

MIXED-USE DEVELOPMENT SITE ALONG MIAMI RAPID TRANSIT ACTIVITY CORRIDOR

3321 NW 79TH ST
MIAMI, FL 33186

**BUILD UP TO
12 STORIES**
HIGH-DENSITY MIXED-USE



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

HIGH-GROWTH MIAMI RAPID TRANSIT ACTIVITY CORRIDOR

Lee & Associates presents a premier transit-oriented development opportunity located along the heavily trafficked NW 79th Street corridor. Situated on a ± 21,900 SF parcel zoned BU-2 with a Rapid Transit Activity Corridor (RTAC) overlay, the property is ideally positioned within walking distance of both the Northside and Palmetto Metrorail Stations, providing seamless connectivity to Downtown Miami and the greater region.

This site directly aligns with Miami-Dade County's SMART Plan, benefiting from TOD (Transit-Oriented Development) incentives such as increased density allowances, reduced parking requirements, and expedited approvals. Surrounded by a dense and growing population of over 180,000 residents within a 3-mile radius and offering prime visibility and access to major arteries like NW 27th Avenue, I-95, and the Palmetto Expressway, the property is ideally suited for mixed-use, multifamily, or commercial development.

Additionally, the adjacent parcels to the east and west of the site can also be made available, presenting an attractive assemblage opportunity for a larger-scale project. As Miami continues to prioritize sustainable growth and infrastructure expansion, 3321 NW 79th Street stands out as a development-ready site poised to take advantage of the region's long-term planning and investment in transit-focused urban renewal.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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CALL FOR PRICING GUIDANCE



Address: 3321 NW 79th Street
Lot Size: ± 21,900 SF
Zoning: BU-2 / RTAC Overlay,
Transit Oriented Development (TOD)
under Miami-Dade **SMART** Plan
Max Height: 12 Stories
High-Density, Mixed-Use



**Adjacent parcels also available for
assemblage for larger projects!**



Rapid Transit Activity Corridor (RTAC)
0.2 mi to Northside Metrorail Station
0.7 mi to Tri-Rail/Metrorail Transfer
Station

RTAC Overlay promotes sustainable
urban growth through transit-oriented
development (TOD), creating
opportunities for high-density, mixed-
use development.

