



EXCLUSIVE OFFERING MEMORANDUM

**24-UNIT DEVELOPMENT SITE  
IN MIAMI'S WYNWOOD NORTE  
T5-O ZONING**

559 NW 34 ST  
MIAMI, FL 33127

\$75K/UNIT | \$252/SF BUILDABLE | PLANS IN REVISION

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## EXCLUSIVELY LISTED BY

### ROBIN PEREZ

Commercial Real Estate Advisor  
+1 786.261.5393  
rdp@faustocommercial.com

### MARTINA SMOLAKOVA

Commercial Real Estate Advisor  
+1 305.801.0759  
mas@faustocommercial.com

mas@faustocommercial.com

**FaustoCommercial.com**

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# 01 ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Development Highlights
- Lot Breakdown
- Floor Plans



# INVESTMENT SUMMARY

## THE OFFERING

**Fausto Commercial** is pleased to present a multifamily development opportunity in Miami's Wynwood Norte. With previously approved plans currently in revision review, this 24-unit apartment project offers investors and developers a well-advanced path toward ground-up development with reduced pre-development risk.

The offering is priced at \$1,800,000, equating to approximately \$75,000 per unit and \$252/SF buildable based on 7,150 buildable square feet, creating an attractive basis relative to comparable development sites in the market.

With plans already in revision review, the property presents a strong opportunity for a buyer seeking to accelerate time to market, reduce entitlement risk, and deploy capital efficiently in one of Miami's most active growth corridors.

Located just minutes from Midtown, Edgewater, Brickell, the Design District, and Miami International Airport, the site benefits from strong rental demand, continued neighborhood investment, and long-term appreciation upside. Ownership will consider seller financing, providing additional flexibility for qualified buyers.



**\$1,800,000**

LIST PRICE

**24 UNITS**

BUILDABLE UNITS

**7,150 SF**

TOTAL LOT SIZE

**\$75K/UNIT**

\$252/SF BUILDABLE

# PROPERTY HIGHLIGHTS



## CONNECTIVITY

- Located on NW 34 ST within Miami's Wynwood Norte
- Minutes from Midtown, Edgewater, Brickell, the Design District, and Miami International Airport
- Excellent access to **major urban core demand drivers**, employment hubs, and lifestyle destinations

## VISIBILITY

- Positioned within one of Miami's most active areas seeing continued investment, redevelopment, and **neighborhood growth**
- Attractive infill location surrounded by **strong rental** demand and long-term appreciation potential

