

FOR SALE



8040 SW 69th Ave
MIAMI, FL 33143

Dadeland Covered
Land Development Play



CONTACT

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APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.

OFFERING SUMMARY

8040 SW 69TH AVE, MIAMI, FL 33143

Apex Capital Realty is excited to present 8040 SW 69th Ave, Miami, FL 33143 – a premier development opportunity in one of Miami’s most sought-after neighborhoods. This covered land play represents a rare chance to capitalize on a vibrant and rapidly growing area, poised for both residential and commercial success.

Situated in the high-demand Dadeland area, 8040 SW 69th Ave is perfectly positioned near major retail, dining, and entertainment hubs such as Dadeland Mall, which boasts over 1.4 million square feet of retail space, and Dadeland Station North. The property features a 16,800 square foot building on a generous 31,357 square foot lot (approximately .72 acres), located within the 6114 - DKUC Core Sub-District of the Ludlam-Groves Addition subdivision. This prime DKUC zoning emphasizes high-density, mixed-use developments aimed at creating vibrant, pedestrian-friendly urban environments.

Recent legislation, such as SB102, enhances the property’s development potential by offering significant benefits. The bill provides substantial density bonuses based on the percentage of affordable housing units included in the development, particularly for units targeting lower Area Median Income (AMI) thresholds. This means that incorporating affordable housing could allow developers to exceed standard zoning limits, increasing overall unit capacity. Furthermore, SB102 simplifies the approval process for multifamily developments and removes minimum parking requirements, thus freeing up additional space for residential units. These incentives significantly enhance the profitability and feasibility of your project, making 8040 SW 69th Ave even more appealing to developers, especially with its close proximity to transit options.

Adding to the value of this property is the adjacent REVA DADELAND LLC development, which plans to construct 786 units on 2.8 acres. This new development will further enhance the area’s appeal, increasing housing availability and foot traffic, which will benefit any potential mixed-use project at 8040 SW 69th Ave.

With its strategic location, growing urban infrastructure, and the promise of nearby developments, 8040 SW 69th Ave is a key piece in the evolving landscape of Dadeland. This property is poised for both residential and commercial success, making it an exceptional opportunity for developers looking to make their mark in Miami’s dynamic real estate market.



Total Building Size	16,800 SF
Total Lot Size	31,357 SF
Total Acres	.72 Acres
Zoning	DKUC
Stories	12 - 24 Stories
Asking Price	Undisclosed

PROPERTY HIGHLIGHTS

Prime Location:

Situated in the heart of Dadeland, this property enjoys a strategic position close to Dadeland Station North and the renowned Dadeland Mall. With easy access to major highways and public transit, residents are just minutes away from the vibrant energy of the Miami area.

Neighborhood Charm:

Experience the unique blend of urban living and suburban tranquility that Dadeland offers. The neighborhood is rich with diverse dining options, retail shops, and entertainment venues, providing an inviting atmosphere for residents and visitors alike.

Optimized Development Budget:

The entire construction budget has been fully prepared and is ready to implement, enabling a seamless and efficient transition from investment to execution. Having a detailed budget in hand means investors can move quickly, minimizing delays in the development timeline and providing clarity around financial projections.

Convenience & Amenities:

The property's close proximity to a variety of shops, cafes, markets, and parks ensures residents enjoy all the conveniences of modern urban living while also benefiting from lush green spaces for relaxation and recreation.

Investment Potential:

Dadeland is rapidly evolving, with developments like AMLI Joya and Tucker at Palmer enhancing the area's appeal. The planned 786 units by REVA DADELAND LLC further highlight the strong demand for residential options. As Dadeland continues to attract new residents and businesses, property values are poised for significant appreciation, making this an excellent investment opportunity for discerning investors looking to capitalize on the area's growth trajectory.



