



OFFERING MEMORANDUM

# BuenaVista Townhomes Development

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Miami, FL 33127

  
**THE REAL ESTATE LAB**  
Combining Real Estate Elements

# BuenaVista Townhomes Development

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Location

Location Summary

Local Business Map

Major Employers Map

Aerial View Map

Traffic Counts

Drive Times

Drive Times (Heat Map)

### 03 Property Description

Property Features

Parcel Map

Property Images

### 04 Demographics

General Demographics

Race Demographics

*"Exclusively Listed By*



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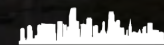


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01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	Miami, FL 33127
COUNTY	Miami Dade
MARKET	Design District
SUBMARKET	Buena Vista
PRICE	\$7,061,250
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	T4L
# OF PARCELS	6

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	28,412	223,522	596,993
2026 Median HH Income	\$61,021	\$57,164	\$66,467
2026 Average HH Income	\$97,807	\$91,687	\$110,205

- A premier urban infill development opportunity in Miami's 33127 corridor, NW 2nd Ave Assemblage spans 47,075 square feet across six parcels with favorable T4-L zoning and a clear path to develop approximately 30 townhomes. With prominent frontage, strong aerial visibility, and immediate access to Miami's most dynamic neighborhoods, the offering represents a rare opportunity to deliver a scaled townhome project in a supply-constrained market.



**02**

**Location**

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)



- A premier urban infill development opportunity in Miami's 33127 corridor, NW 2nd Ave Assemblage offers 47,075 square feet across six parcels with favorable T4-L zoning and a clear path to a 30-townhome project. With prominent frontage, strong aerial visibility, and close access to Miami's most dynamic neighborhoods, the offering stands out as a rare chance to control scale in a supply-constrained market.



**SUBJECT PROPERTIES**  
4795 2ND AVE 4744, NW 2 AVE 4810,  
NW 2 AVE 4840, NW 2 AVE 5001,  
NW 2 AVE 191, NW 50 ST  
MIAMI, FL

**NORTHSIDE CENTER**  
HARBOR FREIGHT  
Foot Locker  
Rainbow  
SUBWAY  
CITITRENDS  
TACO BELL  
McDonald's

HSA  
Healthcare System of America



Walgreens  
Advance Auto Parts

Chick-fil-A

BENIHANA

CHEVROLET

Normandy Shores Golf Course

Publix

moshi moshi  
SUSHI • SAKÉ • TAKAS

UPTOWN  
66

HIALEAH

Walgreens

FIT LIFE GYM  
DUNKIN'

