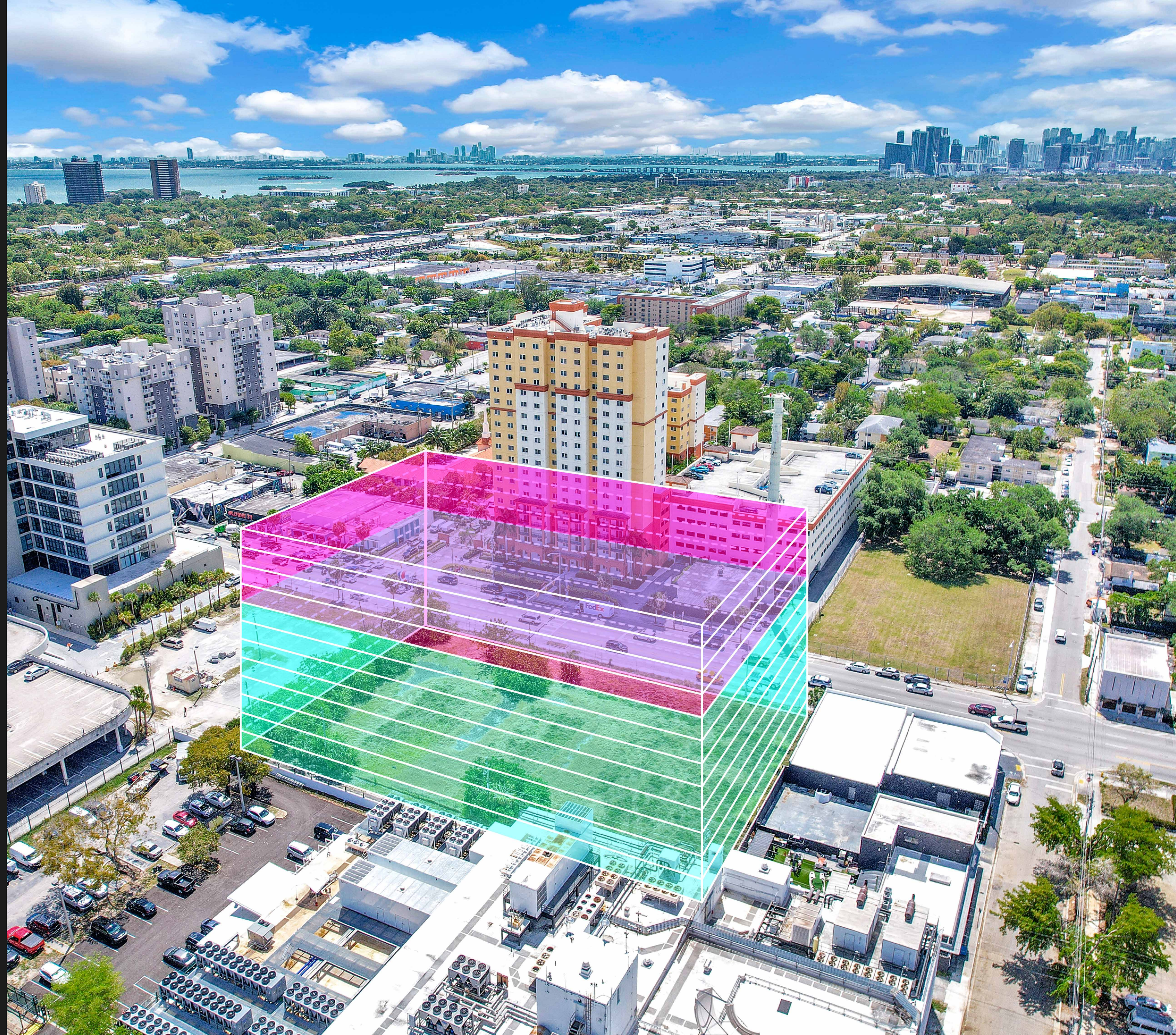


FOR SALE
DEVELOPMENT SITE

123-137 NE 79TH ST

MIAMI, FL 33138

GRIDLINE
PROPERTIES



Executive Summary

Exclusive Opportunity to Acquire a Prime Development Site in Miami's NE 79th Street. Located in Uptown Little River's most active corridor, this exceptional site presents investors and developers with a unique chance to secure a prime asset offering vast development potential.

The property spans 45,114 square feet and is zoned T6-8-O, allowing for the development of 155 residential units as of right. Additionally, the site is eligible for SB102-Live Local, which offers increased density, providing even more potential for impactful development.

Situated within Miami's vibrant Little River neighborhood, the site enjoys close proximity to the Biscayne Boulevard Corridor and Miami Beach, with convenient access to major thoroughfares and Miami's fastest-growing neighborhoods, including Edgewater, Midtown, and the Design District.

This is an unparalleled opportunity for developers and investors seeking to enter the Miami market and capitalize on the area's dynamic economic growth.



Property Highlights

FOR SALE

TYPE	Development site
TOTAL LOT SIZE	45,114 SF
ZONING	T6-8-O
LIVE LOCAL ELIGIBILITY	Yes
OPPORTUNITY ZONE	Yes
SITE PLAN APPROVALS	Yes
APPROVED UNITS	154 units
PSF	\$177
PRICE PER UNIT	\$51,613
PRICE	\$8,000,000

Development Analysis

MAX BUILDABLE AREA	231,175 SF
BUILDING LOT COVERAGE	80%
MAX BUILDABLE FOOTPRINT	36,984 SF ²
MAX BUILDABLE COMMERCIAL AREA	231,175 SF
MAX OPEN SPACE	10%
DENSITY AS OF RIGHT	150 Units / Acre
DWELLING UNITS AS OF RIGHT	155 Units
TOTAL BUILDING HEIGHT	8 or up to 12 with bonuses



East View

Location Overview

Little River, a culturally rich and historic neighborhood in Miami, is quickly becoming a hotspot for residential and mixed-use development. Its prime location, just north of the Design District and Midtown, offers excellent connectivity via I-95 and NE 2nd Avenue to Downtown Miami, Wynwood, and the Magic City Innovation District.

Bordering the revitalized Little Haiti/Magic City neighborhood, Miami Shores, and El Portal, Little River attracts a diverse community of residents and investors. Its cultural vibrancy, strategic location, and evolving development potential make it a compelling choice for real estate opportunities in Miami.

- < 12 MINS to North Beach
- < 9 MINS to Upper East Side
- < 7 MINS to Morningside
- < 11 MINS to Wynwood
- < 9 MINS to Design District
- < 26 MINS to Downtown & Brickell
- < 24 MINS to Miami International Airport



South View



South Beach

Miami Beach

Port of Miami

Edgewater

Downtown

Wynwood

Miami Design District

Morningside

Ironside

Little River

Upper East Side

MiMo

Uptown Little River



GRIDLINE PROPERTIES

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FOLLOW US



Non-Endorsement & Disclaimer Notice

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