



FOR SALE

**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

Wynwood 27th Street Development Opportunity

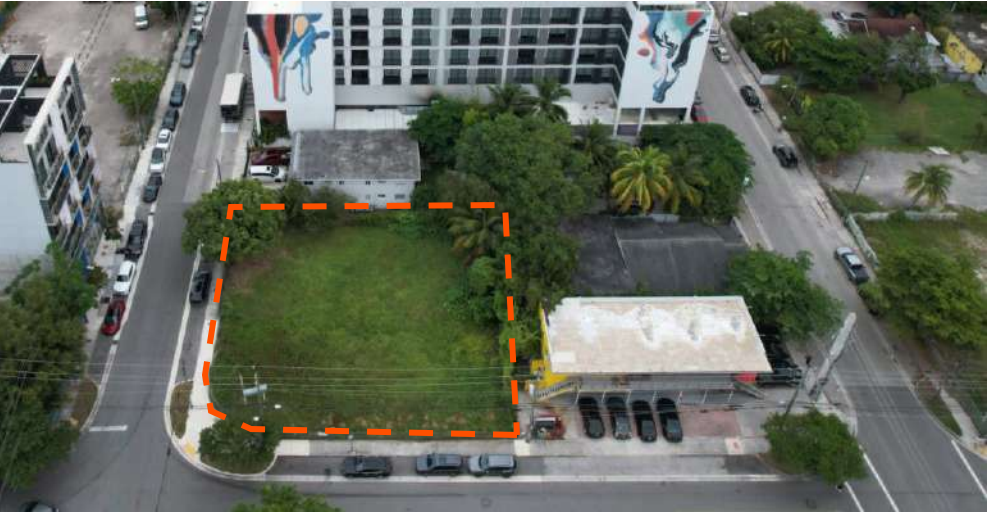
92-98 NW 27th St, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,900,000
Price/SF:	\$569.17/SF
Submarket:	Wynwood
Lot SF:	10,366 SF (0.24 Acres)
Max Height:	8 Stories (W/ Bonus)
Max Density (Residential):	54 Units
Max Keys (Hospitality):	107 Keys
Total FAR:	79,607 SF
Frontage Description:	100 ft on 27th + 100ft on 1st
Zoning:	T5-O // NRD-1

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of a prime development site totaling 10,366 SF at the northeast corner of NW 27th Street and NW 1st Avenue in the heart of Wynwood. Located within the T5-O / Wynwood NRD-1 Overlay, the property offers an exceptional opportunity for a developer to capitalize on the district’s growing residential, hospitality, and creative office demand. The site benefits from favorable zoning that allows for up to 8 stories, or approximately 79,600 buildable square feet, with additional height potential under Florida’s Live Local Act. This location sits steps from Wynwood Walls, 28th Street, and North Miami Avenue corridors—anchored by major mixed-use, multifamily, and hotel projects by Related, Lennar, and Diesel Wynwood. Its combination of visibility, zoning flexibility, and surrounding momentum positions it as one of the few remaining developable sites in Wynwood capable of delivering a significant mixed-use program with strong long-term value creation potential.

INVESTMENT HIGHLIGHTS

- Strong pedestrian traffic and long-term appreciation potential in Miami’s most dynamic submarket
- Supports multiple uses including residential, hospitality, office, and retail
- Surrounded by active developments by Related, Lennar, and Diesel Wynwood

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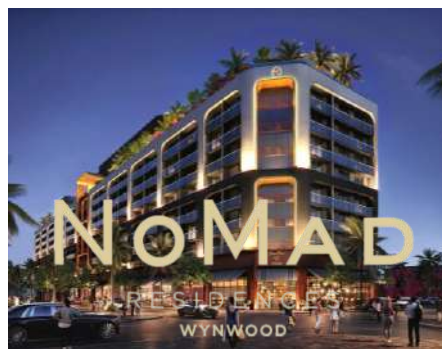
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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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AERIAL CONTEXT



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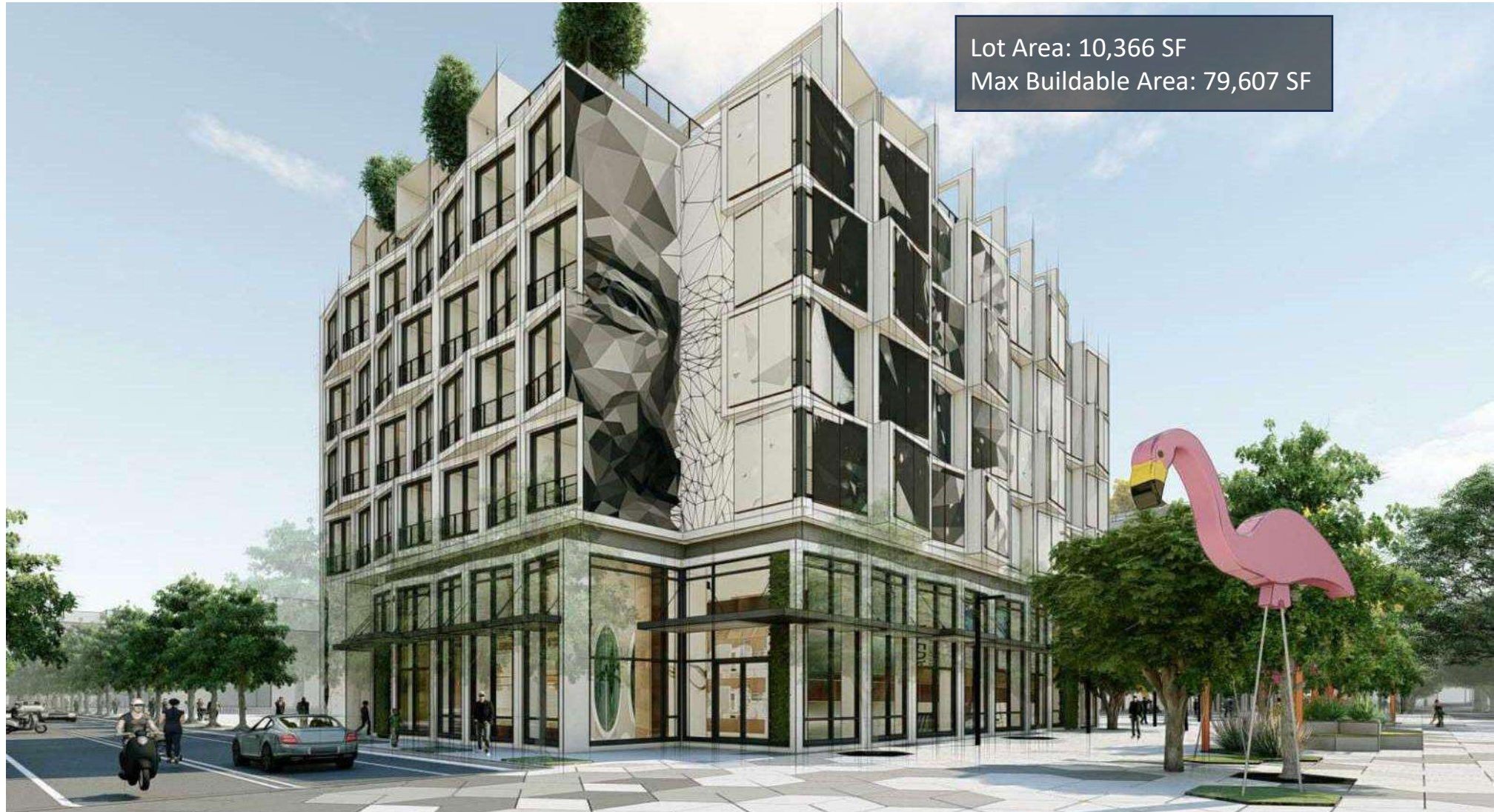
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RENDERING