FONTAINEBLEAU

DARTSMAX  
AUTOPARTS WAREHOUSE

MOTEL X

AutoZone

Winn-Dixie  
Domino's

Charles Hadley Park

Morningside Park

T-Mobile

CUSHMAN  
HIGH SCHOOL

BANK OF AMERICA  
Publix  
BARBA  
BEAUTY & COSMETICS

WHITTALL & SHON

FLORIDA STATE RD 112

Walgreens

TARGET carter's  
Marshalls ROSS  
DRESS FOR LESS  
HomeGoods  
SALLY. DICK'S

Miami Beach Golf Club

Miami Beach Botanical Garden

FAENA MIAMI BEACH

Goodwill  
RAPPAHANNOCK

UNITED STATES  
MARSHALS SERVICE

MARRIOTT

Hilton

TRADER JOE'S  
MATTRESS FIRM

PET SMART  
NORDSTROM  
RACK

Maurice Gibb Memorial Park

HARBOR FREIGHT

Walgreens

SPRINGHILL SUITES  
BY MARRIOTT

LoanDepot Park

McDonald's

BAYSIDE

AIRPARK PLAZA  
Burlington  
Publix  
GameStop  
Domino's

Yotel

SIMON

South Pointe Park

823

932

932

953

934

934

934

944

441

395

112

27

933

95

9

836

968

41

959

HIALEAH

Golf Course

Miami International Airport

Flagler Memorial Park

MIAMI

North Beach Oceanside Park

Miami Shores Country Club

Normandy Shores Golf Course

HIALEAH

Morningside Park

Charles Hadley Park

Miami Beach Golf Club

Miami Beach Botanical Garden

FAENA MIAMI BEACH

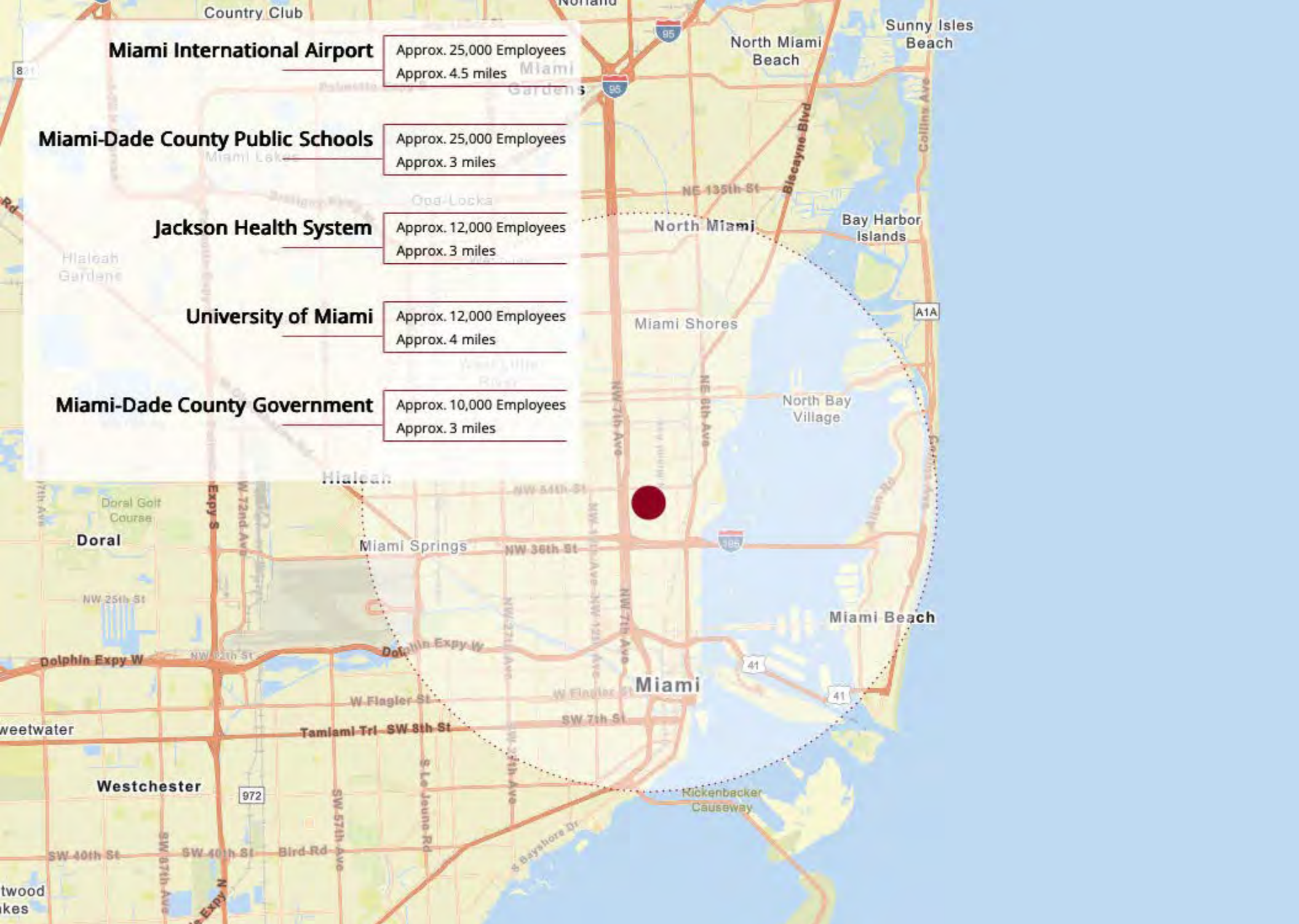
Maurice Gibb Memorial Park

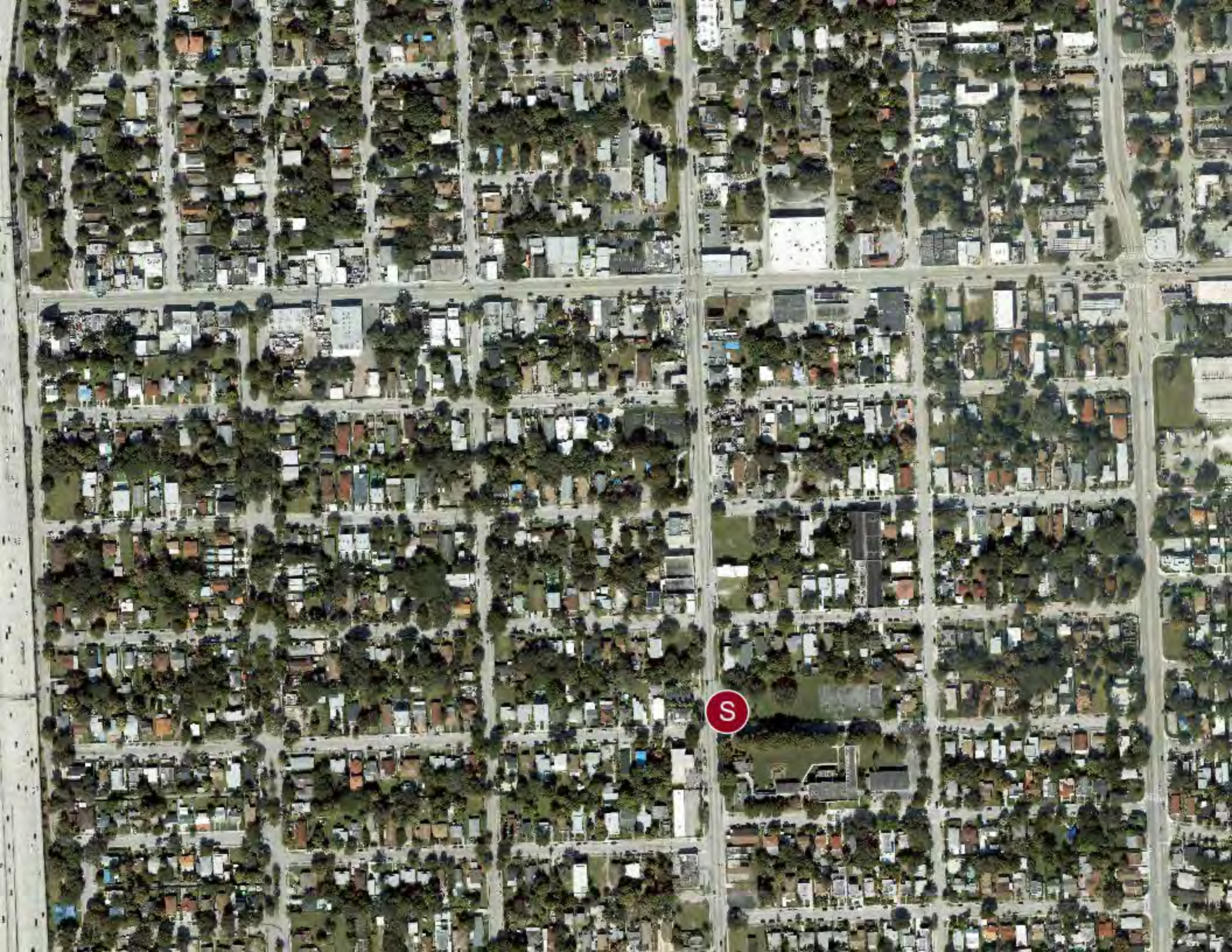
Flagler Memorial Park

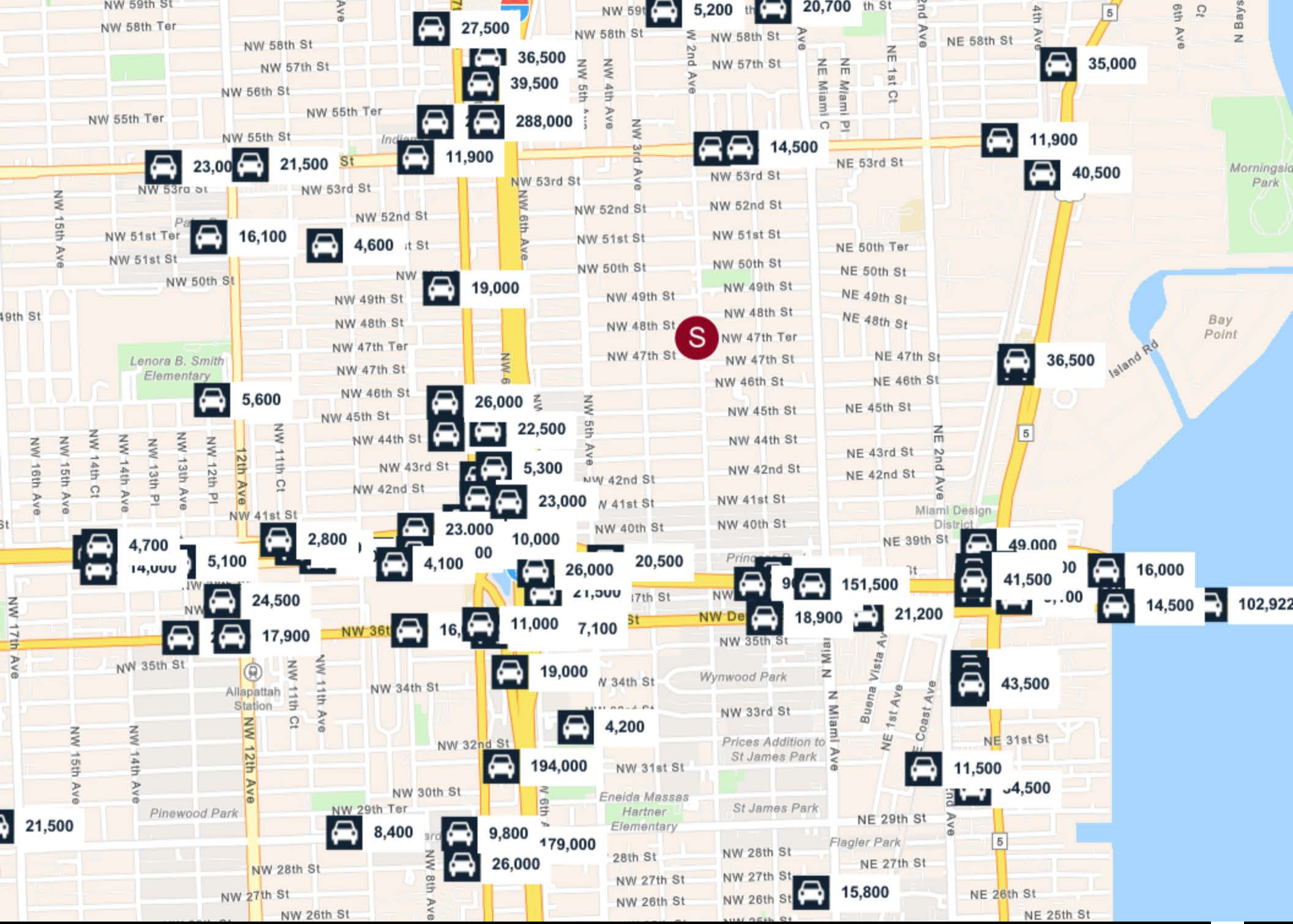
LoanDepot Park

BAYSIDE

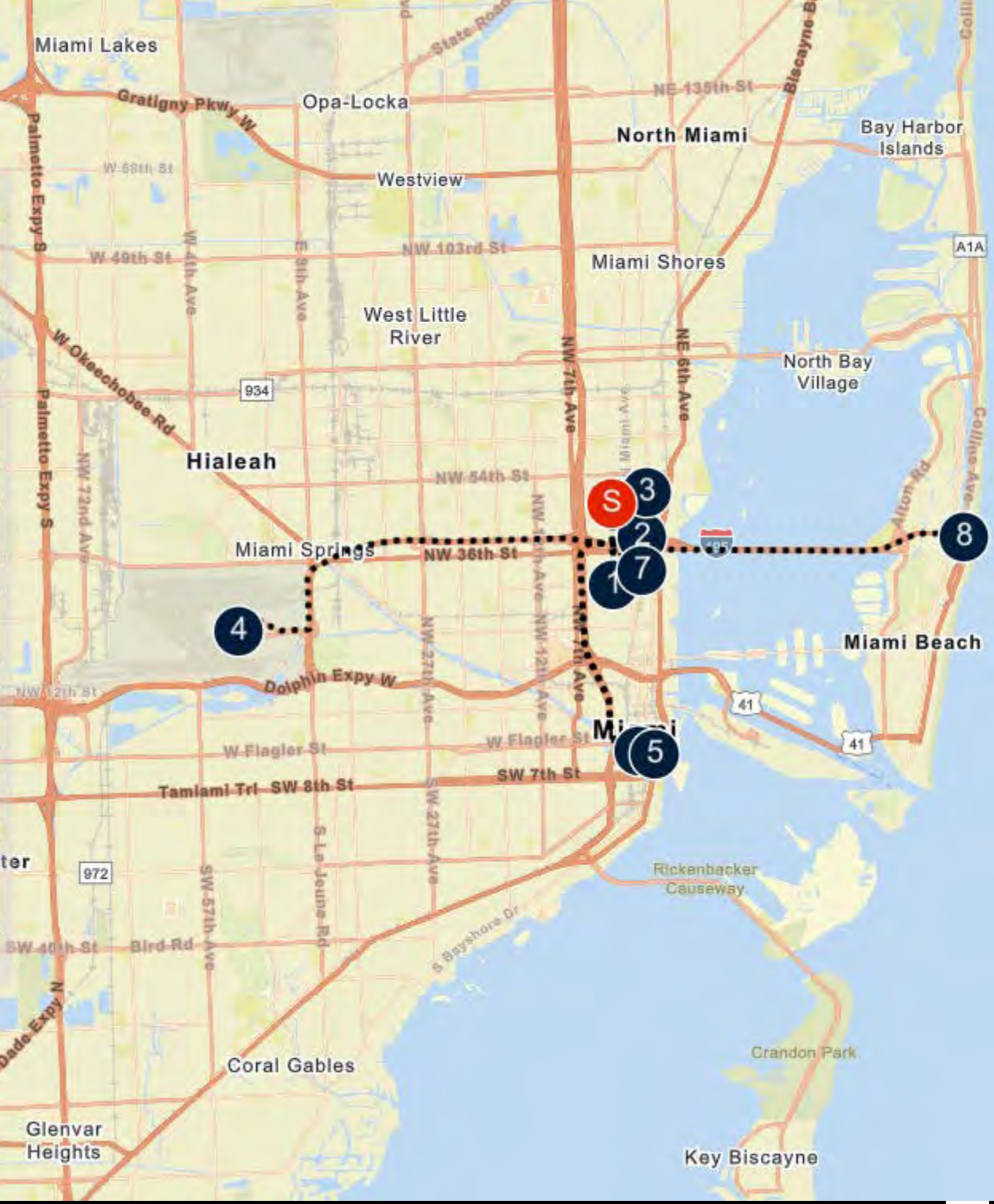
