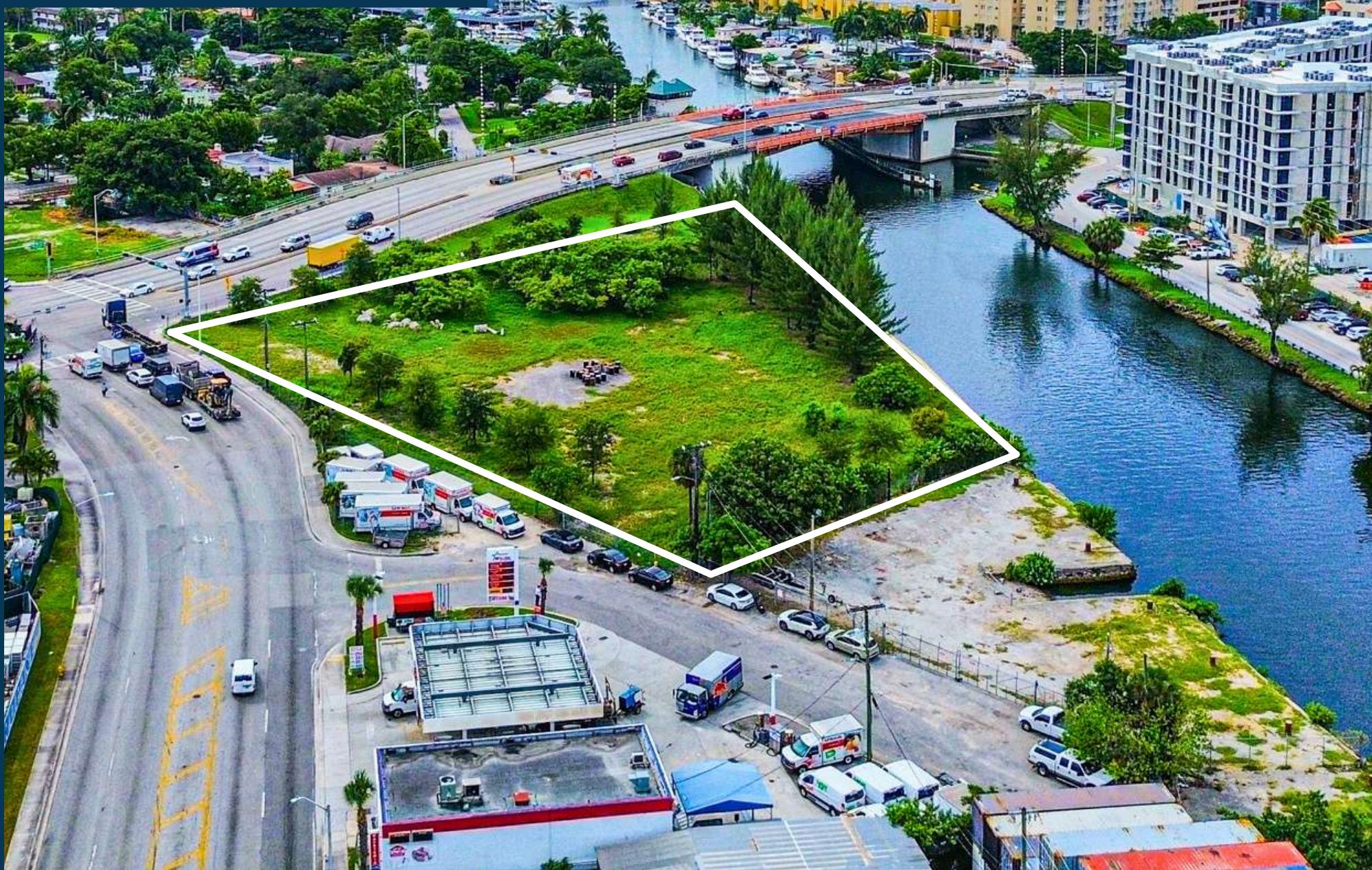




OFFERING MEMORANDUM

MIAMI RIVER OPPORTUNITY

92.727 SF



FORTUNE
INTERNATIONAL
REALTY

Alfonso Jaramillo

Director Commercial Real Estate

(305) 975 5020

ajaramillo@fir.com

CONFIDENTIALITY OF THIS REPORT

This is a confidential report on the subject property intended for your sole use to determine if you wish to express further interest in the subject property. The confidential report contains brief information about the property offered for sale. It is subject to changes that can appear at any time, and will replace all previously reported information. This report contains estimates, projections and information about the property, and the members, directors, executives, managers and employees related to the property or Fortune International Realty do not assume any responsibility for the information contained in this report, for the accuracy and it's effects, to notify any changes on the information or this report, or for any decisions based on the information contained herein. All data on the property is provided for information purposes. Fortune International Realty encourages the recipients of this report to thoroughly review and independently verify to recipient own satisfaction that the data provided are substantially representative of the property and