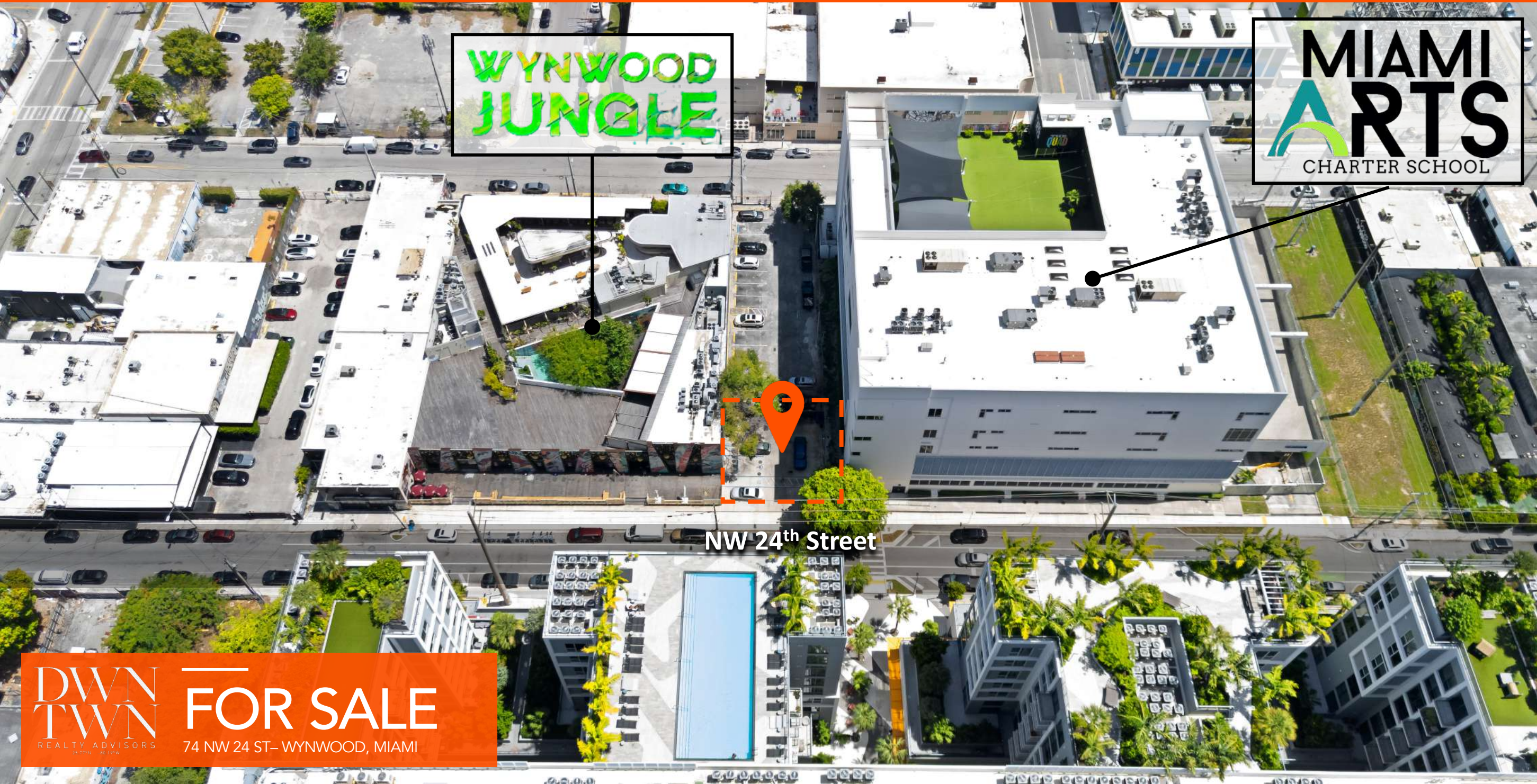


THE WYNWOOD MICRO LOT | 3,250 SF OF INFILL DEVELOPMENT SITE



WYNWOOD
JUNGLE

MIAMI
ARTS
CHARTER SCHOOL

NW 24th Street

DWN
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REALTY ADVISORS
EST. 1990

FOR SALE

74 NW 24 ST- WYNWOOD, MIAMI



INVESTMENT SALES ADVISORS

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Devlin Marinoff

Managing Partner & Broker

(C) 917.312.2219

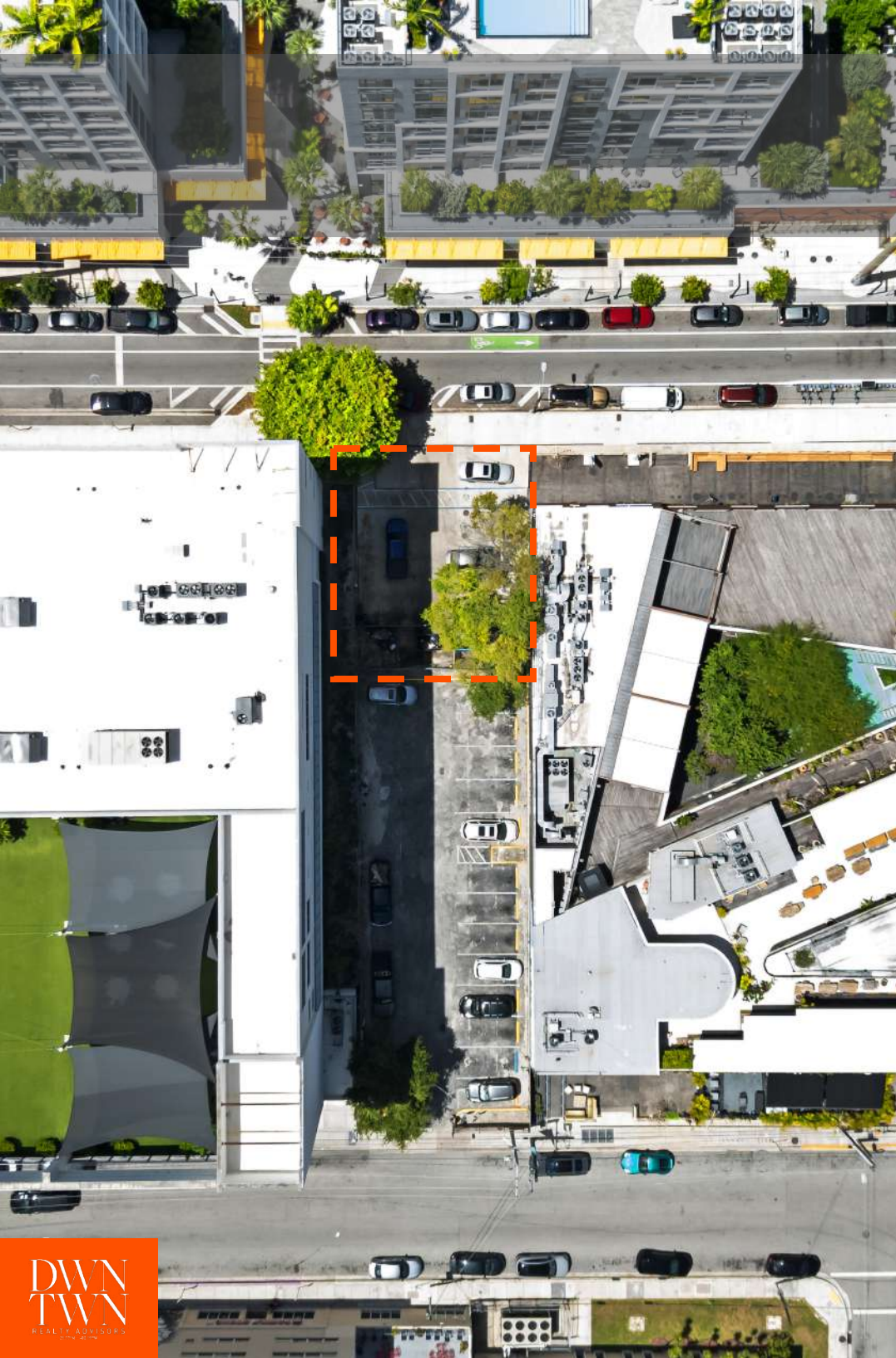
(O) 305.909.7343

dm@dwntwnrealtyadvisors.com

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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present Micro Lot (the "Property" or the "Offering"), a 3,250 SF (0.0746-acre) infill development site located at 74 NW 24th Street in Miami's Wynwood Arts District. The Property is a cleared, rectangular 50-foot by 65-foot parcel with 50 feet of frontage on NW 24th Street, sitting directly adjacent to Jungle Plaza.

The site's zoning does the heavy lifting. Under T5-O with the Wynwood NRD-1 overlay, the Property allows 5 stories by right and up to 8 stories with bonuses, a residential density of 150 dwelling units per acre (11 units on this parcel), a 5-foot front setback with zero side and rear setbacks, and no on-site parking requirement for structures under 20,000 SF of floor area. A completed massing study confirms what the entitlements support: an 8-story, 21,808 gross SF building (17,997 SF municipal GSF) delivering 14,875 leasable SF, comprised of 12,754 SF of office across seven floors, 616 SF of ground-floor commercial space, private terraces on every office level, and 21% open space against a 10% minimum, all within an 85'-6" height that keeps the project below high-rise classification.

At an asking price of \$1,930,000, or \$594 per square foot of land, the Offering is a small infill development opportunity that puts a full Wynwood address within reach of a boutique budget. The micro scale is the thesis: a sub-20,000 SF program eliminates structured parking, the tested massing hands a buyer a program rather than a blank page, and the total capitalization stays at a fraction of what larger Wynwood assemblages command. The Wynwood Micro Lot represents a rare opportunity to control development-ready land adjacent to one of Wynwood's most active gathering places at a basis, and a check size, that the submarket rarely offers.

¹ The Property shares a trash and grease trap easement with the adjacent property.
² TDRs & TDDUs have been harvested and are in process of being reestablished. The Property is currently being sold as-is, where-is, without entitlements.

74 NW 24th Street, Miami, FL 33127
Wynwood Arts District

\$1,930,000
Sale Price

3,250 SF
Lot SF

\$594/SF
Price/SF

T5-O / NRD-1
Zoning

8 stories
Max Height with Bonus

11 Units
Max Residential Density | 150 du/ac

21,808 SF
Massing Study Gross SF

01-3125-037-0330
Folio Number

A 3,250 SF INFILL DEVELOPMENT SITE ADJACENT TO JUNGLE PLAZA

PROPERTY INFORMATION

THE OFFERING

Sale Price	\$1,930,000
Price/SF (Land)	\$594/SF
Address	74 NW 24th Street, Miami, FL 33127
Submarket	Wynwood Arts District
Asset Class	Infill Development Site (Vacant Land)
Folio Number	01-3125-037-0330
Lot Size	3,250 SF 0.0746 AC
Lot Dimensions	50 FT x 65 FT
Frontage	50 FT on NW 24th Street
Max Height	5 Stories By Right 8 Stories With Bonuses
Max Density	150 DU/AC 11 Units Allowed
Setbacks	5 FT Front 0 FT Side 0 FT Rear
Massing Study Program	8 Stories 85'-6" Height 21,808 Gross SF 17,997 Municipal GSF 14,875 Leasable SF 12,754 SF Office 616 SF Ground-Floor Commercial Private Terraces on Every Office Level 21% Open Space
Parking	None Required Structures Under 20,000 SF per NRD-1 Article 4, Table 4
Easement Note	The Property shares a trash and grease trap easement with the adjacent property
Investment Type	Small Infill Development Opportunity
Zoning	T5-O Wynwood NRD-1 Overlay



INVESTMENT HIGHLIGHTS



PRIME LOCATION

Front Row to Jungle Plaza

The 50-foot by 65-foot parcel holds 50 feet of frontage on NW 24th Street directly adjacent to Jungle Plaza, placing a future project beside one of Wynwood's most active gathering places in the heart of the Arts District.



ZONING

Eight Stories, Zero Parking

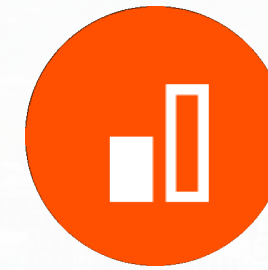
T5-O with the Wynwood NRD-1 overlay allows 5 stories by right and 8 with bonuses, 11 residential units, zero side and rear setbacks, and no on-site parking for structures under 20,000 SF. The entitlements carry the project before a single drawing is commissioned.



DEVELOPMENT PLAN

Tested Boutique Massing

A completed massing study confirms an 8-story, 21,808 gross SF building with 14,875 leasable SF, 12,754 SF of office, 616 SF of ground-floor commercial, and private terraces on every office level. A buyer inherits a program, not a blank page.



PRICING

Wynwood Under \$2 Million

At \$1,930,000, or \$594 per land SF, the Offering prices a full Wynwood development site below \$2 million total. The 3,250 SF micro scale keeps land, construction, and carry inside a boutique budget while eliminating structured parking entirely.

INFILL LAND IN A BUILT-OUT WYNWOOD



The Dorsey
306 units

NoMad Wynwood
329 units

Twenty Sixth & 2nd
Wynwood Residences
233 units
Under Construction

Society
318 units

29WYN
252 units

Wynwood Plaza
509 units
298,000 SF of Office

Sentral
175 units

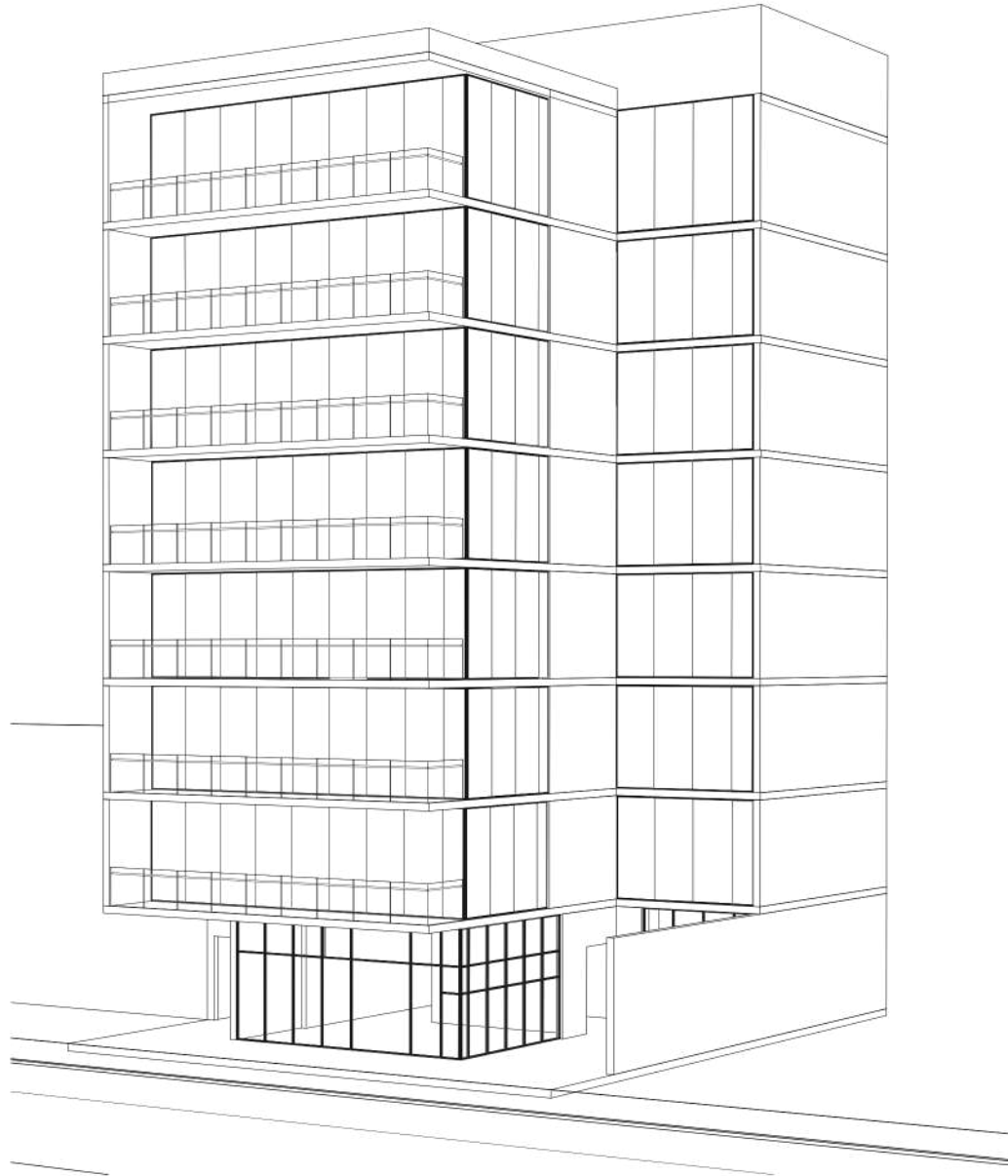
AMLI
316 units

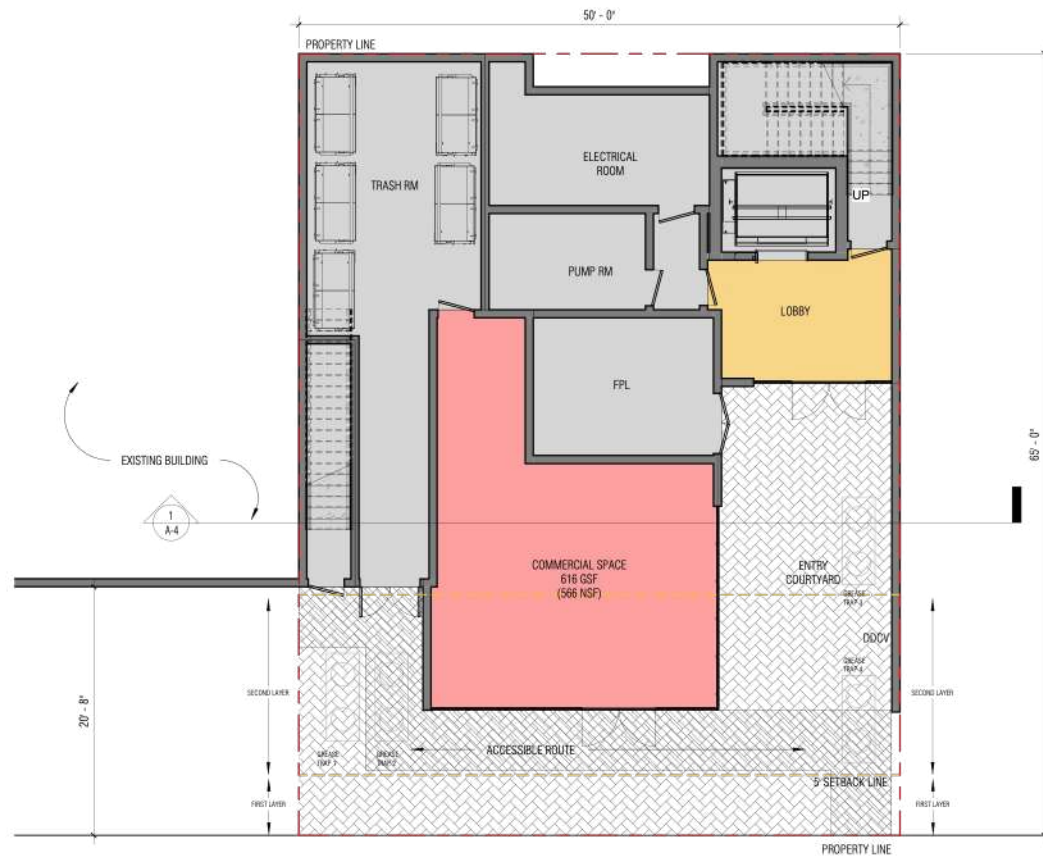
MIAMI
ARTS
CHARTER SCHOOL

WYNWOOD
JUNGLE

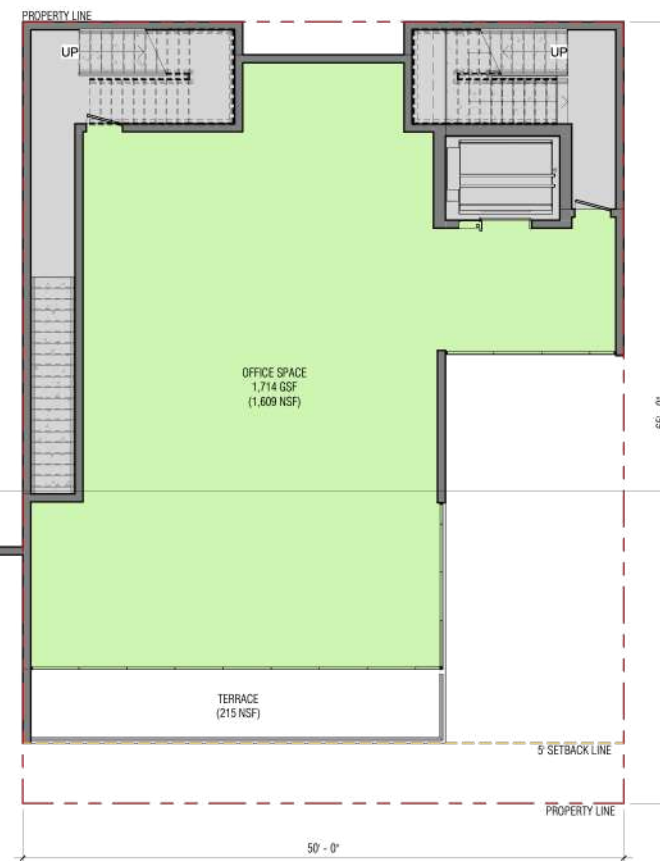
N Miami Avenue

MIDTOWN
EDGEWATER





GROUND FLOOR



SECOND FLOOR



TYPICAL THIRD FLOOR

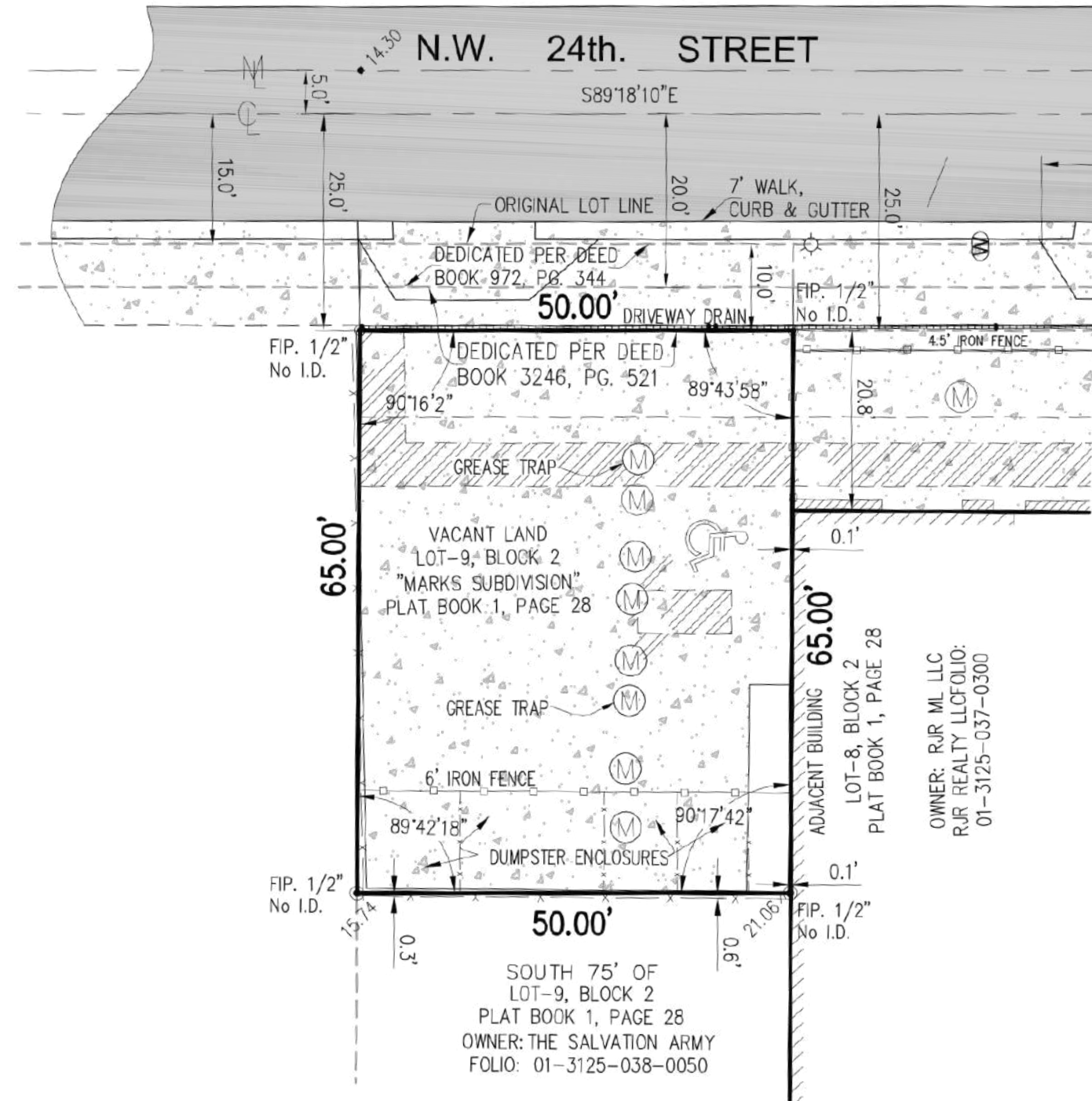
1 02-Second Floor
1/8" = 1'-0"

MASSING STUDY DETAILS

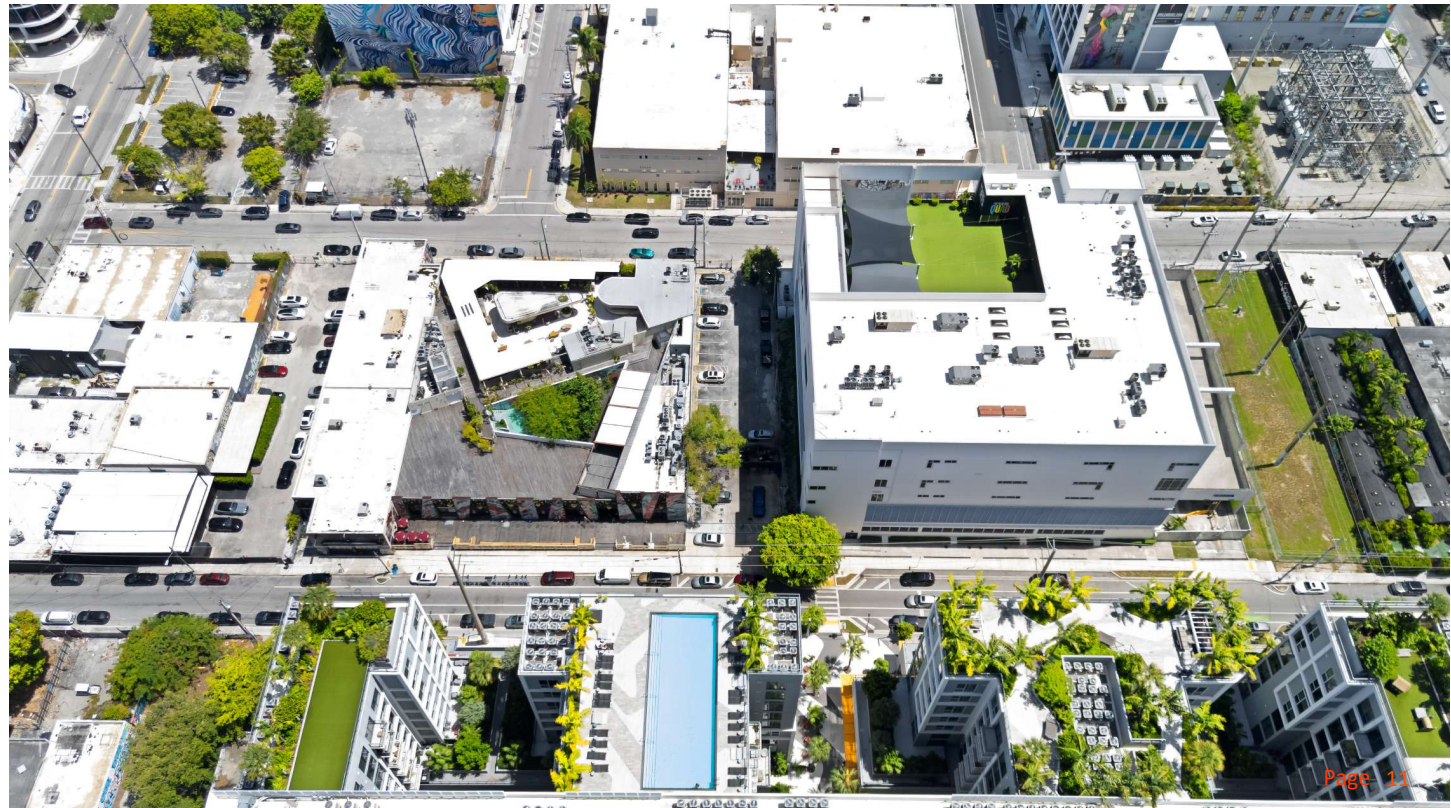
74 NW 24th St. Miami Florida									
Zoning: T5-O - Wynwood- NRD1									
Lot Area :		3,250 SF (0.0746 Acres)		Minimum Lot Area :		5000 SF		<u>Parking Requirements:</u> *Parking ratio may be reduced within a TOD area or a Transit Corridor area by one hundred percent (100%) for any Structure with a Floor Area of twenty thousand (20,000) square feet or less.	
Lot Width :		50'-0"		Minimum Lot Width :		50'-0"			
Max Density (150 Dwelling Units / Acre): 11 Resi Units Allowed									
Max Height :		5 Stories + Bonus (8 Max)		Proposed Height :		8 Floors		Open Space Provided : 21% (10% min)	
Building Setbacks				Max FLR:		N/A			
	Required	Proposed							
Front	5'-0"	10'-0"							
Side	0'-0"	0'-0"							
Rear	0'-0"	0'-0"							
								Note: All area values used below area Gross area numbers	
								Note: Municipal GSF includes all enclosed spaces (no terraces, decks or roofs)	

Building Data													
Floor Level	Commercial Space	Common Area	Outdoor Deck	Office	TRASH	BOH	Stairs/ Elev	Roof	Total Gross SF	Municipal Gross SF	Total Leasable	Total Height	Efficiency
Roof		-						2,306	2,306		-		
8		-	215	1,840			419		2,474	2,259	2,055	11.5	83%
7		-	215	1,840			419		2,474	2,259	2,055	10.33	83%
6		-	215	1,840			419		2,474	2,259	2,055	10.33	83%
5		-	215	1,840			419		2,474	2,259	2,055	10.33	83%
4		-	215	1,840			419		2,474	2,259	2,055	10.33	83%
3		-	215	1,840			419		2,474	2,259	2,055	10.33	83%
2		-	215	1,714			568		2,497	2,282	1,929	10.33	77%
1	616	160			483	546	356		2,161	2,161	616	12	29%
Total SF	616	160	1,505	12,754	483	546	3,438	2,306	21,808	17,997	14,875	85.48	68.2%

*The Building Design is currently under 20,000SF (excluding balconies) Under Parking is not required under NRD1 Article 4 Table 4
Last habitable floor is under 75' Above Ground Fl. Building is not considered a High-rise.



PROPERTY PICTURES





WYNWOOD

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

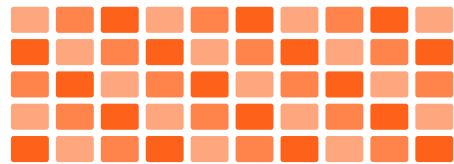
LIVE
WORK
PLAY
EPICENTER



FLY OVER WYNWOOD

WATCH THE VIDEO: WYNWOOD FROM ABOVE

WYNWOOD BY THE NUMBERS



50
CITY BLOCKS
≈ 1 Square Mile of
Vibrant Neighborhood



57+

RESTAURANTS

Acclaimed dining & café destinations



400+

BUSINESSES

Retail, creative & service industries

495

BUILDINGS

Defining Wynwood's iconic urban landscape



6M

ANNUAL VISITORS



16.5K

DAILY VISITORS

Consistent foot traffic, every single day



10k

RESIDENTS

A vibrant local community



6k+

DAYTIME OFFICE POPULATION

A growing professional workforce



TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

F&B



RETAIL & FITNESS



OFFICE TENANTS



LANDMARKS



CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

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(C) 917.312.2219

(O) 305.909.7343

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