South Pointe Park



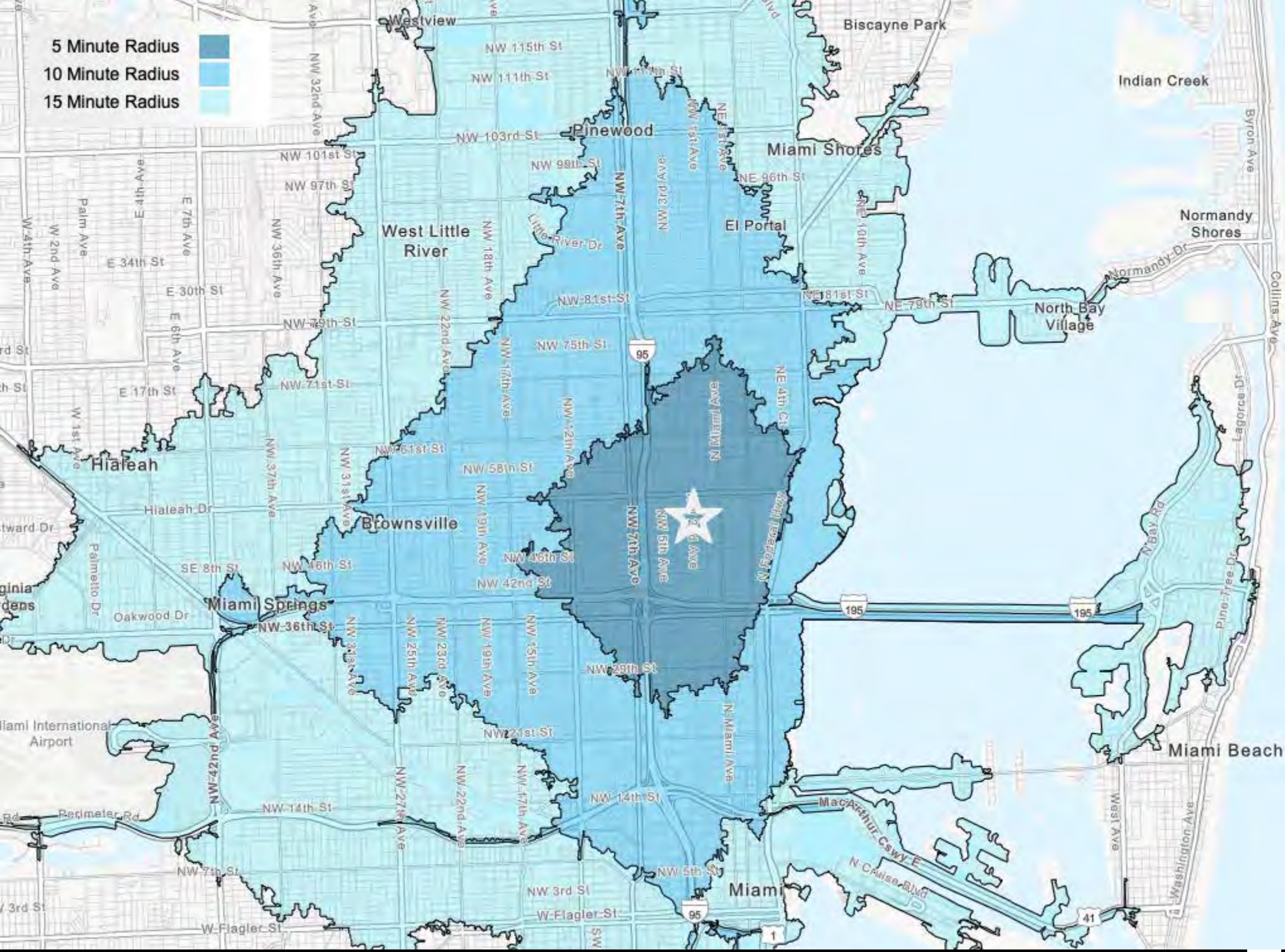




- 1 **Wynwood**  
1.12 miles | 3.6 minutes
- 2 **Design District**  
0.85 miles | 3.5 minutes
- 3 **Upper Buena Vista**  
0.65 miles | 2.2 minutes
- 4 **Miami International Airport**  
6.95 miles | 14.3 minutes
- 5 **Brickell Ave**  
4.79 miles | 11.3 minutes
- 6 **Downtown Miami**  
4.52 miles | 9.0 minutes
- 7 **Trader Joe's**  
1.33 miles | 5.1 minutes
- 8 **4000 Collins Parking Garage**  
5.38 miles | 14.6 minutes



5 Minute Radius  
 10 Minute Radius  
 15 Minute Radius





03

Property Description

- Property Features
- Parcel Map
- Property Images

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## PROPERTY FEATURES

