



LAND DEVELOPMENT SITE

8901 NW 22ND AVENUE
MIAMI, FL 33147

FOR SALE

THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

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Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



THE LISTING TEAM

JAMIE ROSE MANISCALCO President & Managing Broker

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THE ALPHA COMMERCIAL ADVISORS® PRESENTS A FLEXIBLE DEVELOPMENT OPPORTUNITY WITH BOTH BY-RIGHT ZONING AND LIVE LOCAL UPSIDE IN THE EMERGING WEST LITTLE RIVER AREA....

Seize control of a strategically located 0.62-acre parcel in the heart of Miami-Dade's North Central Urban Area District. Fronting the high-traffic, mixed-use NW 22 Avenue corridor, this site sits at the center of a transitioning pocket catching up to infrastructure demands of peripheral transit corridors like NW 27th Avenue where affordability, accessibility, and development flexibility intersect.

With designation inside an Opportunity Zone and eligibility for development under the Live Local Act, investors can unlock bonus density, reduced parking requirements, and long-term tax incentives. The site's positioning within West Little River— an area gaining momentum from an active pipeline of nearby projects as the next frontier for Miami's ongoing urban expansion, makes it a natural candidate for a path-of-progress development program designed to close the gap in available workforce housing alternatives.

OFFERING SUMMARY

8901 NW 22ND AVE
MIAMI, FL 33147

Neighborhood: West Little River

Asset Type: Land

Net Lot Area: 27,124 SF (0.62 acres)

Gross Lot Area: 44,596 SF (1.02 acres)

Traffic Count: 24,000 AADT

Zoning: UC-Edge/Center - Mixed-Use Corridor
(NCUAD - North Central Urban Area District)

Allowable Uses: See Page 4

Max. By-Right Density: 77 units

Max. By-Right Height: 8 stories
See Page 4 for special programs

Max. Live Local Density: 256 units

Max. Live Local Height: 12 stories

Opportunity Zone: Yes

Live Local Eligible: Yes

Asking Price: \$1,398,000

[Click to View Due Diligence Folder](#)

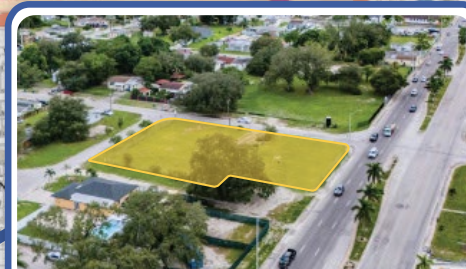


PROPERTY HIGHLIGHTS

- **Zoned for Versatility:** NCUAD Edge/Center Mixed-Use Corridor zoning allows up to 60 du/acre before bonuses and 8 stories, accommodating a broad range of residential, commercial, and institutional programs.
- **Opportunity Zone + Live Local Eligible:** Combines federal tax incentives with Miami-Dade's highest density allowances under Live Local, opening the door for unit count expansion and streamlined entitlements.
- **High-Visibility Corridor Frontage:** Frontage on NW 22nd Avenue with 24,000 vehicles daily delivers strong exposure and direct connectivity into the County's central arterial grid.
- **Emerging Market Advantage:** Situated in West Little River—proximate to North Miami, Little River, and Miami's growing peripheral urban core—the site benefits from stable residential demand and new capital inflows driving long-term appreciation.

ZONING

NCUAD – North Central Urban Area District



8901 NW 22ND AVE

MC-Center, MC-Edge & MCS-Center

Max. Density: 60 du/acre
Max. Height: 8 stories

Subject Zoning

MC-Center
MC-Edge

Under the Live Local Act, density may be increased to the maximum allowed in the municipality and max. height allowed within a mile, so long as 40% of the proposed units are reserved for workforce housing capped at 120% AML for a minimum of 30 years.

MM-Core

Max. Density: 125 du/acre
Max. Height: 15 stories

MM-Center

Max. Density: 90 du/acre
Max. Height: 12 stories

Located along one of the area's major commercial corridors, the subject site is located within the NCUAD – North Central Urban Area District, and is a mix between Center and Edge of the Mixed-Use Corridor District, permitting both multi-family, mixed-use, and commercial uses. With a number of upcoming projects and close proximity to Miami-Dade's SMART Program transit corridor, this area is likely to expand into a development pocket adding density and enhanced livability to this emerging neighborhood.

