

Prime Multi-Use Redevelopment Opportunity in Miami, FL
Presented by Sigma Real Estate International Florida, LLC

Flagler Land Project

Executive Summary

- Four contiguous parcels (0.78 acres total) in Miami's high-traffic Flagler corridor
 - Zoned partly BU-1A (Limited Business District) and RU-2 (Two-Family Residential)
 - Ideal for multi-use development: retail, office, residential, or combination
- Key Highlights:
 - Location: Directly off Palmetto Expressway (SR 826) for maximum visibility
 - Flexibility: Suited for ground-up development, long-term leasing, or strategic partnerships





Property Overview

Folio 30-4002-008-0130 (NE Lot)

- **Address:** 7600 W Flagler St, Miami, FL 33144
- **Size:** 9,570 SF
- **Zoning:** BU-1A (Commercial – Arterial)

Folio 30-4002-008-0093 (NW Lot)

- **Address:** 7600 W Flagler St, Miami, FL 33144
- **Size:** 5,050 SF
- **Zoning:** BU-1A (Commercial – Arterial)

Folio: 30-4002-008-0140

- **Address:** 7601 W Flagler St, Miami FL 33144
- **Lot Size:** 11,000 SF
- **Zoning:** RU-2 (Two-Family Residential)
- **Land Use (Appraiser):** Residential: Vacant Land

Folio: 30-4002-008-0094 4. (SW Lot)

- **Address:** 29 SW 76th Ct, Miami FL 33144
- **Lot Size:** 8,250 SF
- **Zoning:** RU-2 (Two-Family Residential)
- **Land Use (Appraiser):** Multifamily (2 Living Units, built in 1974)

Asking Price (Combined): ~\$9.32M (~\$275.11/SF)

- **Total Site:** ~0.78 acres (33,870 SF)
- **Land Use (Appraiser):** Residential & Vacant Land

An aerial photograph of a suburban neighborhood. In the foreground, there are several single-family homes with red-tiled roofs. To the left, a large lot is being used for temporary structures, including several shipping containers (one red, one yellow) and a white tent. A road runs through the center of the image, with a few cars and an RV parked along the side. In the background, there are more houses, a gas station, and a larger commercial building. The area is a mix of residential and commercial zones.

Zoning & Development Potential

- BU-1A (Limited Business District)
 - Permits a variety of commercial uses (retail, office, etc.)
 - Potential for mixed-use (retail/office + residential above), subject to approvals
- RU-2 (Two-Family Residential District)
 - Allows duplex or multifamily (2–9 units)
 - Subdivision possible if Code requirements (lot size, frontage) are met
- Key Advantage:
 - Multiple permitted uses = creative potential (standalone commercial, mixed-use, or residential expansions)

