GLOBAL

INVESTMENTS REALTY

DEVELOPMENT SITE

LAND DEVELOPMENT OPPORTUNITY ON BISCAYNE BLVD | EDGEWATER SUBMARKET

315-333 NE 23 St, Miami, FL 33137

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SUBJECT PROPERTY
315-333 NE 23 ST

NEIGHBORHOOD
EDGEWATER

ASSET TYPE
DEVELOPMENT SITE

ASSET BREAKDOWN

Global Investments Realty is pleased to present a rare opportunity to acquire a property, covered land play, in the heart of Edgewater, one of Miami's most dynamic and rapidly appreciating neighborhoods.

- **Prime Biscayne Boulevard Development Site — ±23,639 SF high-exposure** infill assemblage positioned at the prominent corner of NE 23rd Street and Biscayne Boulevard, in the heart of Edgewater's rapidly evolving development corridor.

- The property is zoned **T6-36a-O**, providing significant development flexibility for high-density residential, commercial, or mixed-use development, with zoning permitting buildings of up to **36 stories.**

- A maximum potential of **162 residential doors**, providing developers with substantial scale on a relatively compact urban site. At the asking price, this equates to approximately **$133,540** per residential door.

- The site is marketed with approximately **397,135 SF of potential FAR**, representing an asking price of approximately **$54.13 per buildable FAR SF**—a key metric for developers evaluating the land basis against replacement and development costs.

- The property offers direct frontage on Biscayne Boulevard with visibility and access to more than **40,000 vehicles daily**, providing a significant advantage for future retail, hospitality, residential, or mixed-use development.

- The site is surrounded by a significant concentration of residential development, with **6,000+ new residential units** within the Edgewater Development Corridor.

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INVESTMENT SUMMARY

Folios:	01-3230-026-0410 01-3230-026-0400 01-3230-026-0310
Lot size:	23,639 SF*
Building:	5,872 SF*
Floors:	2
Maximum Residential Units Allowed:	81 units
Bonus (100%):	81 units
Total:	162 units
Buildable SF:	283,668 SF
Bonus (40%):	113,467 SF
Total Buildable SF with public benefit:	397,135 SF
PRICE:	**$21,500,000**

* *According to Property Appraiser - Miami-Dade County*

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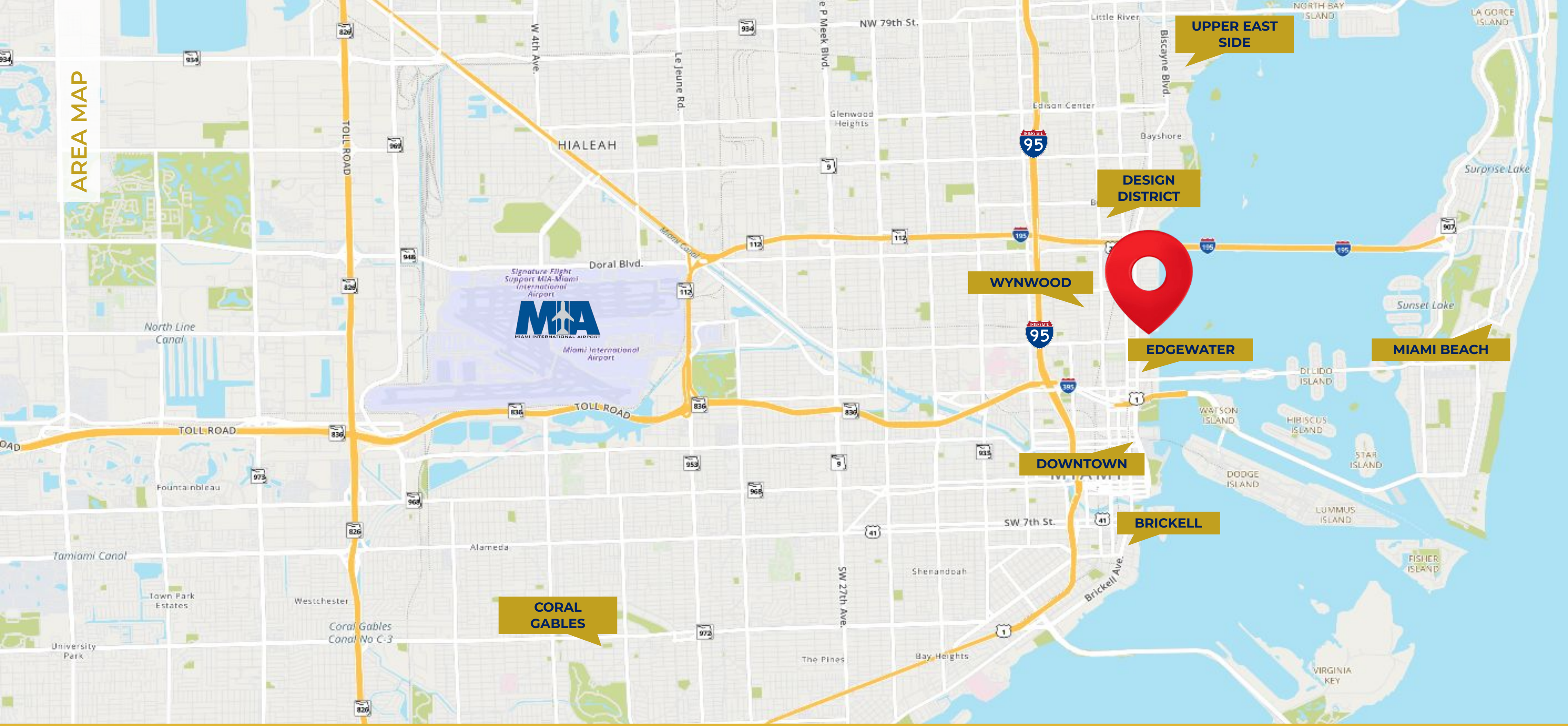
AREA MAP