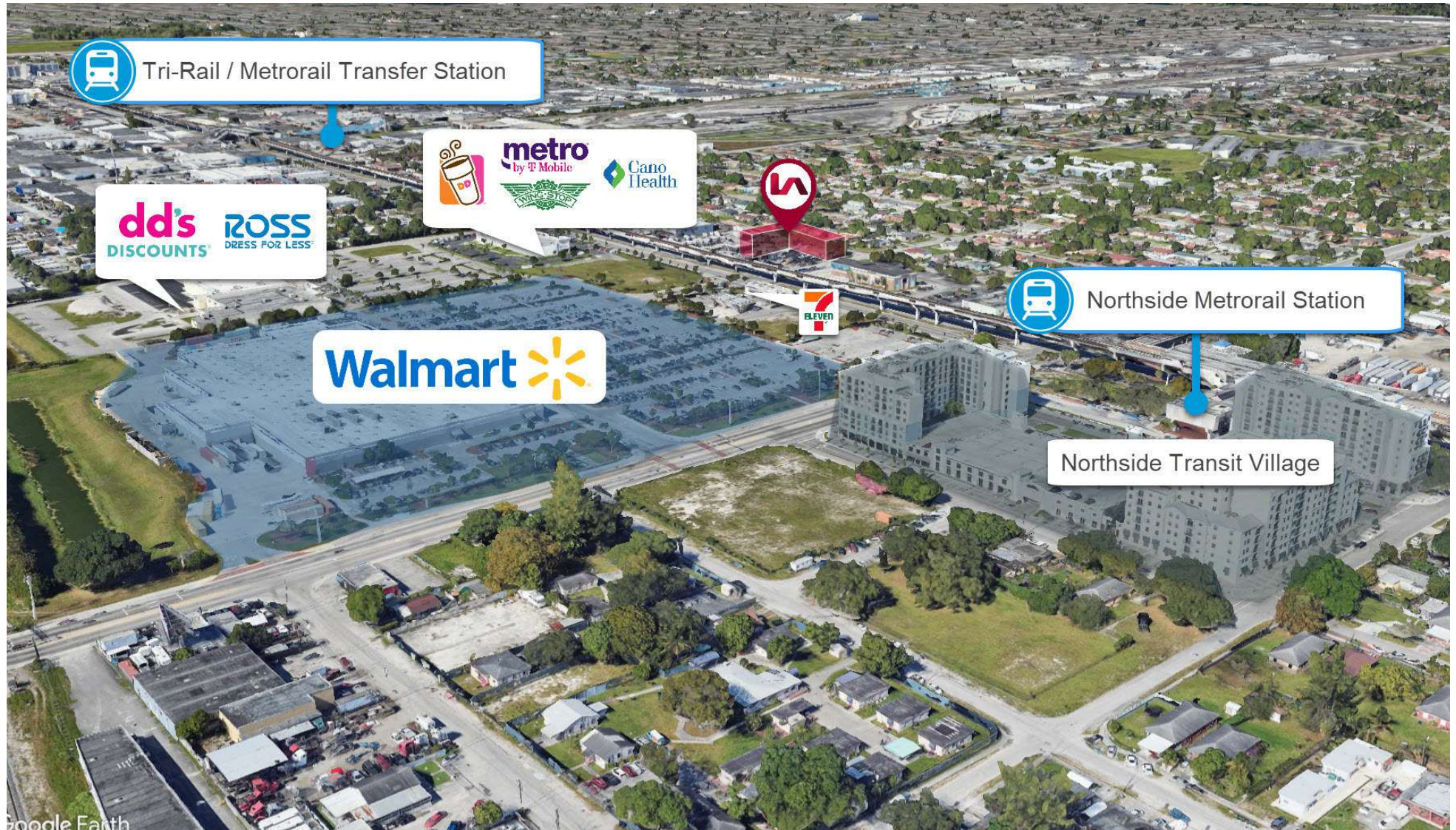


Easy Highway Access:
2.7 mi to I-95
3.4 mi to SR-27 Okeechobee Rd
6.1 mi to SR-826 Palmetto Expy

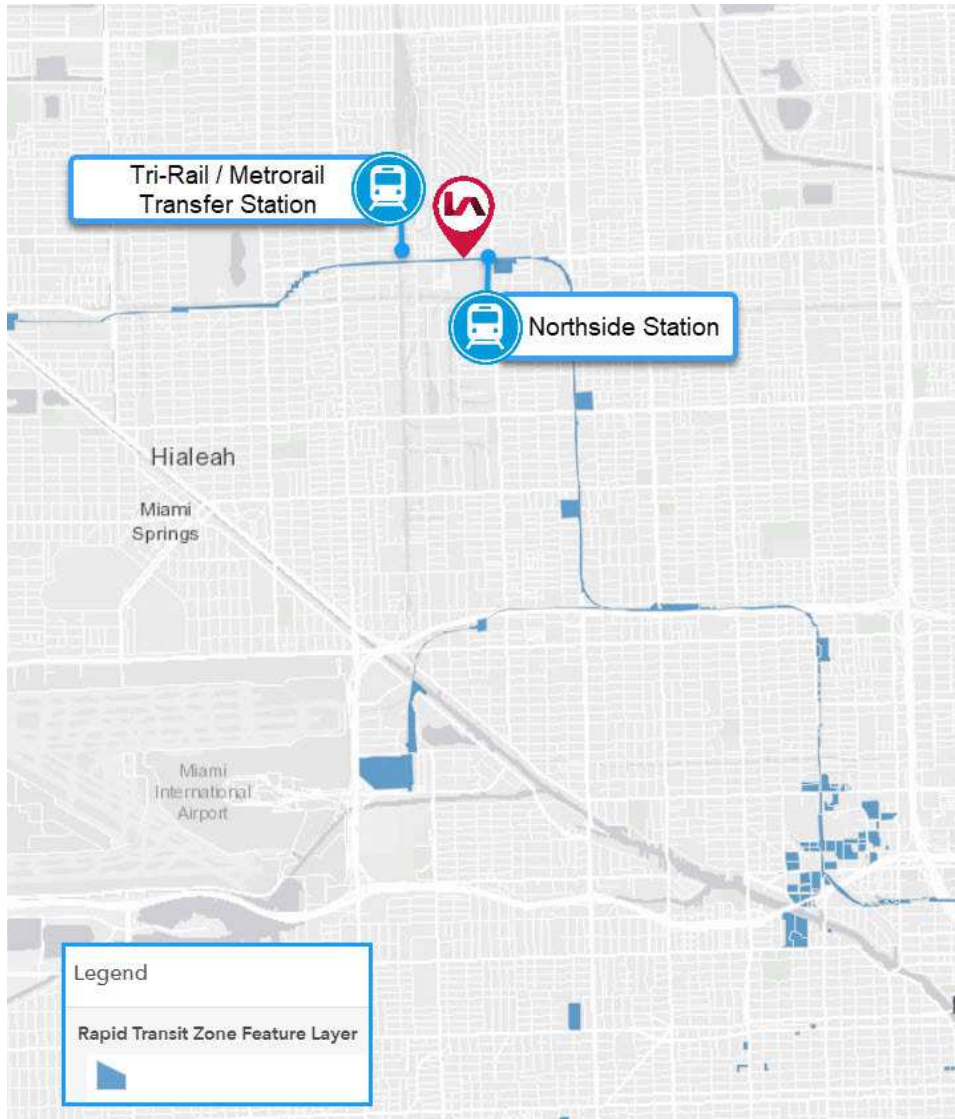
PARCEL MAP AND ASSEMBLAGE POTENTIAL



AREA OVERVIEW



RAPID TRANSIT ACTIVITY CORRIDOR (RTAC) OVERLAY



Unlock corridor-wide density and mixed-use development in one of Miami-Dade's most accessible and transit-integrated zones.

