



FOR SALE

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

The Center of Wynwood – Land/Parking Income

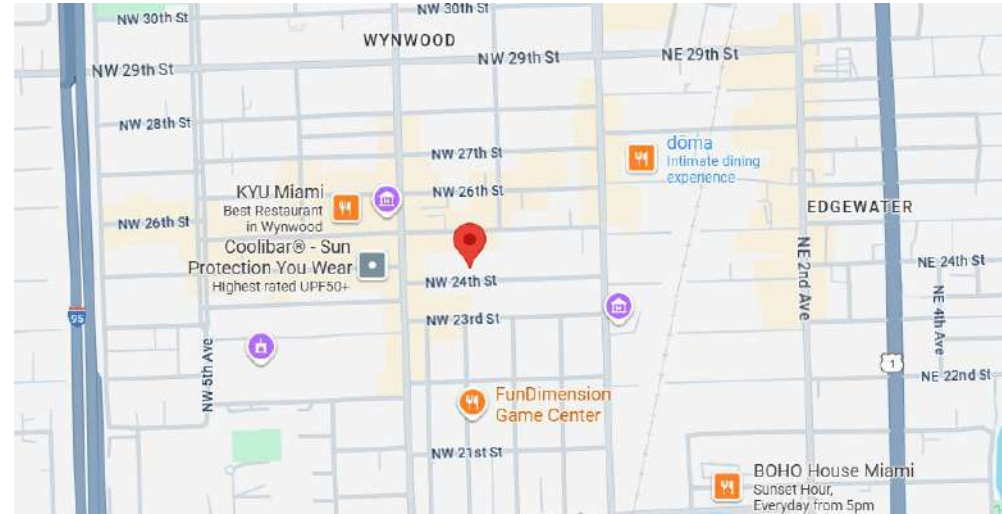
127-135 NW 24th St, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$8,500,000
Asset Type:	Land
Submarket:	Wynwood
Lot SF:	14,500 SF
Price/SF Lot:	\$586
By-Right Height:	Up to 5 Stories (Up to 8 Stories with NRD1 Bonus)
As of Right Density:	74 Doors
Hotel Density:	149 Keys
By-Right Uses:	Mixed-Use: Residential, Retail, Office, Hotel
Zoning:	T5-O Wynwood NRD

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 127–135 NW 24th Street, a 14,500-square-foot development site in the heart of Wynwood. Zoned T5-O within the Wynwood NRD-1 overlay, the site permits 5 stories by right and up to 8 stories with NRD-1 bonus. This equates to approximately 72,500 buildable square feet by right ($14,500 \times 5$) and 116,000 buildable square feet with bonus ($14,500 \times 8$). Residential density is approximately 150 units per acre (~50 units) by right or 225 units per acre (~75 units) with NRD-1 bonus. Hotel density allows up to 225 keys per acre (~75 keys). The zoning supports a wide range of mixed-use development including residential, retail, office, and hotel uses. Located directly on NW 24th Street, the property is surrounded by some of Wynwood’s most notable retail, hospitality, and cultural attractions.

INVESTMENT HIGHLIGHTS

- Prime Wynwood Development Site Totaling 14,500 Square Feet
- Highly Desirable T5-O Zoning Allowing Up To 5 Stories Of Mixed-Use Development
- Located In The Heart Of Miami’s Premier Arts And Entertainment District
- Fully Licensed and Compliant Parking Lot with Significant Parking Income

Tony Arellano P.A. // Managing Partner
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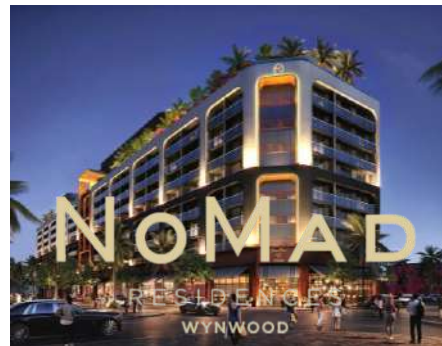
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LOCATION DESCRIPTION



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The Portfolio is located within 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. Ideally located next to the Wynwood 25 on 25th Street, with the best retail Wynwood has to offer; adjacent tenancy include Uchi, KYU, Salt&Straw, Warby Parker, Marine Layer, Joe's Pizza, Rosemary's, Taco Stand, the Wynwood Walls, Zak the Baker, Pastis, Le Chick, Panther Coffee, etc. office tenancy nearby includes Founder's Fund, Atomic, Ramp Financials, Solana Spaces, etc.

