



VALUE-READY INFILL DEVELOPMENT SITE

729 NE 85TH STREET
MIAMI, FL 33138

FOR SALE

THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

📱 [thealphacommercial](#)

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



THE LISTING TEAM

STEFFANIE JACOBSON
Senior Commercial Advisor

✉️ steff@thealphacomm.com

📞 609-226-6390

JAMIE ROSE MANISCALCO
President & Managing Broker

✉️ jamie@thealphacomm.com

📞 201-264-0113



THE ALPHA COMMERCIAL ADVISORS® PRESENTS A BLANK SLATE INFILL DEVELOPMENT OPPORTUNITY READY FOR ENTITLEMENTS IN THE EAST-OF-BISCAYNE SHORECREST NEIGHBORHOOD....

With T5-R zoning in place, this boutique vacant land parcel allows for the development of up to seven (7) residential units across five stories by-right, providing a straightforward framework without the baked-in premium or typology constraints of pre-existing entitlements.

Located in the desirable Easternmost pocket of the Little River area between high-traffic Biscayne Boulevard and the bay, the property offers the best of both worlds with walkable access to retail, and dining plus unmatched accessibility throughout the region via the NE 79th Street corridor. Surrounded by a robust pipeline of new construction, the site is well positioned to benefit from continued neighborhood momentum, strong absorption, and long-term value creation.



OFFERING SUMMARY

729 NE 85TH STREET MIAMI, FL 33138

Neighborhood: Shorecrest / Little River

Lot Area: 5,100 SF (0.12 acres)