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LAND SF	47,075
# OF PARCELS	6
ZONING TYPE	T4L
ADDRESS 1	4795 NW 2nd Ave

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## NEIGHBORING PROPERTIES

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NORTH	Little Haiti
SOUTH	Wynwood
EAST	Design District
WEST	Liberty city

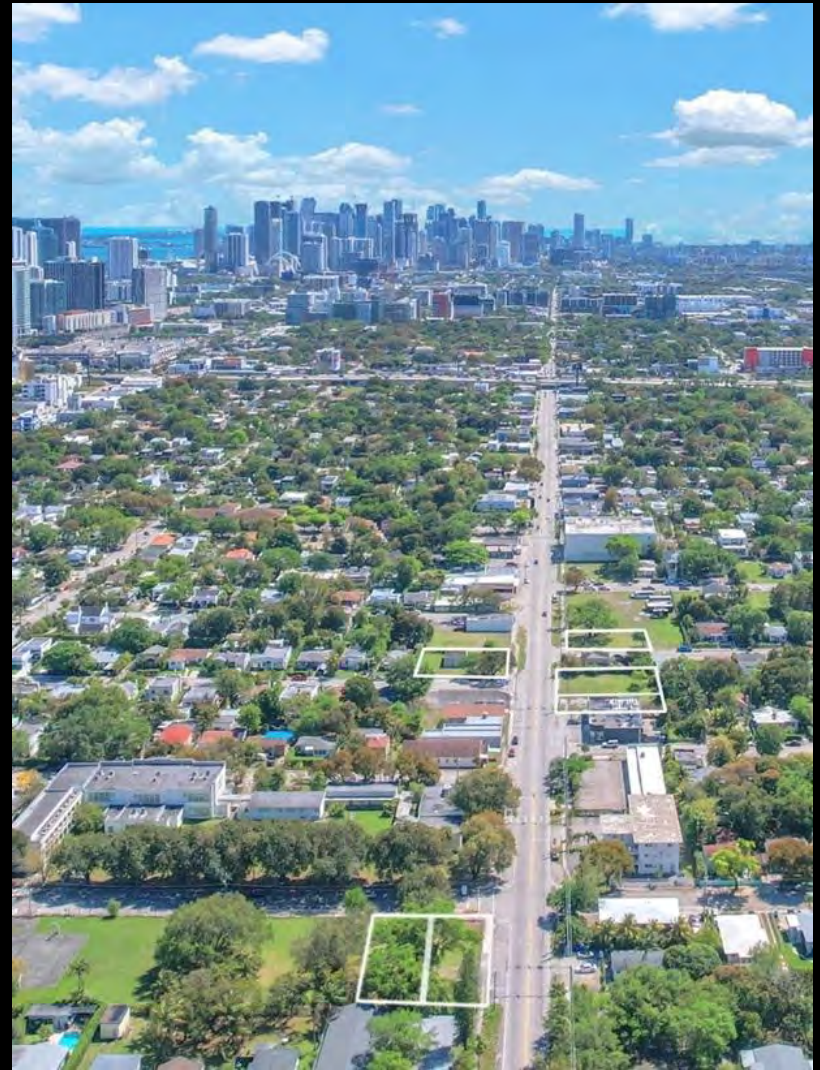
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## ADDRESSES

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4795 NW 2ND AVE	4795 NW 2nd Ave
4880 NW 2ND AVE	4880 NW 2nd Ave
4810 NW 2ND AVE	4810 NW 2nd Ave
4744 NW 2ND AVE	4744 NW 2nd Ave
191 NW 50TH ST	191 NW 50th St
5001 NW 2ND AVE	5001 NW 2nd Ave