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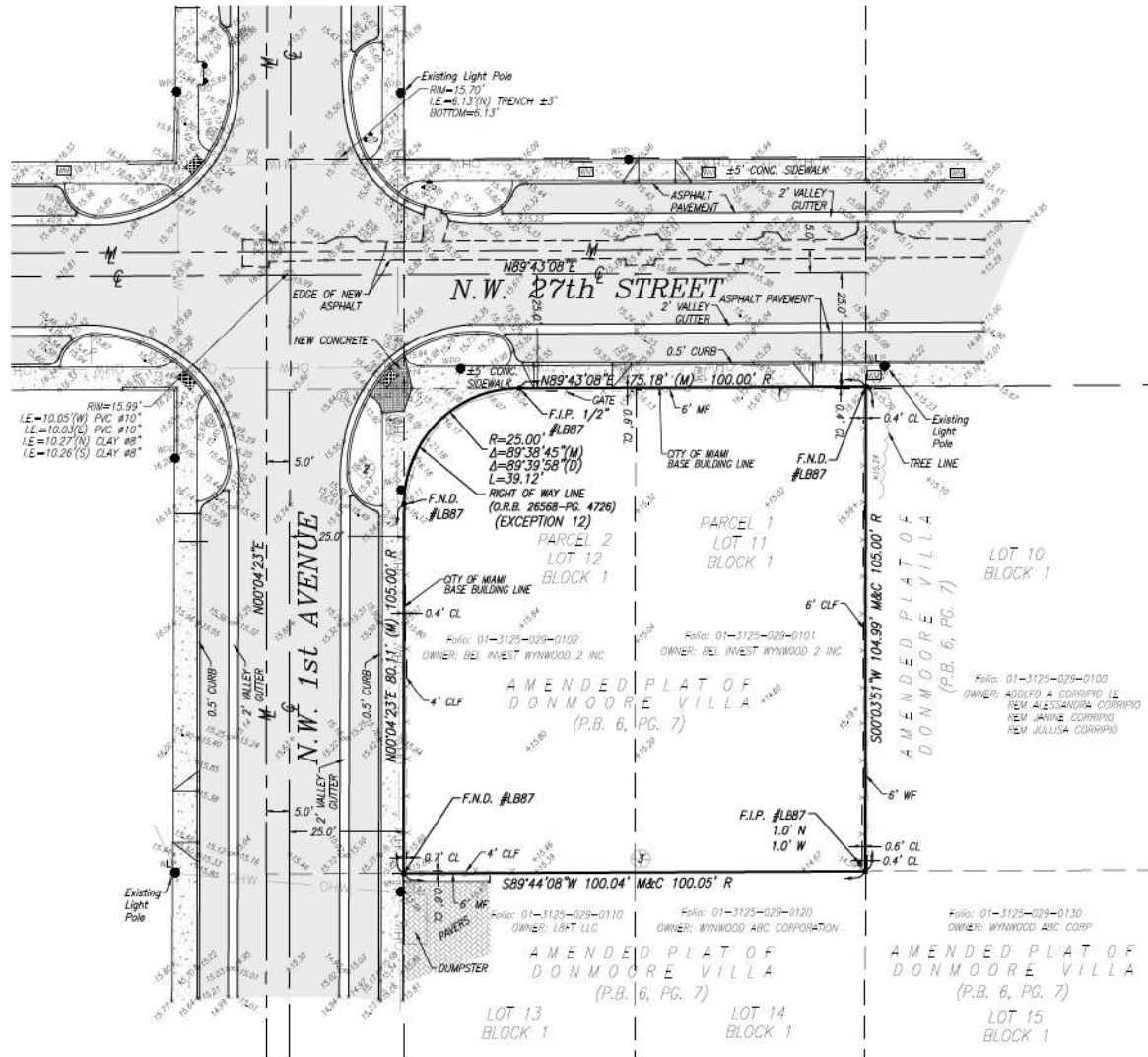
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SURVEY



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ZONING



ZONING SUMMARY

Zoning Code:	T5-O (Urban Center — Office)
Overlay District:	Wynwood NRD-1
Lot SF:	10,366 SF (0.24 Acres)
Max Height:	8 Stories (W/ Bonus)
Max Buildable Area:	79,607 SF
Residential Density:	54 Units
Max Hotel Keys:	107 Keys

ZONING OVERVIEW

The site is zoned T5-O (Urban Center – Office) within the Wynwood NRD-1 Overlay, one of Miami’s most progressive development-oriented districts encouraging pedestrian-friendly, mixed-use projects. This designation permits residential, hospitality, office, and retail uses with reduced parking requirements and increased height and density through the Wynwood Public Benefits Program.

In April 2025, the Miami City Commission approved a measure allowing certain T5-L parcels within the NRD-1—including this site—to access T5-O development capacity, providing additional height and density potential under the same bonus framework.

The property can achieve up to 8 stories, allowing approximately 79,607 buildable SF, and can further increase height under the Live Local Act to as many as 40 stories. Its corner location along NW 27th Street and NW 1st Avenue provides exceptional visibility and frontage in the center of Wynwood’s cultural and commercial district, surrounded by national brands, boutique hotels, and new multifamily developments. This zoning framework and location make the property an ideal candidate for a boutique-scale mixed-use project that blends residential, retail, and hospitality components with long-term growth potential.

