



**1090-1096 NW 54TH ST
MIAMI, FL 33127**

HIGH-EXPOSURE LAND + SITE PLAN APPROVAL

**FOR SALE
THE ALPHA
COMMERCIAL**

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS™

742 NE 79th Street, Miami, FL 33138

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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.



LEARN MORE

THE LISTING TEAM

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THE ALPHA COMMERCIAL ADVISORS™ PRESENTS A RARE, FULLY SITE PLAN APPROVED CORNER DEVELOPMENT OPPORTUNITY ALONG MIAMI'S SHIFTING PATH TO PROGRESS.

Situated on the NW/NE 54th Street corridor, this opportunity-zone development site offers unmatched visibility and connectivity along one of Miami's most important east-west arteries, linking the urban core with rapidly transforming neighborhoods.

The property comes with full site plan approval in place, allowing developers to bypass entitlement risk and move directly into permitting and construction. While zoning permits additional density and height, the seller has strategically value-engineered the design into a conservative, efficient 21-unit multifamily plan—ensuring a cost-effective project that aligns with market demand and developer bottom line.

Alternatively, the exposure afforded by the double-frontage corner location, commercial zoning, 24,000+ daily traffic count, and direct adjacency to national retailers (situated opposite Wendy's), opens further optionality to reposition as single-tenant retail or supportive uses at buyer's discretion.

OFFERING SUMMARY

1090-1096 NW 54TH ST MIAMI, FL 33127

Neighborhood:	Liberty City
Asset Type:	Land/Approved Project
Lot Area:	17,016 SF (0.39 acres)
Traffic Count:	25,000 AADT
Zoning:	T5-0
Max. Density:	25 units (or 50 keys)
Max. Height:	5 stories See page 4 for approved project metrics
Allowable Uses:	Multi-family, Mixed-Use, Education, Office, Hotel, Retail, Religious and more
Opportunity Zone:	Yes
Live Local Eligible:	Yes
Site Plan Approval:	Yes
Seller-Financing Available:	Yes
Asking Price:	\$1,185,000



PROPERTY HIGHLIGHTS

- **Fast-Track Development:** Fully-approved site plan for an economic 21-unit, 3-story multifamily project, ready-to-execute, streamlined for cost-efficiency, and tailored to meet missing-middle market demand.
- **Infill Opportunity Upside:** Advantageous, lower barrier-to-entry option suited for small-scale developers looking to get in on the action ahead of the game, all within the bounds of a Qualified Opportunity Zone (QOZ) location.
- **Emerging Corridor:** Strategically positioned at the crossroads of Liberty City and Little River, two submarkets undergoing major public & private reinvestment thanks to Miami-Dade's wave of Live Local Act-driven projects.
- **Corner Visibility Advantage:** Highly visible corner with dual frontage along NW 54th Street, benefiting from traffic counts exceeding 25,000 daily vehicles and direct adjacency to national QSR and retail tenants.
- **Built-In Flexibility:** Priced competitively to raw land alternatives on the basis of by-right allowances, preserving upside & optionality for future densification or higher-return programs/uses.

APPROVED PLANS



Featuring rare full site plan approval, in-place zoning, and plans for a 21-unit multifamily project "Residences 54", 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.

Boutique in scale and thoughtfully designed for economic efficiency with approvals below the max. density and height allowed by-right, as an elevated 'missing-middle' urban infill project that investors and residents have been waiting for in Miami's rapidly growing 54th Street corridor, connecting Wynwood, Midtown, and the Design District.

PROJECT METRICS

Project Type:	Multi-Family	
Project Status:	Site Plan Approved	
Lot Area:	17,016 SF (0.39 acres)	
	By-Right	Approved
Project Density:	25 units	21 units
Project Height:	5 stories	3 stories
Buildable Area:	61,295 BSF	24,754 BSF

SAMPLE FLOORPLANS

See Due Diligence Folder for complete plans.



Level 1



Level 2 & 3

BIRD'S EYE VIEW



NW 54TH ST

25,000 AADT



NW 11TH AVE

107'

105'

17,016 SF (0.39 acres)

131'

130'

Liberty Square Project

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.

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.

Little River Master Plan

📍 Multiple Locations



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.





1	DESIGN DISTRICT	2 MILES
2	WYNWOOD/MIDTOWN	2.5 MILES
3	DOWNTOWN MIAMI	6 MILES
4	ALLAPATTAH/HEALTH DISTRICT	3 MILES

Winn-Dixie



SUBJECT SITE



NW 54TH ST

25,000 AADT



WEST VIEW



MIAMI INTERNATIONAL AIRPORT



SUBJECT SITE

NW 54TH ST

25,000 AADT

« NW 12TH AVE »

APPROVED



The HueHub Project

WEST LITTLE RIVER

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NEIGHBORHOOD MAP





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