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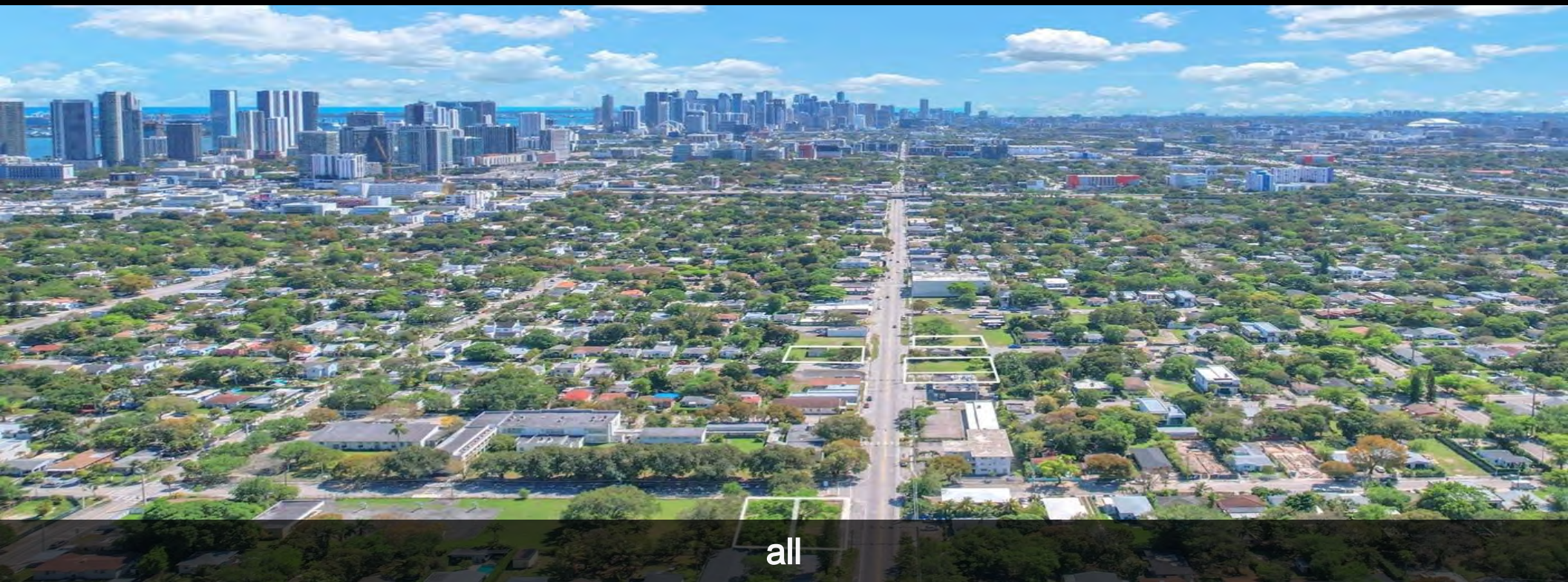
First Photo



4795, 4840, 4810 Nw 2nd Ave



191 NW 50th x 5001 nw 2nd



all



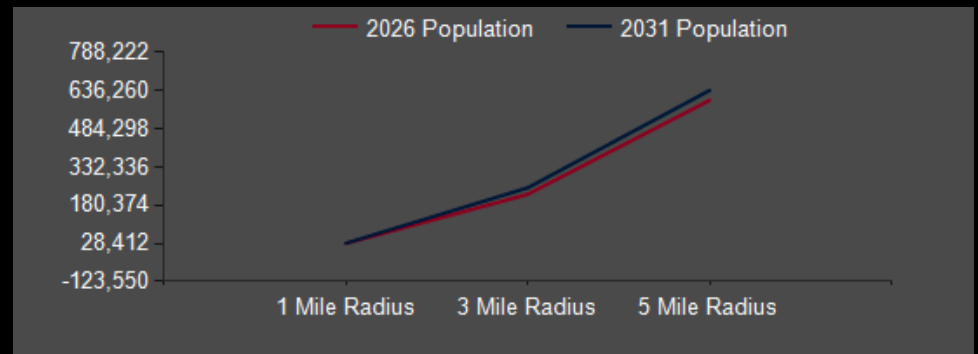
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Demographics

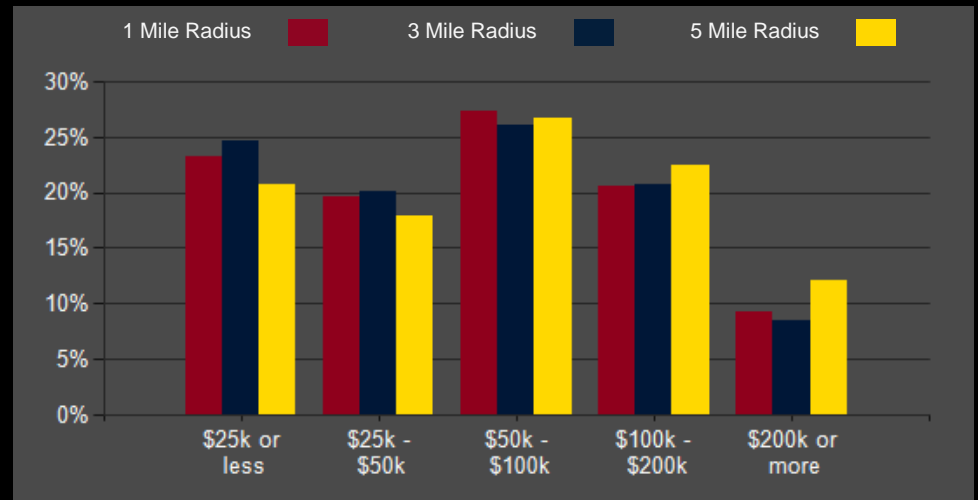
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,245	183,735	510,963
2010 Population	29,048	188,976	540,558
2026 Population	28,412	223,522	596,993
2031 Population	29,039	249,346	636,260
2026 African American	11,551	70,590	115,569
2026 American Indian	97	1,132	2,970
2026 Asian	283	2,928	8,498
2026 Hispanic	13,015	120,478	371,835
2026 Other Race	3,701	30,887	80,469
2026 White	5,595	53,197	174,957
2026 Multiracial	7,174	64,723	214,372
2026-2031: Population: Growth Rate	2.20%	11.05%	6.40%