can be realized upon when considering any interest of said property. Recipient of this report acknowledges that he has been advised to seek the independent counsel of an attorney and/or an accountant to verify the information on the property and to examine any and all applicable documentation relevant to the transaction. The information contained in this report is confidential. The recipient agrees that he will not disclose any of the contents contained in this report without prior authorization from Fortune International Realty.

Please contact **Alfonso Jaramillo** at ajaramillo@fir.com or **305-975-5020** for further information.

TABLE OF CONTENTS



EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
MARKET OVERVIEW	7
POTENTIAL DEVELOPMENT/ ZONING	17
KEY AREA DEVELOPMENT PROJECTS	19

EXECUTIVE SUMMARY

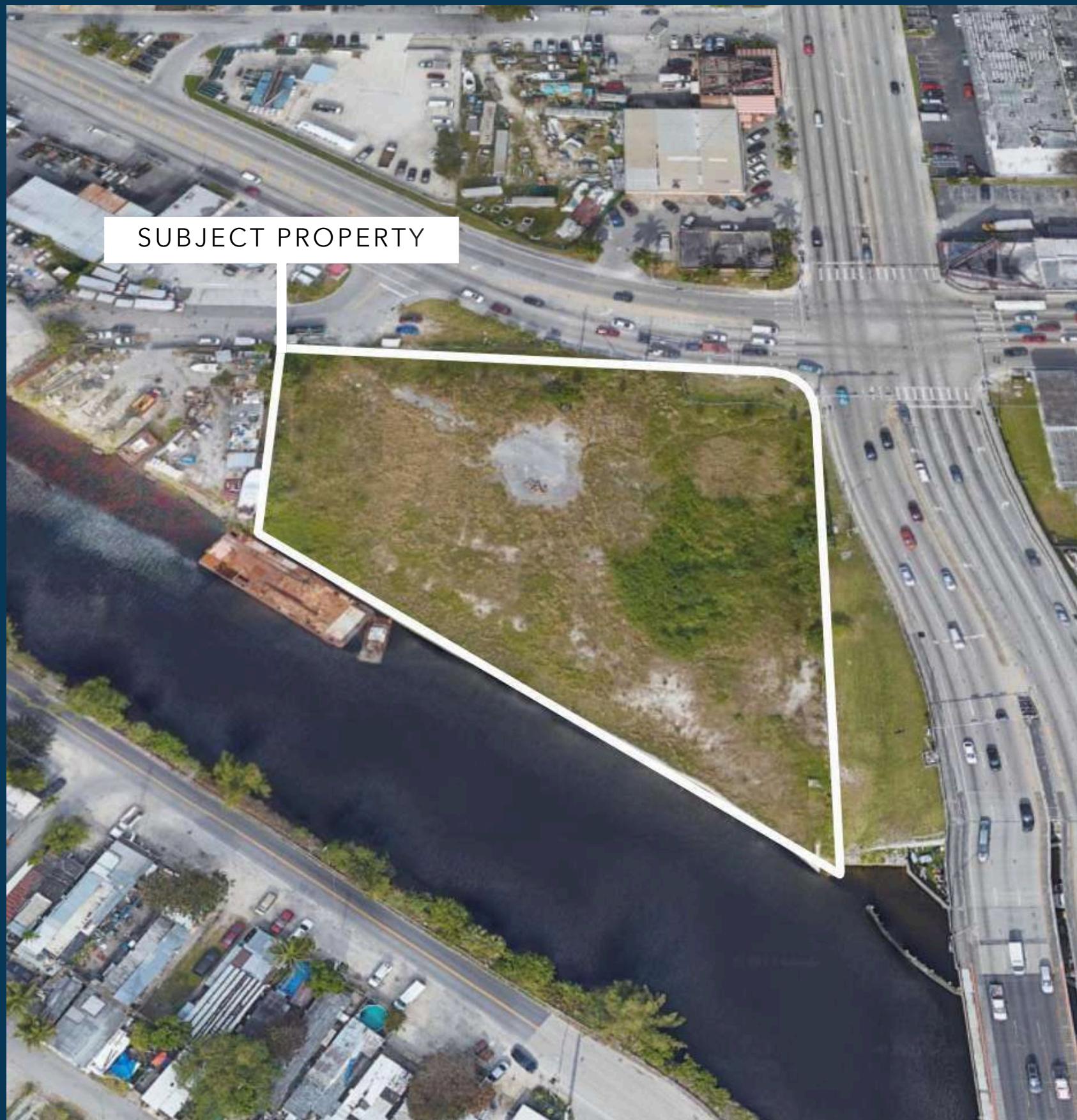
Fortune Christies International Realty is pleased to present the UNIQUE OPPORTUNITY to acquire one of the largest sites in front of the Miami River. The entire city block of 92,727 SF is located at 1960 NW 27th Ave. The property is a 2.13 acre site on the Miami River. The site is zoned T6-12-O, which allows a developer to build an impressive structure that could rise up to 12 stories and include up to 319 residential units or 741,816 square feet as of right

