

MIAMI WORLDCENTER  
OVER 25AC MIXED-USE  
PLANNED DEVELOPMENT



BAYFRONT PARK  
& AMPHITHEATER



HOME OF THE  
MIAMI HEAT



**Adrienne Arsht Center**  
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY  
ONE OF THE LARGEST PERFORMING ARTS  
CENTERS IN THE UNITED STATES

**MIAMI CBD**  
OVER 12.3M SF OFFICE SPACE

FROST SCIENCE  
MUSEUM

PEREZ ART MUSEUM MIAMI

(37,000 AADT)

VENETIAN MARINA  
& YACHT CLUB

MARGARET  
PACE PARK

BISCAYNE BAY

# BayCity MIAMI

1431 N BAYSHORE DRIVE

Opportunity to acquire an iconic waterfront site with direct connectivity to the Miami CBD, Miami International Airport and South Beach

# Investment highlights



## The Most Impactful Development Site in Miami's History

With over fifteen aggressively-zoned waterfront acres offering more than 20 million SF of buildable space in the heart of Miami's metropolitan core, the Property is the single-most desirable development site offering in the history of South Florida. Developers will enjoy massive flexibility with an enormous buildable envelope – permitted uses include residential, hospitality, retail and office, among others. In-place zoning allows for more than 8,000 residential units – enough to establish this development as a distinct submarket, with its own unique center of gravity and placemaking character.

## Direct Biscayne Bay Frontage

The Property boasts more than 800 linear feet of direct Biscayne Bay frontage. Thousands of buildable units will offer direct, unimpeded views of Biscayne Bay, South Beach and the Atlantic Ocean beyond. Developers could also choose to activate portions of the waterfront space with outdoor dining, major entertainment and events spaces and world-class residential and hospitality amenities.

## Incredible Connectivity

Proximity to Miami's most iconic neighborhoods. South Beach is accessible via both the MacArthur Causeway to the south and the Venetian Causeway to the north. Brickell, South Florida's major financial center and the U.S. gateway to Latin American finance, is accessible in 10 minutes by car or the MetroMover, Miami's free-to-use light rail transit system with a station abutting the Property. Downtown Miami, one of the chief employment centers in the Southeastern US, can also be reached quickly via MetroMover. Emerging hotspots like Edgewater, Wynwood and the Design District are minutes away. And the Miami International Airport, one of the world's busiest, can be reached by car in just under 20 minutes.

## Property stats

### Folios

01-3231-075-0010  
01-3231-054-0010  
01-3231-011-0160  
01-3231-012-0050  
01-3231-080-0020

### Land area

±15.5 acres (Est.) Note: Bus depot piece is not owned but Owner has lease to air rights.

### In-place zoning

RTZ

### Height limit

649 feet (FAA limited)

### Floor/Area Ratio (FAR)

Unlimited

### Max. buildable SF/Units

Unlimited sf (more than 8,000 est.)

### Permitted uses

Residential, Hospitality, Office, Retail



**Massive Scale**  
More than 20M SF of Buildable Area



**Unparalleled Views**  
Permanent unobstructed views of Biscayne Bay and Miami Beach



**Waterfront Property**  
More than 800 Linear feet of Direct Water Frontage



**Favorable Zoning**  
Unlimited FAR and no setbacks



**Enormous Flexibility**  
Residential, Hospitality, Retail, Office, Entertainment



**\$2,000+ PSF**  
Luxury/Branded Waterfront Condominium Potential



# Property aerial | view to the southeast



# Property aerial | view to the southeast

ATLANTIC OCEAN

SOUTH BEACH

FISHER ISLAND

PORT MIAMI

#1 BUSIEST CRUISE PASSENGER  
PORT IN THE WORLD

VIRGINIA KEY

BAYFRONT PARK  
& AMPHITHEATER

JOIA BEACH CLUB

BISCAYNE BAY

Adrienne Arsht Center  
PERFORMING ARTS CENTER OF MIAMI-DADE COUNTY

BAYSIDE MARKETPLACE  
& MARINA

VENETIAN CAUSEWAY

MACARTHUR CAUSEWAY

PEREZ ART  
MUSEUM  
MIAMI

FROST SCIENCE  
MUSEUM

MIAMI CBD



MARGARET  
PACE PARK

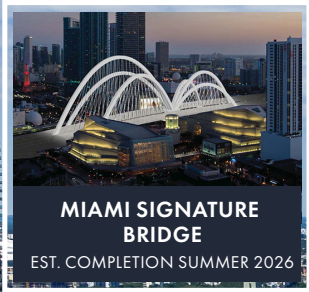


BISCAYNE BOULEVARD

MIAMI SIGNATURE  
BRIDGE  
EST. COMPLETION SUMMER 2026

THE UNDERDECK

# Property aerial | view to the northwest



**MIAMI INTERNATIONAL AIRPORT**  
15-MIN DRIVE  
#1 FOR INTERNATIONAL VISITORS IN THE U.S.

**WYNWOOD ART DISTRICT**  
MIAMI'S MOST VIBRANT ART SCENE  
OVER 3M ANNUAL VISITORS

\* NOT OWNED BUT OWNER  
HAS ACCESS TO AIR RIGHTS

NOT OWNED, BUT OWNER HAS  
LONG-TERM LEASEHOLD  
INTEREST IN THE AIR RIGHTS.