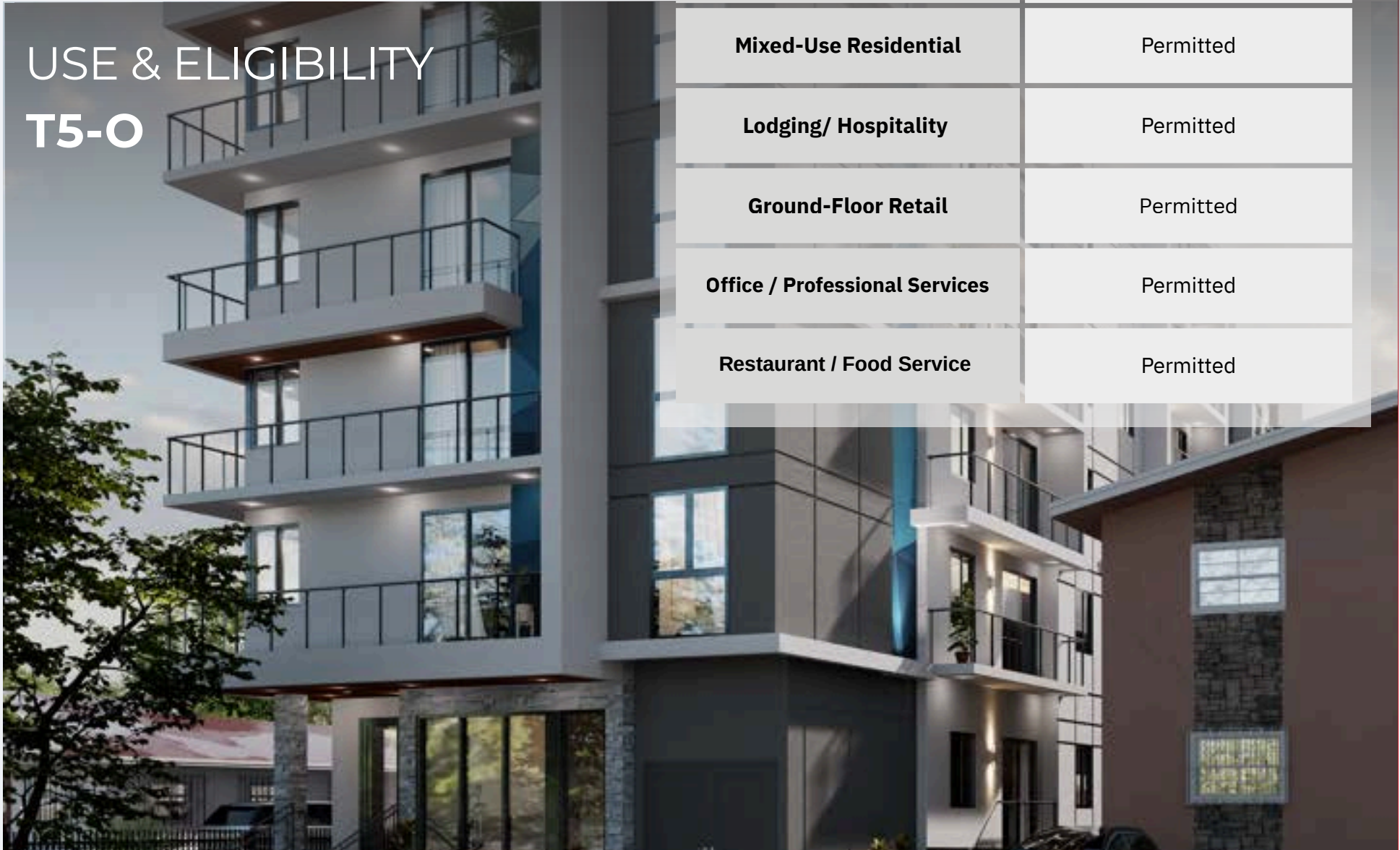
## DEVELOPMENT POTENTIAL

- Plans previously approved and currently **in revision review**, offering a well-advanced path toward ground-up development
- **Seller financing** considered for qualified buyers

# DEVELOPMENT HIGHLIGHTS

## USE & ELIGIBILITY T5-O

Use	Eligibility
Multifamily Residential	Permitted
Mixed-Use Residential	Permitted
Lodging/ Hospitality	Permitted
Ground-Floor Retail	Permitted
Office / Professional Services	Permitted
Restaurant / Food Service	Permitted