MAX. ZONING ALLOWANCES

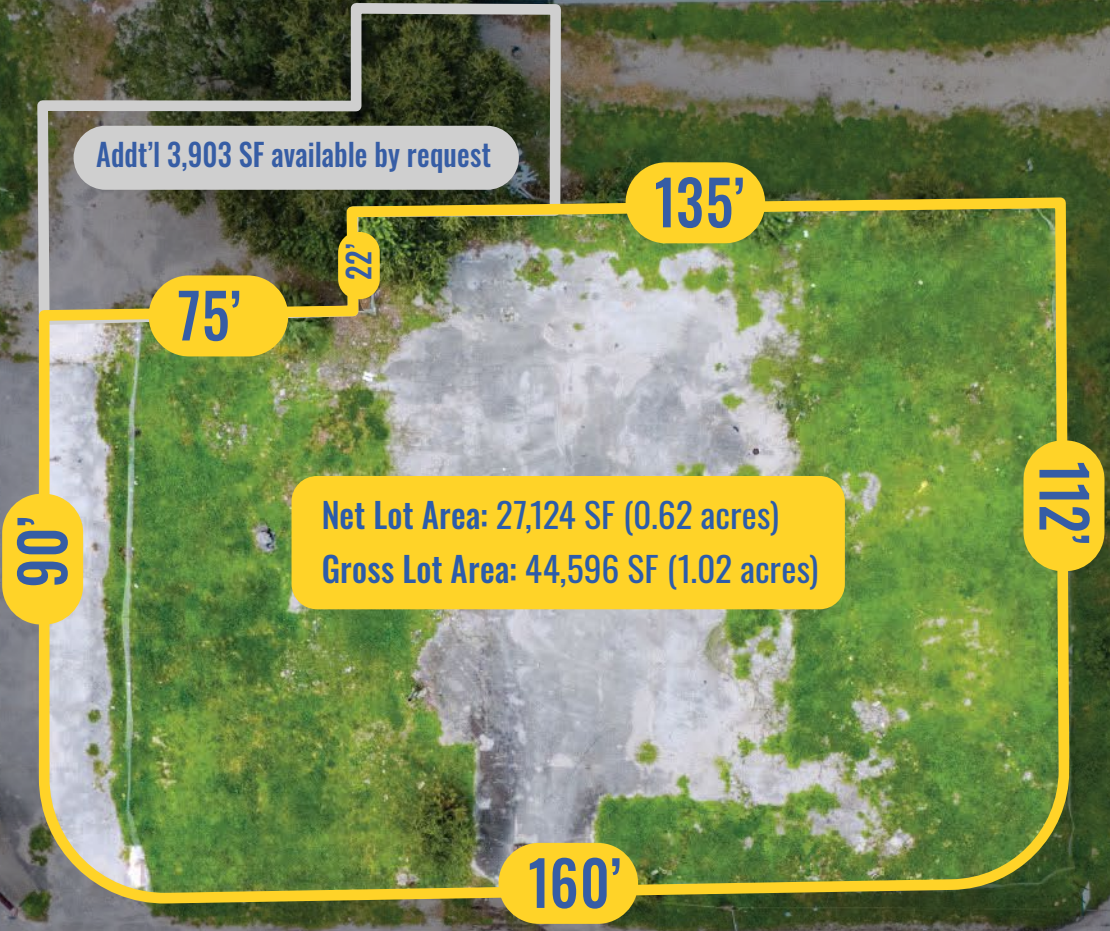
	BY-RIGHT	LIVE LOCAL
DENSITY:	77 units (60 du/acre + 25% WFHU bonus)	256 units (250 du/acre)
HEIGHT:	8 stories	12 stories
ALLOWABLE USES:	Multi-family, Mixed-Use, Retail, Office, Religious Educational, Hotel, Healthcare	

Densities within Urban Centers of Unincorporated Dade pull from the gross lot area rather than the net lot area in determining max. development potential. Gross lot area is calculated including the right-of-way