Demand for residential units in this area has significantly benefit from Allapattah and the growth of Miami International Airport.



PROPERTY INFORMATION

	Address	Lot Size SF	Potential Units	Land Use	Gross Dev SF	30% Bonus	Gross Dev SF + 30% Bonus
1	1960 NW 27th Ave	76,755	264	Vacant land- Industrial	614,040	184,212	798,252
2	1970 NW 27th Ave	13,250	46	Vacant land- Commercial	106,000	31,800	137,800
3	1990 NW 27th Ave	2,722	9	Vacant land- Commercial	21,776	6,533	28,309
	TOTAL	92,727	319		741,816	222,545	964,361



PROPERTY INFORMATION

Tax folios

01-3133-007-0030
01-3133-007-0020
01-3133-007-0010

Total land area 92,727 SF

Zoning T6-12-O

FLR 8

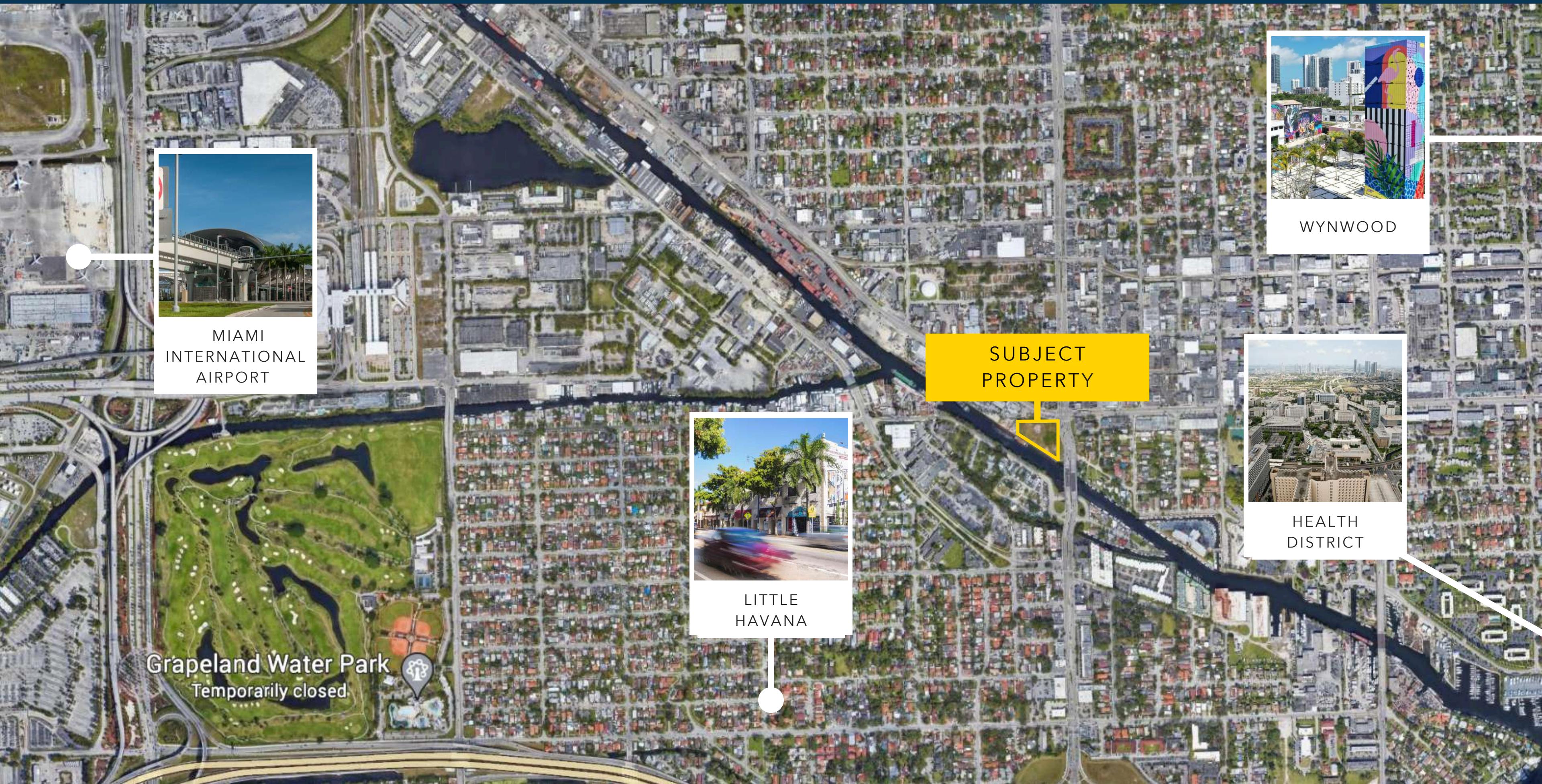
Gross Development SF 741,816 SF

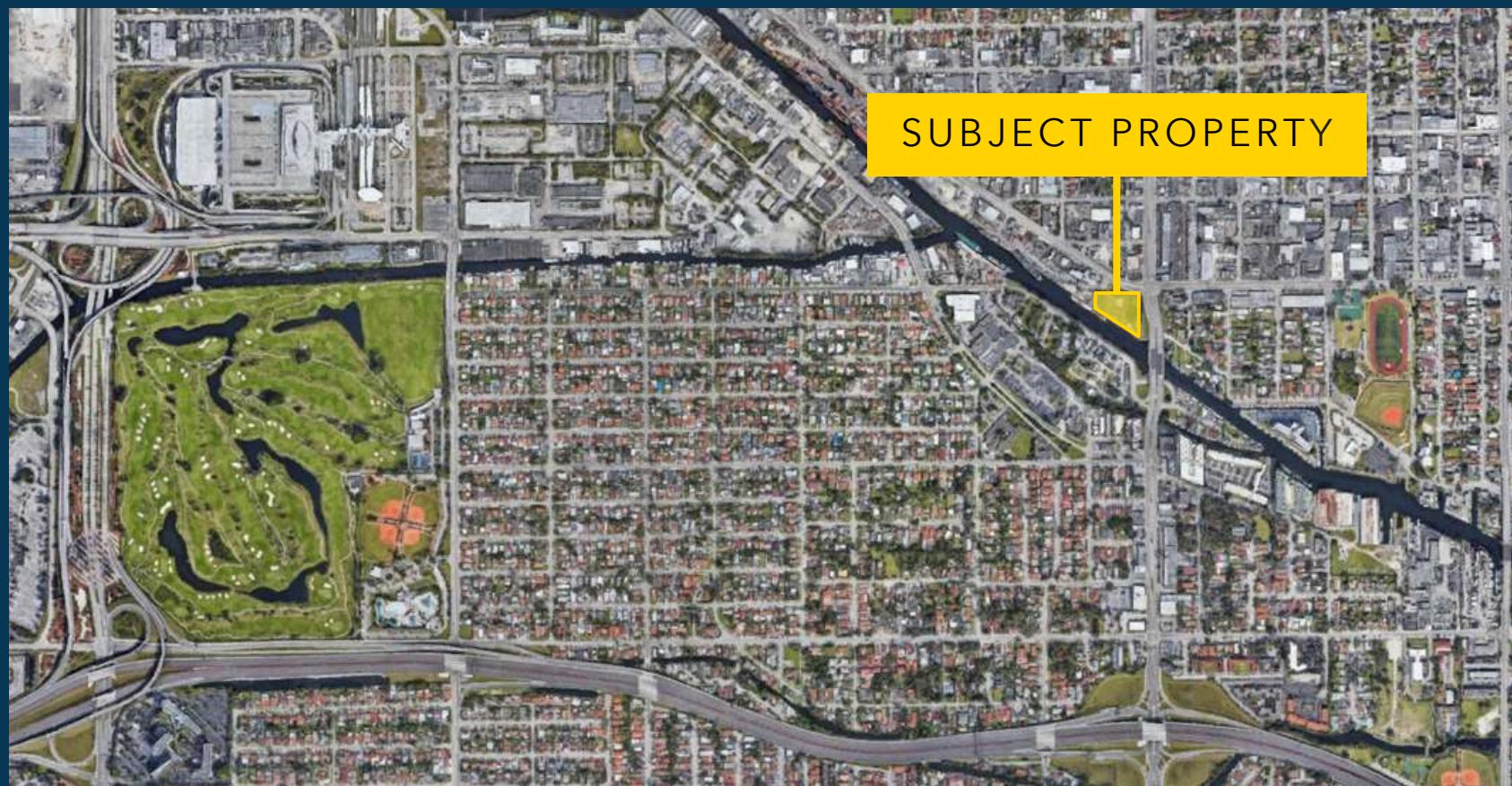
Potential residential units 319

Asking price \$13,277,000

Price per residential unit \$41,621

Price per SF \$143