The subject property lies within a designated **Rapid Transit Activity Corridor (RTAC)** – a Miami-Dade County land use overlay that promotes high-density, mixed-use development along key transit-accessible arteries. RTACs are a cornerstone of the County's growth management strategy, allowing for increased height, residential and commercial density, and flexible mixed-use zoning to support regional mobility goals. Developers in RTAC zones benefit from enhanced entitlement pathways, density bonuses, and reduced parking requirements—ideal for high-yield urban infill projects. The Hialeah RTAC corridor is especially valuable due to its positioning along major arterials like East 25th Street and its direct proximity to two major rail lines.

KEY BENEFITS:

- **RTAC Designation** as per the Miami-Dade Comprehensive Development Master Plan (CDMP)
- Supports **linear mixed-use growth** along high-capacity transit corridors
- **Increased allowable FAR and building heights**
- **Reduced parking minimums**, promoting walkability and transit use
- Property is within a prime **RTAC corridor near Tri-Rail/Metrorail Transfer Station**
- Potential for **expedited approvals and County-level incentives**
- Ideal for multifamily, workforce housing, and mixed-use projects

TRANSIT-ORIENTED DEVELOPMENT (TOD) PLAN

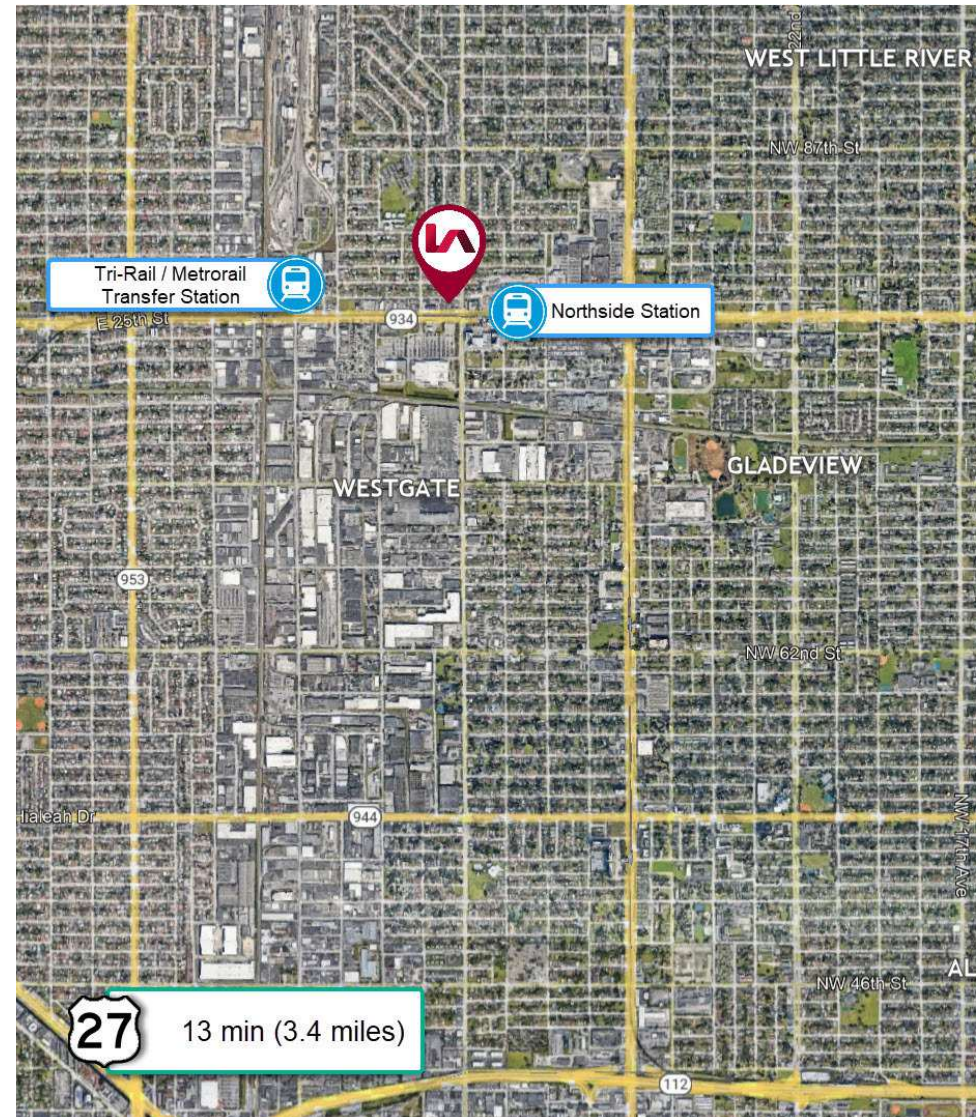
Transit-Oriented Node: Walkable Mixed-Use Potential at NW 79th St's and Hialeah's Premier Commuter Stations

Develop within a 24-hour, compact, live-work-play neighborhood centered around one of South Florida's most connected transit hubs.

