

FOR SALE

Wynwood 26th St Development Site

2521–2523 NW 1st Avenue, 84 NW 26th Street, 80–82 NW 26th Street, 81 NW 25th Street, Miami, FL 33127



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$11,900,000
Price/SF:	\$569.38/SF
Submarket:	Wynwood
Lot SF:	20,900 SF (0.48 Acres)
Max Height:	8 Stories (W/ Bonus)
Max Density (Residential):	108 Units
Max Keys (Hospitality):	216 Keys
Total FAR:	160,512 SF
Frontage Description:	Corner Exposure – 100 ft on NW 1st Ave, 150 ft on NW 26th St & 50 ft on NW 25 th St
Zoning:	T5-O // NRD-1

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of a premier corner development site located at NW 1st Avenue and NW 26th Street in Miami's Wynwood neighborhood. Positioned within the Wynwood NRD-1 Overlay, the property is zoned T5-O, allowing for a variety of uses including residential, hospitality, retail, and office. The site totals 20,900 square feet with 220 feet of combined frontage and offers up to 160,512 buildable square feet across 8 stories, with potential for additional height and density through the Live Local Act. This rare corner assemblage provides a unique opportunity for developers to deliver a signature mixed-use project in one of Miami's most dynamic submarkets.

INVESTMENT HIGHLIGHTS

- Prominent Corner Exposure Along NW 1st Avenue & NW 26th Street
- One Of The Largest Remaining Development Parcels In Wynwood
- Development Flexibility For Residential, Hotel, Office, Or Retail
- Situated Among Major New Developments And Hospitality Projects
- Walkable Location Surrounded By Art, Dining, And Retail Destinations

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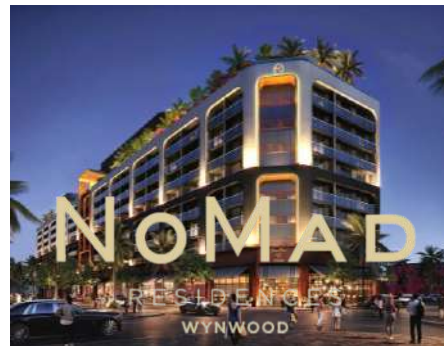
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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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AERIAL CONTEXT



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RENDERINGS + CURRENT STATE



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ZONING



ZONING SUMMARY		ZONING SOURCE
Zoning Code:	T5-O (Urban Center – Office)	
Overlay District:	Wynwood NRD-1	
Lot Area:	20,900 SF (0.48 Acres)	
Max Height:	8 Stories (W/ Benefits Bonus)	
Max Buildable Area:	160,512 SF	
Residential Density:	108 Units	
Max Hotel Keys:	216 Keys	

ZONING OVERVIEW

The site is zoned T5-O within the Wynwood NRD-1 Overlay, one of Miami’s most progressive and development-oriented zoning districts. This designation encourages a vibrant mix of residential, hospitality, office, and retail uses while promoting pedestrian-friendly urban design. Through the Wynwood Public Benefits Program, developers can unlock increased height and density, achieving up to 8 stories with additional public benefit contributions. Located at the corner of NW 1st Avenue and NW 26th Street, the property sits in the heart of Wynwood’s arts and entertainment corridor, surrounded by a growing base of residential and commercial development. The site also benefits from the Florida Live Local Act (SB 102 & 328), allowing projects that meet affordability or workforce housing criteria to reach a potential height of up to 40 stories. With its flexible zoning, prime corner visibility, and access to multiple development incentives, this parcel offers an exceptional opportunity for a mixed-use project that blends modern living, hospitality, and retail in one of Miami’s most dynamic and rapidly evolving neighborhoods.

