

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

Flagler Land Project

Executive Summary

Rare opportunity to acquire **±25,620 SF of contiguous land on W Flagler Street**, one of Miami's most active commercial corridors. The site combines **prime frontage with additional depth**, delivering a highly functional layout for immediate use or redevelopment.

- Zoned **BU-1A with additional RU-2**, the property offers strong flexibility for **automotive, retail, or mixed-use concepts**, with upside through rezoning and assemblage potential.

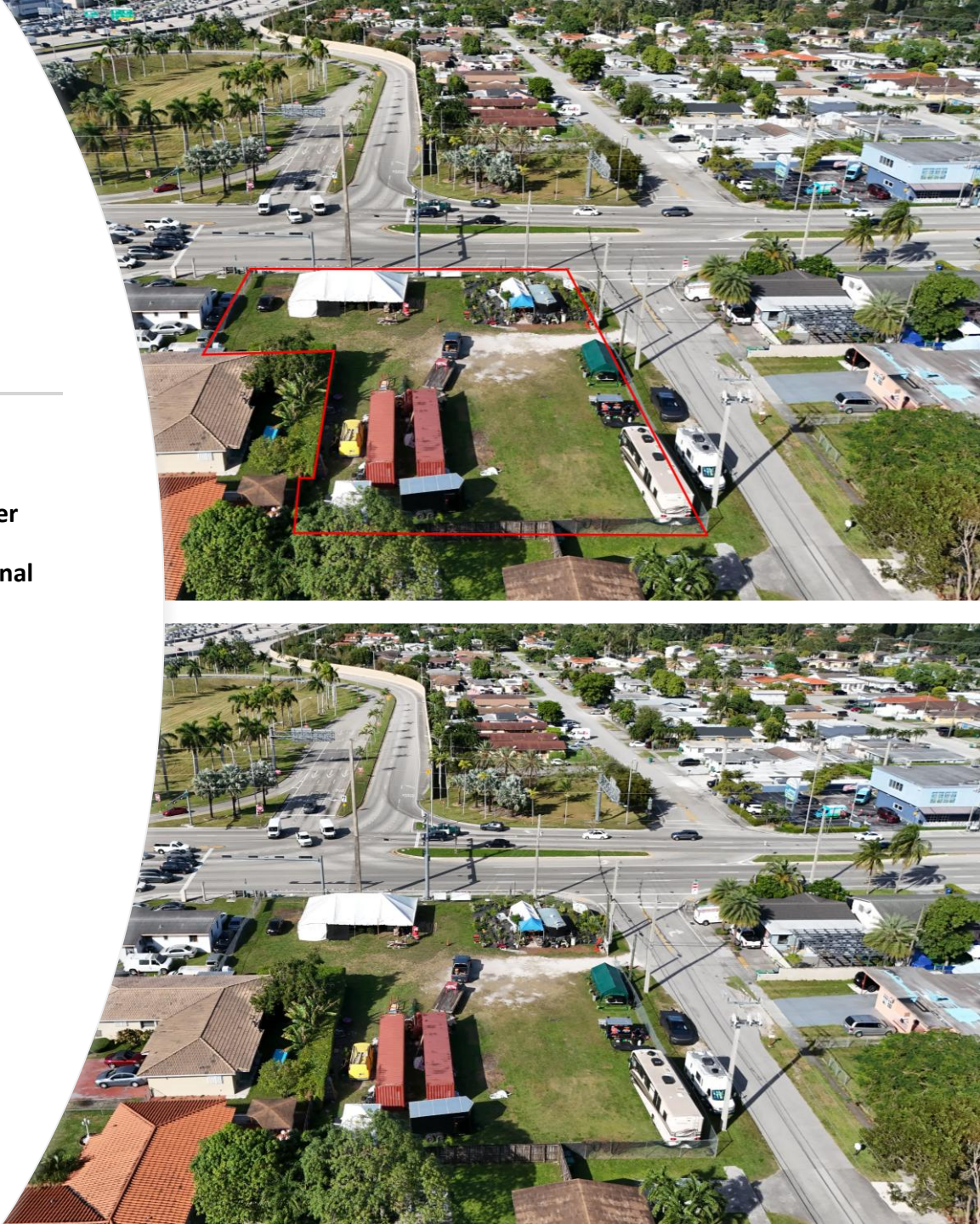
Key Highlights

- **High-visibility location** just off Palmetto Expressway (SR-826)
- **Front + rear configuration** ideal for operations and scale
- **Flexible zoning with upside potential**
- **Limited supply of comparable sites on Flagler**



Property Overview

- **Parcel Breakdown**
 - Three contiguous parcels along **W Flagler Street**, delivering a rare combination of **prime commercial frontage and functional dept.**
- **7600 W Flagler St – NE Lot (BU-1A)**
Folio: 30-4002-008-0130
Size: 9,570 SF
- **7600 W Flagler St – NW Lot (BU-1A)**
Folio: 30-4002-008-0093
Size: 5,050 SF
- **7601 W Flagler St – Rear Lot (RU-2)**
Folio: 30-4002-008-0140
Size: 11,000 SF
 - **Total Land Area: ±25,620 SF**