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, OpenStores, 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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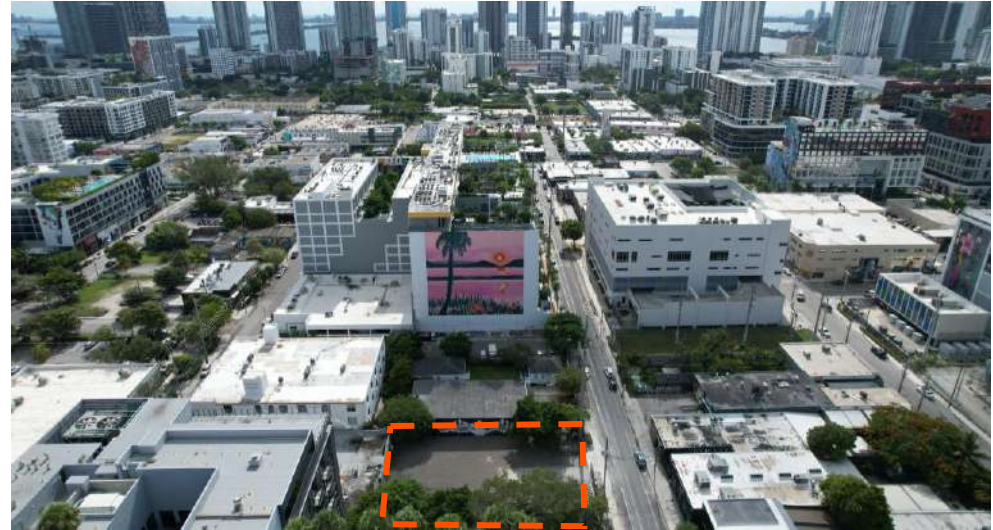
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AERIALS