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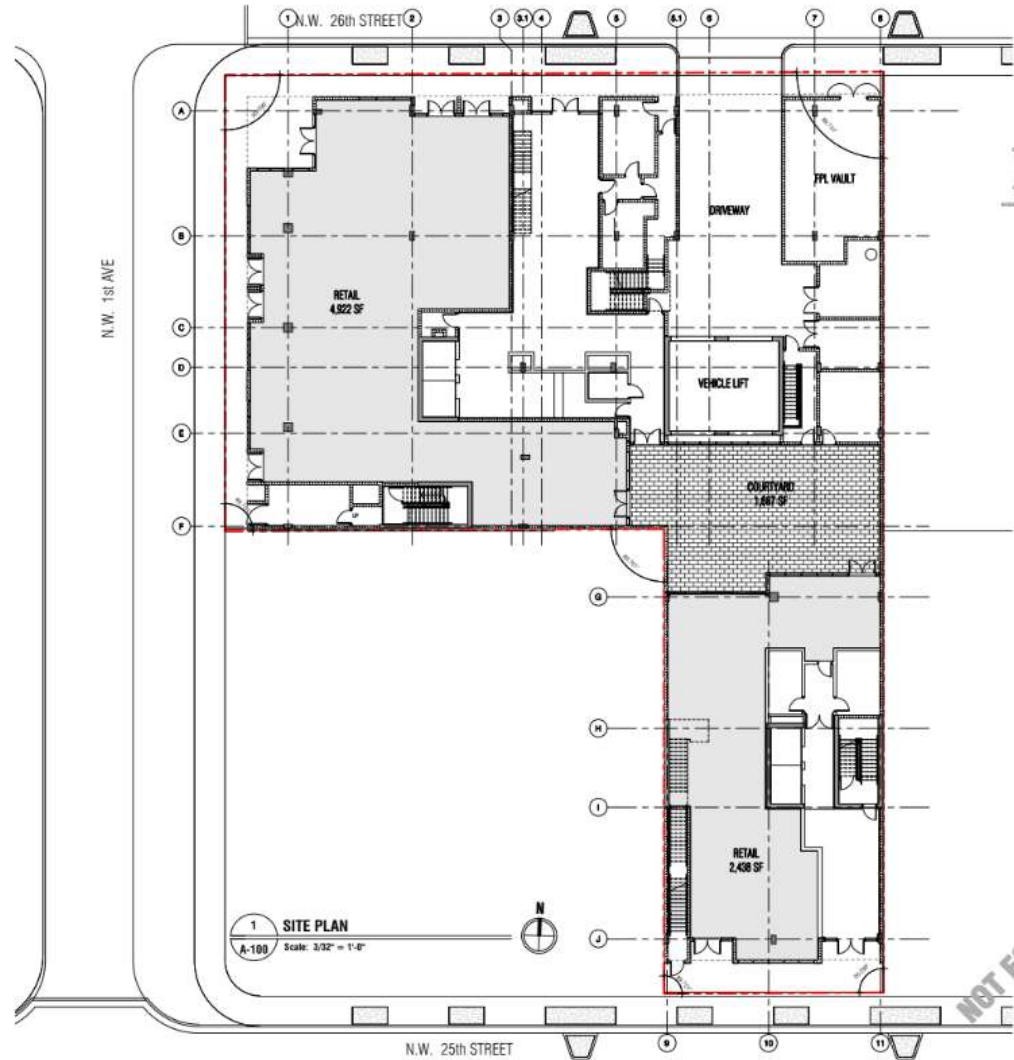
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SITE PLAN



