



**FOR SALE**



# Development Site in Edgewater on Biscayne Boulevard

315-333 NE 23rd St, Miami, FL 33137



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$23,200,000
Submarket:	Biscayne Corridor, Edgewater
Lot SF:	23,639 SF
Price/SF Lot:	\$981
Max Doors Allowed:	271 Units
FAR:	397,135 SF
Price/Buildable SF (FAR)	\$58.42/SF
Price/Door (Max Density)	\$85,611
Hotel Keys Allowed:	542 Units
Hotel Price per Key:	\$42,812
Investment Type:	High-Density Development Opportunity
Zoning:	T6-36a-O // <a href="#">Link to Folder</a>

### INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been exclusively retained to market for sale 315–333 NE 23rd Street, Miami, FL 33137. This ±23,639 SF infill development site spans two vacant parcels and a freestanding building located at the high-exposure hard corner of NE 23rd Street and Biscayne Boulevard. Situated in the heart of Edgewater’s rapidly evolving corridor, the site offers T6-36a-O zoning, allowing for high-density residential, commercial, or mixed-use development. Surrounded by a wave of new residential towers and mixed-use projects, this rare bookend corner provides a scalable opportunity in one of Miami’s most sought-after growth submarkets.

### INVESTMENT HIGHLIGHTS

- Prime corner bookend development site on Biscayne Blvd and NE 23rd St
- ±23,639 SF assemblage across two vacant parcels and an existing freestanding structure
- Zoned T6-36a-O allowing up to 36 stories with commercial and residential flexibility
- Direct frontage on Biscayne Boulevard with visibility and access to over 40,000 vehicles daily
- Located within the Edgewater Development Corridor surrounded by 6,000+ new residential units
- One of the last remaining infill corner cross-block sites in Edgewater

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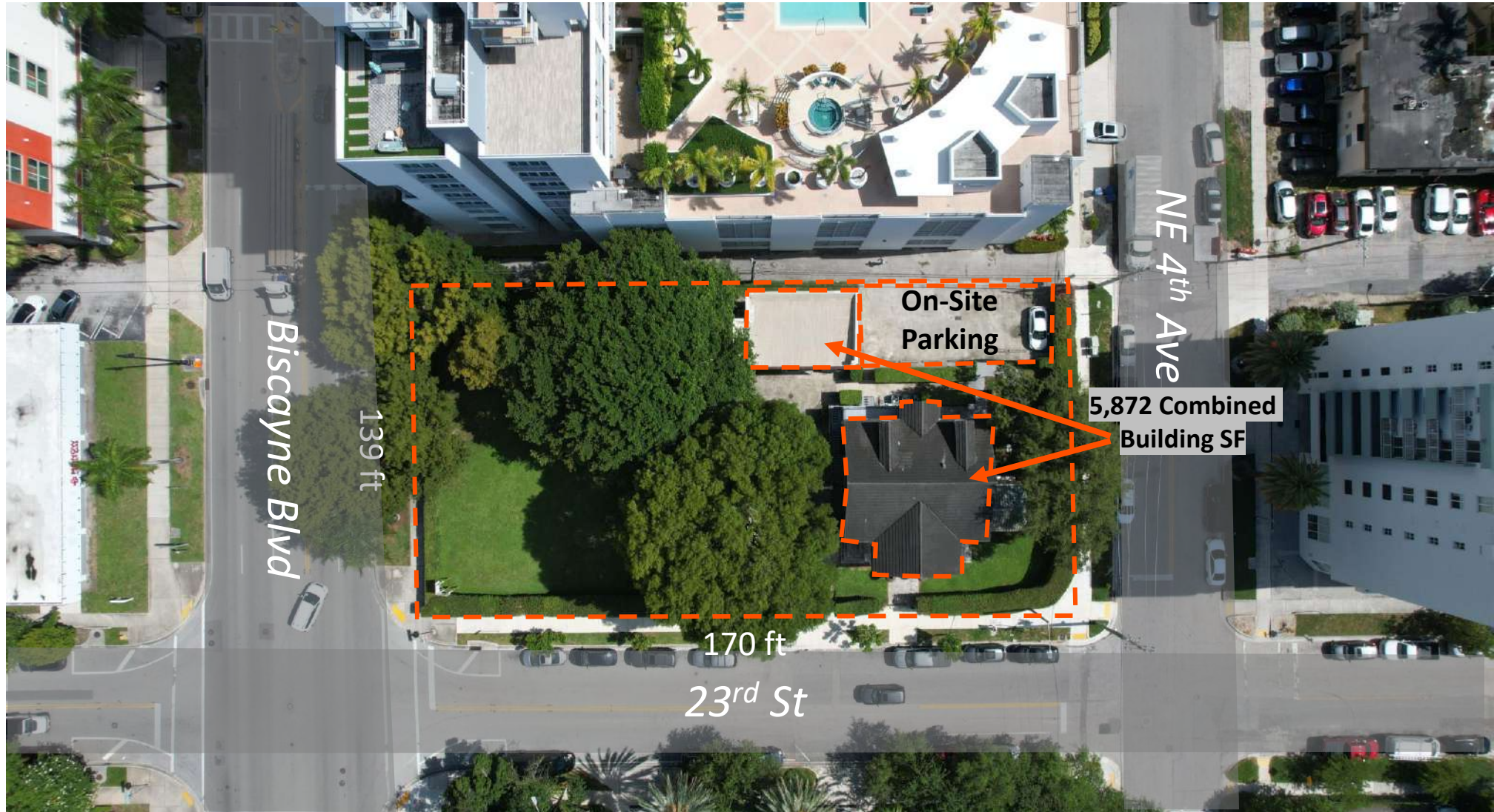
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## OVERHEAD AERIAL



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## AERIAL



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## EDGEWATER NEIGHBORHOOD CONTEXT



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## LOCATION OVERVIEW + ZONING



**Edgewater is bounded by 18th Street and 29<sup>th</sup> street, along Biscayne Boulevard and NE 2<sup>nd</sup> Ave. The high density of residential units in a ~15-block compact neighborhood presents a great advantage to retail.**

### LOCATION DESCRIPTION

Edgewater is a residential condo neighborhood nestled between Downtown to the South, Wynwood & Midtown to the West, and the Design District to the North. It also has close access to Miami Beach through the I-195.