Zoning: T5-R

Max. Density: 7 units

Max. Height: 5 stories

Allowable Uses: Multi-family

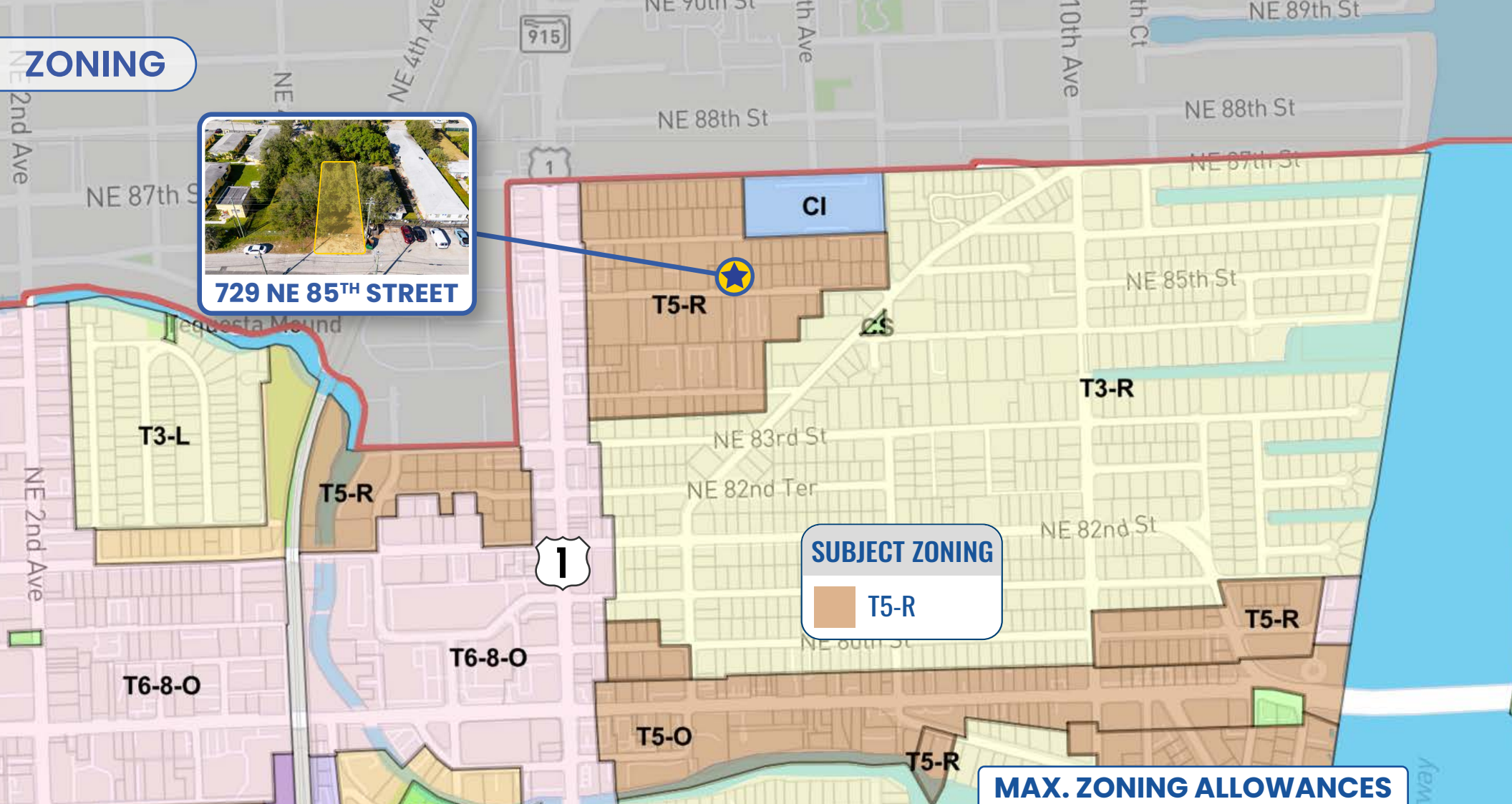
Asking Price: \$495,000

[Click to View Due Diligence Folder](#)

PROPERTY HIGHLIGHTS

- **By-Right Multi-Family Zoning:** T5-R zoning allows for development up to seven (7) residential units across five (5) stories by right, offering a clear framework for development without the need for bonus height and density.
- **Clean-Slate Site with Design Flexibility:** Vacant infill parcel without pre-existing entitlements and priced as raw dirt, providing developers the ultimate flexibility to design a project tailored to market demand and neighborhood context while keeping acquisition costs manageable.
- **Eastern Location + Walkable Neighborhood Connectivity:** Immediately accessible to the main NE 79th Street and Biscayne Boulevard commercial corridors, offering convenient access to Little River's dining and retail scene from the more tranquil Shorecrest pocket.
- **Surrounded by Active Development Momentum:** Positioned within a key growth market shaping North Miami-Dade's next cycle — with immediate upside from an active development pipeline of new mixed-use projects and stability from the established residential fabric of Miami Shores immediately north.

ZONING



Located adjacent to a highly active reinvestment pocket, the subject parcel sits within the quieter Shorecrest sub-market east of Biscayne Boulevard. Zoned T5-R, by-right allowances for mid-rise multifamily development align with the area's ongoing residential intensification and urban infill pattern.

Critically, the property is positioned near the eastern boundary where zoning steps down toward the low-rise T3-R district as the neighborhood approaches the bay, creating real potential for sustained water and bay views even as the area evolves alongside the broader Little River market.

MAX. ZONING ALLOWANCES

	BY-RIGHT
MAX. DENSITY	7 units (65 du/acre)
MAX. HEIGHT	5 stories
MAX. BUILDABLE AREA	N/A

BIRD'S EYE VIEW



NE 85TH ST



NE 86TH ST



NORTH BAY VILLAGE

▲ 5 MILES
MIAMI BEACH

◀◀ 79 ST CAUSEWAY ▶▶

◀ MIAMI SHORES 0.5 MILES

SHORECREST

PLANNED

Evvo House Hotel



PHYLIS RUTH MILLER ELEMENTARY

NE 85TH ST

SUBJECT SITE



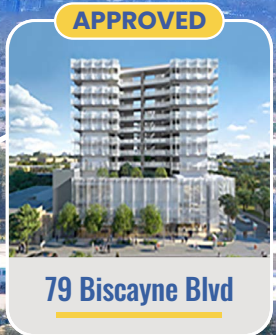
SOUTH VIEW

▲ 8 MILES
DOWNTOWN MIAMI



UPPER EASTSIDE

MIMO DISTRICT



APPROVED

79 Biscayne Blvd

◀◀ NE 79TH ST ▶▶ 30,200 AADT

◀◀ BISCAYNE BLVD ▶▶ 42,500 AADT

◀◀ NE 85TH ST ▶▶

SUBJECT SITE



SOUTHWEST VIEW



guarapo juice cafe DOLLAR TREE

McDonald's SUBWAY

FAVOR Tropical SUPERMARKET Domino's PIZZA

YouFit CVS

LITTLE RIVER INDUSTRIAL DISTRICT

LITTLE RIVER

« NE 79TH ST » 30,200 AADT

SHORECREST

« BISCAYNE BLVD » 42,500 AADT

« NE 85TH ST »

SUBJECT SITE



NORTH VIEW

NORTH MIAMI

8 MILES
AVENTURA



EL PORTAL

NE 6TH AVE >>> 10,100 AADT

MIAMI SHORES

Miami Shores Country Club

BISCAYNE BLVD >>> 55,000 AADT

PHYLIS RUTH MILLER ELEMENTARY

SUBJECT SITE

SHORECREST

NE 85TH ST >>>

NEIGHBORHOOD MAP





SUBJECT SITE

**THE ALPHA
COMMERCIAL**

STEFFANIE JACOBSON
Senior Commercial Advisor

✉ steff@thealphacomm.com
☎ 609-226-6390

JAMIE ROSE MANISCALCO
President & Managing Broker

✉ jamie@thealphacomm.com
☎ 201-264-0113



🌐 www.thealphacomm.com

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

📍 742 NE 79th Street, Miami, FL 33138