BIRD'S EYE VIEW



24,000 AADT
NW 22ND AVE





UNDER
CONSTRUCTION



Modena 22



NORTHSIDE STATION



NORTHSIDE TRANSIT VILLAGE



NORTHSIDE VISTAS APARTMENTS



NORTHSIDE COMMONS



NW 27TH AVE

31,500 AADT



NW 22ND AVE

24,000 AADT



WEST LITTLE RIVER

APPROVED



The HueHub



SUBJECT SITE



SOUTH VIEW

8 MILES TO
DOWNTOWN MIAMI

UNDER
CONSTRUCTION



Modena 22

COMPLETED



Liberty Square Apartments

APPROVED



Principio Project

FUTURE DEVELOPMENT

NW 22ND AVE
24,000 AADT

EAST VIEW

2.5 MILES TO
LITTLE RIVER



JEWISH LEADERSHIP ACADEMY

APPROVED



Little River Master Plan

WEST LITTLE RIVER



NW 22ND AVE

24,000 AADT



The HueHub Project

📍 8395 NW 27th Avenue, Miami, FL 33147



WEST LITTLE RIVER

The Hue Hub has received final approval for Miami-Dade’s largest Live Local Act project to date, delivering 4,000+ units across seven 35-story towers. Led by Spanish developer Pablo Castro with local consultant Laura Tauber and designed by Arquitectonica, the \$880 million community is a Transit-Oriented Development (TOD) located within one block of the Northside Metrorail Station and near the Tri-Rail.

Envisioned as a hub for attainable housing with 40% workforce units, the project will span 509,447 Sq. Ft. of residential space with nearly 200,000 Sq. Ft. of shared amenities—including coworking, wellness, arts and culture, and community spaces—positioning the project as a landmark in Miami’s next wave of mixed-income development.

Modena 22

📍 8624 NW 22nd Avenue, Miami, FL 33147



WEST LITTLE RIVER

Currently under construction, Modena Housing Group is advancing a 9-story multifamily project on a 0.25-acre infill site in Miami-Dade’s West Little River neighborhood. Consisting of 48 apartment units and 5 workforce units under the County’s density bonus program. Spearheaded by Hallandale Beach developers Alejandro Ambrugna and Alejandro Garcia and designed by Yanina Mauro of Red Octopus, the 50,340 SF building will include a multipurpose community room and 24 parking spaces—though none are required under the area’s urban zoning.

Positioned in a growing transit corridor, Modena 22 reflects a broader push toward attainable infill housing in West Little River, where Mauro is concurrently designing six similar projects aimed at meeting Miami’s workforce demand through compact, transit-aligned development.

Northside Transit Village

📍 3150 NW 79th Street, Miami, FL 33147



Developed by Atlantic | Pacific Communities, Northside Transit Village is a four-phase, transit-oriented mixed-income community anchored by the Northside Metrorail Station.

Spanning multiple parcels along NW 77th to 79th Streets, the project delivers more than 600 residential units across affordable, workforce, and senior housing phases. Designed by Corwil Architects, recent phases include an 11-story, 200-unit building with ground-floor retail, structured parking, and modern amenities such as a fitness center, business lounge, and community spaces. With its direct Metrorail integration and Live Local-aligned density, Northside Transit Village exemplifies Miami-Dade's push toward transit-connected attainable housing in the urban core.

WEST LITTLE RIVER

Little River Master Plan

📍 Multiple Locations



Swerdlow Group, in partnership with AJ Capital Partners, has secured approval for a \$3 billion, 65-acre redevelopment transforming the Little River–Little Haiti corridor. The plan calls for over 5,700 residential units—2,284 affordable rentals, 1,398 workforce apartments, and more than 2,000 workforce condos—making it one of the largest housing initiatives in Miami-Dade history.

Renderings envision a Main Street-style district blending housing, retail, and green space, anchored by 370,000 SF of commercial uses with commitments from Home Depot, BJ's, and a major grocer. The community will be transit-linked with a new Tri-Rail station, creating a walkable hub of housing, jobs, and amenities in the city's urban core.

