

North Miami Residential Development Site

Prime Infill Parcel with Potential to Subdivide



NE 7th Avenue & NE 152nd Terrace
Miami, FL 33162

CONTACT

Joshua Kaufman
Team Principal
305.989.6686
joshua@compass.com

Levi Meyer
Team Principal
786.222.5097
levi@compass.com

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PROPERTY OVERVIEW

The NE 152nd Terrace site presents a rare opportunity to acquire a 0.56-acre ($\pm 24,200$ SF) parcel located within a quiet, established residential area of unincorporated Miami-Dade County, near North Miami Beach and Aventura. Zoned RU-1 (Single-Family Residential District), the property allows up to 6 dwelling units per gross acre, permitting development of one single-family residence by right or potential subdivision into three conforming lots (subject to County approval).

The site's generous size and rectangular configuration make it ideal for a custom home builder, developer, or investor seeking to capitalize on the area's steady growth and new-construction demand. In addition, participation in Miami-Dade's Workforce Housing Development Program (WHDP) could unlock additional density incentives beyond the base RU-1 allowance, creating potential for a small-scale attainable housing project.

Conveniently positioned just east of NE 6th Avenue (SR-915) and minutes from I-95, the property provides excellent access to employment centers, schools, and major retail hubs throughout northeast Miami-Dade.

PROPERTY STATS

Asking Price		\$599,000
Lot Size		24,200 SF
Acreage		± 0.56
Zoning	RU-1 – Single-Family Residential District	
Density	Up to 6 DU/AC	
Potential	Subdivision into 3 Lots (subject to County approval)	

PROPERTY HIGHLIGHTS

- $\pm 24,200$ SF (0.56 AC) vacant residential parcel in North Miami area
- Zoned RU-1, allowing 6 dwelling units per gross acre
- Potential to subdivide into up to 3 conforming single-family lots
- Workforce Housing Development Program eligible – may allow increased density
- Ideal for custom home builders, investors, or small-scale developers
- Centrally located near Aventura, Sunny Isles, and I-95
- Established residential surroundings with strong new-construction demand
- Large infill parcel offering flexibility for single-family or attainable housing concepts



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SUBJECT PROPERTY

COMPASS FLORIDA LLC
2550 S Bayshore Drive, Suite 106, Miami, FL 33133

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KAUFMAN
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