



INVESTMENTS REALTY

PRESENTATION

DEVELOPMENT SITE IN EDGEWATER, MIAMI

432 NE 26th Terrace & 441 NE 26 Street, Miami, FL 33137

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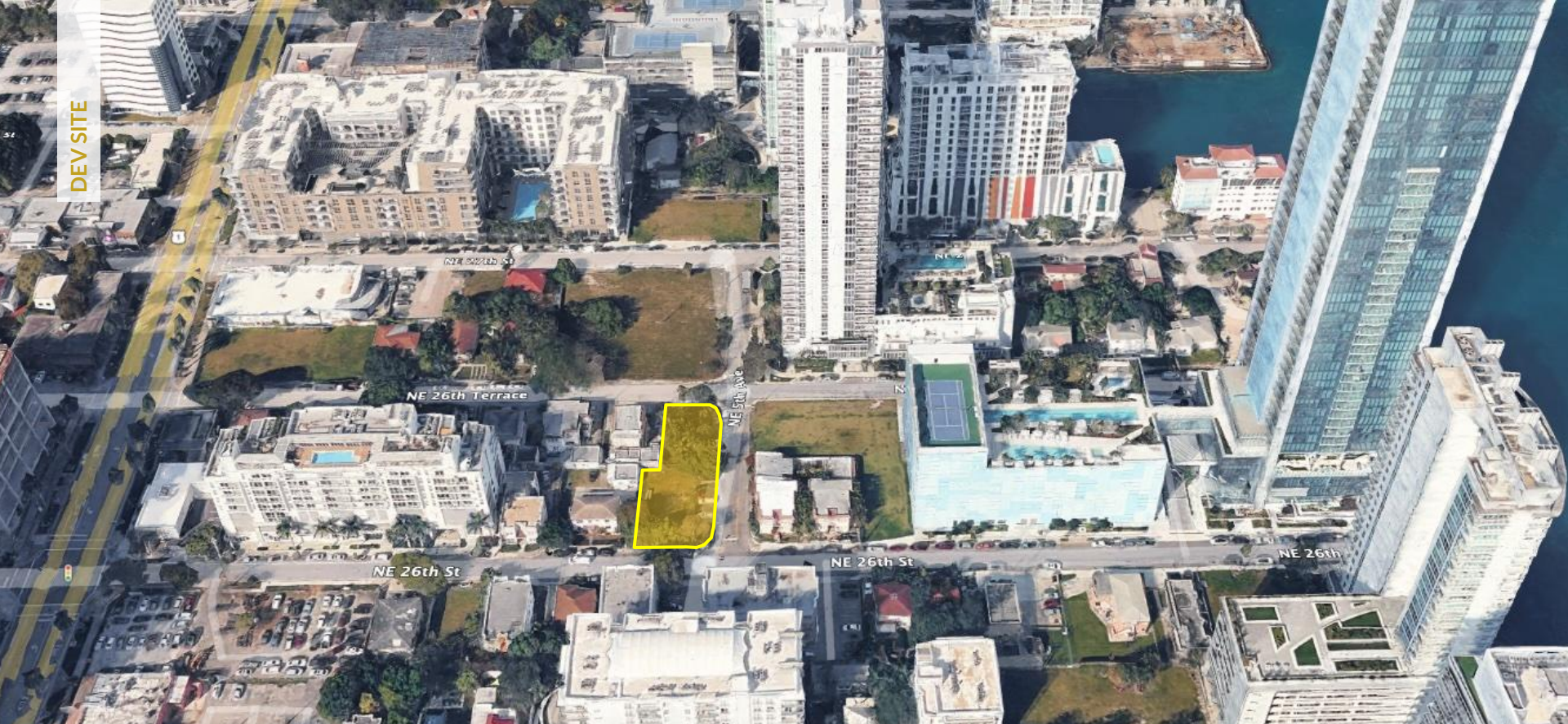
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DEV SITE



ASSET BREAKDOWN

Global Investments Realty presents a rare opportunity to acquire a land assemblage east of Biscayne Blvd. within Edgewater—one of Miami’s most rapidly appreciating, high-density waterfront submarkets.