PROPERTY LOCATION

The property is uniquely located in front of the Miami River on NW 27th Ave. It is strategically located only 1.5 Miles from Miami International Airport and 1.5 Miles from Miami Health District.

Location	Distance	Drive
Miami international Airport	1.5 Miles	7 Min
Health District	1.5 Miles	7 Min
Wynwood	3.1 Miles	11 Min
Downtown	3.2 Miles	12 Min



OVERHEAD AERIAL

EAST VIEW





WEST VIEW

NORTH VIEW





SOUTH VIEW

MIAMI INTERNATIONAL AIRPORT

The MIA is one of the largest airports in the world, and an important hub for traffic between North America, the Caribbean and Latin America.

According to Ralph Cutié, CEO of the Miami- Dade Aviation Department, up to 275,000 local Jobs are directly and indirectly supported by MIA. In excess of 36,000 people work at the airport on a daily basis.

Since its foundation in 1928, MIA has grown to become the second busiest Airport in the US for international passengers.





MIAMI HEALTH DISTRICT

The site is located at only 7 minutes from Miami Health District. The center of the city's medical research and biotechnology industries.

The Health District has the country's largest concentration of medical and research facilities after Houston, and it is home of the Jackson Memorial Hospital, the largest hospital of the country with 1,547 beds.

The number of health workers has increased substantially and the need for their housing to be close to their workplace as well. According with the Miami Dade Beacon Council, there are more than 40.000 Licensed Health Care Practitioners in the Miami Dade County.

MIAMI RIVER

The Miami River has long been home to many cargo terminals where ships can load cargo, most of which is destined for ports in the Bahamas and different Caribbean nations.

