



PATH OF PROGRESS!

Just announced: \$2.6 Billion mixed use development project for 6,000 apartments and big box retail within blocks to “Chateau Maison De Ville” at NW 65th Street; a nearly permit approved 8 townhomes residences.

Swerdlow’s announcement of this project indicates it runs along NE 71st to NE 73rd Streets just five (5) blocks north of Chateau Maison de Ville. This will bring extraordinary value to rents and resale values going forward.

Miami Herald: 02/11/24: A gargantuan redevelopment proposal by a prominent Miami developer would dramatically reshape a nearly mile-long stretch of the city’s Little River & Little Haiti neighborhoods, bringing big-box stores, a new Tri-Rail station and nearly 5,000 affordable and workforce apartments to a hardscrabble area in dire need of new housing and jobs but leery of gentrification.

..the plan spearheaded by...Swerdlow Group is aimed squarely at low-income and middle-class Miamians who are now finding it increasingly unaffordable to live in the...the urban core.

Swerdlow submitted the plan to Miami-Dade County in response to a request for proposals to rebuild and expend four of its public housing projects in the neighborhood. But the...plan goes significantly beyond that, encompassing an eye-popping 65 acres of private & public land in total. The \$2.6 billion project, which requires county approval, would be mostly privately financed and take nearly 10 years to finish.

The properties, though not all contiguous, extend in a band two to five city blocks wide that runs roughly from just west of I-95 to NE 2nd Ave....now mostly industrial aside from the housing projects, straddle an active Florida East Coast Railway freight spur that the Tri-Rail ...uses for service to downtown Miami.