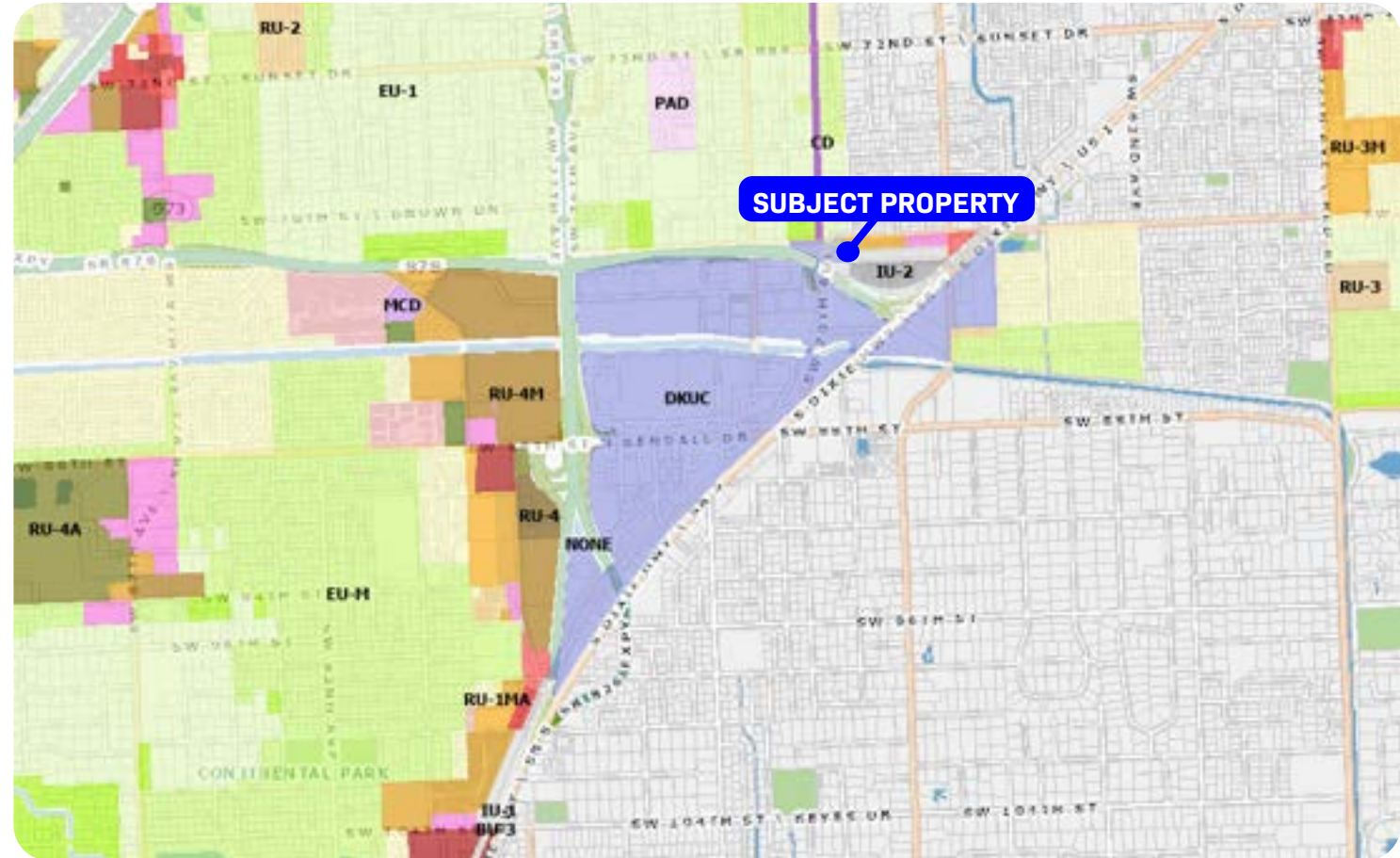
DKUC ZONING OVERLAY

The 6114 DKUC (Dadeland/Kendall Urban Center) zoning in Dadeland, Florida, promotes mixed-use developments that enhance walkability and create vibrant urban spaces. This zoning allows for a combination of residential, commercial, and retail uses, supporting the local community and economy.

Allowed uses include multi-family units, such as apartments and condominiums, as well as a variety of commercial establishments like retail stores, restaurants, and offices. Mixed-use developments that integrate residential and commercial spaces are particularly encouraged.

