



FOR SALE



OFFERING MEMORANDUM

2177 NW 28TH STREET

Miami, FL 33142

ASKING PRICE
\$740,000

LOT SIZE
6,720 SF

ZONING
T5-0

SUBMARKET
Allapattah

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PROPERTY HIGHLIGHTS

- ▲ 6,720 SF vacant development site (120' x 56') in Allapattah, one of Miami's fastest-transforming submarkets — ready for a ground-up project.
- ▲ 10 residential units as-of-right, with additional density achievable through qualifying attainable/workforce housing programs or Florida's Live Local Act, subject to approvals.
- ▲ Minutes from the Miami Health District and Allapattah's cultural corridor in close proximity to Spacio 23, the Museum of Sex, galleries, and creative/restaurant space driving neighborhood foot traffic and investment.
- ▲ T5-O zoning permits a broad mix of uses — multifamily, office, retail, and lodging — giving a developer flexibility to program the site to market demand.
- ▲ Located within a designated Opportunity Zone, positioning the site for potential capital gains tax incentives under federal OZ programs.
- ▲ Sits just outside the newly formed Allapattah CRA, backed by a proposed \$243 million investment framework for infrastructure, small business growth, and affordable housing.



EXECUTIVE SUMMARY

ASKING PRICE

\$740,000

LOT SIZE

6,720 SF

ZONING

T5-O

AS-OF-RIGHT DENSITY

10 Units

Amazing Allapattah development opportunity in this rapidly transforming Miami neighborhood. This 6,720 SF vacant parcel features T5-O zoning, providing a broad range of permitted residential and commercial uses, including multifamily, office, retail, lodging, and more. Current as-of-right density provides for 10 residential units, with potential to achieve greater density through qualifying attainable/workforce housing programs as well as Florida’s Live Local, subject to applicable criteria and approvals.

Strategically located within an Opportunity Zone and in close proximity to the Miami Health District, the property is surrounded by the energy and investment driving Allapattah’s transformation. Nearby attractions include Spacio 23, the Museum of Sex, art galleries, restaurants, creative spaces, and emerging developments. The property is also near the newly established Allapattah CRA, backed by a proposed \$243 million investment framework targeting infrastructure improvements, small business growth, and affordable housing.

Positioned at the intersection of connectivity, zoning flexibility, and neighborhood growth, this property offers developers and investors an opportunity to participate in the continued evolution of Allapattah.

PROPERTY INFO

FOLIO #	LEGAL DESCRIPTION
01-3127-031-0060	CAPLES AMD PL PB 11-5 LOT 13 LOT SIZE 56 X 120 OR 18438-3725 0199 1

LOCATION HIGHLIGHTS



THE ALLAPATTAH NEIGHBORHOOD

The Allapattah neighborhood in Miami has become a popular destination for developers looking to invest in multifamily housing. The area's strategic location and growing demand for affordable housing are the driving forces behind this trend.

Allapattah is situated in close proximity to downtown Miami and other key neighborhoods, making it an ideal location for those looking for convenient access to the city's amenities. Additionally, the area's diverse population and vibrant arts scene have contributed to its appeal among young professionals and families.

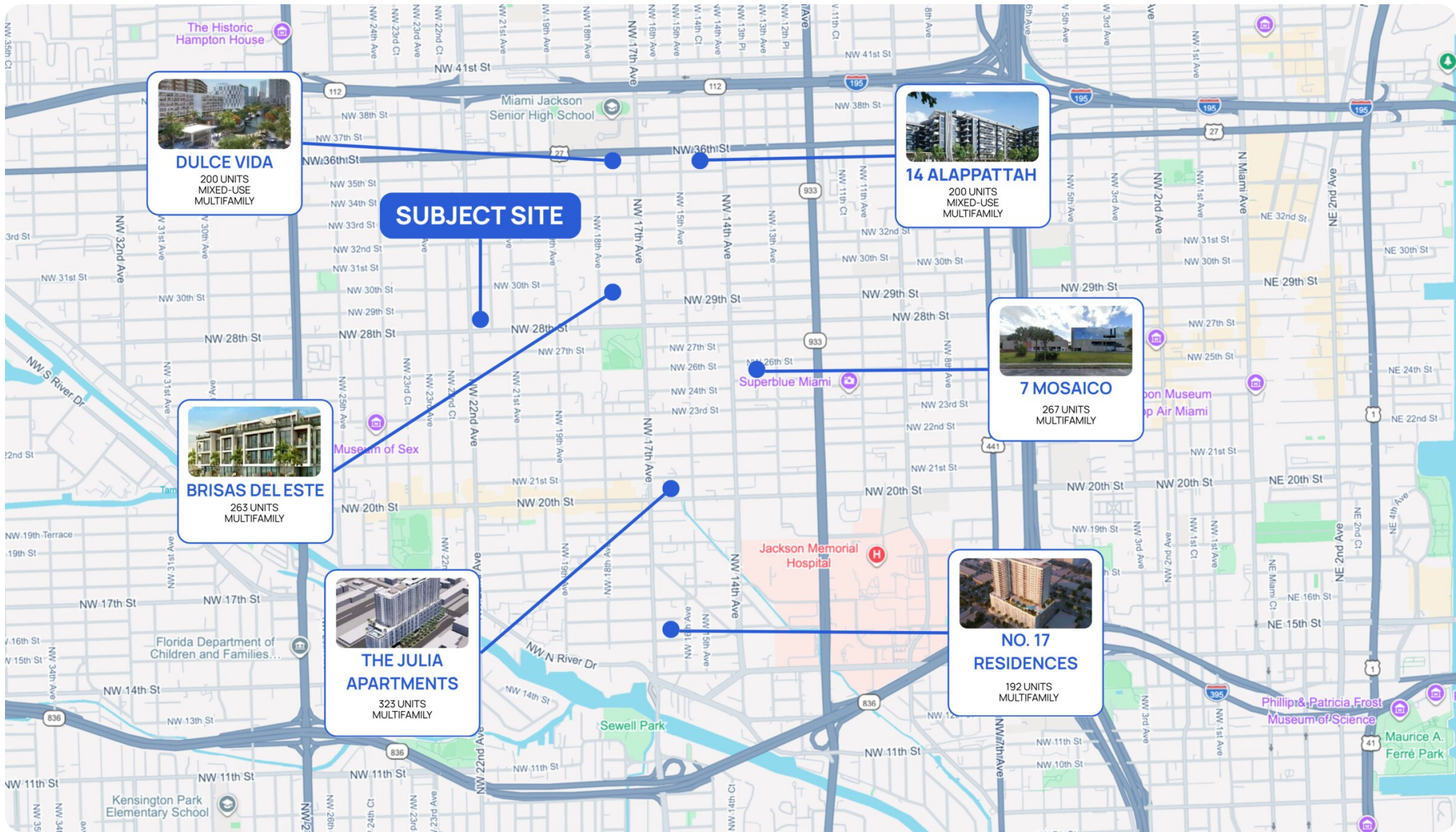
In response to the rising demand for affordable housing, developers are investing heavily in Allapattah.

New multifamily developments are coming online throughout the neighborhood, offering a range of housing options and lifestyles for residents.

At the same time, older properties in Allapattah are also undergoing extensive renovations, leading to a mix of new and refurbished properties that cater to a diverse range of tenants.



DEVELOPMENT MAP





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