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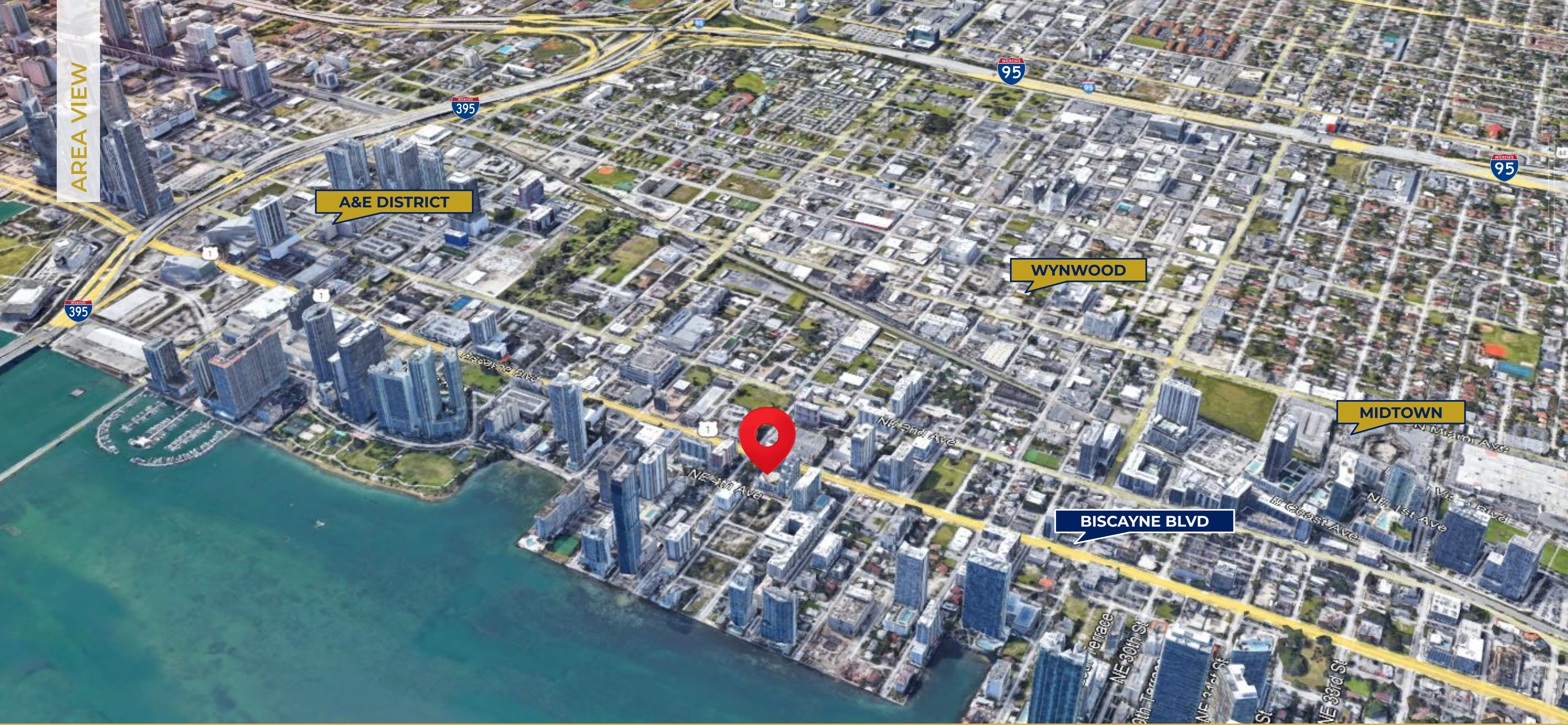
AREA VIEW