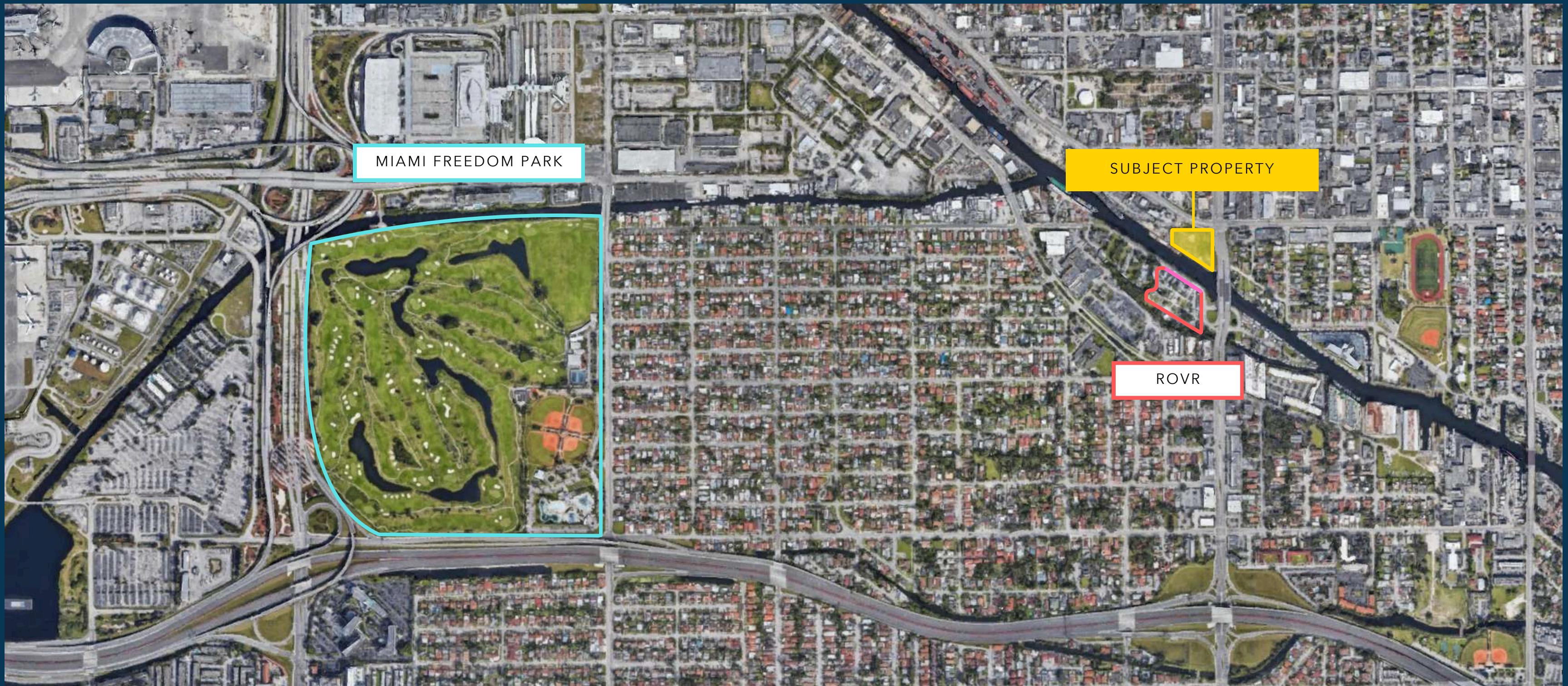
A number of residential and mixed use projects have been developed along the Miami River such as River Landing Shops and Residences, River Oaks Marina and Tower and Terrazas Miami.





ZONING FEASIBILITY

Zoning	T6-12-O
Gross Lot Area	92,727 SF
Net Lot Area	92,727 SF
Lot Coverage 80%	74,181 SF
Lot Coverage 88%	81,599 SF
Floor Lot Ratio: 8	741,816 SF
Bonus FLR (30%)	222,545 SF
Total FLR	964,361 SF
Landscape/ Open Space Min 10%	74,181 SF



KEY LANDMARKS

RIVER RAPIDS PROJECT



River Rapids is a two phase 593-unit multifamily development across two buildings of 8 and 12 stories named Tides and Moorings on the Miami River waterfront just across subject property on the other side of the river. Each building features its very own amenity deck boasting a resort style swimming pool with cabanas, an outdoor kitchen and bar, a state-of-the-art fitness center, a club lounge, a market, a business center, conference rooms as well as on-site garage parking.

RIVER RAPIDS PROJECT UPDATE



CONSTRUCTION UPDATE OF PHASE 1 TIDES BUILDING

Address	2750 NW South River Drive
Developer	<u>ROVR</u>
Residential Units	300
Parking Spaces	444
Expected Delivery	Q4 2025



