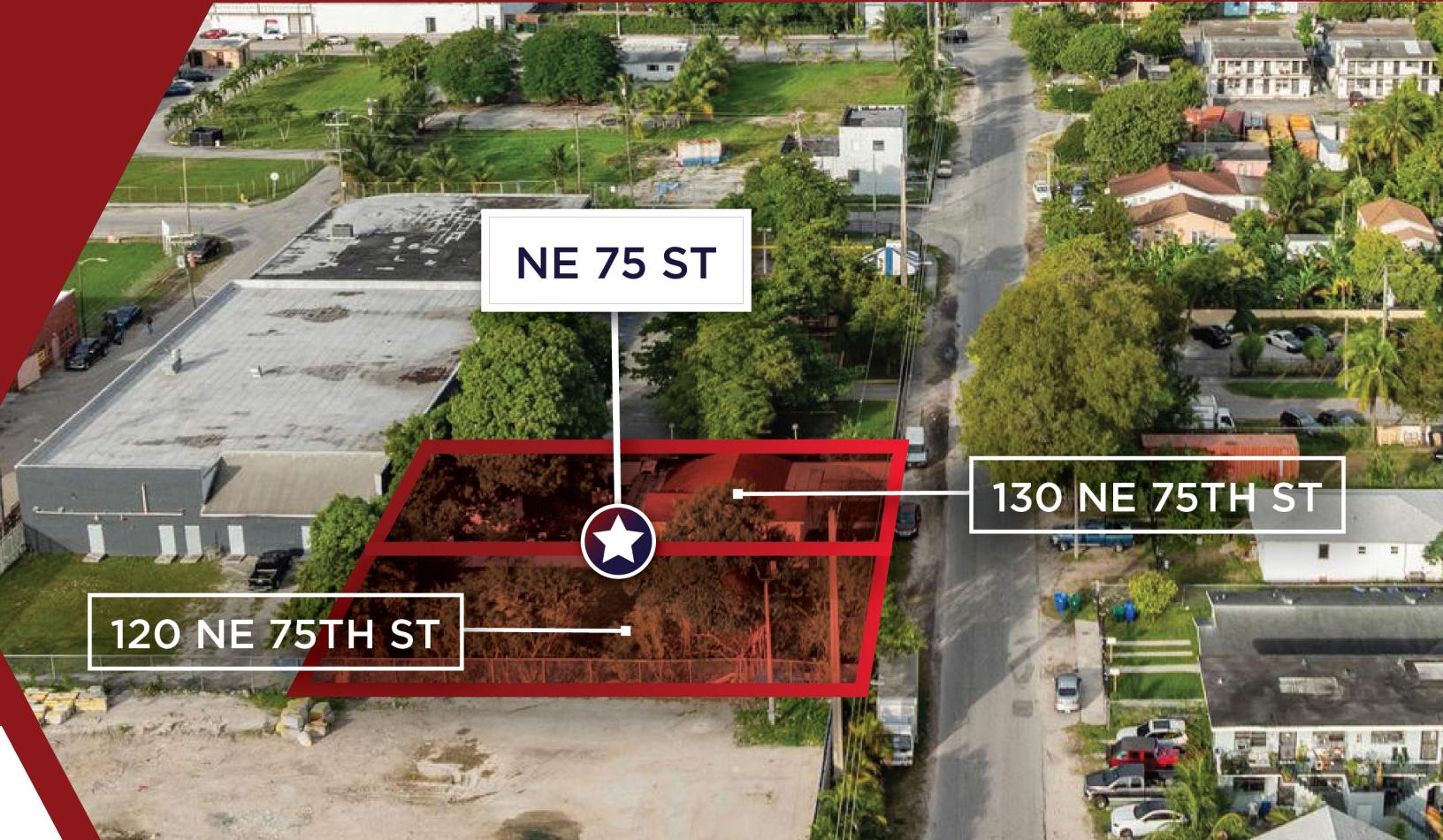


10,670 SF ASSEMBLAGE

LITTLE RIVER ASSEMBLAGE

120 NE 75th St - 130 NE 75th St
MIAMI, FL



BY-RIGHT DENSITY: ≈ 65 DU per acre / 5 stories

Lot coverage: 80%

LIVE LOCAL PATH: Up to 1,000 DU per acre · height to tallest within 1 mile

NOTES: Medium-density residential site applicable for townhomes, stacked flats, or attainable multifamily. Offered separately via dedicated flyer.

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INVESTMENT HIGHLIGHTS

The Little River Assemblage Portfolio represents a rare opportunity to acquire approximately 128,767 SF (2.95 AC) of infill land positioned in Miami's emerging Little River / Upper East Side corridor.