- Positioned one block from Biscayne Bay, the offering consists of two lots totaling 13,195 SF, with the potential to assemble with contiguous parcels for a larger-scale development play.
- The site is surrounded by premier luxury towers including Missoni Baia, Bay House Miami Residences, and Onyx on the Bay, reinforcing its high-end positioning and proven absorption.
- Zoned T6-36a-L, the property allows by right up to 17.9 units and 141,024 SF of buildable area, with the ability to increase density by up to 40% in FAR and 100% in unit count through Public Benefit incentives—creating a highly efficient vacant site with significant upside.
- Strategically located between the Miami Design District, Midtown, Wynwood, and Downtown, the site benefits from immediate access to Miami’s primary economic and lifestyle drivers.
- As of early 2026, Edgewater has experienced approximately 4%–7% year-over-year growth in residential sales price per square foot, driven by continued luxury development and strong buyer demand. This trend is expected to persist as the submarket approaches full build-out and developable land becomes increasingly scarce.

DEVELOPMENT SITE

JOEL RODRIGUEZ | Principal / Broker

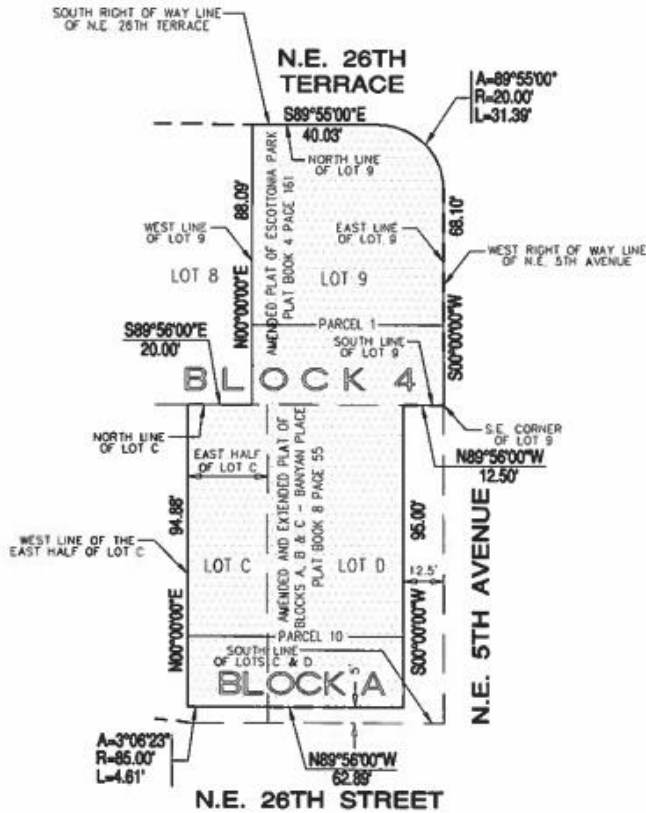
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INVESTMENT SUMMARY

Folios:	01-3230-020-0430 01-3230-021-0030
Lot size:	13,195 SF
Current Use:	Vacant Lot
Zoning:	T6-36a-L
Max. Built Area Allowed (ft ²):	158,340 SF
Max. Residential Units Allowed without Public Benefit:	17.9*
Max. Built Area w/Public Benefit (40%) (ft ²):	221,676 SF
Max. Resi Units w/Public Benefit (100%):	63.35
PRICE:	\$6,000,000





ZONING

432 NE 26TH TERRACE & 441 NE 26 STREET

MIAMI, FL 33137

DESIGNED
FOR ELEVATED
LIVING.



POTENTIAL DEVELOPMENT A

High-density residential project leveraging T6-36A-L zoning + Public Benefit bonuses to maximize buildable area and unit count.

- Site: ± 13,195 SF | Zoning; T6-36A-L (Urban Core – Mixed Use)
- Density Potential: ~17.9 units | With Public Benefit: Up to ~63 units (100% density bonus)
- Buildable Area (FAR) | Base FAR: ~12.0 | With Bonuses: up to ~16.8 FAR (+40%)
- Estimated Buildable SF: ~158,000 SF (base) | ~221,000 SF (max density)

Building Typology

- 8–36 stories (mid-rise) or potential vertical expansion depending on design efficiency | Podium + residential stack
- Optional ground-floor retail activation
- Unit Mix (Conceptual): Studios / 1BR / 2BR product
- Target: urban professionals + luxury rental / condo buyers
- Parking / Design: Structured parking (wrapped or podium)

Investment Positioning

- This strategy aligns directly with the ongoing densification of Edgewater, where new luxury towers and institutional-grade multifamily projects continue to drive pricing benchmarks higher. The ability to maximize floor area ratio and unit yield allows for a more efficient land basis, ultimately enhancing residual land value and supporting stronger returns through either a condominium sellout or a stabilized rental asset.



POTENTIAL DEVELOPMENT B

Low-rise residential development utilizing by-right density, avoiding Public Benefit contributions and minimizing entitlement complexity.