LITTLE RIVER

Liberty Square Apartments

📍 1415 NW 63rd Street, Miami, FL 33147



LIBERTY CITY

The Liberty Square Redevelopment is reshaping the heart of Miami with a bold vision for inclusive growth and long-term community impact. Led by Related Urban Development Group, this multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes.

Anchored by the new Jessie Trice Community Health Center, the project will include a new headquarters for the Miami-Dade Chamber of Commerce, with parks & green space supporting the project's health-conscious mission. A national grocer and expanded retail offerings will boost day-to-day convenience and economic activity, all connected by direct access to the South Dade Transit Way—a true transit-ready community in progress.

Principio Project

📍 5401 NW 7th Ave, Miami, FL 33127



LIBERTY CITY

Next Development Groups plans an 8-story, 142-unit Live Local project, totaling 215,256 Sq. Ft. with over 3,500 square feet of retail and 229 parking spaces. As part of the Live Local Act, 40% of those apartments would be workforce housing.

The Live Local Act which was approved in 2023 allows developers to build to the maximum density allowed in cities and the greatest height within a one-mile radius of the site in exchange for making 40% of the residential units workforce housing at 120% of area median income, a catalyst fueling the expedited development of 'missing-middle' housing options in Miami's peripheral core neighborhoods.

DEVELOPMENT MAP THE ALPHA COMMERCIAL

WEST OF 95



PROPOSED
Lennar Condo Project
3017 NW 79th St

Plans include 498 condos + 5,000 SF of commercial space near Northside Metrorail Station on a 151-acre site, affiliated with North Miami-based 79 Northside Town Station LLC, part of IMC Equity Group. Plans include (9) six-story buildings and (3) three-story buildings, unit mix is 288 two-bedroom units and 210 three-bedroom units.

PROPOSED
Dr. Marvin Dunn Manor
7000 NW 27th Ave

A Coral Gables-based developer, Stone Soup Development has proposed a 7-story affordable multi-family housing community with 101 residences: 25 studio apartments and 76 one-bedroom homes. Residency would be reserved for tenants earning 30 to 80 percent of the area median income (AMI).

PROPOSED
1501 NW 79th St

Recently completed shopping center, planning to build 5 stories in 26 units w/ 2nd and 3rd floor parking.

PLANNED
River Bend at Palmer Lake
7600 NW 27th Ave

Neology Development Group, led by Lissette Calderon is leading the revitalization of the Palmer Lake district with a 1,350-unit, mixed-use riverfront development on a 7-acre parcel near Freedom Park. The 3-phase planned community will feature residential, retail, and mixed spaces, redefining the area's potential. Design by Behar Font. Slated for ground-breaking in 2025 Q1. May 2025 reports suggest a prospective land-bank sale to Miami International Airport and an appraised \$60MM value.

COMPLETED
Northside Transit Village
3150 NW 79th St

Developed by Atlantic Pacific Communities, Northside Transit Village is a four-phase, transit-oriented mixed-income community anchored by the Northside Metrorail Station, delivering more than 600 residential affordable, workforce and senior housing units. Designed by Conwill Architects. Its direct Metrorail integration and Live Local-aligned density exemplifies the development push in this region.

PLANNED
Dr. Martin Luther King Jr. Station

Bay Heights Capital plans 75-unit Live Local Act project comprised of all workforce housing in the Brownsville neighborhood. Designed by architect Caymores Martin.

COMPLETED
Northside Vistas Apartments
8400 NW 27th Ave

Developed in 2025 by IMC Equity Group, the 161-unit project was built under the Live Local Act as workforce housing, and is part of a larger mixed-use development that includes retail & self-storage.

COMPLETED
Fraca Residences
7900 NW 21st Ave

Final site plan approval for a 5-story, 26-unit apartment (4 WHUs) project w/ two retail spaces. Advantaged by 25% workforce housing density bonus and a 100% parking reduction.

COMPLETED
Little 22 Apartments
9001 NW 22nd Ave

Proposed by developer ZG Investments LLC, 0.24-acre infill site with site plan approval for 40 apartments (6 workforce units) across 50,000 SF of construction, heavily reliant on transportation w/ variance for only 21 parking spaces.