The portfolio comprises four main assemblages—each with T5-O zoning—and a separate T5-R parcel offered individually. Together, they provide flexibility for mixed-use, multifamily, or attainable-housing programs

All parcels are within or adjacent to the Transit Corridor Overlay, allowing parking reductions and supporting pedestrian-oriented design. Although they are not within a formal Metrorail TOD boundary, the corridor's connectivity to major east-west and north-south transit routes strengthens its appeal for Live Local-eligible redevelopment.

Key advantages include administrative approval pathways, strong submarket fundamentals, and the ability to deliver mid-rise residential density with Live Local's jurisdiction-wide development allowances.

INVESTMENT SUMMARY

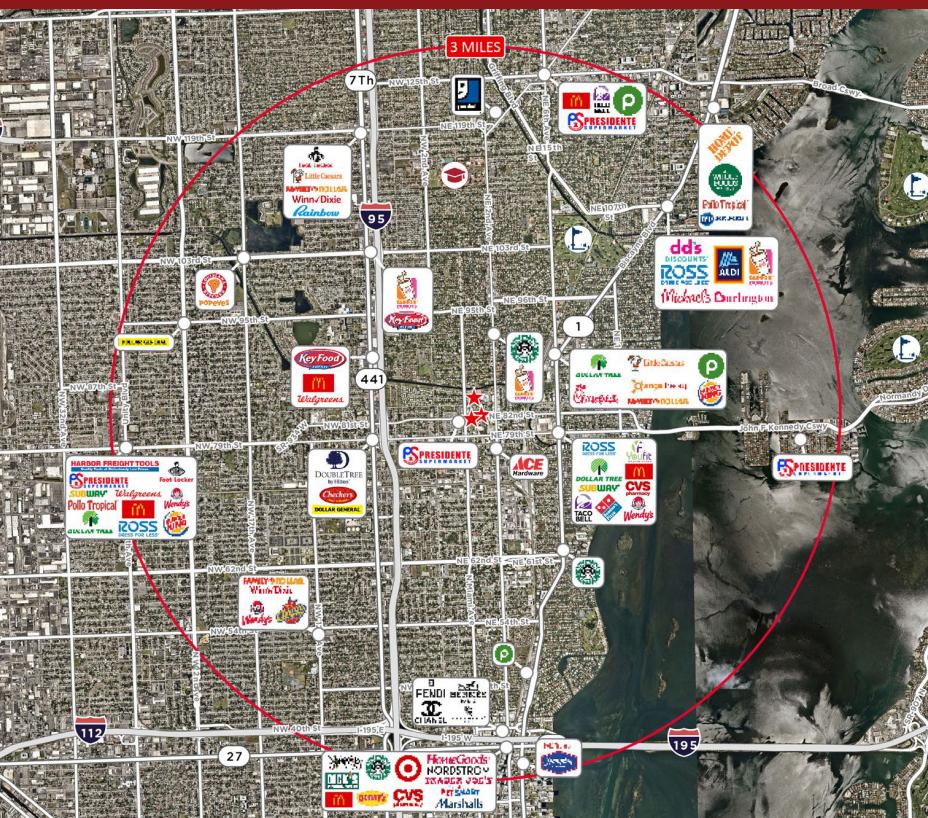
The Little River Assemblage Portfolio offers investors the scale, flexibility, and policy environment to capture Miami's next wave of urban infill growth.

Each assemblage is development-ready under T5-O or T5-R zoning, and collectively they provide:

- By-Right zoning for 5-story, mid-rise multifamily and mixed-use product.
- Live Local eligibility enabling up to 1,000 DU/AC and administrative height to tallest within 1 mile.
- Transit-corridor benefits and parking reductions improving site efficiency.
- Strong rental fundamentals and limited infill supply in a high-growth corridor.

This portfolio is positioned for developers and capital partners seeking to deliver attainable, market-rate, or mixed-income housing aligned with Miami's evolving policy and demographic landscape.

AMENITIES MAP



PROPERTY OVERVIEW



ASSEMBLAGE

Combined Portfolio



LAND AREA (SF)

±128,767 SF
(±2.95 AC)



ZONING

T5-O / T5-R



BY-RIGHT DENSITY

65 DU/AC (T5-O)
65 DU/AC (T5-R)



LIVE LOCAL (IF QUALIFIED)

Up to 1,000 DU/AC (city-wide max)
Height to tallest within 1 mile (admin)



PRIMARY USES

Multifamily • Mixed-Use
Attainable Housing
Office • Retail