Zoning & Development Potential

Zoning & Development Potential

BU-1A (Front Parcels – Commercial)

- Permits retail, office, automotive, and service uses
- Ideal for **car wash, towing, storage, or retail concepts**
- Strong frontage for customer-facing operations

RU-2 (Rear Parcel – Residential)

- Adds depth for **parking, staging, or expansion**
- Potential **rezoning to commercial use** (subject to approvals)

Development Advantage

- **Front + rear configuration** allows efficient site planning
- Supports **high-visibility + operational uses**
- Flexibility for **standalone commercial or mixed-use concepts**

Pricing Overview

- **\$4,870,000**
- **Price Per Square Foot**
- **Total Land Area: ±25,620 SF**
- **Price / SF: \$190/SF**
- **Positioning**
 - Competitive pricing for **prime W Flagler frontage**
 - Reflects **assemblage value + functional front/rear layout**
 - Positioned within market range while maintaining upside
 - Attractive entry point for **developers and owner-users**
- **Investment Highlights**
 - Rare **25,620 SF contiguous land assemblage**
 - **Front exposure + rear depth** enhances site efficiency
 - Ideal for **car wash, automotive, retail, or mixed-use**
 - Strong corridor with **consistent demand and growth**

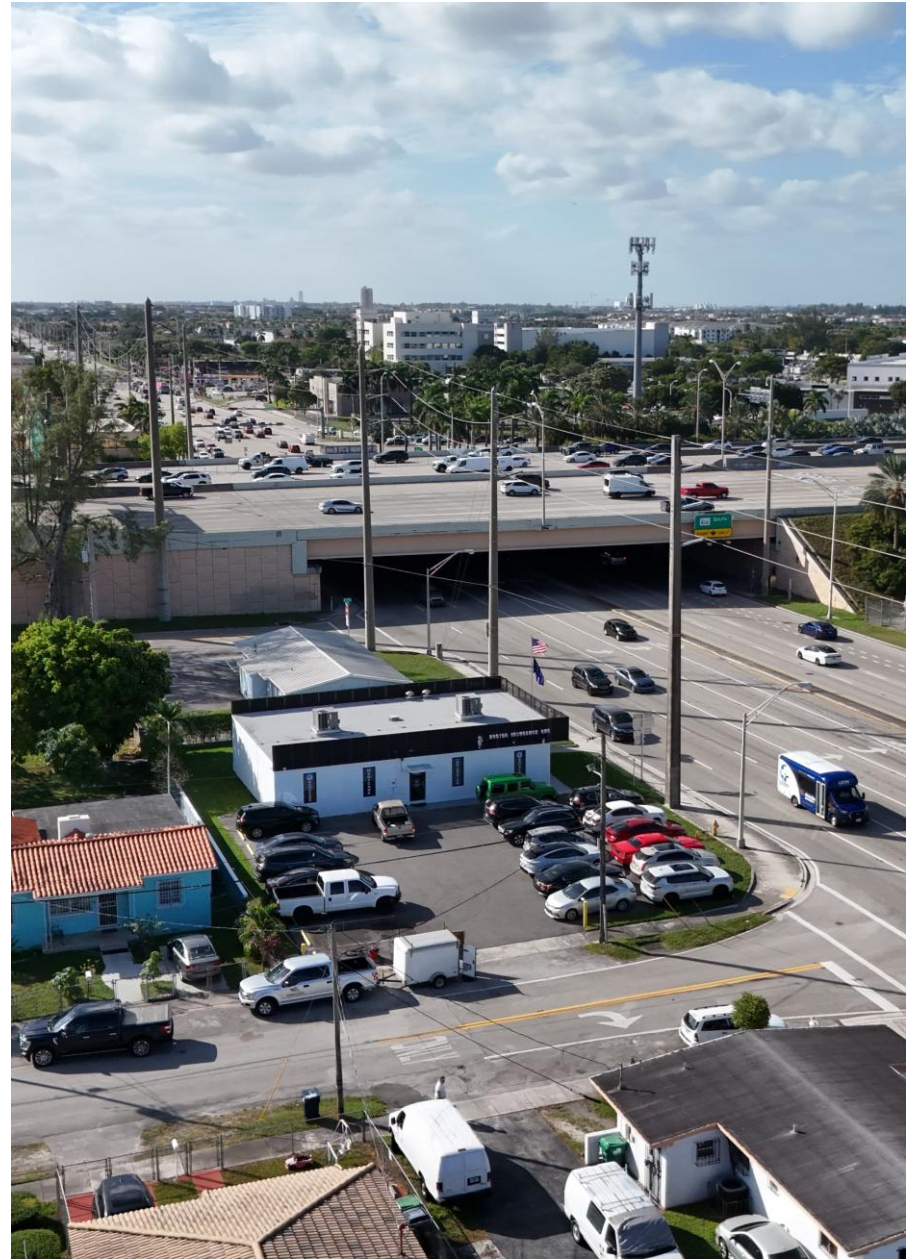
NORTH-WEST VIEW - 826 HWY



NORTH-WEST VIEW - 826 HWY



EAST VIEW



More info?

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