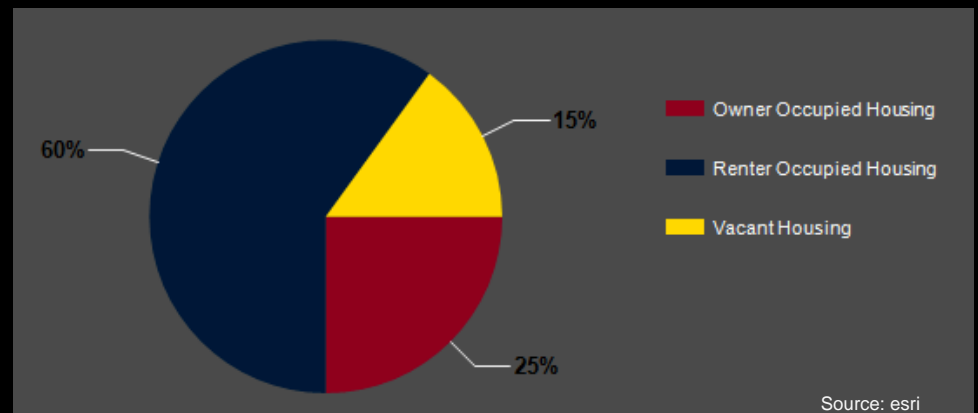
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,724	15,453	32,827
\$15,000-\$24,999	932	7,879	19,800
\$25,000-\$34,999	790	7,287	19,004
\$35,000-\$49,999	1,453	11,635	26,498
\$50,000-\$74,999	1,968	15,655	40,878
\$75,000-\$99,999	1,155	9,034	26,750
\$100,000-\$149,999	1,536	13,736	37,937
\$150,000-\$199,999	821	5,790	19,124
\$200,000 or greater	1,063	7,969	30,634
Median HH Income	\$61,021	\$57,164	\$66,467
Average HH Income	\$97,807	\$91,687	\$110,205



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

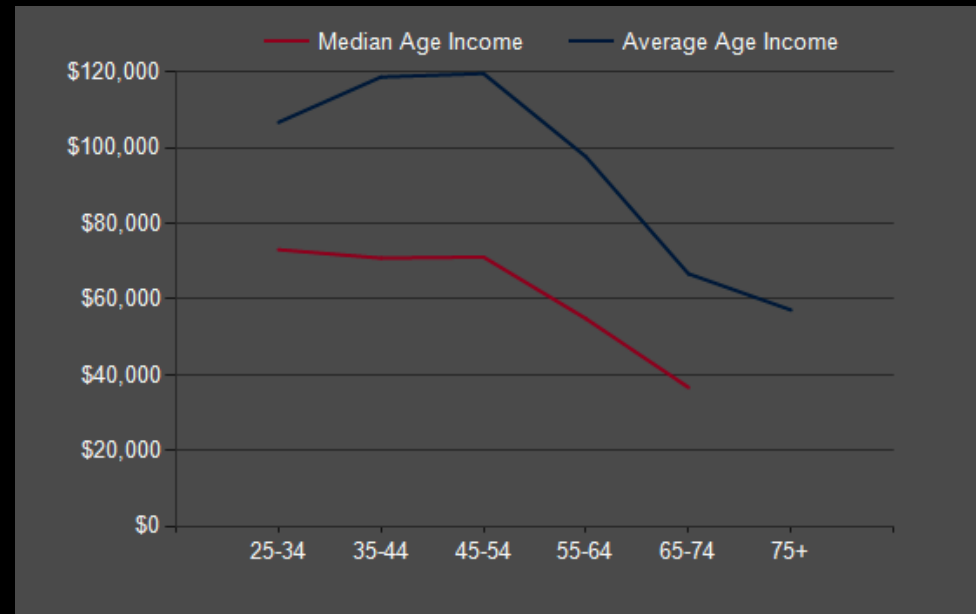
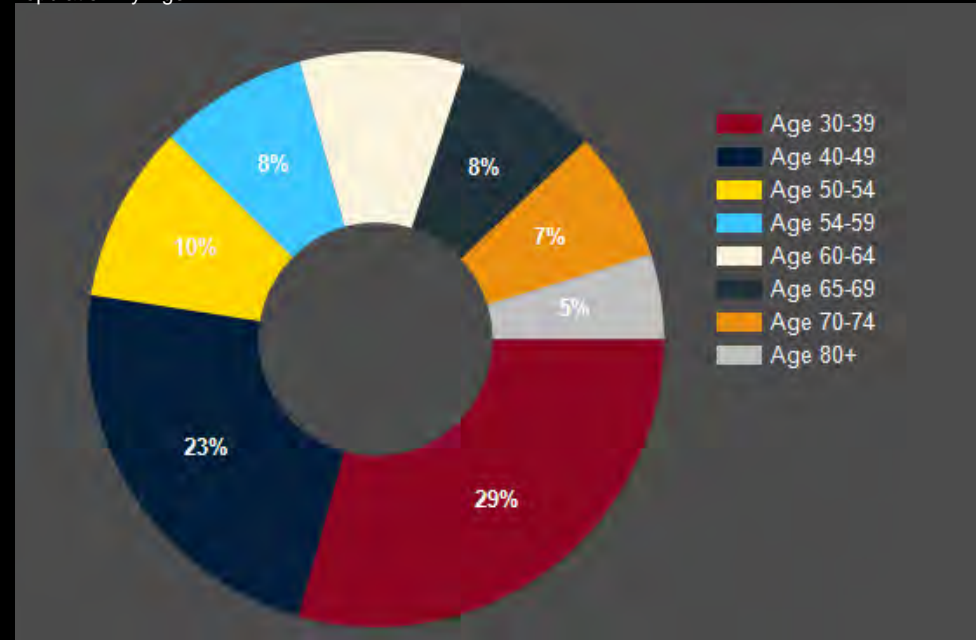


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,582	20,754	51,805
2026 Population Age 35-39	2,452	19,290	48,683
2026 Population Age 40-44	2,102	16,646	44,039
2026 Population Age 45-49	1,865	14,110	39,111
2026 Population Age 50-54	1,706	13,183	38,956
2026 Population Age 55-59	1,431	12,431	36,714
2026 Population Age 60-64	1,589	12,692	36,947
2026 Population Age 65-69	1,364	11,018	30,993
2026 Population Age 70-74	1,248	9,090	26,171
2026 Population Age 75-79	818	6,862	20,272
2026 Population Age 80-84	645	4,401	13,619
2026 Population Age 85+	617	3,907	13,078
2026 Population Age 18+	22,967	181,863	496,100
2026 Median Age	38	38	40
2031 Median Age	39	39	41