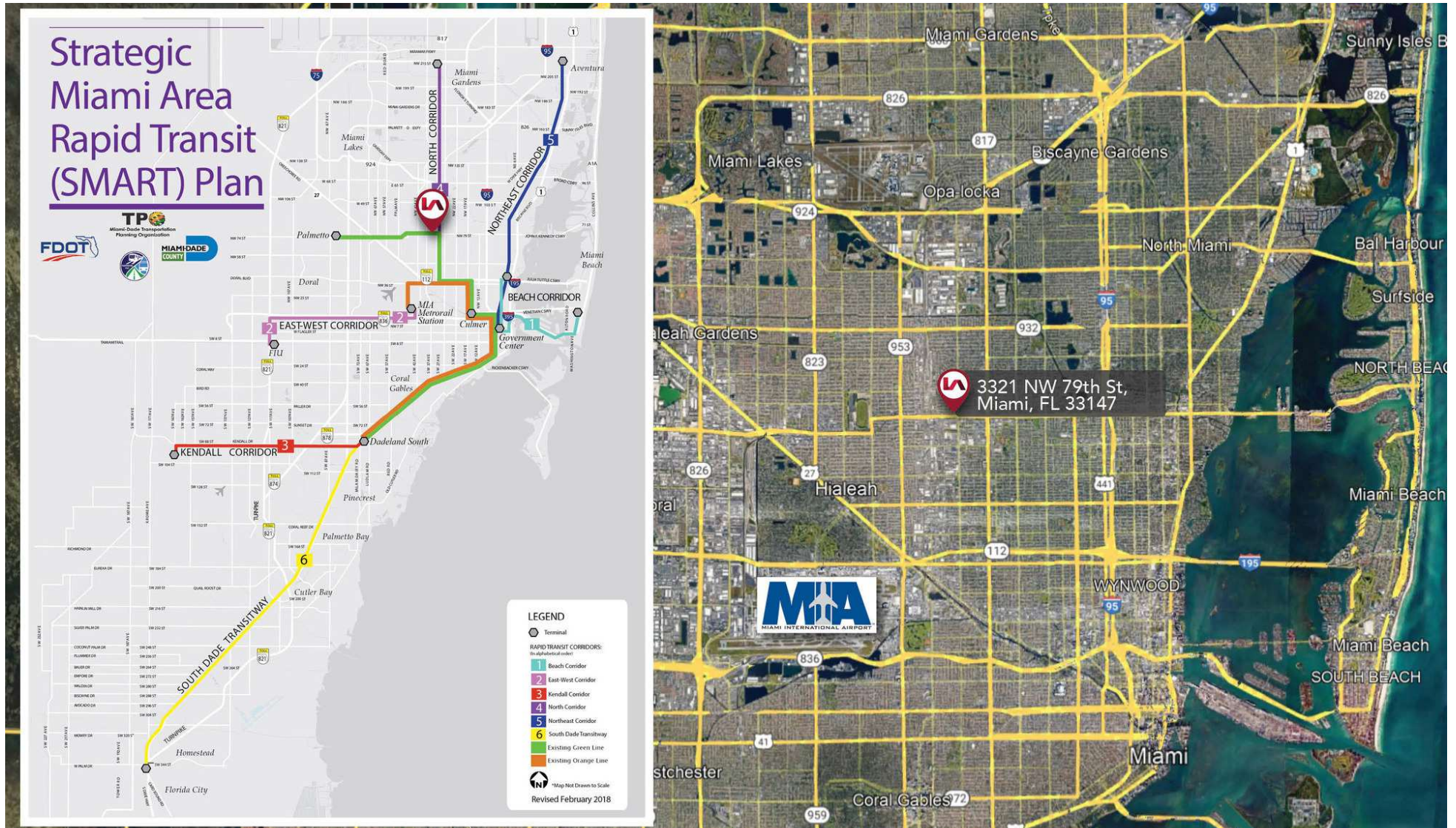
The site also sits within the **Hialeah Transfer Station Subdistrict**, a designated **Transit-Oriented Development (TOD)** zone focused on creating a dense, walkable, mixed-use neighborhood anchored by the **Tri-Rail/Metrorail Transfer Station**—one of the busiest commuter hubs in South Florida. The City of Hialeah has proactively rezoned parcels in this subdistrict to encourage high-density residential, retail, and civic uses that promote car-free lifestyles. With direct rail access to downtown Miami, the airport, and Broward County, this TOD node offers unmatched regional access. Zoning allows for vertical development, adaptive reuse, and modern public realm design. The TOD framework also aligns with municipal goals to meet urgent housing demand, create job centers, and activate the urban environment.