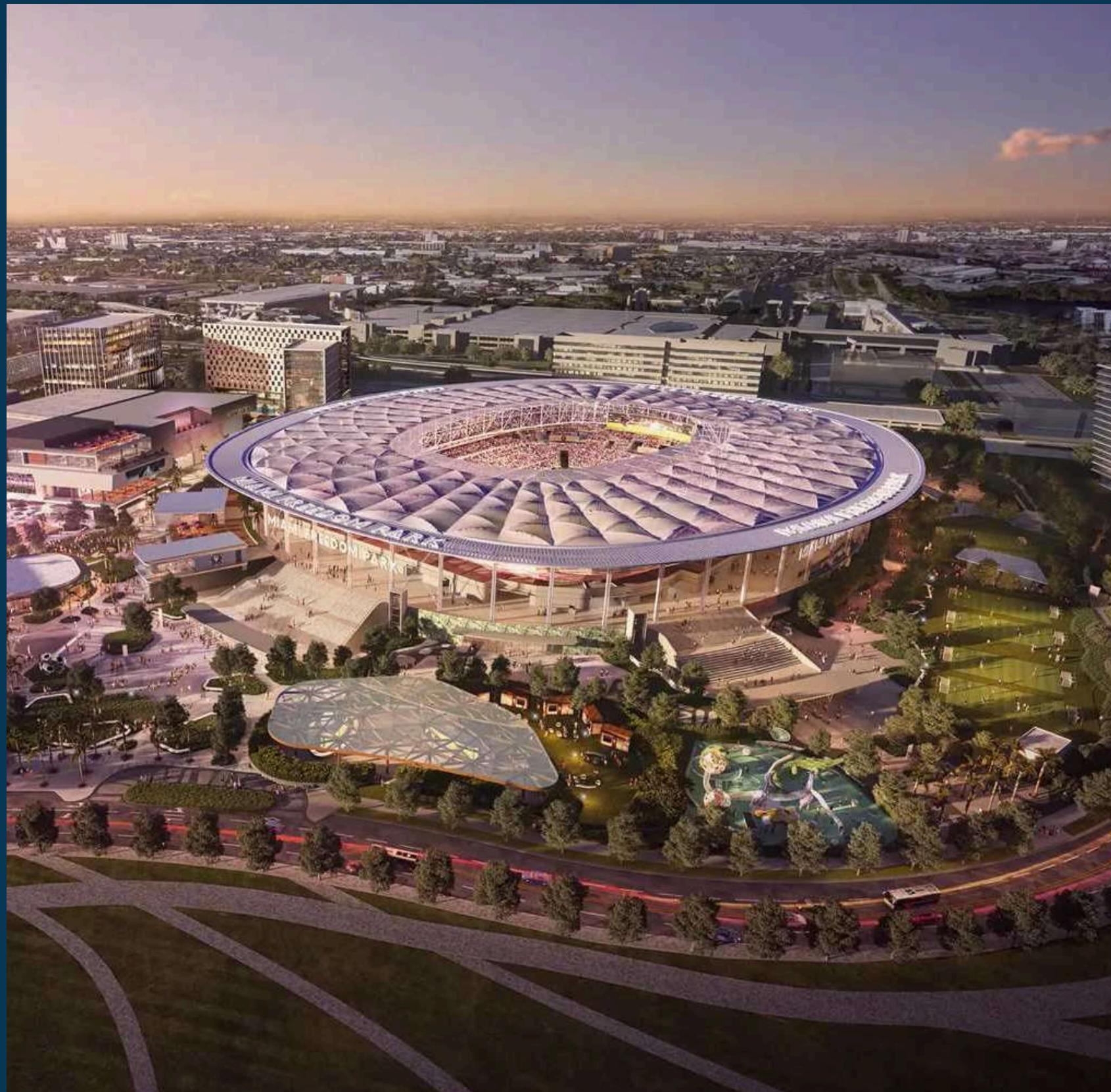
MIAMI FREEDOM PARK



Miami Freedom Park will become a recreation destination that all Miamians can enjoy, providing 58 acres of public parks and green space, a tech hub, restaurants and shops, soccer fields for the community, a 25,000 seat stadium for Inter Miami, and many more features. Miami Freedom Park is 1 mile west of subject property.

MIAMI FREEDOM PARK WILL BE A SIGNIFICANT BUSINESS HUB AND EMPLOYMENT CENTER IN MIAMI





MIAMI FREEDOM PARK KEY COMPONENTS

- Miami Freedom Park - Situated at the crossroads of global travel and local culture, Miami Freedom Park captures over 10 million projected visitors a year, driven by nearby office towers, airport traffic, stadium fans, and the city's booming population growth.
- Stadium - Designed as a 25,000 seat, multi-purpose venue, the stadium at Miami Freedom Park reimagines the fan experience for the modern era. From electrifying soccer matches to world-class concerts and corporate events, every detail is crafted to create unforgettable moments, anchored by premium hospitality, seamless technology, and bold Miami energy.



- Retail - More than 500,000 SF of retail, hospitality and entertainment. Miami Freedom Park offers a diverse blend of flagship retailers, vibrant restaurants, local boutiques, family-friendly entertainment, and lifestyle driven pop-ups, creating a retail experience designed for discovery, excitement, and everyday living.
- Offices - Miami Freedom park offers over one million SF of modern, flexible office space designed to fuel innovation and creativity. Seamlessly integrated with retail, dining, hospitality, entertainment, and park land, it's a campus built for the companies shaping Miami's future.