Under the DKUC zoning, developers enjoy significant flexibility. Buildings can reach heights of 12 to 25 stories, with higher density permitted compared to standard zoning regulations. Setback requirements are minimal, fostering a pedestrian-friendly environment, while parking requirements are reduced for mixed use projects, promoting efficient use of space.

This zoning offers substantial benefits, including design flexibility and integration with existing infrastructure, fostering innovative projects. It also supports local businesses and enhances property values. In marketing this opportunity, developers can emphasize the potential for creating vibrant mixed-use spaces that cater to urban living and working preferences, highlighting proximity to key amenities and public transport to attract residents and businesses, thus showcasing the potential for higher returns on investment.



SURVEY

PROPERTY ADDRESS:
6046 SW 69th AVENUE MIAMI, FL 33143

FLOOD ZONE INFORMATION:
COMMUNITY NO. 120636 PANEL NO. 0458 SUFFIX L
FRM DATE: 05-11-2009 FLOOD ZONE: X

LEGAL DESCRIPTION:
TRACT 41, OF LUDLAM-GROVES ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, AT PAGE 20, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
AND A PORTION OF A 20 FEET ALLEY, LYING NORTH OF AND ADJACENT TO TRACT 41, OF LUDLAM-GROVES ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, AT PAGE 20, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION OF THE 20 FEET ALLEY BEING BOUNDED ON THE NORTH BY THE SOUTH LINE OF TRACTS 38, 35, AND 40 OF SAID SUBDIVISION, BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF SW 69TH AVENUE, BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID TRACT 41, AND BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF SW 70TH AVENUE.
LESS, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 41, RUN S89°56'42"W, ALONG THE NORTH LINE OF SAID LOT 41, FOR 211.58 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, THENCE CONTINUE S89°56'42"W, ALONG SAID NORTH LINE, FOR 41.52 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 905.37 FEET, TO WHICH POINT A RADIAL LINE BEARS S03°17'33"W, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 69.65 FEET, THROUGH A CENTRAL ANGLE OF 4°24'05" TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 814.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S58°52'27"W FROM THE FIRST SAID CURVE AND S88°19'05"W FROM THE SECOND SAID CURVE, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR 63.59 FEET, THROUGH A CENTRAL ANGLE OF 4°28'33" TO A NON-TANGENT POINT, TO WHICH POINT A RADIAL LINE BEARS S 65°08'37" SAID POINT BEING THE POINT OF BEGINNING.

SURVEYOR'S NOTES:
LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF: **BOUNDARY SURVEY** ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSHIP SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE BENCH MARK-482 ELEVATION: 10.67 FEET (N.G.V.D. 1929)

SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ADJUTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO
CCER INVESTMENT LLC