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WYNWOOD + HOSPITALITY HIGHLIGHTS

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25.77°N - 80.19°W



moxy HOTELS
NoMAD RESIDENCES
WYNWOOD



PASTIS

Joe's Pizza



Arlo
Wynwood



dōma

FOOD & WINE MIAMI WYNWOOD

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WYNWOOD + CORPORATE TENANTS



SONY MUSIC



pwc



FOUNDERS FUND



ATOMIC



CLAIRE
GROUP



Gensler

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DEMOGRAPHIC CONTEXT



NoMAD



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WYNWOOD DEVELOPMENTS COMPLETED & UNDER CONSTRUCTION



NoMad



Society



29 Wyn



Wynd 27 & 28



250 Wynwood



Wynwood 25

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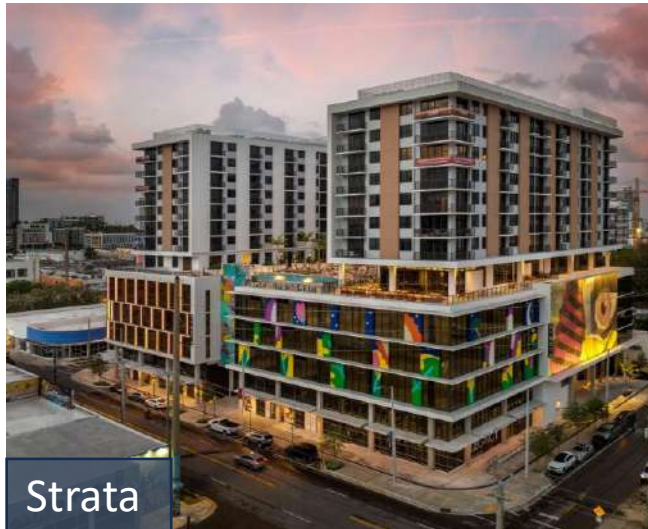
The Oasis



Arlo



The Dorsey



Strata



Moxy



Lynq

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WYNWOOD DEVELOPMENTS COMPLETED & UNDER CONSTRUCTION



The Wynwood Plaza



WNWD21



Wynwood Station



Annex



The Wynhouse



Wynwood Urby

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WYNWOOD DEVELOPMENTS COMPLETED & UNDER CONSTRUCTION



Wynwood Haus



Wynwood Works



Aria on the Bay



Biscayne Beach



Elysee Miami



Hyde Midtown

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Midtown 29



The Standard



Quadro



The Julia



Fourteen Allapattah



Missoni Baia

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LAND COMPS



	Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Zoning
1	2200 NW 2nd Ave	\$18,513,626	9/26/2025	49,223	\$376	T5-O/NRD-1
2	2230 NW 2nd Ave	\$3,113,936	9/26/2025	9,165	\$340	\$6,101
3	2841 NW 2nd Ave	\$14,500,000	9/12/2025	41,454	\$350	
4	187 NW 28th St	\$5,750,000	9/12/2025	6,970	\$825	\$6,101
5	2150 NW Miami Ct	\$14,600,000	5/24/2024	23,522	\$621	T5-O
6	58 NW 26th St	\$3,287,625	5/24/2024	5,227	\$629	R-3
7	2650 Biscayne Blvd	\$13,500,000	5/22/2024	30,266	\$446	T6-36A-O
8	275 NW 25th St	\$6,000,000	5/1/2024	8,106	\$740	I
9	119 NW 29th St	\$7,515,903	9/19/2023	6,900	\$1,089	T6-8-O
10	130 NW 30th St	\$3,684,302	9/19/2023	6,900	\$534	T5-O
11	120 NW 30th St	\$2,844,500	9/19/2023	6,900	\$412	T5-O
12	2724 NW 2nd Ave	\$28,000,100	5/12/2023	30,700	\$912	T5-O WW-NRD
13	160 NW 28th St	\$6,700,000	4/24/2023	11,300	\$593	T5-O
14	2825-2841 NW 2nd Ave	\$19,747,156	4/12/2023	27,750	\$712	C-2, Miami
15	166 NW 29th St	\$4,795,778	4/12/2023	13,678	\$351	C-2, Miami
16	153 NW 25th St	\$2,500,000	10/12/2022	5,300	\$472	\$6,101
17	18 NW 23rd Ave	\$18,000,000	9/29/2022	34,412	\$523	\$6,100
18	2217 Biscayne Blvd	\$4,400,000	7/18/2022	4,791	\$918	T6-36a-O
19	246 NE 26th Ter	\$35,000,000	7/1/2022	91,476	\$383	C-1, Miami, 6405
20	161 NE 27th St	\$5,680,000	6/30/2022	13,939	\$407	C-1
21	2000 N Miami Ave	\$18,850,100	3/31/2022	57,063	\$330	T6-8-O NRD-1, 6100
22	2201 NE 2nd Ave	\$30,650,000	3/21/2022	71,438	\$429	C-1, 6405, T6-36A-O
23	342 NW 29th St	\$2,443,049	2/18/2022	6,969	\$351	T6-8 O, 6100, T-6-8-L

Timeline	T48 Months
Total Sale Comparables	23
Average Price PSF LAND	\$554.02
Median Price PSF LAND	\$471.70
Total Sale Volume	\$270,076,075
Total Land Acres	11.81

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