



13265 Alexandria Drive

13265 Alexandria Dr, Opa Locka, FL 33054



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13265 Alexandria Drive

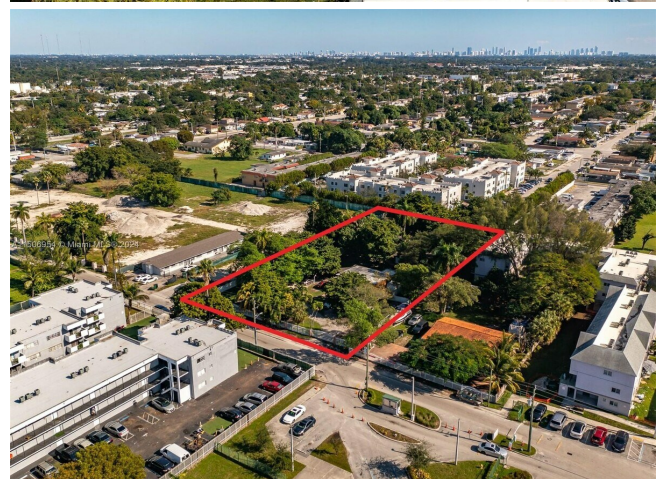
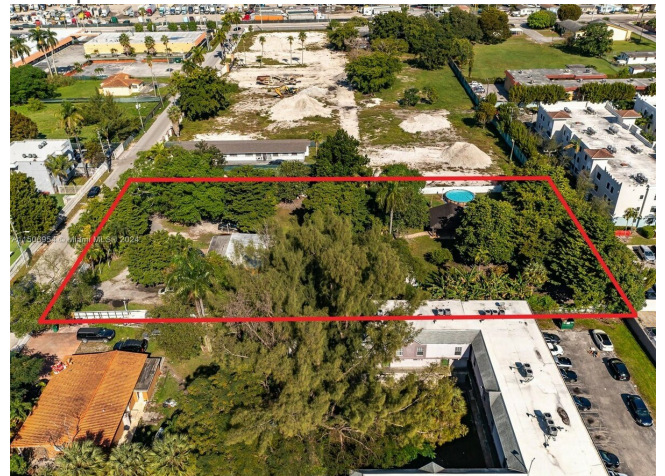
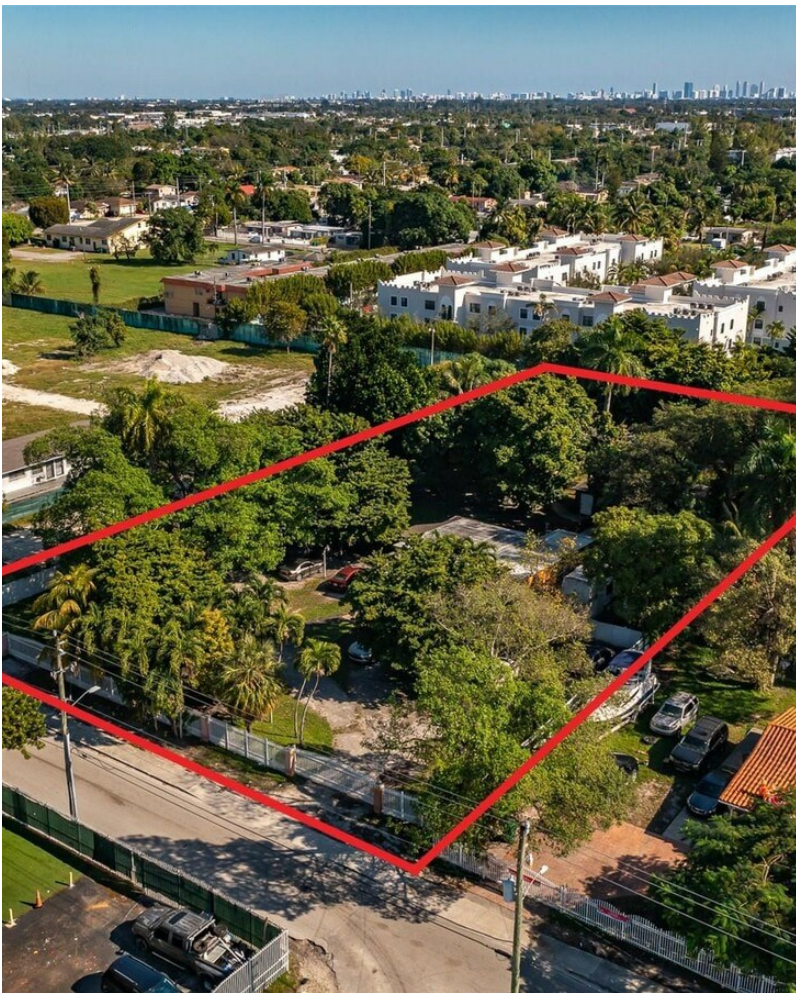
\$1,570,000