The most recent construction boom saw developers swoon over Edgewater Miami, not only due to the beautiful views it has to offer, but is also just 5 minutes from Wynwood Miami and the Miami Design District, 7 minutes from South Beach, and 20 minutes from the Miami International Airport. The “East Edgewater” area east of Biscayne Boulevard is the most active development area within the submarket with several projects under construction and several additional projects and/or phases of current projects planned. The waterfront projects in East Edgewater are commanding the highest \$/SF and present the strongest absorption of pre-sale units. Several projects are either actively selling or planned along Biscayne Boulevard.

Edgewater Miami includes a large, bayfront park called Margaret Pace Park which includes a basketball court, two tennis courts, two sand volleyball courts, a gated dog park, a children's playground, and an outdoor fitness area.

### Zoning Information:

[Link to Folder](#)

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## THE NEIGHBORHOOD

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25.77°N -80.19°W



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## EDGEWATER NEIGHBORHOOD MOODBOARD



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## EDGEWATER NEWS



Miami's Edgewater  
Experiencing Luxury Boom

[Link to Article](#)

Edgewater Miami: The  
Next Hotspot for Luxury  
Living

[Link to Article](#)

Is Edgewater Miami's  
new real-estate  
hotspot?

[Link to Article](#)

Edgewater Miami  
Development Guide:  
New Condo Projects

[Link to Article](#)

Melo Group Proposes  
Biscayne 18, Twin 46-  
Story Towers with 1,178  
Units at 331 NE 18<sup>th</sup> St in  
Edgewater Miami

[Link to Article](#)

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## EDGEWATER COMPRABLE SALES



Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Building SF	Building Price/SF	Zoning
1603 NW 1st Ct	\$2,850,000	5/22/2025	6,098	\$467	9,400	\$303	T3-O
2150 NW Miami Ct	\$14,600,000	5/24/2024	23,522	\$621	14,162	\$1,031	T5-O
2828 NW 1st Ave	\$135,000,000	10/4/2023	68,651	\$1,966	722,696	\$187	\$6,101
120 NW 30th St (Part of a 5 Property Sale)	\$2,844,500	9/19/2023	6,900	\$412	1,565	\$1,818	T5-O
432 NE 26th St	\$2,400,100	3/24/2023	4,792	\$501	10,940	\$219	R-4, Miami
2693-2699 Biscayne Blvd	\$20,500,000	10/20/2022	41,552	\$493	11,144	\$1,840	C-1, Miami, IDM*
1600 NE 2nd Ave	\$14,300,000	9/20/2022	24,150	\$592	14,500	\$986	\$6,402
1851 NE 2nd Ave (Part of a 3 Property Sale)	\$22,480,900	9/6/2022	43,124	\$521	35,000	\$642	C-1, 6600
1801 NE 2nd Ave (Part of a 3 Property Sale)	\$4,566,834	9/6/2022	11,552	\$395	7,110	\$642	C-1, Miami, 6600
419 NE 19th St	\$12,000,000	8/4/2022	13,883	\$864	17,444	\$688	\$5,000
161 NE 23rd St (Part of a 2 Property Sale)	\$2,561,814	7/14/2022	7,380	\$347	5,443	\$471	T6-8-O
2150 N Bayshore Dr	\$211,000,000	6/2/2022	60,113	\$3,510	570,694	\$370	\$4,604
1829 NW 2 Ct	\$2,260,000	6/2/2022	7,405	\$305	8,178	\$276	R-3
2121 N Bayshore Dr	\$152,000,000	5/24/2022	199,030	\$764	379,885	\$400	R-4
423-427 NE 27th St	\$13,100,000	4/25/2022	26,380	\$497	11,577	\$1,132	R-4, 4604
434 NE 28th St	\$1,754,000	4/25/2022	5,532	\$317	2,472	\$710	\$4,604
180 NE 29th St	\$104,166,900	2/16/2022	73,616	\$1,415	1,048,275	\$99	\$6,110
530 NE 29th St	\$5,850,000	1/29/2022	6,299	\$929	3,881	\$1,507	T6-36a L
37-65 NE 27th St	\$19,500,000	1/7/2022	60,984	\$320	14,460	\$1,349	I, 6101

Timeline	T36 Months
Total Sale Comparables	19
Total Sale Volume	\$743,735,048
Total Building Sq Ft	2,888,826
Total Land Acres	15.86
Average Price PSF BUILDING	\$772.07
Median Price PSF BUILDING	\$642.31
Max Price PSF BUILDING	\$1,839.55
Min Price PSF BUILDING	\$99.37
Average Price PSF LAND	\$801.97
Median Price PSF LAND	\$500.86
Min Price PSF LAND	\$305.20
Total Density Sold	7,930
Average Price Per Door	\$93,787.52

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