**Adrienne Arsht Center**  
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY

**ADRIENNE ARSHT  
METROMOVER STATION**

**Hilton**

**Ai MIAMI INTERNATIONAL  
UNIVERSITY OF ART & DESIGN**

**THE VENETIA**

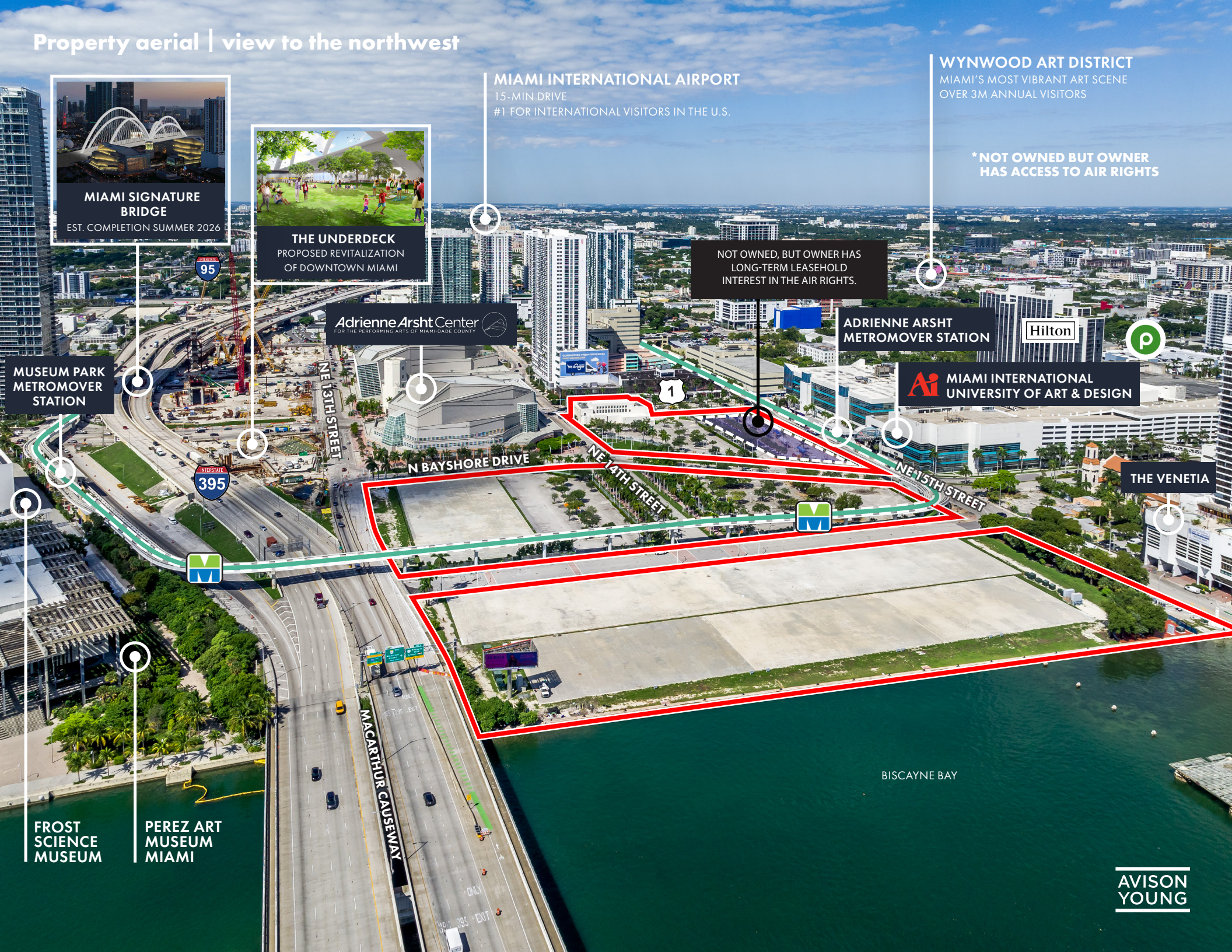
**MUSEUM PARK  
METROMOVER  
STATION**

**FROST  
SCIENCE  
MUSEUM**

**PEREZ ART  
MUSEUM  
MIAMI**

BISCAYNE BAY

**AVISON  
YOUNG**



**If you would like more information about this offering,  
please get in touch.**

## **The Team**

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YOUNG**