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

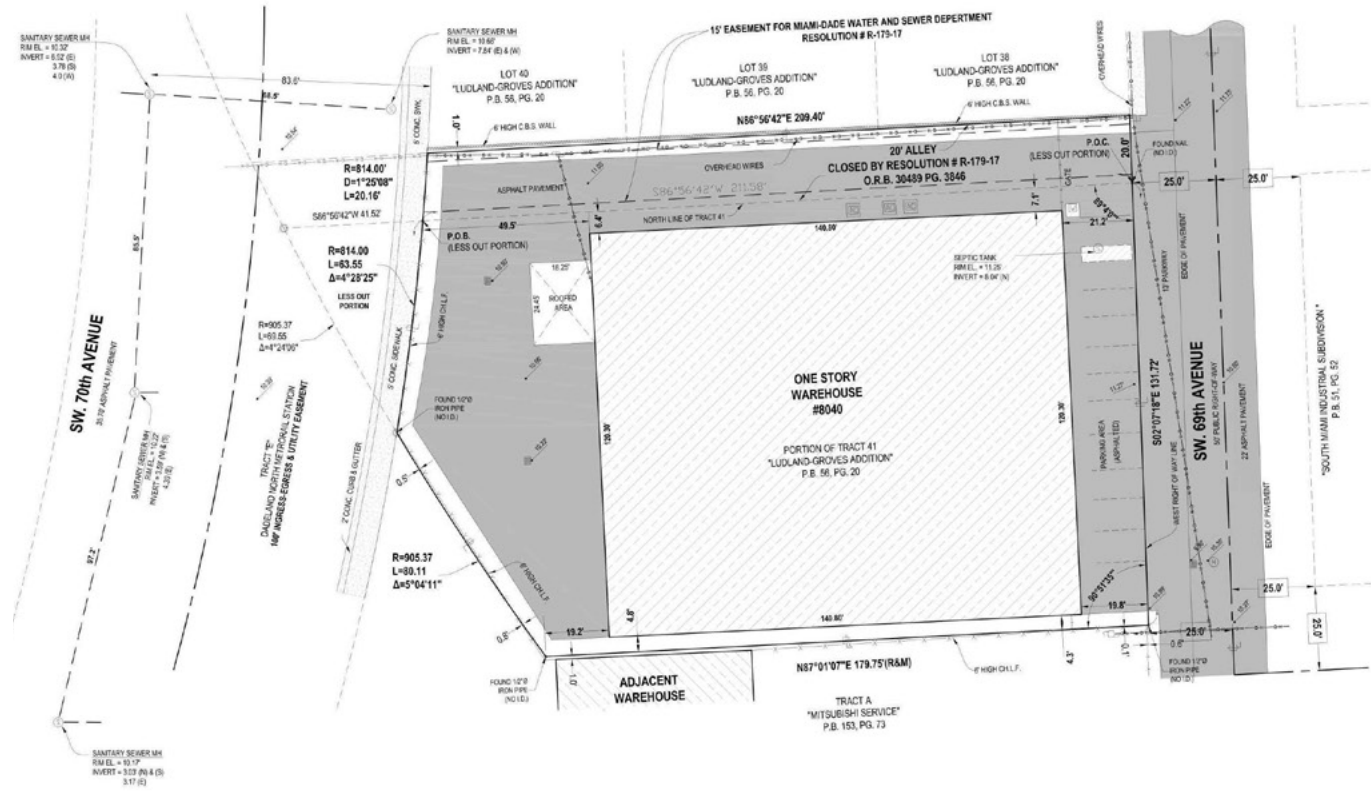
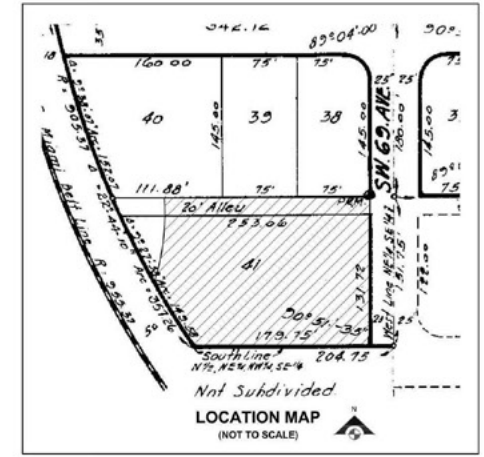
360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6355

OSCAR E. BAEZ-CUBERO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 6034
STATE OF FLORIDA.

- LEGEND**
- A/C UNIT
 - CATCH BASIN
 - CENTER LINE
 - CONC POWER POLE
 - ELEVATION
 - HANDICAP PARKING SPACE
 - MANHOLE (SANITARY SEWER)
 - MANHOLE (UNKNOWN)
 - METER (WATER)
 - PROPERTY LINE
 - UTILITY POLE



- ABBREVIATIONS**
- A/C = AIR CONDITIONER UNIT
 - Δ = CENTRAL ANGLE (DELTA)
 - CH.L.F. = CHAIN LINK FENCE
 - C.B.S. = CONCRETE BLOCK & STUCCO
 - CONC. = CONCRETE
 - Ø = DIAMETER
 - H = HEIGHT
 - I.D. = IDENTIFICATION
 - L = LENGTH (WHEN USED IN CURVE DATA)
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R = RADIUS
 - (R&M) = RECORDED & MEASURED



- REVISIONS:**
- 01-16-2017 ADD MH @ REAR
 - 03-06-2017 ADD SEPTIC TANK ELEVATIONS
 - 05-15-2019 UPDATE SURVEY
 - 10-10-2019 ADD PORTION OF ALLEY AS PER R-179-17

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002

ORIGINAL FIELD DATE: 05-23-2015
JOB NO.: 1500-02308.1

SHEET
1/1



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EMBRACE THE VIBRANT LIFESTYLE: DADELAND



- **Premier Shopping Destination:** Dadeland Mall features over 185 stores, including high-end retailers and unique boutiques, making it a shopping haven for residents and visitors alike.
- **Culinary Diversity:** The area boasts an array of dining options, from upscale restaurants to cozy cafés, offering everything from international cuisines to local favorites.

- **Access to Public Transit:** Dadeland North and South Metrorail stations provide convenient transportation options, connecting residents to the greater Miami area, including downtown and the airport.
- **Green Spaces:** Nearby parks and recreational areas provide residents with opportunities for outdoor activities, picnics, and relaxation amid the urban environment.

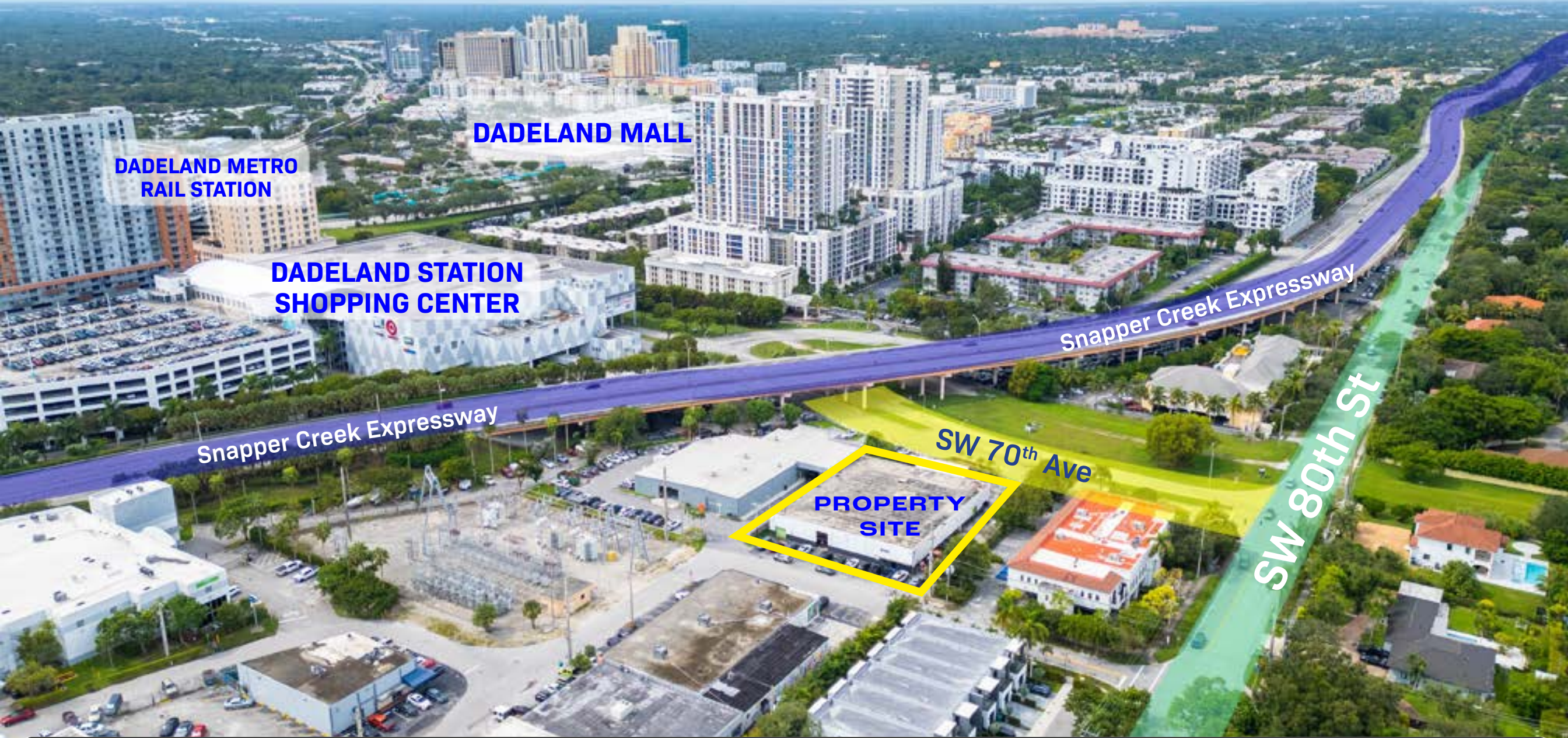
- **Vibrant Community Events:** The neighborhood hosts various cultural events, art shows, and festivals, fostering a strong sense of community and engagement among residents.
- **Proximity to Educational Institutions:** Dadeland is home to reputable schools and educational facilities such as University of Miami, Miami Dade College Kendall, Gulliver Prep, South Miami Senior High, making it an attractive area for families seeking quality education options.