MIAMI FREEDOM PARK CONSTRUCTION UPDATE

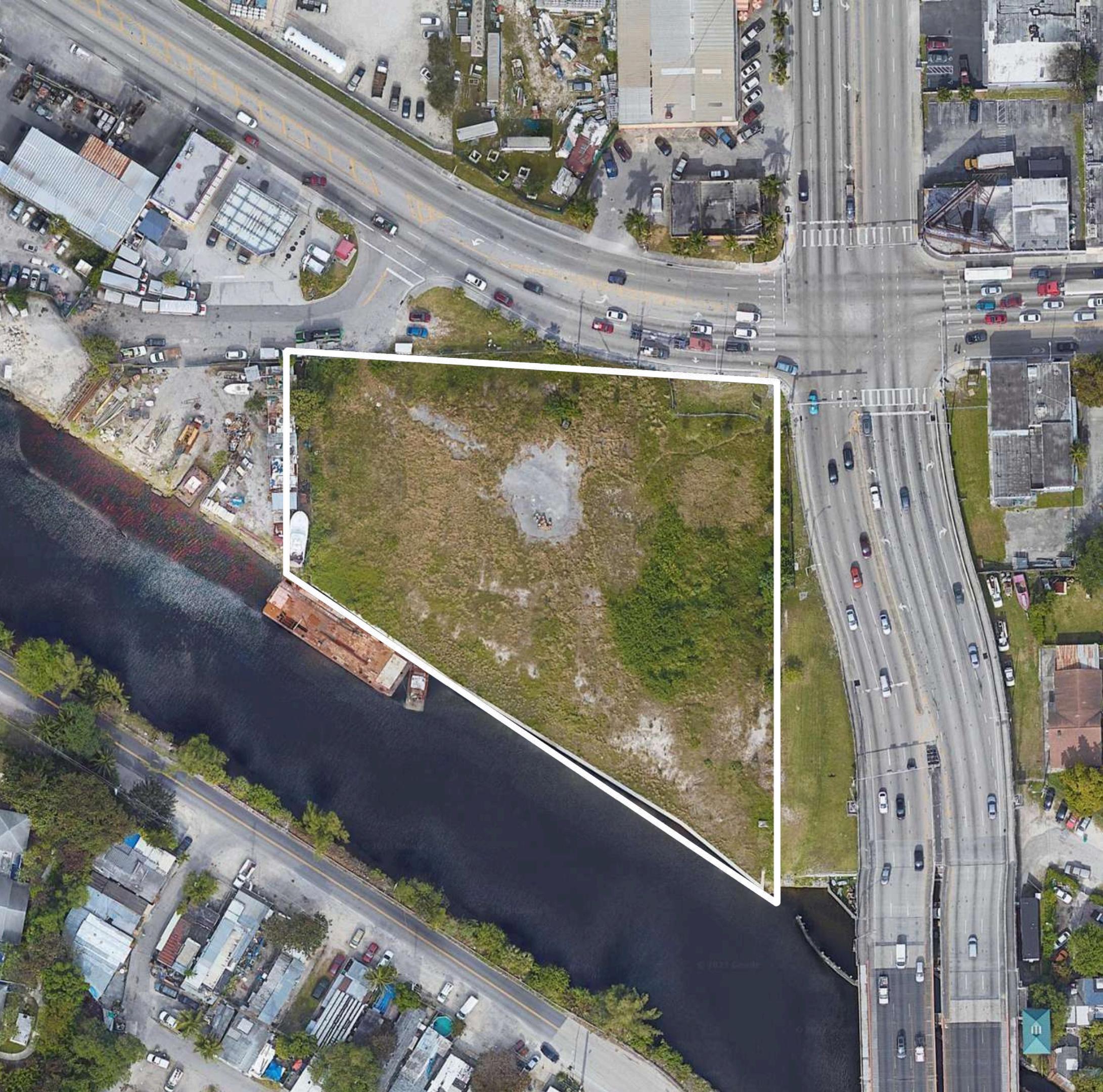


- Inter Miami's 25,000-seat new home is due to open in Spring 2026 and stadium officials said Tuesday that construction is accelerating and on schedule.
- The plan for Inter Miami is to play all home games at the new stadium next season.
- The canopy is the main architectural feature of Miami Freedom Park Stadium, and it is 50 percent done on the structural elements. The next step is raising the canopy, which is going to be the largest in the league.



INFORMATION AVAILABLE:

1. Survey
2. Massing Study and site plan with Podium Parking in 8 Stories
3. Massing Study and site plan with Podium Parking in 12 Stories
4. Massing Study and site plan with detached parking



OFFERING MEMORANDUM

Exclusively Presented By

ALFONSO JARAMILLO

Director Commercial Real Estate

(305) 975 5020

ajaramillo@fir.com

FORTUNE
INTERNATIONAL
REALTY