KEY HIGHLIGHTS:

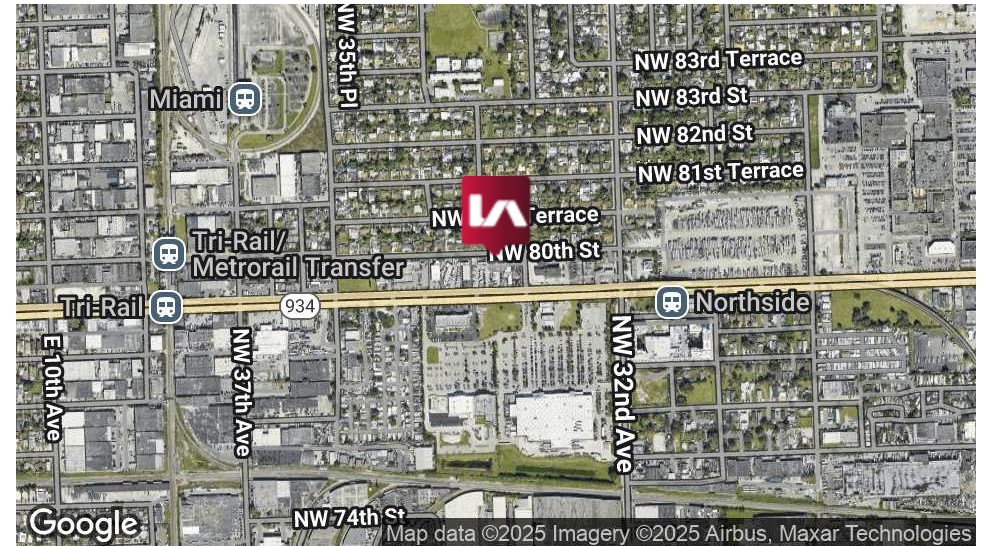
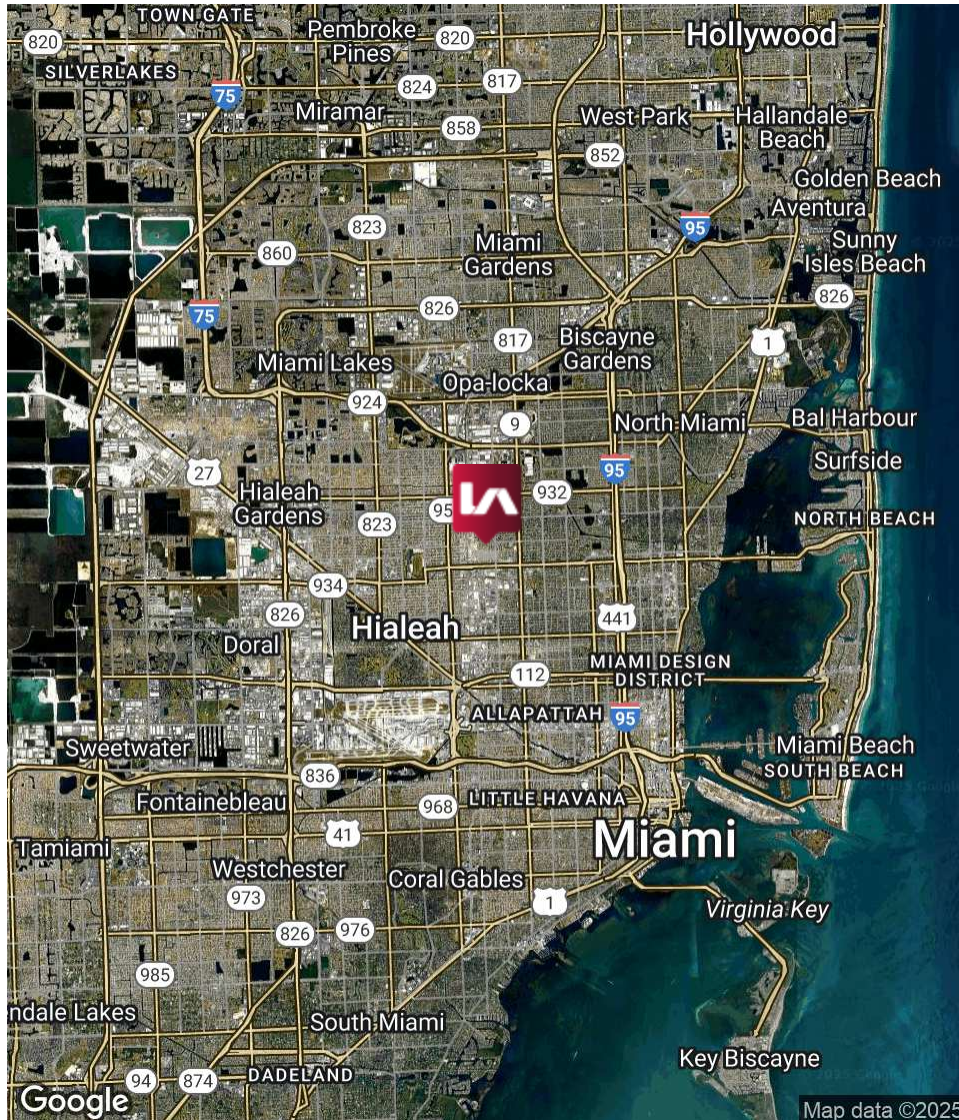
- Located near the **Hialeah Transfer Station Subdistrict TOD Zone**
- Proximate to **Tri-Rail and Metrorail Transfer Station**
- **Zoning supports vertical mixed-use developments**
- TOD overlay promotes **pedestrian-friendly design and civic space**
- Recent rezoning of nearby parcels from Commercial to TOD District
- Encourages **adaptive reuse of underutilized industrial properties**
- Supports workforce housing and affordable density solutions