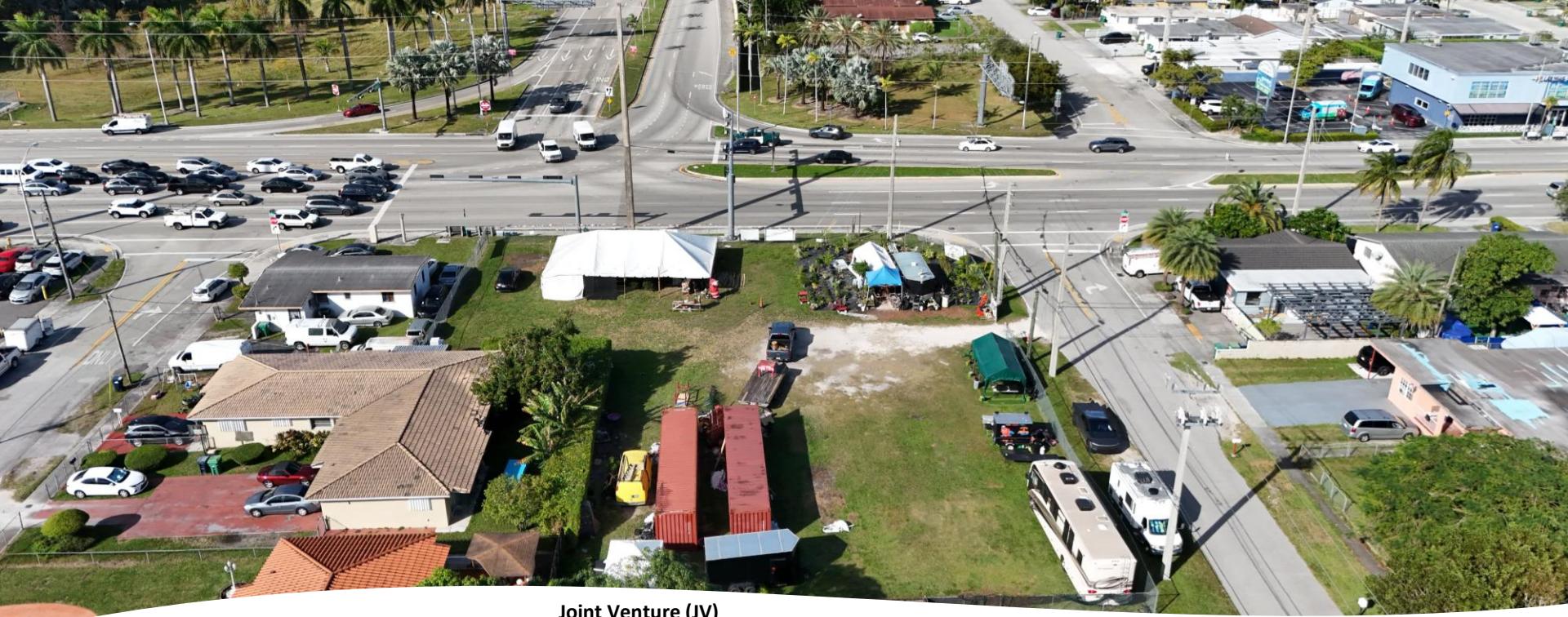


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Ownership Flexibility & Partnership Options



Joint Venture (JV)

- The owner contributes land as equity while the development partner finances and manages construction.
- Profits are shared upon completion, lease-up, or sale of the project.
- Ideal for investors seeking high-yield redevelopment opportunities with minimized land acquisition costs.

Outright Sale

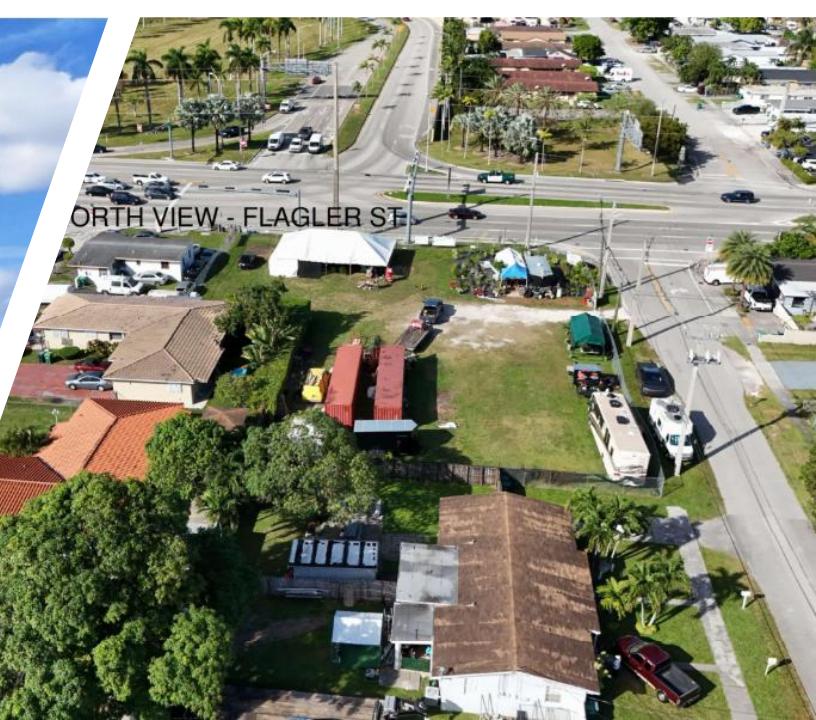
- Buyers can acquire the **entire 0.78-acre site** for complete ownership and development control.
- Asking price: **~\$9.3M (\$275.11 per SF)**, aligning with competitive market valuations.
- Suitable for developers seeking full entitlement and long-term asset appreciation.