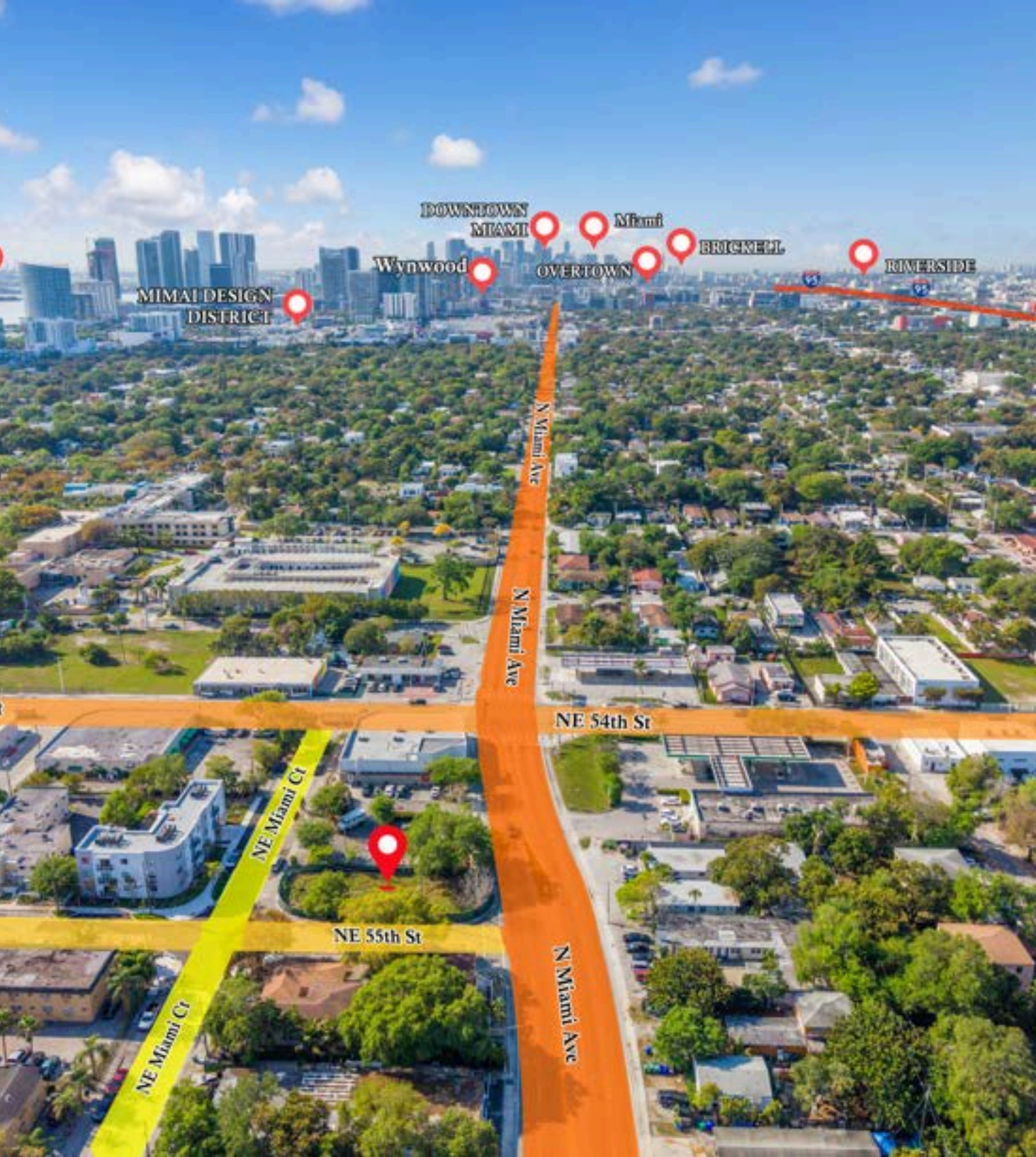


# 559 NW 34 ST



# AERIAL VIEW





## 02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Location Context

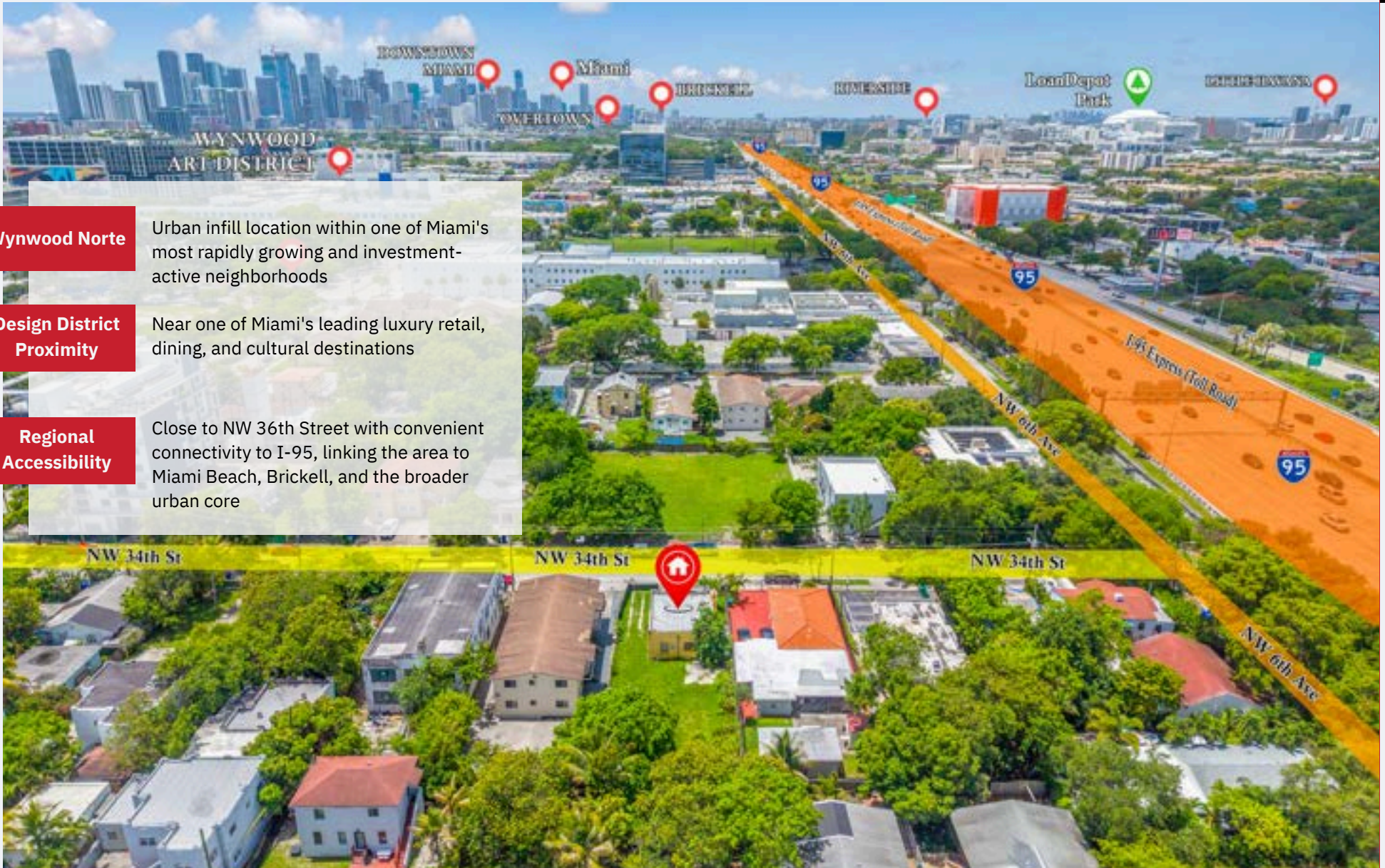
Demographics

Local Market Profile



# VISIBILITY & CONNECTIVITY

Located in **Miami's Wynwood Norte**, near Midtown, Edgewater, and the Miami Design District, the property benefits from strong urban connectivity via NW 36th Street and nearby access to I-95 / SR-112.



## Wynwood Norte

Urban infill location within one of Miami's most rapidly growing and investment-active neighborhoods

## Design District Proximity

Near one of Miami's leading luxury retail, dining, and cultural destinations

## Regional Accessibility

Close to NW 36th Street with convenient connectivity to I-95, linking the area to Miami Beach, Brickell, and the broader urban core

# DEMOGRAPHICS

## City of Miami

Major urban market with strong population density, diverse households, and continued demand for rental housing near Miami's core employment, retail, and lifestyle districts.

### POPULATION

- Over 487,000 residents in the City of Miami
- Dense urban population supporting long-term housing demand

### HOUSEHOLDS

- Approximately 194,821 households
- Broad renter and owner base supporting neighborhood growth

### INCOME

- \$62,462 median household income
- Diverse employment base across service, trade, health, and professional sectors

### EMPLOYMENT

- 67.0% civilian labor force participation
- Close connection to major urban employment centers throughout Miami

### HOUSINGS

- Average household size of 2.32 persons
- Ongoing demand for multifamily housing in the urban core