Situated in the heart of Opa-locka, 13265 Alexandria Drive benefits from a convenient and centrally located position...

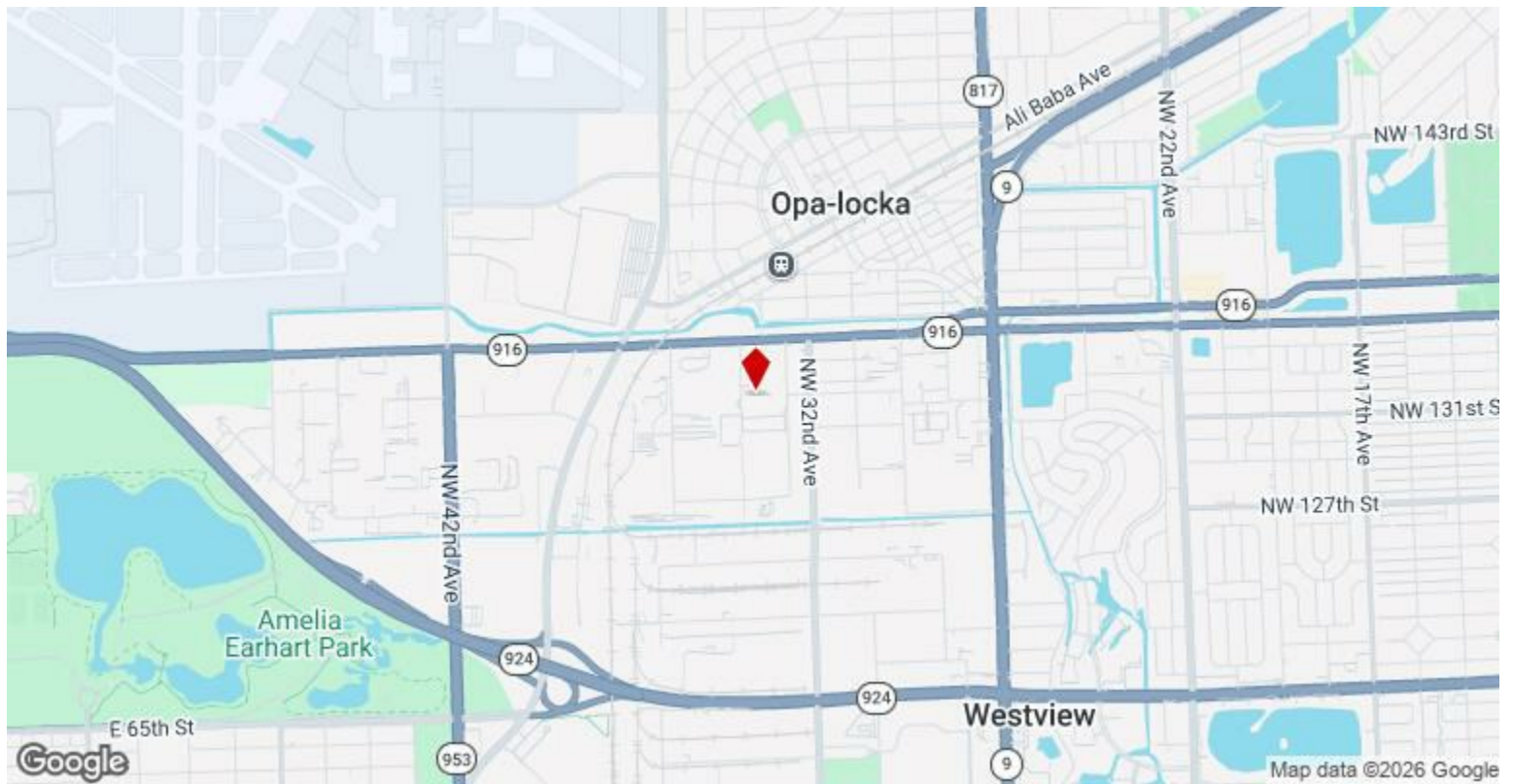
Prime Multifamily Development Opportunity – 13265 Alexandria Drive