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DEMOGRAPHIC CONTEXT



STRATA
WYNWOOD



SOCIETY
Wynwood

Cynergix WYNWOOD ARTS DISTRICT

THE DORSEY

The Wynwood HOUSE

THE WYNWOOD GARAGE

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NEIGHBORHOOD CONTEXT MAP



moxy
HOTELS



PASTIS

Joe's
Pizza



Arlo
Wynwood
dōma
FOOD & WINE MIAMI WYNWOOD



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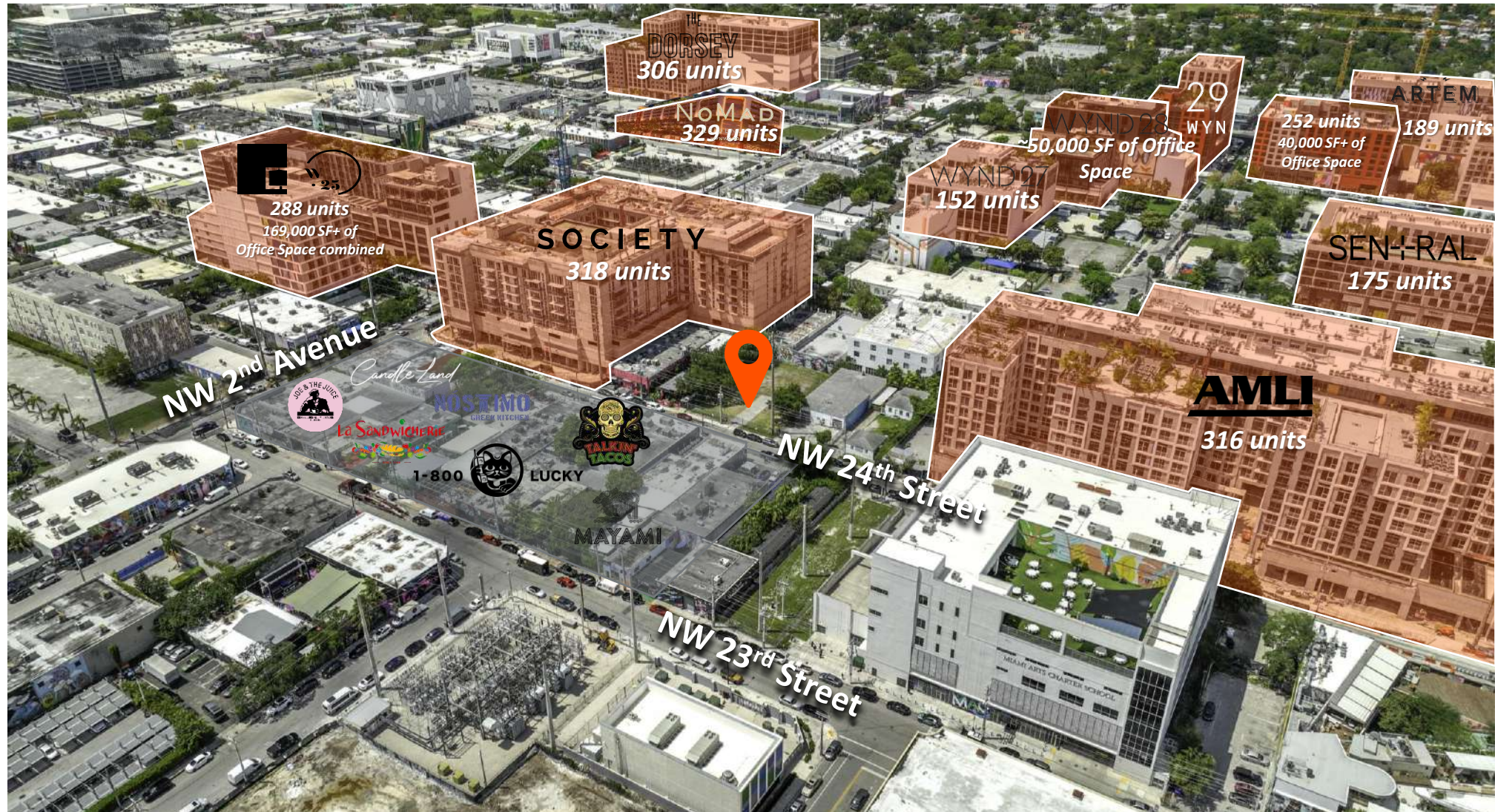
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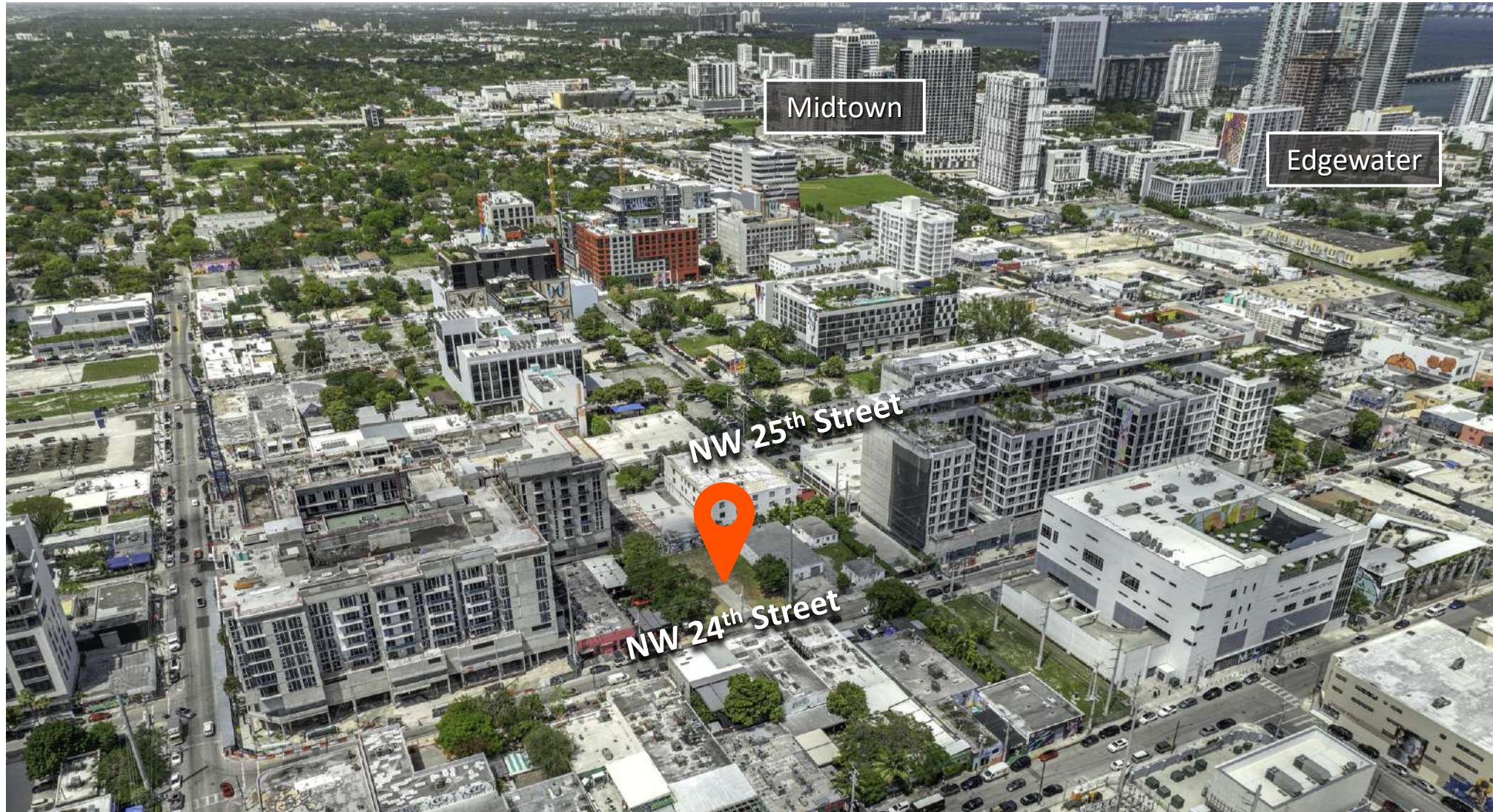
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NORTHEAST AERIAL CONTEXT



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THE NEIGHBORHOOD



SONY MUSIC



pwc



FOUNDERS FUND



ATOMIC



CLAIRE
GROUP



Gensler

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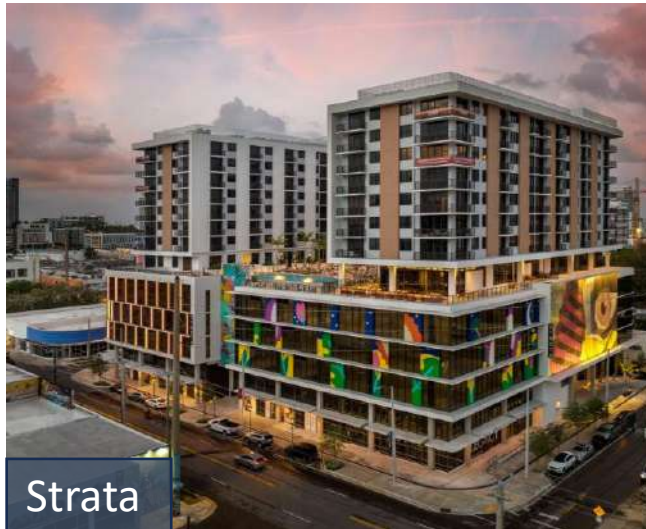
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Wynwood Haus



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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COMPS



Central Miami North Urban Core 2025 <T-36 Comps >5mm

Property Name	Recorded Date	Sale Price	SF	\$/SF	Primary Asset	Acres	Zoning	Property Address	Latitude	Longitude
1 35th St Wynwood Assemblage (0.66 Acres)	1/22/2025	\$ 9,000,000.00		28749.6 \$	313.05	Land	0.66 T5L	49-69 NW 35th St & 3511 NW 1st Ave	25.809853	-80.19687
2 404-436 NE 35th St (0.83 Acres)	11/13/2024	\$ 15,100,000.00		36154.8 \$	417.65	Land	0.83 T6-36aL	404-436 NE 35th St	25.809275	-80.18806
3 Wynwood 25 (Portion)	8/11/2024	\$ 12,300,000.00		45738 \$	268.92	Land	1.05 T5-O	325 NW 24th St	25.80047	-80.20065
4 The Rider (Proposed)	6/26/2024	\$ 21,000,000.00		31363.2 \$	669.57	Land	0.72 T6-24a - O		25.803679	-80.19308
5 Edgewater Infill / Redevelopment Site (0.47 acres)	5/30/2024	\$ 9,261,800.00		20473.2 \$	452.39	Land	0.47 T6-36a	2650 Biscayne Blvd	25.802552	-80.18982
6 3047 Biscayne Blvd (0.46 Acres)	4/18/2024	\$ 12,400,000.00		20037.6 \$	618.84	Land	0.46 T6-36a	3047 Biscayne Blvd	25.80625	-80.189
7 Miami - 0.86 Acre Edgewater Development Site	2/2/2024	\$ 19,200,000.00		37461.6 \$	512.52	Land	0.86 T6-36 AL	426 NE 28th St	25.803232	-80.18725
8 2501-2511 Biscayne Blvd	1/19/2024	\$ 28,500,000.00		48351.6 \$	589.43	Land	1.11 T6-36a O	2501-2511 Biscayne Blvd, 327-335 25th St, 32	25.801418	-80.18835
9 Standard Residences (Proposed)	10/25/2023	\$ 14,200,000.00		28314 \$	501.52	Land	0.65 T6-24a - O	3100 NE 1st Ave	25.806273	-80.19344
10 2215 NW 1st Place (Proposed)	10/9/2023	\$ 24,000,000.00		38332.8 \$	626.10	Land	0.88 T5-O	2215 NW 1st Pl	25.79862	-80.19835
11 112-138 NW 30th St (1.11 Acres)	10/3/2023	\$ 20,000,100.00		48351.6 \$	413.64	Land	1.11 T5-O	112-138 NW 30th St & 119-137 NW 29th St	25.804241	-80.19781
12 Midtown 1 (Proposed)	6/22/2023	\$ 40,600,000.00		71002.8 \$	571.81	Land	1.63 T6-24a - O	3501 NE 1st Ave	25.810139	-80.19164
13 VIDA Edgewater Residences (Proposed)	6/4/2023	\$ 14,000,000.00		30056.4 \$	465.79	Land	0.69 T6-36aL	410 NE 35th Terrace	25.810024	-80.18826
14 Wynwood Works (Proposed)	5/25/2023	\$ 6,000,000.00		20037.6 \$	299.44	Land	0.46 T6-36a	2035-2043 N Miami Ave	25.796204	-80.19467
15 Wynwood Area Hotel Assemblage	5/22/2023	\$ 28,000,000.00		30492 \$	918.27	Land	0.7 T5-O	2724 NW 2 Ave, 208 NW 28th St, 229, 235 & 2	25.802643	-80.19932
16 Wynwood Hotel (Proposed)	4/27/2023	\$ 6,700,000.00		11325.6 \$	591.58	Land	0.26 T5-O	160 NW 28 St	25.802709	-80.19846
17 125-145 NE 20th St (0.43 Acres)	4/23/2023	\$ 6,134,400.00		18730.8 \$	327.50	Land	0.43 T6-12-O	125-145 NE 20th St	25.795847	-80.19186
18 The Collective Wynwood (Proposed)	4/10/2023	\$ 26,000,000.00		41382 \$	628.29	Land	0.95 T6-8-O	2825 NW 2nd Ave	25.803392	-80.19879
19 Portion of Rilea Group's Wynwood Assemblage	2/13/2023	\$ 5,700,000.00		12196.8 \$	467.34	Land	0.28 T5-O	31-37 NE 28th St	25.803422	-80.1942
20 Biscayne Blvd & 27th St - 0.73 Residential Acre	12/30/2022	\$ 12,500,000.00		31798.8 \$	393.10	Land	0.73 T6-36aL	410 NE 27th St	25.80262	-80.18774
21 Wynwood Norte Land Assemblage (0.66 Acres)	12/19/2022	\$ 5,500,000.00		28749.6 \$	191.31	Land	0.66 T3-O	159-175 NW 31st St	25.806057	-80.1987
22 Wynwood - 0.65 Commercial Acre(s)	12/15/2022	\$ 13,100,000.00		28314 \$	462.67	Land	0.65 T5-O		25.800186	-80.19834