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COMPLETED
Northside Commons
8301 NW 27th Ave

Operated & developed by Corridor Supportive Housing w/ design by Behar Font & Partners, this 30-unit affordable housing community completed in 2021 consists of 56 units dedicated to adults in need of supportive care + 24 for medium-income residents, designed to foster wellness and opportunity.

COMPLETED
Modena 22
8624 NW 22nd Ave

Modena Housing Group is advancing a 9-story multifamily project on a 0.25-acre infill site in Miami-Dade's West Little River neighborhood. Consisting of 48 apartment units and 5 workforce units under the County's density bonus program. Spearheaded by Hallandale Beach developers Alejandro Ambruna and Alejandro Garcia and designed by Yarina Mauro of Red Octopus. Local project is designed by Modis Architects with estimated completion in June 2026.

COMPLETED
Jewish Leadership Academy
975 NW 95th St

Completed project.

COMPLETED
Residences at Palm Court
860-950 NW 95th St

The Related Urban Development Group has been approved to redevelop 191 existing public housing units w/ 318 new mixed-income apartments, to include a 5,000-square-foot clinic operated by the Jessie Trice Community Health System. A public-private partnership with Miami-Dade County Public Housing, the Live Local project is designed by Modis Architects with estimated completion in June 2026.

COMPLETED
1477 NW 79th St

Site plan approved for 126 units in 14 stories plus 2,740 SF of retail.

COMPLETED
145 NW 79th St

Miami-based 1145 Investments LLC, led by Frank C. Perez, Lillian D. Perez and Francisca J. Perez of Entek Construction, filed pre-application with county officials concerning the 0.68-acre site in early 2025 for an 11-story apartment complex under the Live Local Act. Plans are for a scaled-down project of 126 units, 4,366 SF of retail, and 180 parking spaces.

COMPLETED
Little River Master Plan
520 NW 75th St

Swerdlow Group, in partnership with AJ Capital Partners brings a 65-acre redevelopment transforming the Little River-Little Haiti corridor. Plans call for over 5,700 residential units - mixed between affordable & workforce housing units, as well as 300,000 square feet of commercial space, office space, schools, a new Tri-Rail station, and around 250,000 square feet of pedestrian-orientated green space.

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COMPLETED
Consolidated Companies Group Project
1400 NW 79th St

A proposed mobile home park re-development, plans were submitted in 2025 for an 8-story mixed-use building with 145 units of 1 & 2 BR layouts between 610-1,050 Sq. Ft. -- 18 units would be designated as workforce housing (no Live Local bonuses used). Plans also include 3,300 SF of retail and 145 parking spaces.

COMPLETED
Indoor Padel Courts
1255 NW 79th St

HOMC Build LLC, managed by Mariano Martinez has proposed an 11,714 Sq. Ft. facility w/ 4 indoor padel courts, 3,000 SF of retail and 8 parking spaces, leveraging parking variances from nearby transit stop. Design by Miami-based Cala Studio.

COMPLETED
NW 16th Ave & NW 77th St

Plans submitted for townhomes and commercial storage complex, totaling 153,000 SF of new construction.

COMPLETED
Residences 54
1090-1098 NW 64th St

Full site plan approval for a 21-unit multifamily project, a modern urban infill development that includes private balconies, secure lobby entry, spacious units and 31 on-site parking spaces economically located at-grade with the street.

COMPLETED
Principio
5401 NW 7th Ave

Next Development Groups plans an 8-story, 142-unit Live Local project, totaling 210,258 Sq. Ft. with over 3,500 square feet of retail and 229 parking spaces. As part of the Live Local Act, 40% of those apartments would be workforce housing.

COMPLETED
Liberty Square Apartments
1415 NW 63rd Street

Led by Related Urban Development Group in partnership with Miami-Dade County, this multi-phase transformation includes over 1,400 new residential units--ranging from public and affordable to market-rate homes. This phase brings the total number of completed units at Liberty Square to 793, with public-private investment in the project so far exceeding \$220 million.