**487,014** POPULATION  
CITY OF MIAMI

**194,821** HOUSEHOLDS

**\$62,462** MEDIAN  
HOUSEHOLD  
INCOME

**37** MEDIAN AGE

**2.32** AVERAGE  
HOUSEHOLD SIZE

# LOCAL MARKET PROFILE

## NEIGHBORHOOD

**Wynwood Norte**, is a centrally located urban neighborhood just north of Wynwood and near the broader Miami Design District. The area benefits from close access to NW 36th Street, I-95, and SR-112, supporting strong connectivity to Miami's major employment, retail, and lifestyle districts. Its infill character, neighborhood fabric, and proximity to major redevelopment nodes continue to support long-term residential demand.



## CULTURE & RECREATION

Wynwood Norte benefits from immediate proximity to some of Miami's most active urban destinations, including Wynwood, the Miami Design District, and surrounding dining, retail, and cultural amenities. The neighborhood's central location and access to major corridors support a live-work-play environment that continues to attract residents, visitors, and investment activity.

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Direct access to NW 36th Street, I-95, and SR-112

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Minutes from the Miami Design District and Wynwood Arts

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Established urban residential fabric with long-term appeal

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Strong citywide demand for rental housing in Miami's urban core

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Limited infill opportunities near major redevelopment districts

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559 NW 34 ST represents a compelling urban infill development opportunity in the Wynwood Norte area, positioned near major cultural, retail, and employment drivers **with strong connectivity to Miami's core growth districts**

**487K+**

RESIDENTS IN THE  
CITY OF MIAMI

**194K+**

MIAMI  
HOUSEHOLDS

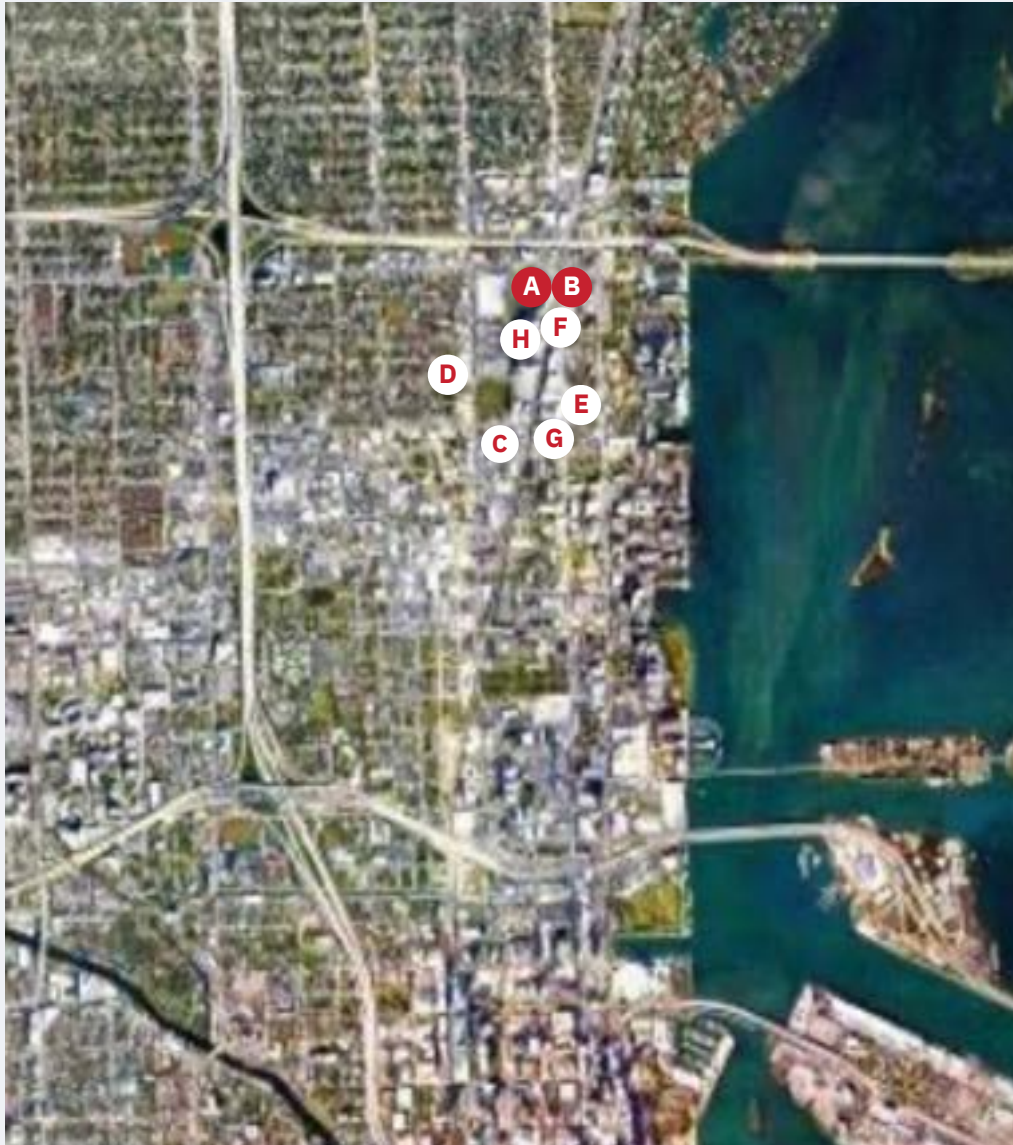
**\$62K**

MEDIAN HOUSEHOLD  
INCOME

Source: U.S. Census Bureau, Miami City, Florida

# NEARBY RESIDENTIAL & MIXED-USE ACTIVITY

**A** **SUBJECT BUILDINGS** 559 NW 34 STREET



Locations are approximate and provided for general reference.



## 2000 WYNWOOD

A 12-story, 310-unit mixed-use development in Wynwood with 12,500 SF of ground-floor retail. Groundbreaking took place August 2025, developed by Clearline Real Estate and Shawmut Design and Construction



## WYNWOOD PLAZA

A 1-million-square-foot mixed-use development by L&L Holding Co. and Oak Row Equities featuring 509 residential units, a 12-story office tower, and 32,000 SF of retail and restaurant space in the Wynwood Arts District.



## WYN AVE (3332 NW 5TH AVE)

A six-story mixed-use building by ABH Developer Group featuring 44 apartments and 2,370 SF of ground-floor retail. Units range from studios to two-bedrooms, developed in the heart of Wynwood Norte.



## WYNHOUSE MIAMI

A 308-unit, eight-story mixed-use multifamily development by Fisher Bros. with approximately 26,000 SF of ground-floor retail, inspired by Wynwood's industrial architecture and street art traditions.



## NOMAD RESIDENCES

The first-ever residential property for the NoMad Hotels brand, developed by Related Group and Tricap, with completion slated for late 2025. A hospitality-infused condominium redefining Wynwood's art-driven lifestyle.



## EVOLVE WYNWOOD 35

An eight-story apartment building by Evolve Companies, approved by the Miami Urban Development Review Board, located near Wynwood Norte. Designed by architect Kobi Karp.



RIVERSIDE

Loan Depot Park

LITTLE HAVANA

WEST FLAGLER

AI

I-95 Express (Toll Road)

NW 6th Ave

95

I-95 Express (Toll Road)

NW 6th Ave

NW 34th St

NW 34th St

4th St

# 03 MARKET SUPPORT

Market Analysis

Rent Comparables

Local Developments



# RENT COMPARABLES

559 NW 34 ST

MONTHLY RENT	ADDRESS
<b>\$2,450</b>	286 NW 29 St, Miami, FL 33127 (Studio – 480 SF)
<b>\$2,995</b>	286 NW 29 St, Miami, FL 33127 (1BD/1BA – 700 SF)
<b>\$3,765</b>	286 NW 29 St, Miami, FL 33127 (2BD/2BA – 900 SF)
<b>\$3,000</b>	259 NW 33rd St, Miami, FL 33127 (1BD/1BA – 590 SF)
<b>\$2,400</b>	228 NW 35 St, Miami, FL 33127 (2BD/1BA – 1,500 SF)



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