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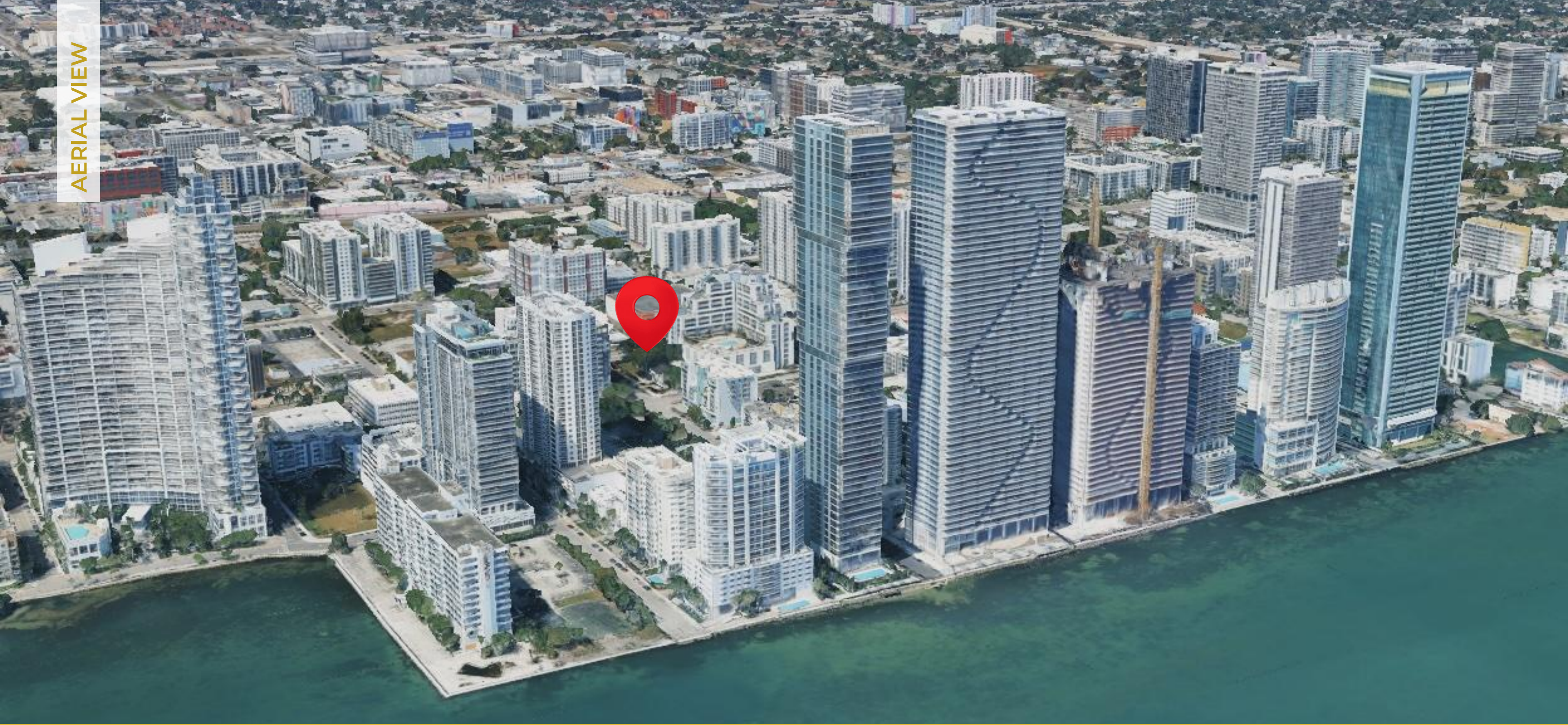
AERIAL VIEW