MIAMI-DADE COUNTY SMART PLAN INITIATIVE



REGIONAL MAP



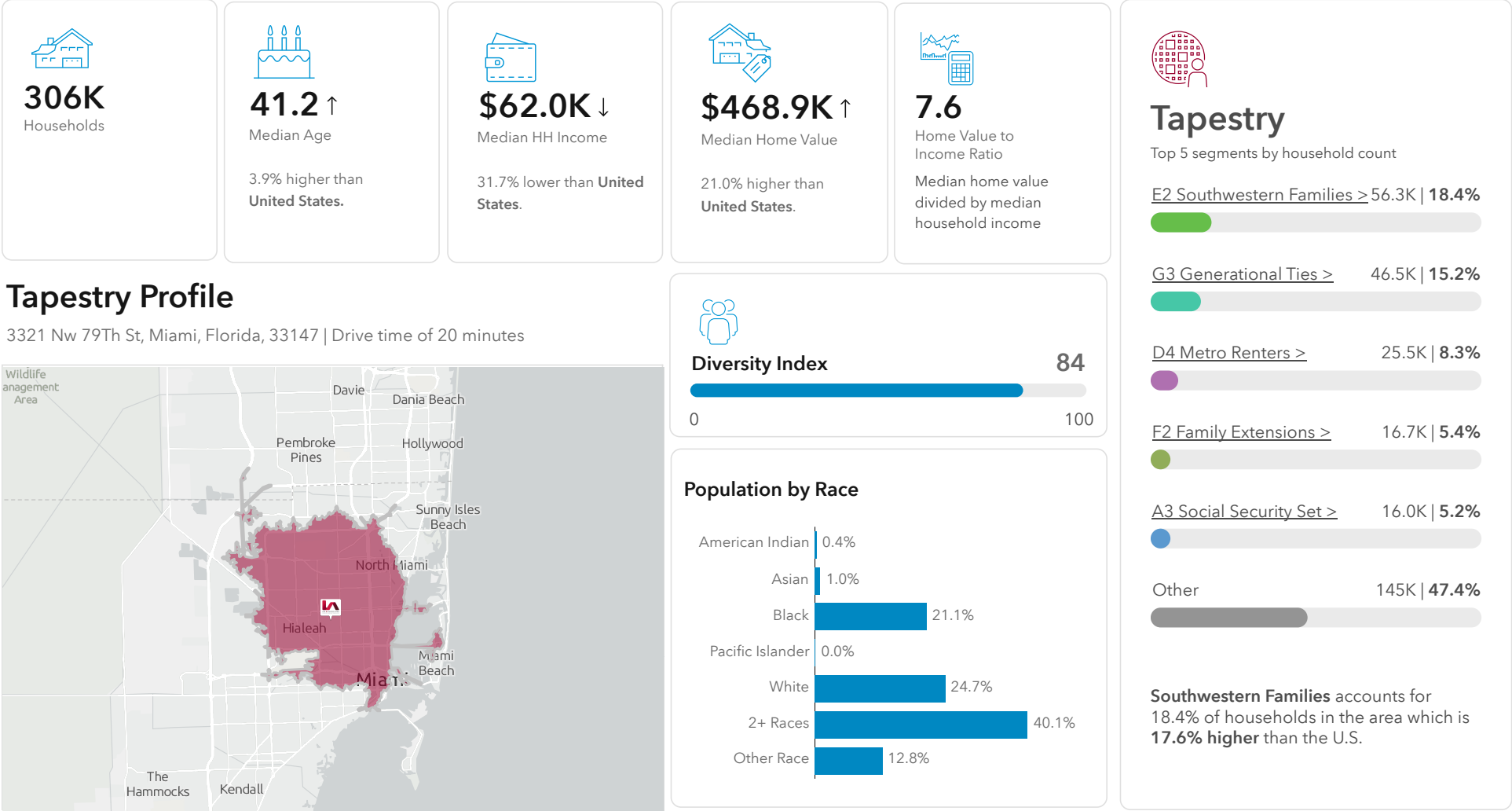
LOCATION OVERVIEW

Ideally situated on NW 79th Street, this property benefits from high traffic and excellent accessibility. Close to major highways and surrounded by retail and commercial activity, it is a prime site for future development within Miami's growing transit-focused infrastructure plan.