23 Wynwood Norte Land Assemblage (1.15 Acres)	12/14/2022	\$ 6,799,000.33		50094 \$	135.72	Land	1.15 T3 O & T4-R.	107-175 NW 31st St	25.806154	-80.19809
24 Portion of Wynwood Garden North Apartments (Proposed)	12/5/2022	\$ 7,850,000.00		33105.6 \$	237.12	Land	0.76 T3 O & T4-R.	75-93 31st St & 3129-3131 NW 1st Ave	25.806338	-80.19691
25 2100 N Miami Ave Wynwood (Proposed) (Live Local Act)	11/28/2022	\$ 12,000,000.00		69260.4 \$	173.26	Land	1.59 T6-8-O	2110-2134 N Miami Ave	25.797325	-80.19535
26 401 NE 29th St Mixed-Use (Proposed)	10/20/2022	\$ 22,500,000.00		60548.4 \$	371.60	Land	1.39 T6-36aL	401 NE 29th St	25.804623	-80.18797
27 234 NE 34th St - 0.85 Acres	10/18/2022	\$ 16,500,000.00		37026 \$	445.63	Land	0.85 T6-36aL	234 NE 34th St	25.808342	-80.18973
28 18 NW 23rd St (Proposed)	10/2/2022	\$ 18,000,000.00		34412.4 \$	523.07	Land	0.79 T6-8-O	18 NW 23rd St	25.798983	-80.19538
29 1600 NE 2nd Ave	9/20/2022	\$ 14,300,000.00		23958 \$	596.88	Land	0.55 T6-24a - O	1600 NE 2nd Ave	25.790882	-80.19112
30 159 & 161 NE 27th St	7/7/2022	\$ 5,680,000.00		13939.2 \$	407.48	Land	0.32 T6-12-O	159 & 161 NE 27th St	25.802803	-80.1915
31 Miami Condo Development Site	5/26/2022	\$ 49,000,000.00		47480.4 \$	1,032.00	Land	1.09 T6-36B O	1775 Biscayne Blvd	25.792889	-80.18844
32 2000 Wynwood (Proposed)	4/6/2022	\$ 18,850,000.00		57063.6 \$	330.33	Land	1.31 T6-8 O	2000 N Miami Ave	25.795933	-80.19536
33 Residence 23 (Proposed)	4/3/2022	\$ 30,650,000.00		71438.4 \$	429.04	Land	1.64 T6-36a O		25.798607	-80.19025
34 3333 Biscayne Blvd (Proposed)	3/17/2022	\$ 46,800,000.00		127630.8 \$	366.68	Land	2.93 T6-36a O		25.808215	-80.18844
35 Edgewater Redevelopment - 1.38 Acres	1/27/2022	\$ 37,635,000.00		106112.8 \$	626.07	Land	1.38 T6-36B O	221 NE 19th St	25.794987	-80.18958
36 1836 Biscayne Blvd (Proposed)	1/12/2022	\$ 20,000,000.00		41817.6 \$	478.27	Land	0.96 T6-36B O	256 NE 19th St	25.794485	-80.18952
37 The Wynwood Plaza (Proposed)	1/11/2022	\$ 52,754,000.00		124146 \$	424.94	Land	2.85 T6-8-O		25.803896	-80.19604
38 Edgewater - 2nd & 27th Corner	1/6/2022	\$ 9,800,000.00		24393.6 \$	401.74	Land	0.56 T6-12-O	192 NE 27th St	25.802376	-80.19127
39 1700 Biscayne Block	12/23/2021	\$ 105,000,000.00		132422.4 \$	792.92	Land	3.04 T6-36 O +	1700 Biscayne Blvd	25.791636	-80.18969
40 Amli Mixed-Use Tower (Proposed)	11/19/2021	\$ 30,500,000.00		80150.4 \$	380.53	Land	1.84 T6-24a - O	3001 NE 1st Ave	25.805394	-80.19286
41 Edgewater - 0.7 Acres	10/13/2021	\$ 7,200,000.00		29185.2 \$	246.70	Land	0.67 T6-8-O	106 NE 24th St	25.799623	-80.19268
Min		\$ 5,500,000.00		11,325.60 \$	135.72		0.26			
Max		\$ 105,000,000.00		132,422.40 \$	1,032.00		3.04			
Mean		\$ 21,000,348.79		44,526.82 \$	465.87		1.02			
Total		\$ 861,014,300.33		1825599.6			41.91			

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CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Devlin Marinoff

Managing Partner & Broker

(C) 917.312.2219

(O) 305.909.7343

dm@dwntwnrealtyadvisors.com

Jordan Sotomayor

Sales Coordinator

(C) 917.861.1909

(O) 305.207.4530

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