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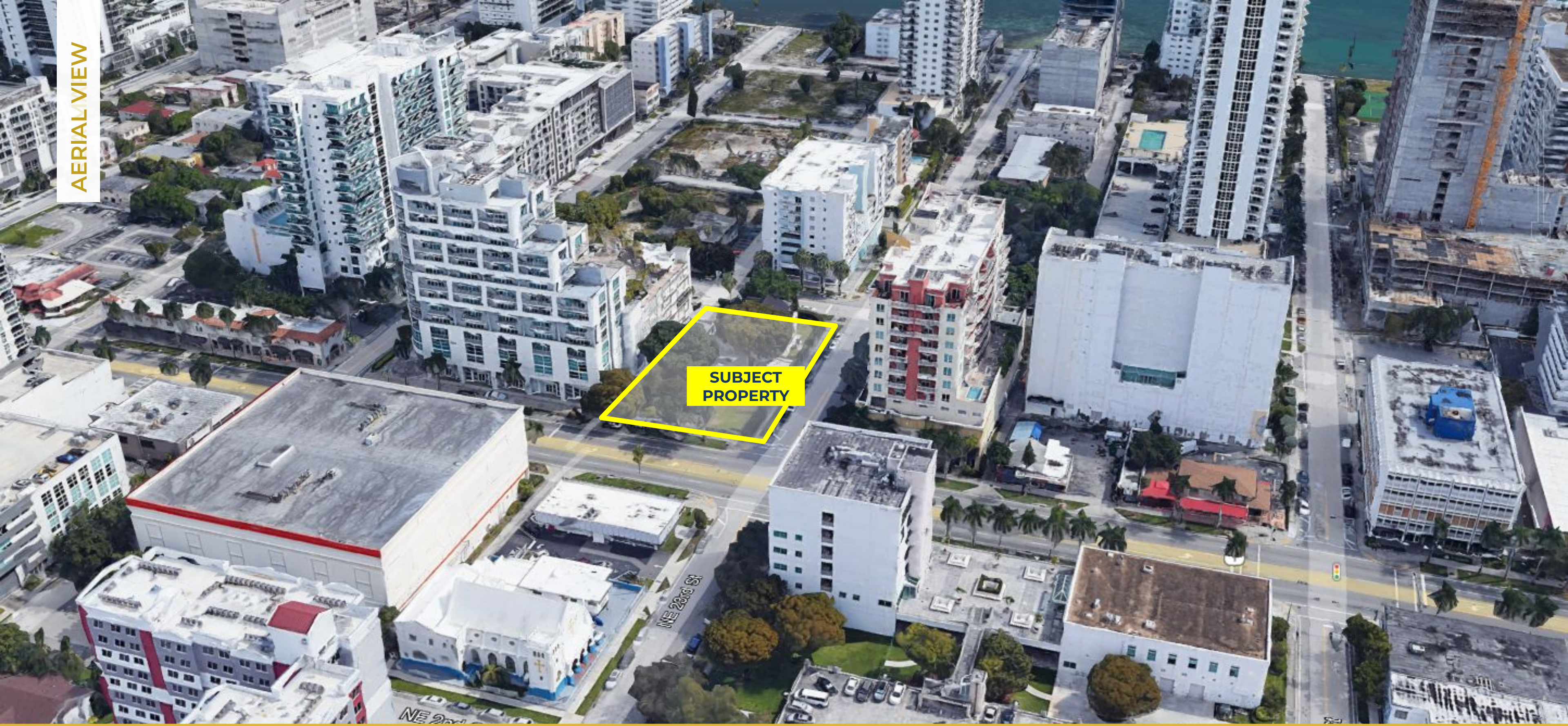

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AERIAL VIEW

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STREET VIEW

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STREET VIEW

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STREET VIEW

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EDGEWATER PIPELINED

PROJECTS IN DEVELOPMENT

Forma Phase II (Forma Suites)

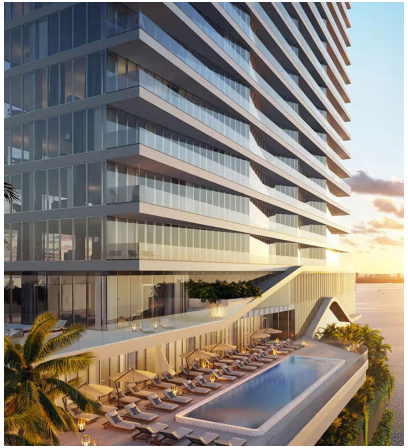
Crescent Heights, 200 NE 30th Street, Miami

A 42-story mixed-use tower is expected to include 360 luxury residential units, along with office and retail components, further reinforcing the Biscayne Boulevard corridor as a high-density, urban destination.