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DEMOGRAPHIC CONTEXT



NoMAD



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WYNWOOD + CORPORATE TENANTS



SONY MUSIC



pwc



FOUNDERS FUND

ATOMIC



CLAIRE
GROUP

Blockchain.com

OpenStore

ramp

PlayPay

veru

Gensler

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WYNWOOD DEVELOPMENTS COMPLETED & UNDER CONSTRUCTION



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The Annex



Cube



Cynergi Lofts



Wynwood Garage



545 Wyn



The Gateway

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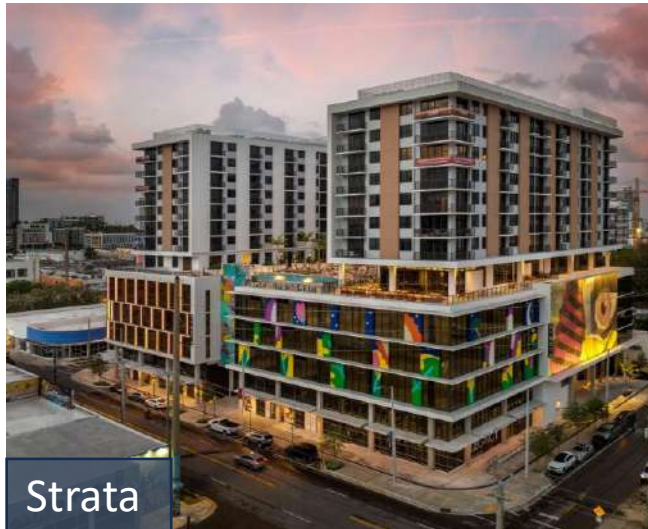
The Oasis



Arlo



The Dorsey



Strata



Moxy



Lynq

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The Wynwood Plaza



WNWD21



Wynwood Station



Annex



The Wynhouse



Wynwood Urby

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Wynwood Haus



Wynwood Works



Aria on the Bay



Biscayne Beach



Elysee Miami



Hyde Midtown

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Midtown 29



The Standard



Quadro



The Julia



Fourteen Allapattah



Missoni Baia

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LAND COMPS



	Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Zoning
1	2200 NW 2nd Ave	\$18,513,626	9/26/2025	49,223	\$376	T5-O/NRD-1
2	2230 NW 2nd Ave	\$3,113,936	9/26/2025	9,165	\$340	\$6,101
3	2841 NW 2nd Ave	\$14,500,000	9/12/2025	41,454	\$350	
4	187 NW 28th St	\$5,750,000	9/12/2025	6,970	\$825	\$6,101
5	2150 NW Miami Ct	\$14,600,000	5/24/2024	23,522	\$621	T5-O
6	58 NW 26th St	\$3,287,625	5/24/2024	5,227	\$629	R-3
7	2650 Biscayne Blvd	\$13,500,000	5/22/2024	30,266	\$446	T6-36A-O
8	275 NW 25th St	\$6,000,000	5/1/2024	8,106	\$740	I
9	119 NW 29th St	\$7,515,903	9/19/2023	6,900	\$1,089	T6-8-O
10	130 NW 30th St	\$3,684,302	9/19/2023	6,900	\$534	T5-O
11	120 NW 30th St	\$2,844,500	9/19/2023	6,900	\$412	T5-O
12	2724 NW 2nd Ave	\$28,000,100	5/12/2023	30,700	\$912	T5-O WW-NRD
13	160 NW 28th St	\$6,700,000	4/24/2023	11,300	\$593	T5-O
14	2825-2841 NW 2nd Ave	\$19,747,156	4/12/2023	27,750	\$712	C-2, Miami
15	166 NW 29th St	\$4,795,778	4/12/2023	13,678	\$351	C-2, Miami
16	153 NW 25th St	\$2,500,000	10/12/2022	5,300	\$472	\$6,101
17	18 NW 23rd Ave	\$18,000,000	9/29/2022	34,412	\$523	\$6,100
18	2217 Biscayne Blvd	\$4,400,000	7/18/2022	4,791	\$918	T6-36a-O
19	246 NE 26th Ter	\$35,000,000	7/1/2022	91,476	\$383	C-1, Miami, 6405
20	161 NE 27th St	\$5,680,000	6/30/2022	13,939	\$407	C-1
21	2000 N Miami Ave	\$18,850,100	3/31/2022	57,063	\$330	T6-8-O NRD-1, 6100
22	2201 NE 2nd Ave	\$30,650,000	3/21/2022	71,438	\$429	C-1, 6405, T6-36A-O
23	342 NW 29th St	\$2,443,049	2/18/2022	6,969	\$351	T6-8 O, 6100, T-6-8-L

Timeline	T48 Months
Total Sale Comparables	23
Average Price PSF LAND	\$554.02
Median Price PSF LAND	\$471.70
Total Sale Volume	\$270,076,075
Total Land Acres	11.81

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