CITY INFORMATION

CITY:	Miami
MARKET:	South Florida
TRAFFIC COUNT:	30,000
SUBMARKET:	NW 79th St Rapid Transit Activity Corridor

MARKET TAPESTRY WITHIN 20 MINUTES

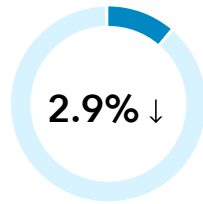
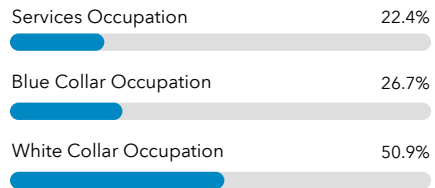


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MARKET TAPESTRY WITHIN 20 MINUTES



Occupation Type



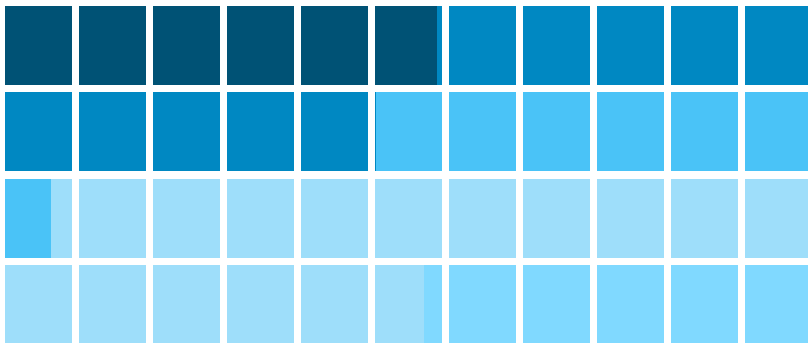
Unemployment Rate
This is 31% lower than Florida.

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	406,334	100.0%	100.0%	-
White Collar	206,725	50.9%	62.5%	0.81
Management	38,554	9.5%	11.8%	0.80
Business/Financial	18,327	4.5%	6.4%	0.70
Computer/Mathematical	7,582	1.9%	4.0%	0.47
Architecture/Engineering	4,633	1.1%	2.3%	0.49
Life/Physical/Social Sciences	1,795	0.4%	1.3%	0.34
Community/Social Service	4,843	1.2%	1.8%	0.66
Legal	5,299	1.3%	1.2%	1.12
Education/Training/Library	14,385	3.5%	6.3%	0.56
Arts/Design/Entertainment	8,104	2.0%	2.1%	0.93
Healthcare Practitioner	21,962	5.4%	6.7%	0.81
Sales and Sales Related	39,174	9.6%	8.4%	1.15
Office/Administrative Support	42,067	10.3%	10.1%	1.03
Blue Collar	108,662	26.7%	21.0%	1.28
Farming/Fishing/Forestry	610	0.1%	0.5%	0.31
Construction/Extraction	32,447	8.0%	4.9%	1.63
Installation/Maintenance/Rep	13,044	3.2%	2.9%	1.10
Production	17,062	4.2%	5.0%	0.84
Transportation/Material	45,499	11.2%	7.7%	1.46
Services	90,948	22.4%	16.5%	1.35
Healthcare Support	16,399	4.0%	3.5%	1.14
Protective Service	10,419	2.6%	2.1%	1.24
Food Preparation/Serving	25,790	6.3%	5.1%	1.24
Building Maintenance	27,724	6.8%	3.4%	2.02
Personal Care/Service	10,616	2.6%	2.4%	1.08

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

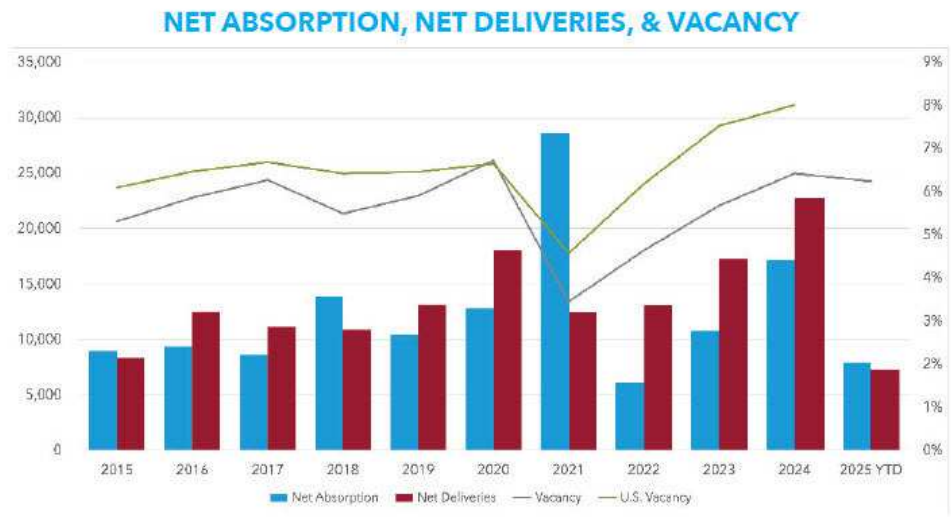
Educational Attainment



Graduate Degree	(62,024)	Bachelor's Degree	(104,998)
Some College/No Degree	(69,626)	High School Diploma	(167,317)
No High School Diploma	(54,752)		

