

5390 NW 27TH AVE MIAMI, FL 33142

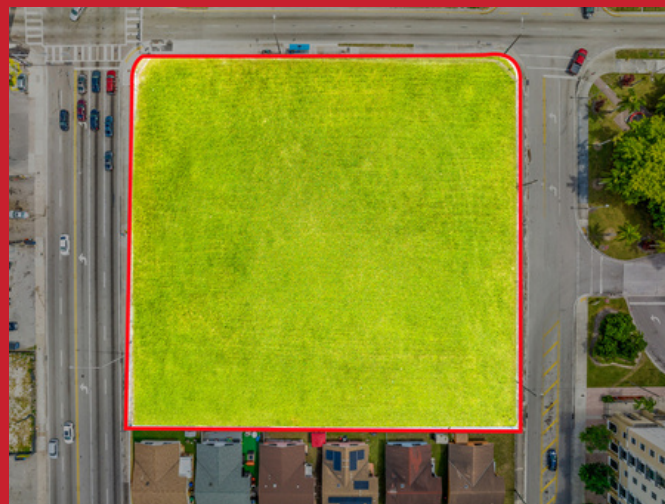
**TRANSIT-ORIENTED MODEL CITY 75K SF HARD
CORNER AT NW 54 ST & 27 AV**

1.68 Acre Transit-Oriented Hard Corner Development Site Transit-Oriented Hard Corner at the Intersection of Hialeah and Model City. Located on a hard corner intersection of NW 54 St and NW 27 Av. 1.68 Acre 74,000sf site. Site is perfectly positioned for SB102 Live Local zoning application, allowing you to tap into highest county density of 250 units/acre or 420 units and max local heights of 15 stories with possible bonuses. SB102 will allow you to also mitigate real estate taxes and impact fees for added benefits. The site has many strong advantages including: located in an Opportunity Zone for tax benefits, adjacent to a metro-rail station for great transit mobility and access to jobs for residents, and at the intersection point of Hialeah and Miami. AADV traffic counts of 33,000 and 21,000 on each intersecting road of this corner. We will not consider LIHTC or similar offers.

PRICE: \$7,500,000

Lot 74,000 SF

Zoning MC



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