

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



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)

An aerial photograph of a suburban neighborhood. In the foreground, there's a large house with a prominent orange-tiled roof. To its right, a large green tree stands next to a smaller white building. Further back, a road runs horizontally, with several commercial buildings and parking lots on the left side. A large white RV is parked on a grassy area. The background shows more residential houses and trees.

Zoning & Development Potential

BU-1A (Limited Business District)

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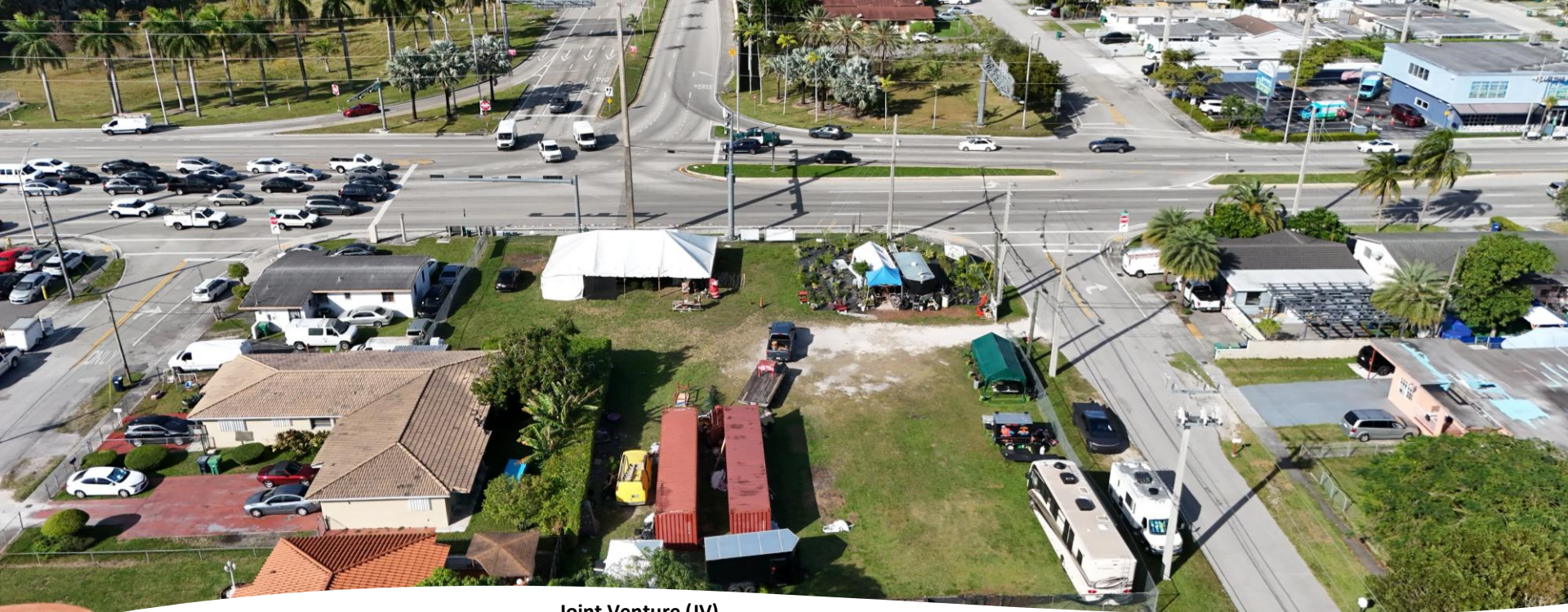
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Ownership Flexibility & Partnership Options

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.



NORTH VIEW FLAGLER ST



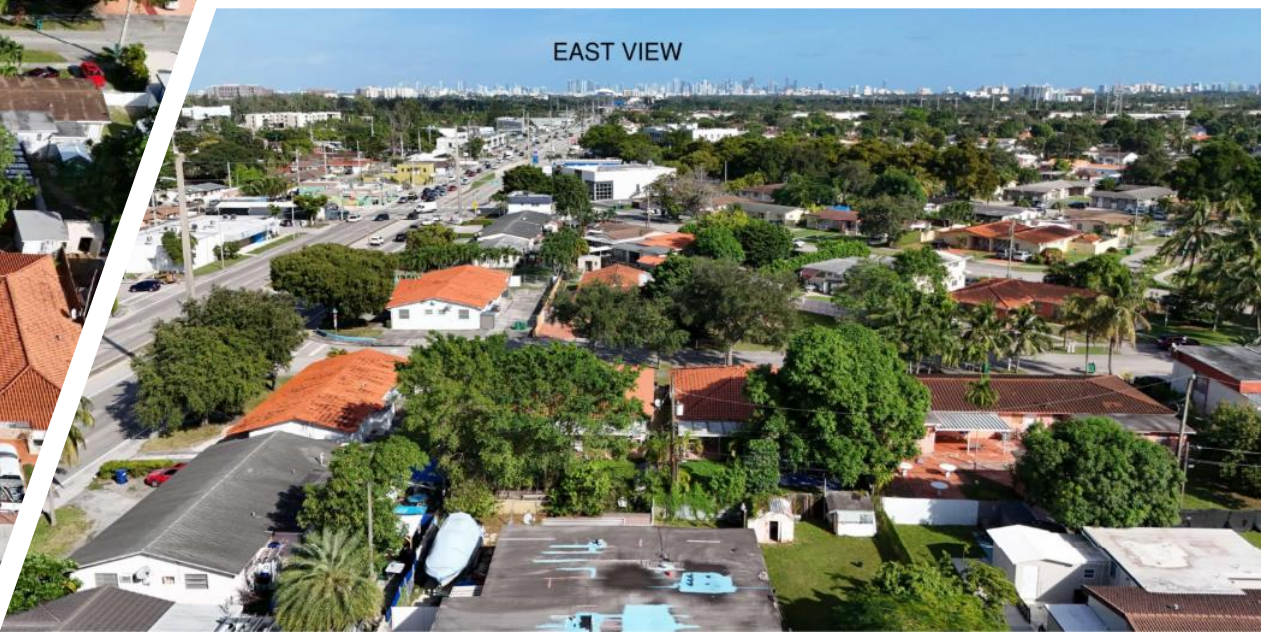
NORTH-WEST VIEW - 826 HWY



NORTH-WEST VIEW - 826 HWY



NORTH VIEW - FLAGLER ST



EAST VIEW



Corner Land Ideal for:



Corner Land Ideal for:

Corner Land
Ideal for:



Corner Land
Ideal for:



Corner Land
Ideal for:





Corner Land
Ideal for:

