

CONFIDENTIAL OFFERING MEMORANDUM

FLAGLER LAND PROJECT

Prime Multi-Use Redevelopment Opportunity

7600 W Flagler St, Miami, FL 33144

DISCLAIMER & CONFIDENTIALITY AGREEMENT

This Offering Memorandum has been prepared solely for informational purposes by Sigma Real Estate International Florida, LLC ("Broker") regarding the sale, joint venture, or leasing opportunities for the subject property. The information contained herein has been compiled from sources deemed reliable but is not guaranteed. Prospective buyers, tenants, or partners must conduct their own due diligence. This memorandum is subject to change without notice and does not constitute a binding agreement.

EXECUTIVE SUMMARY

Investment Opportunity

The Flagler Land Project consists of four contiguous parcels totaling approximately **0.78 acres (33,870 SF)** in Miami, Florida. The site is a **high-visibility, high-traffic** corridor with significant redevelopment potential. The property is strategically located near major highways, retail hubs, and residential communities, making it ideal for **commercial, mixed-use, or multifamily development**.

Key Highlights

- **Location:** Situated on W Flagler St, directly off Palmetto Expressway (SR 826), providing maximum visibility and accessibility.
- **Zoning: BU-1A (Limited Business District) & RU-2 (Two-Family Residential District)** allowing commercial and residential uses.
- **Development Potential:** Ideal for **retail, office, residential, or a combination of mixed-use spaces**.
- **Flexible Deal Structures:** Open to **Joint Ventures, Outright Sale, Long-Term Lease, or Ground Lease**.
- **High Market Demand:** Miami's growing population and business ecosystem support strong long-term value appreciation.

PROPERTY OVERVIEW

Parcel Breakdown

Folio	Address	Size (SF)	Zoning	Land Use
30-4002-008-0130 (NE Lot)	7600 W Flagler St, Miami, FL 33144	9,570	BU-1A	Commercial: Vacant Land
30-4002-008-0093 (NW Lot)	7600 W Flagler St, Miami, FL 33144	5,050	BU-1A	Commercial: Vacant Land
30-4002-008-0140 (SE Lot)	7601 W Flagler St, Miami, FL 33144	11,000	RU-2	Residential: Vacant Land
30-4002-008-0094 (SW Lot)	29 SW 76th Ct, Miami, FL 33144	8,250	RU-2	Multifamily (2 units)

Total Site Size: ~33,870 SF (0.78 acres)

Asking Price: \$9,317,891.49 (\$275.11/SF)

Annual Rent Potential: \$157,495.50 (~\$4.65/SF)

ZONING & DEVELOPMENT POTENTIAL

BU-1A (Limited Business District)

- Permits a variety of commercial uses including retail, offices, and limited service businesses.
- Allows for mixed-use development with commercial ground-floor and residential upper floors.

RU-2 (Two-Family Residential District)

- Designed for **duplex or multifamily residential (2–9 units)**.
- Subdivision is possible if minimum frontage and lot size requirements are met.

LOCATION & MARKET DRIVERS

Strategic Positioning

- Located on **W Flagler St**, one of Miami's busiest commercial corridors.
- Direct access to **Palmetto Expressway (SR 826)**, connecting to major regional hubs.

Surrounding Amenities & Infrastructure

- Proximity to **national retailers** (Home Depot, Costco, Walmart, CVS, Walgreens, Publix, Wawa).
- Easy access to **Metrorail, Tri-Rail, Amtrak stations, and Miami International Airport.**

Economic & Legislative Growth Factors

- **Live Local Act (SB 102):** Provides **tax incentives and funding** for affordable/mixed-income developments.
- Miami's strong in-migration and redevelopment trends drive sustained demand.

DEAL STRUCTURE & FLEXIBILITY

Ownership is Open to:

- **Joint Venture (JV):** The owner provides land equity; development partner finances and builds, with a profit-sharing arrangement.
- **Outright Sale:** Full ownership transfer for developers seeking total control.
- **Long-Term Lease:** Stable leasing structure for tenants looking for business expansion.
- **Ground Lease:** Lessee develops the land while paying ongoing ground rent; ownership retains underlying land.

NEXT STEPS & CONTACT INFORMATION

Investment Process

1. **Review the Full Offering Memorandum & Zoning Documents.**
2. **Schedule a Site Visit** to assess property features and neighborhood dynamics.
3. **Engage with Miami-Dade County** on permitting, entitlements, and zoning considerations.
4. **Submit Proposal** – whether a Joint Venture, Purchase, Lease, or Ground Lease.

Contact Us

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