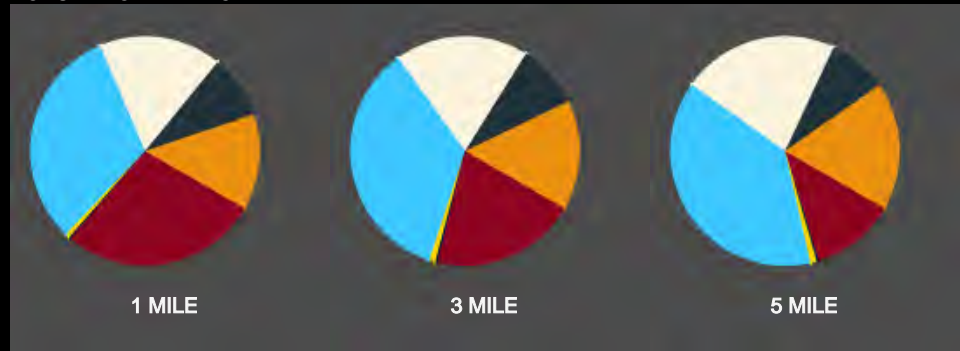
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,080	\$73,880	\$81,483
Average Household Income 25-34	\$106,738	\$103,327	\$119,421
Median Household Income 35-44	\$70,858	\$70,934	\$82,531
Average Household Income 35-44	\$118,714	\$113,121	\$132,807
Median Household Income 45-54	\$71,122	\$66,347	\$81,143
Average Household Income 45-54	\$119,624	\$108,813	\$131,503
Median Household Income 55-64	\$54,826	\$51,123	\$64,700
Average Household Income 55-64	\$97,640	\$89,729	\$114,893
Median Household Income 65-74	\$36,658	\$35,959	\$44,648
Average Household Income 65-74	\$66,690	\$64,577	\$83,747
Average Household Income 75+	\$57,121	\$51,500	\$63,637

Population By Age



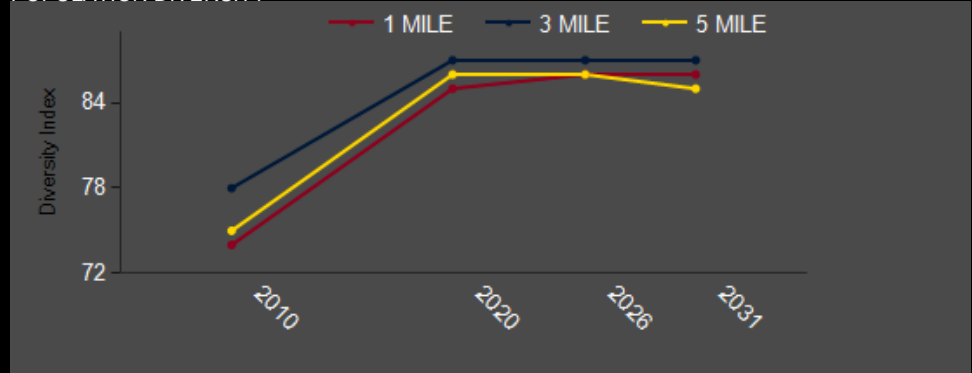
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	86	87	85
Diversity Index (current year)	86	87	86
Diversity Index (2020)	85	87	86
Diversity Index (2010)	75	79	75

POPULATION BY RACE



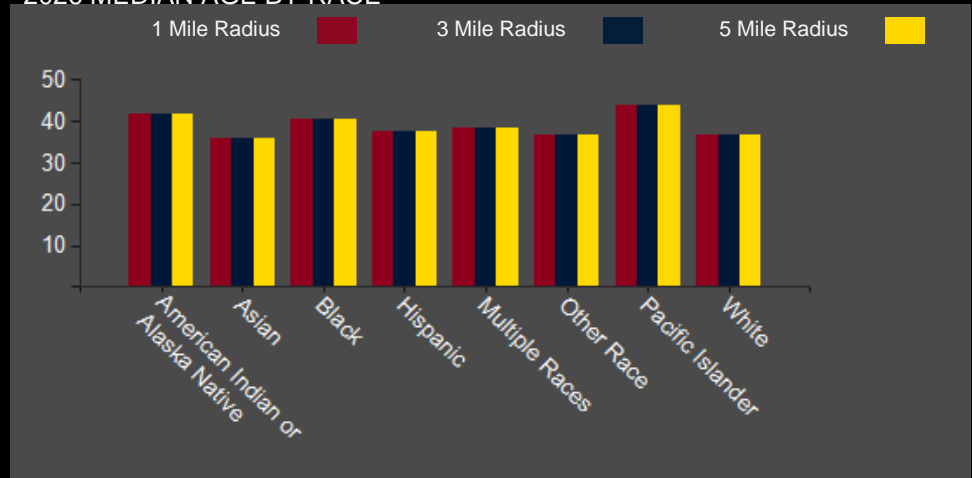
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	28%	21%	12%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	31%	35%	38%
Multiracial	17%	19%	22%
Other Race	9%	9%	8%
White	14%	15%	18%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	42	37	38
Median Asian Age	36	36	37
Median Black Age	40	37	38
Median Hispanic Age	38	39	42
Median Multiple Races Age	38	40	43
Median Other Race Age	37	37	38
Median Pacific Islander Age	44	41	41
Median White Age	37	37	39

2026 MEDIAN AGE BY RACE



# BuenaVista Townhomes Development

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