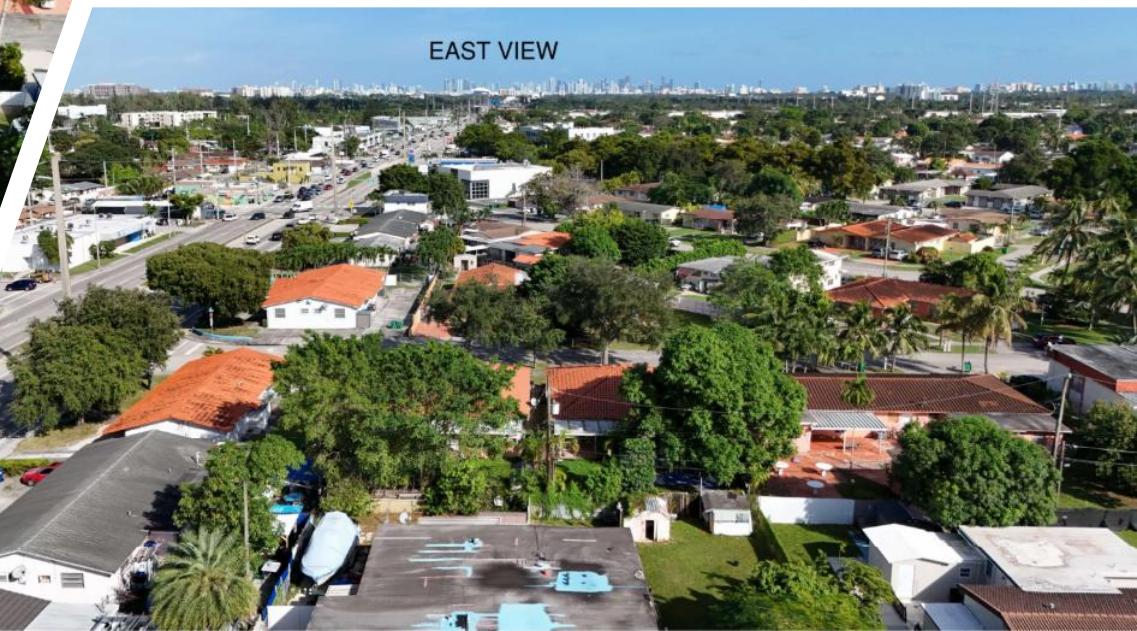
Long-Term Lease

- Secure a **stable leasing structure** without the upfront investment of purchasing the land.
- Competitive lease rates: **~\$5.50 per SF**, making it attractive for business expansion.
- Flexible lease terms available to accommodate tenant needs.

Ground Lease

- Developer constructs and operates improvements while paying ongoing ground rent.
- Allows the tenant to retain control over improvements while the owner maintains underlying land ownership.
- Long-term flexibility for businesses seeking to establish a permanent footprint in the area.







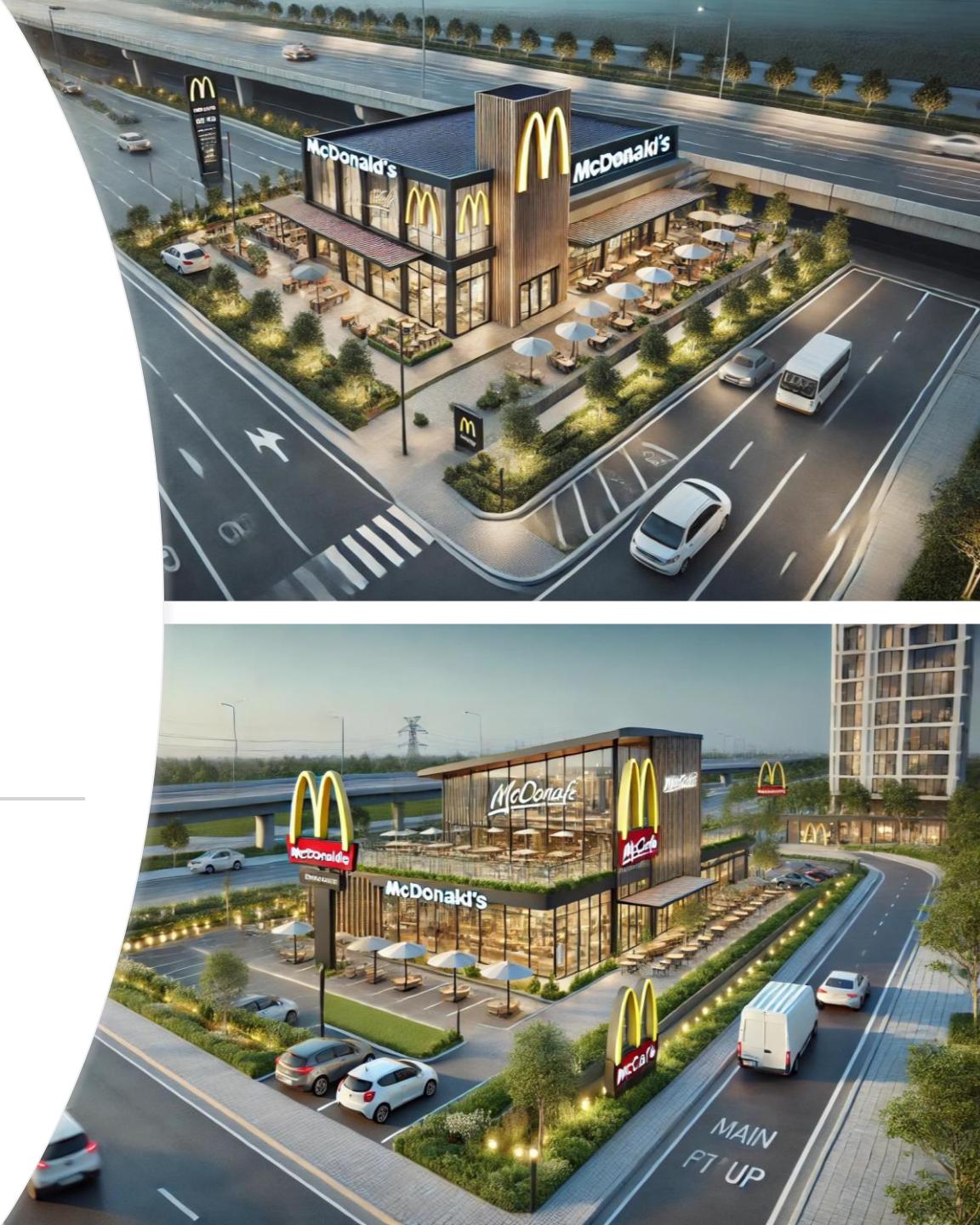
Corner Land Ideal for:



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Corner Land Ideal for:





Corner Land Ideal for:





Corner Land Ideal for:



Corner Land
Ideal for:

