



FOR SALE

Prime Wynwood Norte Development Opportunity

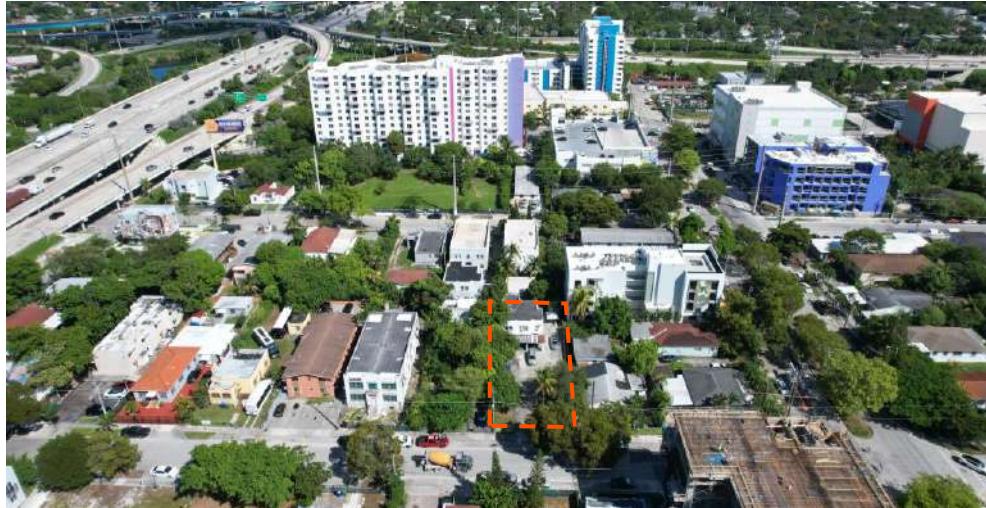
527 NW 34th St, Miami, FL 33127

Prime Wynwood Norte Development Opportunity

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,070,000
Submarket:	Wynwood Norte
Building SF:	2,732 SF
Lot SF:	7,150 SF
Price/SF Land:	\$289
Number of Units:	3
Development Capacity:	24 Residential Units, 8 Stories with NRD2 Bonus, 80% Lot Coverage
Investment Type:	Covered Land Play
Zoning:	T5-O

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 527 NW 34th Street, Miami, FL. The property consists of a 2,732 SF triplex on a 7,150 SF lot, generating \$5,000/month in income. Zoned T5-O within the Wynwood Norte NRD-2 overlay, the site allows for up to 150 residential units per acre and five stories by right, with the potential for three additional stories through bonus density and commercial permitted at the ground level, translating to a maximum of 24 units on this lot. This offering is best positioned as a covered land play, providing investors with immediate cash flow and a prime opportunity to capitalize on high-density redevelopment potential. The site is located within the bounds of the Wynwood Norte neighborhood, just a few blocks from the heart of Midtown and a short distance to the entrance of both Wynwood and the Design District. It also benefits from immediate access to the I-195 on-ramp, which connects directly to I-95.

INVESTMENT HIGHLIGHTS

- Prime Location Between Wynwood, Midtown, And Miami Design District, Near I-195
- High-Density Wynwood NRD-2 Zoning: 150 Units/Acre, Up To 8 Stories, Mixed-Use Potential
- Covered Land Play With Existing Triplex Generating \$5,000/Month Income

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LOCATION DESCRIPTION

WYNWOOD NORTE

Wynwood Norte is a unique multi-generational 207-acre neighborhood, which is centrally located within the Downtown Miami boundary in close proximity to transit, schools and job centers. It is in the area north of 29th Street nestled between Wynwood, the Design District, Midtown, Allapattah, and I-95/Buena Vista. Representing 10 percent of the total urban core area in Miami, Wynwood Norte is undergoing a great transformation thanks to the recently implemented NRD-2 zoning change and the growth of surrounding neighborhoods.



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WYNWOOD NRD2 NEW ZONING CONTEXT



WYNWOOD NRD-2 PLAN

The City of Miami Commissioners recently gave final approval on the upzoning (NRD-2) of the Wynwood Norte revitalization plan which aims to protect the neighborhood's character, improve housing options, and create economic opportunities for small businesses through mid-rise and boutique-sized redevelopments. The revitalization is a community led vision which establishes an important balance between redevelopment and restoration, designed to have innovative mixed-uses along the commercial corridors while restricting the interior to low scale residential developments respectful to the original appeal of the neighborhood. The plan includes increased zoning density with up to 9,000 more residential units than currently allowed, requiring 10 percent be set aside for affordable housing in exchange for increased density, forbidding demolition unless a new construction permit has been issued, and developers funding affordable housing and community improvements such as shade trees, sidewalks, and lighting.

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WYNWOOD NORTE VISION PLAN



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WYNWOOD + CORPORATE TENANTS



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DEMOGRAPHIC CONTEXT



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WYNWOOD NORTE NEIGHBORHOOD CONTEXT



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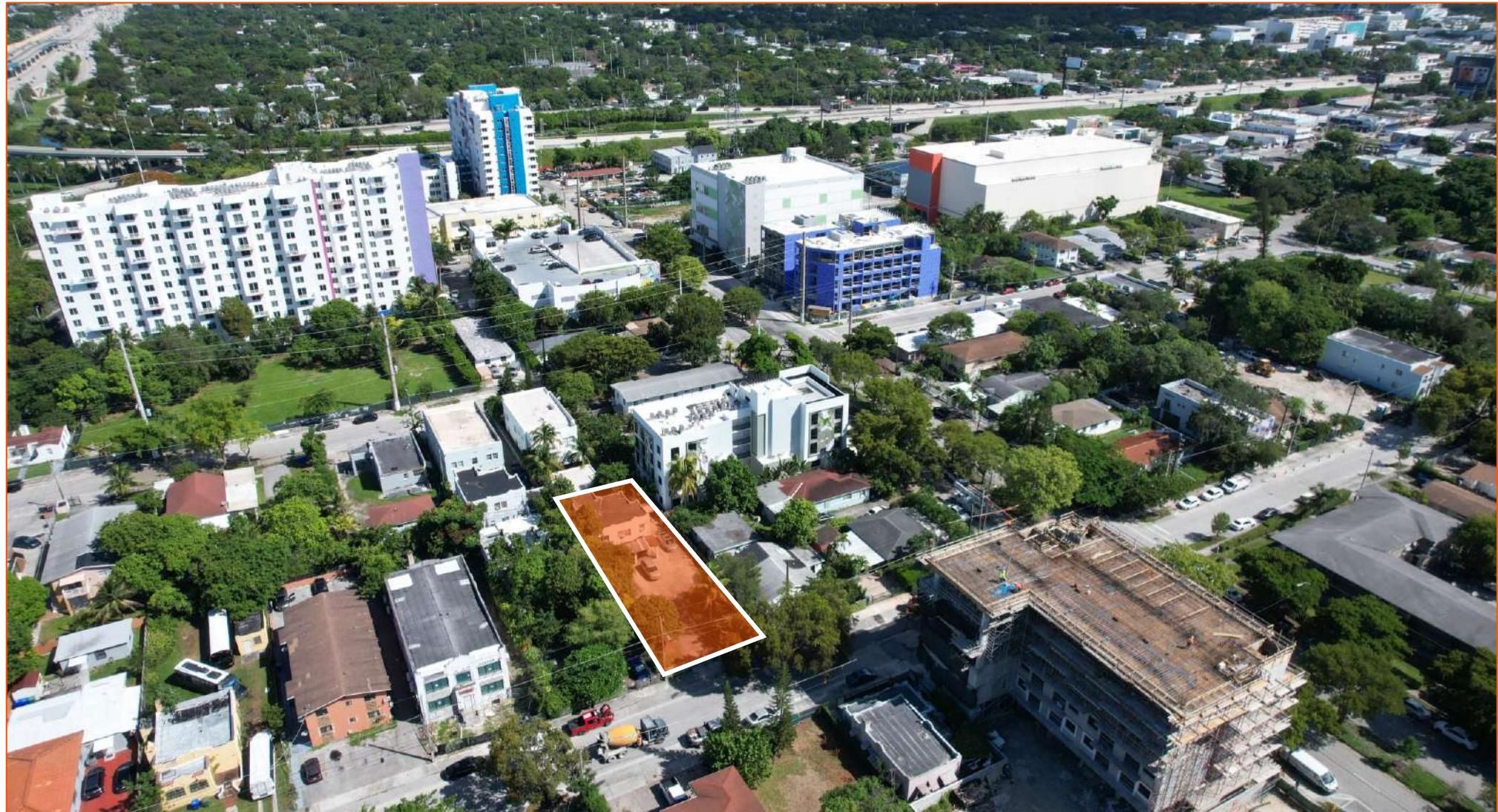
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AERIAL



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COMPS



T5

Address	Zoning	Sale Price	Sale Date	Land SF	PPSF	Land
345 NW 35th St	T5-L	\$1,900,000	8/1/2025	6,950	\$273	
73 NW 30th St	T5-L	\$2,656,000	6/28/2025	6,900	\$384	
3016 NW 1st Ave	T5-L	\$1,576,000	2/27/2025	4,830	\$327	
35th Street Assemblage	T5-L	\$9,000,000	1/14/2025	28,886	\$312	
3411 NW 5th Ave	T5-L	\$2,800,000	8/19/2024	12,000	\$233	
81 NW 30th Street	T5-L	\$2,200,000	5/16/2024	6,900	\$319	
145-161 NW 30th St	T5-L	\$4,500,000	3/14/2023	18,700	\$241	
AVERAGE						\$298

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