Located...

- 1.1-Acre Development Site – Rare multifamily parcel offering substantial land size for residential development.
- Zoned 4400 / Multifamily – Allows construction of up to 33 residential units.
- Prime Location in Opa-locka – Positioned in a growing area of northwestern Miami-Dade County.
- Excellent Regional Connectivity – Quick access to NW 27th Avenue, the Palmetto Expressway, and Interstate 75.
- Strong Housing Demand – Well-positioned to support new residential inventory in a supply-constrained market.
- Near Major Employment & Population Centers – Convenient to Miami Gardens and the greater Miami metropolitan area.



Price:	\$1,570,000
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Multifamily
Sale Type:	Investment
Total Lot Size:	1.11 AC
No. Lots:	1
Zoning Description:	R-3
APN / Parcel ID:	08-2128-007-0190



13265 Alexandria Dr, Opa Locka, FL 33054

Situated in the heart of Opa-locka, 13265 Alexandria Drive benefits from a convenient and centrally located position within northwestern Miami-Dade County. The property is located just south of Miami Gardens and offers excellent connectivity to key regional transportation routes, including NW 27th Avenue, the Palmetto Expressway, and Interstate 75, allowing efficient travel throughout Miami-Dade County and neighboring Broward County.

The surrounding area features a mix of established residential communities, neighborhood retail, and light commercial services, supporting a well-balanced local environment. Nearby amenities include shopping plazas, schools, houses of worship, parks, and other daily conveniences, all within a short driving distance.

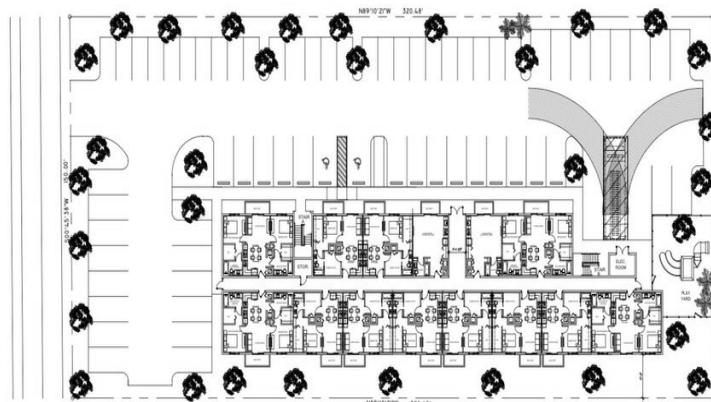
The property also benefits from proximity to Miami International Airport and the broader Miami metropolitan area, providing convenient access for commuters and business travelers. This strategic location offers the advantage of regional connectivity while maintaining a quieter suburban residential setting, making it an attractive area for future residential development.

Property Photos



Done

2201_Working Drawings.1-A-1.pdf



Site Plan
SCALE 1" = 20'-0"

LOCATION MAP NOT TO SCALE



PROPERTY ADDRESS: 13265 ALEXANDRA DRIVE, OPA-LOCA, FLORIDA, 33054

LEGAL DESCRIPTION:

THE SOUTH 1/4 TRACT 302 OF THE REVISED PLAT OF NILE GARDENS SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, AT PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FILE NO: 08-2128-007-0190

NOTE: ALL LANDSCAPED AREAS TO BE 100% FULLY SPRINGLED.

ZONING LEGEND:

ZONING:	R-8	
OCCUPANCY:	GROUP OCCUPANCY M	
NUMBER OF UNITS:	42 UNITS	
GROSS LOT AREA:	48,713 SQ.FT.	
NET BUILDING AREA:	13,925 SQ.FT. 28.4%	
PERMITTED APARTMENT AREA:	22,645 SQ.FT. 46.5%	
PERMITTED LANDSCAPE AREA:	14,833 SQ.FT. 30.5%	
RETRACED:		
SOUTH SIDE RETRACED:	26'-0" REQD.	56'-3" EXISTING
WEST SIDE RETRACED:	6'-0" REQD.	8'-0" PROVIDED
EAST SIDE RETRACED:	6'-0" REQD.	14'-0" PROVIDED
NORTH SIDE RETRACED:	26'-0" REQD.	31'-0" PROVIDED
PARKING:		
HANDICAP PARKING:	2 REQD.	2 PROVIDED
REGULAR PARKING:	64 REQD.	65 PROVIDED
LOADING SPACE:	1 REQD.	1 PROVIDED
LOADING SPACE:		
TYPE A - STUDIO UNIT:	48 SQ. FT.	4 UNITS
TYPE A-1 - 1 BED / 1 BTH:	703 SQ. FT.	8 UNITS
TYPE A-2 - 1 BED / 1 BTH:	703 SQ. FT.	8 UNITS
TYPE B - 2 BED / 2 BATH:	858 SQ. FT.	2 UNITS
TOTAL UNITS:	42 UNITS	

TM DESIGN ASSOCIAT
 ARCHITECTURE • CONSTRUCTION
 PROJECT MANAGER:
 MIXED USE APARTMENTS
 Airhouse Apartments at Opa-Loca
 Opa-Loca, Florida

Property Photos

Done

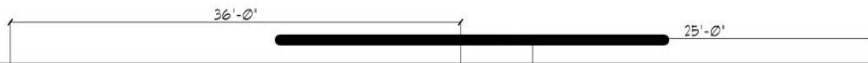
A-2.pdf



TYPICAL Unit Type "A"
SCALE: 1/4"=1'-0"
(STUDIO 1BD/1BATH)
AREA: 471 SF

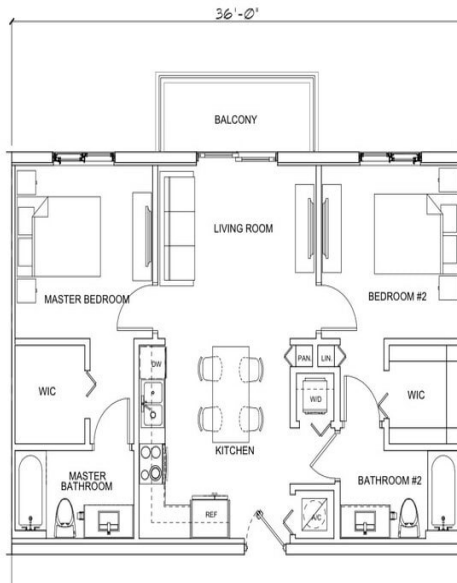


TYPICAL UNIT TPE "A1" (1BD/1BATH)
SCALE: 1/4"=1'-0"
AREA: 690 SF



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A-2.pdf



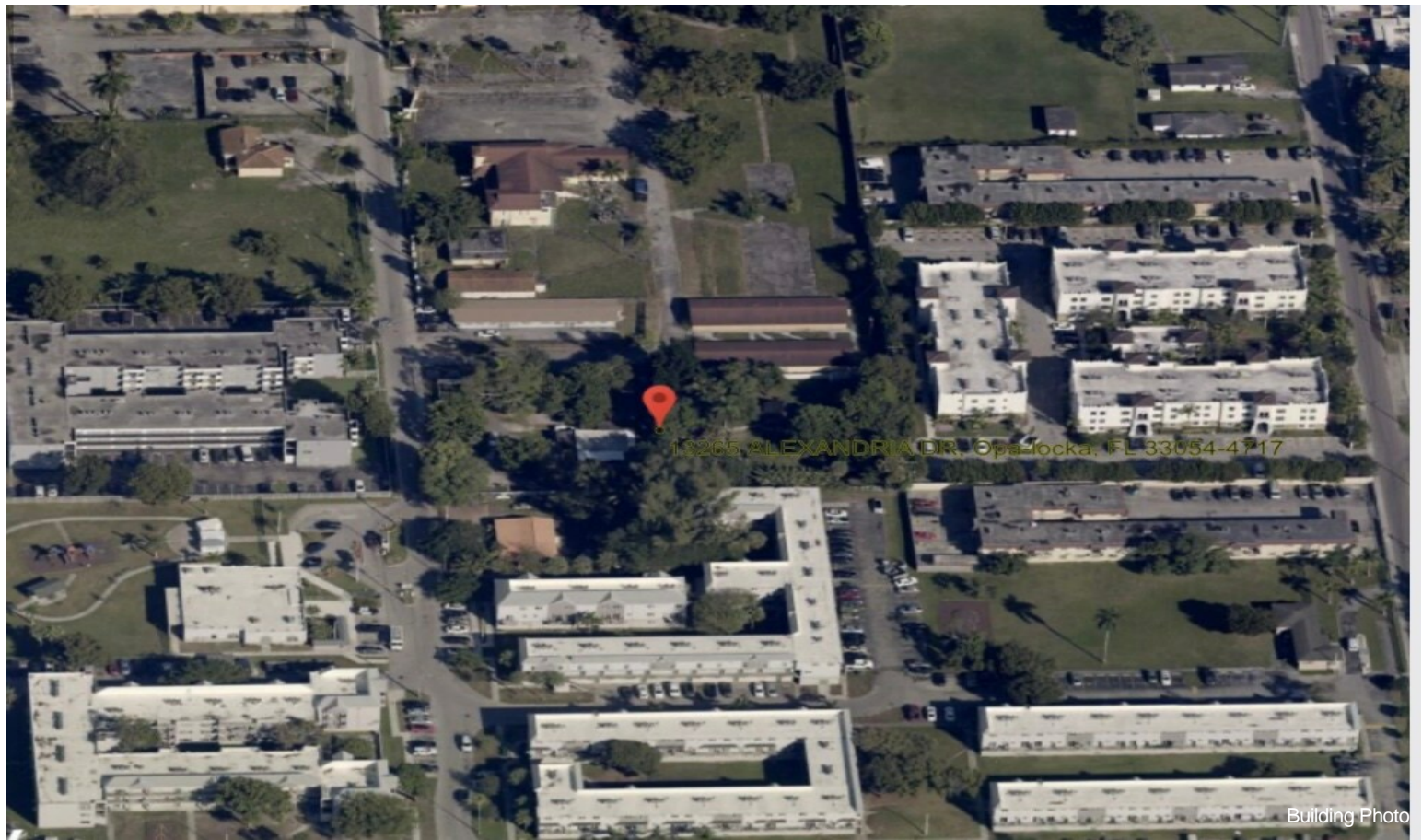
TYPICAL UNIT TYPE "B" (2BD/2BATH)
SCALE: 1/4"=1'-0"
AREA: 920 SF



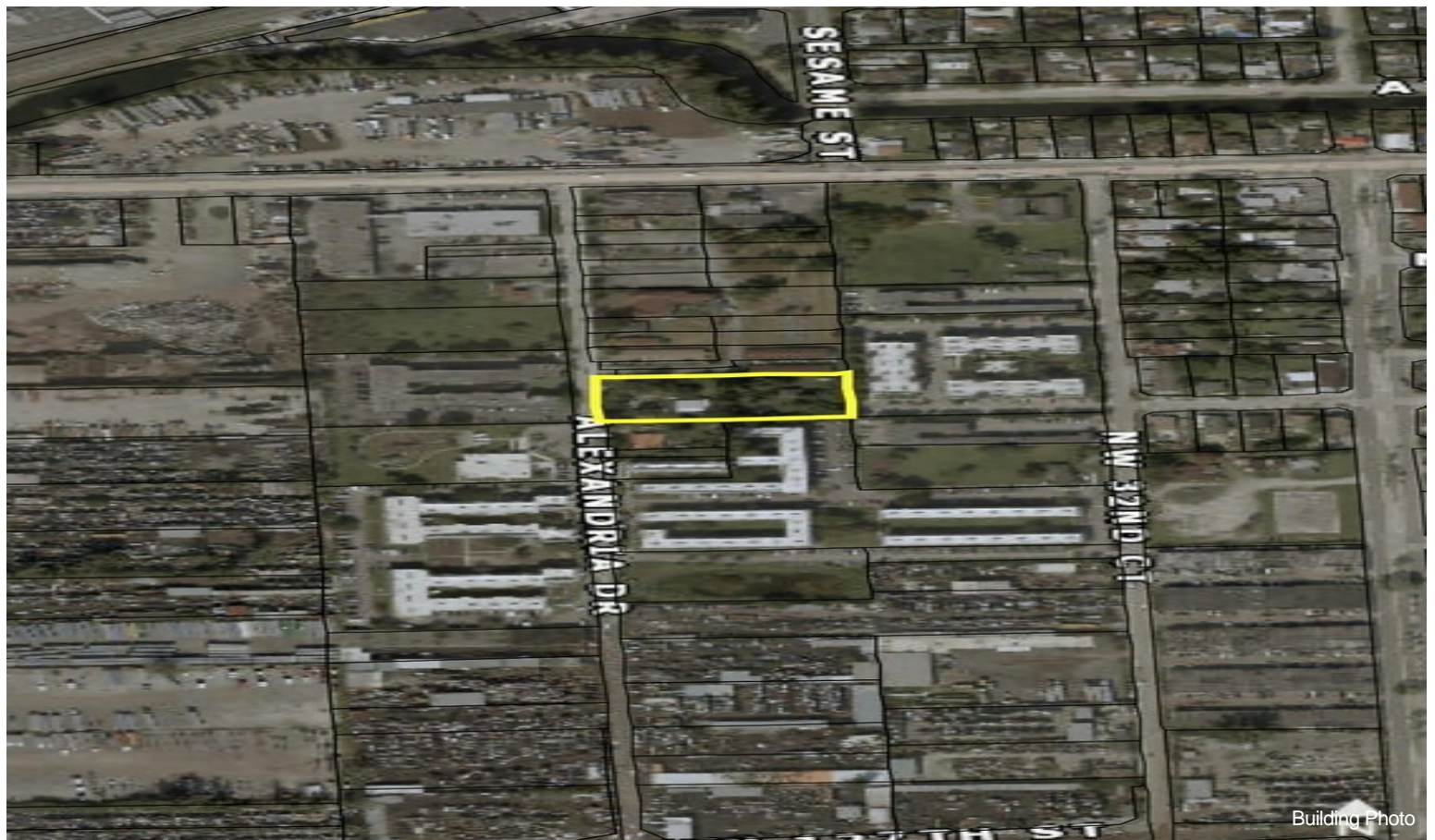
TYPICAL UNIT TYPE "A2" (1BD+DEN/1BATH)
SCALE: 1/4"=1'-0"
AREA: 703 SF

RESIDENTIAL UNITS

Property Photos



Building Photo



Building Photo