

Development Site Opportunity

1598/1542/1532 NE 1 Ave. Miami, FL 33132

Arts & Entertainment District



For more info: Alexander Sherman
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Property Summary	Price:	\$13,000,000	FLR:	7
	Lot Size:	18,900 SF (0.44 AC)	Base SF:	132,300 SF
	Lot Density:	500 Units/AC	30% Public Bonus:	39,690 SF
	Zoning:	T6-24A-O	Total SF:	171,990 SF
	Permitted Units:	216 Residential Units / 432 Hotel Units	Max. Height:	24 Stories + Bonus
			Land Assemblage:	Lot 1: 6,300 SF Land, with approx.. 5K SF Building Lot 2: 6,300 SF – Vacant Land Lot 3: 6,300 SF – Vacant Land

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INTERNATIONAL REALTY

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Incredible **Development Opportunity in the Vibrant Arts & Entertainment District!** This prime property, located in an Opportunity Zone, offers a unique chance for savvy investors. With permitted buildable units reaching up to 216 for residential or 433 for hotel units, the potential is boundless. This prime **18,900 SF parcel** is truly a Developer's Dream. Nestled in Miami's most sought-after neighborhood, capitalize on the advantage of the city's highest density zoning. Whether envisioning a striking **Condo Tower**, a thriving **Apartment Rental Building**, or a **luxurious Hotel**, this site holds immense promise for a groundbreaking project. Seize the opportunity to shape the future of Miami's skyline and be a part of this dynamic and rapidly growing community.

AERIAL VIEW



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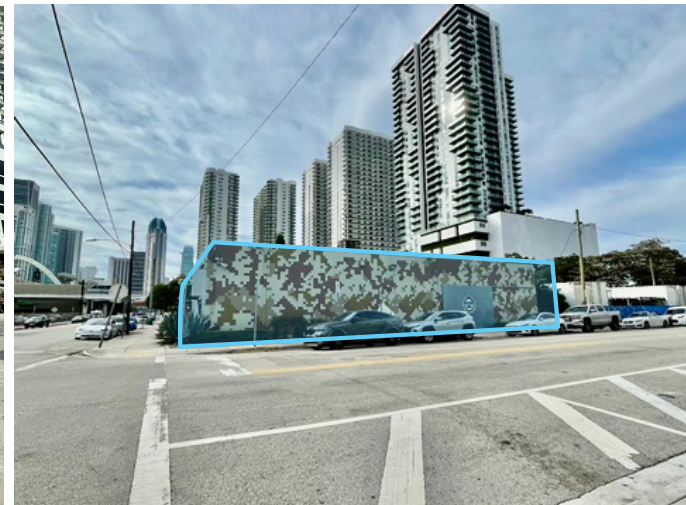
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Property Pictures



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Aerial Pictures



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ABOUT THE LOCATION:

The Arts & Entertainment District, commonly referred to as the A&E District, emerges as a burgeoning residential enclave in Miami. Situated to the north of Downtown Miami, south of Wynwood, and west of Edgewater, this neighborhood has undergone remarkable development and enhancement in recent years. Numerous residential projects have broken ground, transforming the area into a vibrant hub for both living and nightlife.

Over the past few years, the A&E District has witnessed significant growth and aesthetic improvements. It has become a hotspot for residential initiatives and a thriving center for nighttime entertainment. Within a convenient 5-minute walk, residents and visitors can access several iconic Miami landmarks and attractions.

Tourists and locals alike are drawn to the A&E District's cultural richness, which includes renowned institutions such as the Adrienne Arsht Center for the Performing Arts, the Live Modern School of Music, the Perez Art Museum, and the Patricia and Philip Frost Museum of Science. These cultural gems contribute to the district's allure, making it a dynamic and engaging place to live or explore.

Map of Miami Downtown Development Authority Boundary/Districts



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ABOUT THE LOCATION:

The **A&E District** boasts numerous iconic landmarks and popular destinations for tourists. Among them are the Port of Miami, the Adrienne Arsht Center for the Performing Arts, the Perez Art Museum, the Kaseya Center, Miami Worldcenter, and the Frost Museum of Science.

All conveniently situated within a 5-minute walking distance.



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Adrienne Arsht for the Performing Arts



Kaseya Center



Frost Museum of Science



NEW Signature Bridge
-Under Construction-



Port of Miami



Perez Art Museum



Miami Worldcenter

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Survey:

