

B-2 + CORRIDOR MIXED USE OVERLAY

146 UNITS BY-RIGHT

INNOVATION DISTRICT

NWC Ali Baba Avenue & NW 22nd Avenue

±1.0-Acre Mixed-Use Development Site · Opa-Locka Innovation District · 4 feasible paths on one corner

ASKING PRICE

\$1,850,000

\$43.50

/ SF LAND

\$12,671

/ BUILDABLE UNIT

OFFERING SUMMARY

ADDRESS	NWC Ali Baba Ave & NW 22nd Ave
CITY / ZIP	Opa-Locka, FL 33054
FOLIO	08-2122-025-0270
LAND AREA	42,531 SF · 0.976 AC
FRONTAGE	±900 LF · three sides
BASE ZONING	B-2 (Commercial Liberal)
OVERLAY / DISTRICT	CMUO · OLID (Ord. 2022-08)
MAX FAR	3.0 → 127,593 SF
SITE CONDITION	Vacant, cleared

THE ENTITLEMENT STACK

BASE	B-2 Commercial Liberal — retail, office, medical, light industrial by-right
OVERLAY	Corridor Mixed Use — 150 du/ac · 3.0 FAR · residential unlock
DISTRICT	Innovation District — Ord. 2022-08 · transit-oriented framework
STATE	Live Local Act — preempted density/height + tax exemption (optionality)
FEDERAL	Qualified Census Tract — enhanced LIHTC basis (not a QOZ)

BY-RIGHT ENVELOPE

3.0	150	146	6
MAX FAR	DU / ACRE	UNITS	STORIES*

*Up to 8 with bonus · 158' FAA cap binding above local zoning

FOUR FEASIBLE PATHS

Workforce multifamily · Retail / QSR · Medical, institutional or education (approved EOB plans on file) · Industrial / flex. Each underwritable today — none dependent on the others.

THE BASIS CASE

At **\$43.50 / land SF** and **~\$12,671 / buildable unit**, the corner is priced beneath the developable land trading around it — before applying any entitlement upside. Detail & comps in the full OM overleaf.



SMART NORTH CORRIDOR & THE NW 27TH AVENUE SPINE — LOOKING TOWARD DOWNTOWN

5 min <small>TO PALMETTO & I-95 VIA SR-9</small>	8 min <small>TO OPA-LOCKA EXEC. AIRPORT</small>	20 min <small>TO MIAMI INT'L AIRPORT</small>
--	---	--

SUBMARKET FUNDAMENTALS

SECTOR	VACANCY	RENT
Multifamily	6.6%	\$2,031/mo
Retail	3.0%	\$33.00/SF
Office	1.0%	\$43.00/SF
Industrial	12.3%	\$18.60/SF

Apartments average \$2,031/mo vs. \$2,480 metro-wide — the affordability gap workforce product fills. Source: CoStar, Q2 2026.

DEMOGRAPHICS — 1 / 3 / 5-MILE

METRIC	1-MI	3-MI	5-MI
Population	18,277	144,857	524,617
Growth '25-'30	+7.1%	+6.5%	+6.6%
Med. Income	\$48,380	\$57,757	\$62,180
Renter-Occ.	47.9%	44.9%	47.7%

LAND BASIS IN CONTEXT

Offered below every confirmed corridor land trade of the trailing 18 months — each carrying inferior, single-use entitlements.

ADDRESS	DATE	SIZE	\$/SF	ZONING
2466 Ali Baba Ave	Nov 2024	1.72 AC	\$50.72	I-1 industrial
NW 133rd St	Mar 2025	3.53 AC	\$55.45	I-3 industrial
12770 Cairo Ln	Jun 2025	2.41 AC	\$47.63	I-2A industrial
Subject — Ali Baba & NW 22nd	Offered	0.976 AC	\$43.50	B-2+CMUO+OLID

SMART corridor precedent: NuRock Management paid \$99/SF for a mixed-use site a half-mile south (May 2025), citing the SMART North Corridor. Source: CoStar confirmed comps, 2024–25.

420+ <small>WORKFORCE UNITS APPROVED / UNDERWAY WITHIN 1 MILE</small>	\$260M+ <small>INSTITUTIONAL LOGISTICS CAPITAL COMMITTED NEARBY</small>	25,993 <small>AADT · SR-9 / NW 27TH AVE CORRIDOR</small>
---	---	--

Andres Perez-Cervera
305.450.9133 · andres.perez@compass.com

Joshua Kaufman
305.989.6686 · joshua@compass.com

PCK Commercial Group
A TEAM AT COMPASS FLORIDA LLC