COMPLETED
838 NW 79th St

Cooper City-based Ainuz Holdings LLC proposed plans for a mid-rise project with 14 stories above grade and 163 units, 40% of which (55) would be deemed workforce housing. Project features 2,500 SF of retail and 192 parking spaces, designed by Meru Architecture.

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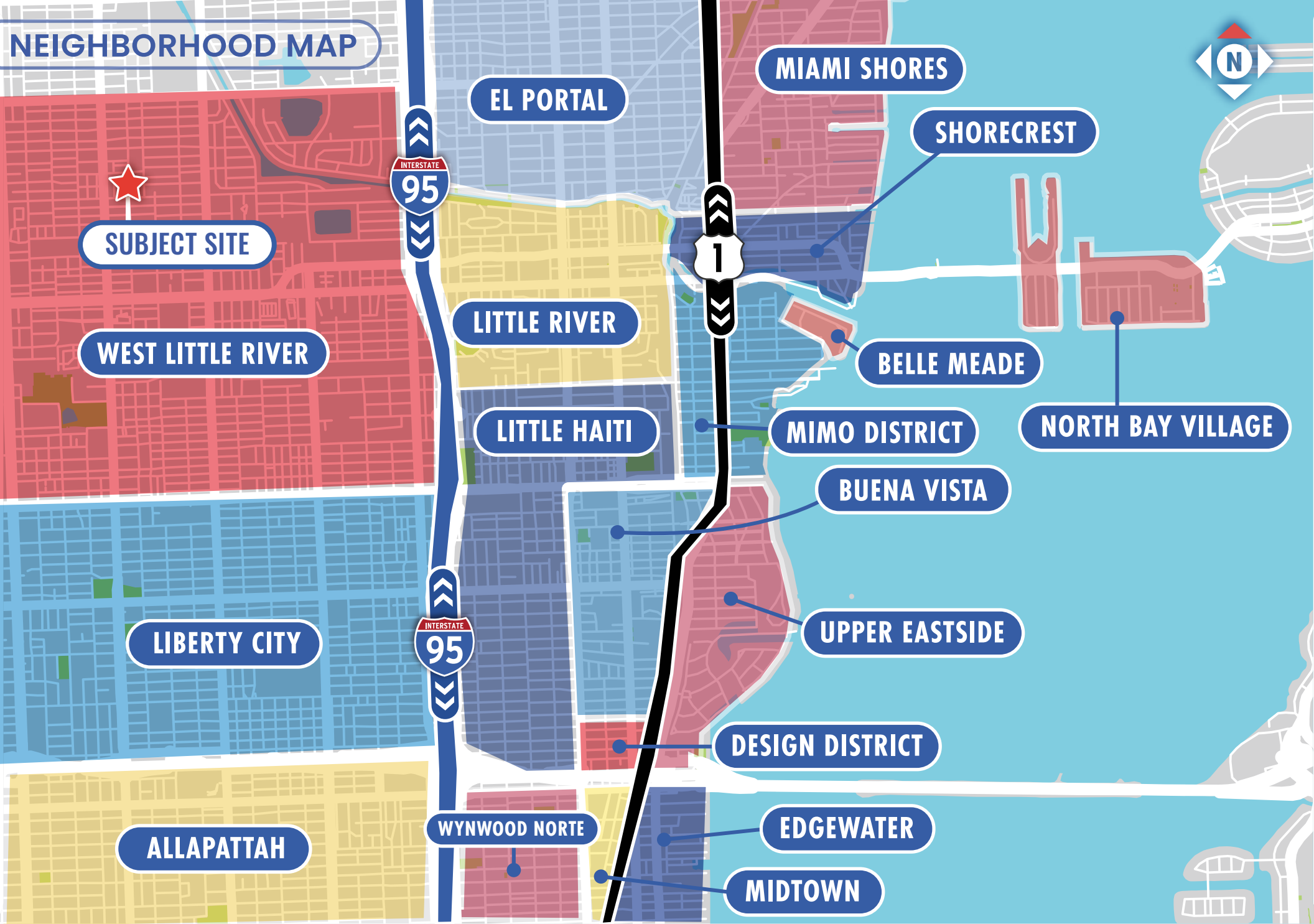
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NEIGHBORHOOD MAP





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