Villa Miami

710 NE 29th Street, Miami

Terra Group and Major Food Group are developing this 55-story luxury condo tower featuring 70 oversized residences. The project introduces a boutique, high-end residential product to Edgewater's pipeline. Est. delivery: 2027–2028



Cove Miami

456 NE 29th Street, Miami

SB Development is developing a 40-story boutique waterfront condominium tower featuring 134 luxury residences, contributing to the continued upscale densification of the Edgewater waterfront. Completion is targeted for 2028.

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EDGEWATER PIPELINED

PROJECTS IN DEVELOPMENT

Hamilton House

Aimco, 34th Street and the Bay

The 38-story tower featuring 114 high-end apartments averaging over 2,500 square feet, on track for 2027 completion. This follows Aimco's 2020 acquisition and subsequent renovation of the neighboring 28-story, 271-unit "The Hamilton" bayfront tower.

Anantara Resort & Residences

3601 Biscayne Blvd, Miami

The 50-story, 920,000 sq ft building enjoys sweeping views toward Biscayne Bay as the tallest tower in the district at 635 feet. A mix of hotel suites and private residences, including state-of-the-art wellness amenities. Estimated completion: late 2028.

Edge House

Grupo T&C, 1825–1837 NE 4th Avenue, Miami

A tower, designed for flexible ownership and short-term rental use. Approximately 600+ units, supporting the area's evolution as investment market. Estimated completion is 2028.

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KEY DEMOGRAPHICS

Edgewater, Miami

Median Sale Price ~$720k – $870k

Average Household Income ~$130,697

Total Housing Units ~12,000–15,000+

Household Income Growth /Yr +6.4%

Median Household Income ~$101,572

Total Population ~20,000+ residents (+8.4%)

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EDGEWATER

Edgewater, Miami is a rapidly evolving waterfront submarket along Biscayne Bay, positioned just north of Downtown and defined by its concentration of luxury high-rise condominiums and institutional-quality multifamily development. The neighborhood has emerged as a core urban residential node, driven by sustained demand and a shrinking supply of developable land.

Beyond its waterfront appeal, Edgewater offers a curated mix of dining, retail, and cultural amenities, supported by direct access to parks, marinas, and baywalks that reinforce its live-work-play environment.

Strategically located between the Miami Design District, Midtown, and Wynwood, the area benefits from immediate connectivity to Miami's primary economic drivers, as well as convenient access to I-195, providing direct linkage to Miami Beach. This positioning, combined with limited remaining land inventory, continues to attract developers pursuing covered land plays and long-term value appreciation in one of Miami's highest-growth submarkets.

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WYNWOOD

Wynwood has rapidly evolved from an industrial district into one of Miami's most active urban redevelopment markets, anchored by global attractions such as the Wynwood Walls. The neighborhood's transformation into a high-traffic arts, retail, and hospitality hub has driven strong demand and sustained investment.

With increasing density, limited remaining land, and continued zoning evolution, Wynwood presents a compelling opportunity for assemblage and ground-up development, supported by its strategic proximity to Edgewater, Midtown, and Downtown Miami.

WYNWOOD

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DESIGN DISTRICT

The Miami Design District is a globally recognized luxury retail and cultural hub located just steps from Edgewater, serving as a major economic driver within the urban core. Anchored by flagship stores from top international brands and a curated mix of art, design, and experiential concepts, the district consistently attracts high-income consumers and global tourism.

This concentration of luxury retail and dining supports strong underlying real estate fundamentals, driving premium rents and sustained demand in adjacent submarkets. Its proximity to Edgewater enhances the area's appeal for high-end residential development, positioning nearby sites for continued appreciation and long-term value creation.

MIAMI DESIGN DISTRICT

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