Source: This infographic contains data provided by Esri (2025). © 2025 Esri

MULTIFAMILY SUBMARKET OVERVIEW



MARKET FUNDAMENTALS

Over the last five years, market fundamentals in the Miami-Dade multifamily market, particularly in the Hialeah / North Central Miami submarket, have shown both resilience and sustained rent growth despite steady new supply. Countywide **occupancy** has remained strong, hovering around **95% to 96%**, with Miami Metro occupancy at approximately 95.6% projected in 2025. In the Hialeah submarket specifically, **vacancy rates** have been exceptionally tight—averaging around **2.4%** and occasionally reported at 97.6% occupancy, among the highest in South Florida.

STEADY MONTHLY RENTS

Recent supply trends highlight a pipeline that remains active but increasingly constrained. Miami-Dade saw record-level deliveries in 2024, with construction easing in 2025 to about 2.3% inventory growth, aligning closer to long-term norms. Nonetheless, absorption still outpaces deliveries, tightening fundamentals across Class A and B assets, especially in transit-oriented and Northern suburban cores like Hialeah.

RENTAL GROWTH

Rental growth diverged by asset class: Class A and B rents rose modestly, while Class B in Hialeah benefited from strong demand, combining affordability with connectivity to job centers. Average effective rents are up roughly 3% year-over-year across the metro, while upper-tier inventory supported stronger inflation in effective rent, pushing metro average to just under **\$2,700/month**.

LOOKING AHEAD

Looking ahead, multifamily fundamentals in Hialeah and surrounding submarkets are expected to remain strong through the balance of 2025, supported by continued office-sector job growth, limited new starts due to elevated construction costs and interest rates, and sustained renter preference for value-oriented, amenity-rich housing proximate to transit and employment hubs.

DEMOGRAPHIC PROFILE

KEY FACTS

660,058
Population

44.5
Median Age

2.7
Average
Household Size

\$91,905
Average
Household
Income

HOUSING MARKET



113,008
Owner Occupied
Housing Units

\$547,456
Average Home
Value

51
Housing
Affordability Index



127,485
Renter Occupied
Housing Units

0.55%
Units Compound
Annual Growth Rate

6,133
Vacant Units
For Rent

TOTAL HOUSING UNITS

247,940
2020 Total
Housing Units

253,780
2024 Total
Housing Units

259,360
2029 Total
Housing Units

DAYTIME POPULATION

784,414
Daytime
Population
Total

471,851
Daytime
Population:
Workers

312,563
Daytime
Population:
Residents

EMPLOYMENT TRENDS

61%
White Collar



15%
Services

24%
Blue Collar

Unemployment Rate
1.1%

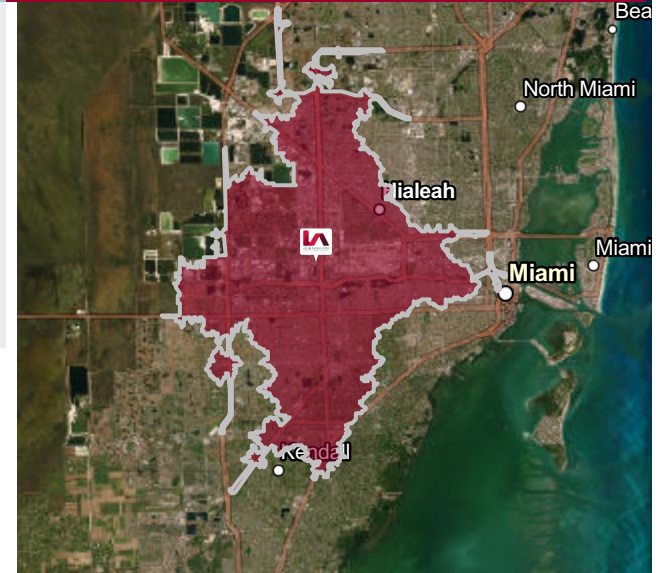
NEARBY AMENITIES

845
Grocery Stores

2,320
Restaurants & Bars

9,907
Retail Stores

Drive time of 15 minutes



BUSINESS

54,367
Total Businesses

423,020
Total Employees

\$106,106,226,468
Total Sales

NW 80th Street

NW 33rd Ave

NW 80th Street

NW 33rd Ave

NW 79th Street

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