BIRD'S EYE VIEW



**PROPERTY
SITE**

SOUTHWEST VIEW



DADELAND MALL

**DADELAND METRO
RAIL STATION**

**DADELAND STATION
SHOPPING CENTER**

Snapper Creek Expressway

Snapper Creek Expressway

SW 70th Ave

SW 80th St

**PROPERTY
SITE**

SOUTH VIEW



DADELAND
STATION NORTH

DADELAND MALL

DADELAND
STATION SHOPS

Snapper Creek Expressway

Snapper Creek Expressway

PROPERTY
SITE

SN 70th Ave

NORTHEAST VIEW

CORAL GABLES
5.4 Miles

DOWNTOWN
9.9 Miles

SOUTH MIAMI
1.4 Miles

SW 80th St

SW 70th Ave

**PROPERTY
SITE**

SW 80th St

Snapper Creek Expressway

EXTERIOR PHOTO



Snapper Creek Expressway

NW 5th Ave

SW 80th St

SW 70th Ave

**PROPERTY
SITE**

SW 80th St

DEVELOPMENT MAP

The Alexander Apartments

- Address: 9192 SW 72nd St, Miami, FL 33173
- Year Built: 2017
- Units: 271 units
- Current Status: Fully operational

Cascade Apartments

- Address: 8250 SW 72nd Ave, Miami, FL 33143
- Year Built: 2018
- Units: 277 units
- Current Status: Fully operational

Pearl Dadeland

- Address: 7440 N Kendall Dr, Miami, FL 33156
- Year Built: 2014
- Units: 412 units
- Current Status: Fully operational

Soma at Dadeland

Address: 6600 SW 88th St, Miami, FL 33156
 Year Built: 2020
 Units: 312 units
 Current Status: Fully operational

The Palmer Dadeland

- Address: 8215 SW 72nd Ave, Miami, FL 33143
- Type: Luxury apartments
- Completion: 2017
- Expected Units: 422 units
- Current Status: Complete



AMLI Joya

- Address: 8150 SW 72nd Ave, Miami, FL 33143
- Type: Luxury apartments
- Expected Completion: 2024
- Expected Units: 276 units
- Current Status: Under construction
- Details: AMLI Joya will offer luxury apartments with high-end amenities like a rooftop pool and fitness center, catering to professionals seeking urban living near public transit.

REVA Dadeland

- Address: SW 70th Ave, Miami, FL 33156
- Developer: REVA Dadeland LLC
- Site Size: ± 2.83 acres (four contiguous parcels)
- Type: Mixed-use development (multifamily, senior living, office, and retail)
- Expected Completion: TBD
- Expected Units: Up to 786 multifamily and senior living units

RETAIL MAP



TRANSIT MAP



RENDERINGS



An aerial photograph of a city, likely Miami, showing a mix of high-rise residential buildings and commercial structures. A yellow diamond-shaped box highlights a specific commercial building with a flat roof and a parking lot. A multi-lane highway runs diagonally across the middle of the image. The sky is blue with some clouds.

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