- Site: ± 13,195 SF | Zoning; T6-36A-L (Urban Core – Mixed Use)
- Density Potential: Up to 17 townhome units
- Buildable Area: ~3.8 – 4.5 FAR equivalent (practical use)
- Estimated Buildable SF: ~50,000 – 59,000 SF total

Building Typology

- 3–4 story townhomes | Fee-simple or condo structure | Individual entrances / private garages (optional)
- Optional ground-floor retail activation
- Unit Profile: 3–4 bedroom layouts
- Target: end-users, families, and boutique investors
- Parking / Design: Ground-level garages | Lower construction cost vs. mid-rise

Investment Positioning

- From an investment perspective, a townhome development may be appropriate for developers seeking a shorter-term exit or a lower-risk project.
- This approach significantly reduces construction complexity, shortens development timelines, and lowers overall capital exposure.



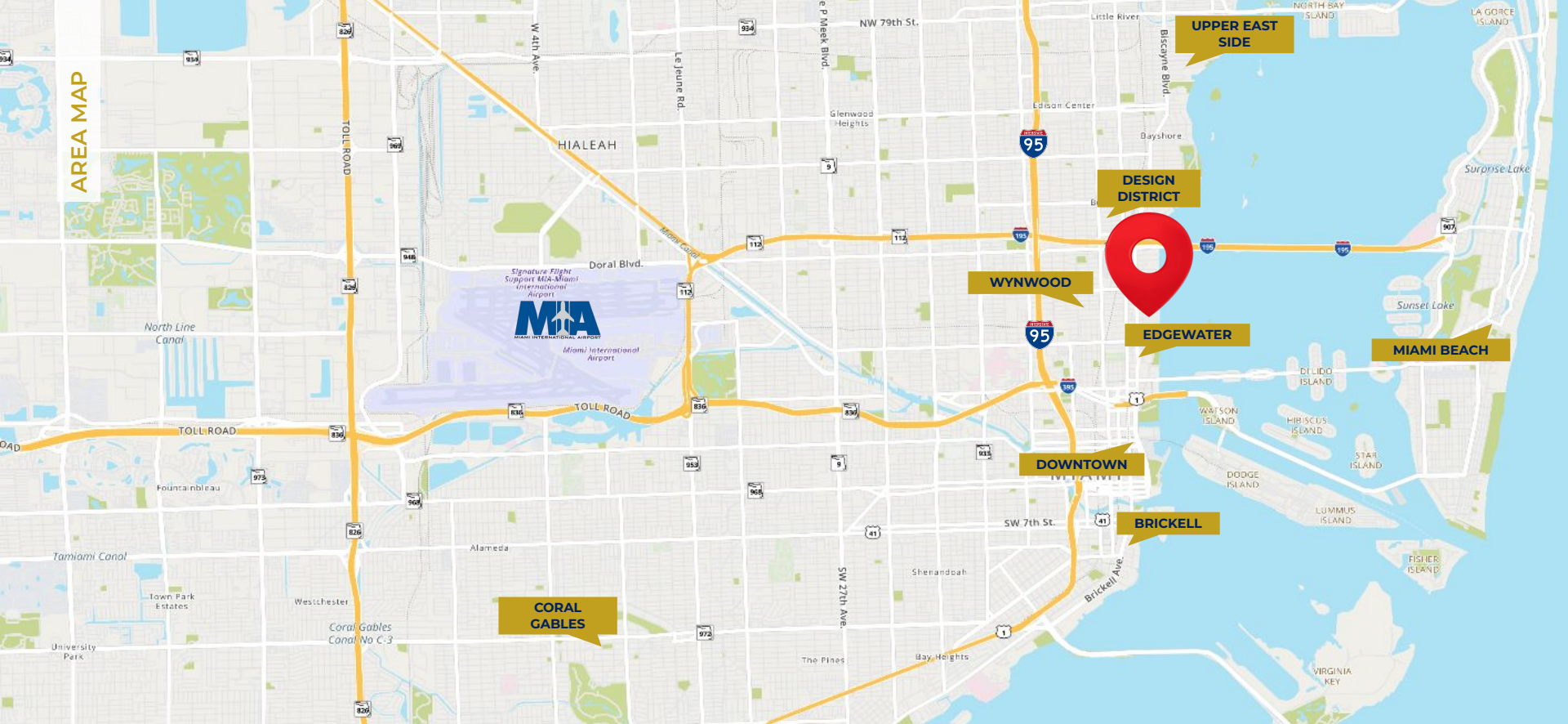
DENSITY ACQUISITION PROCESS

Recent legislative changes adopted by the City of Miami have fundamentally reshaped the development potential within Edgewater by introducing a density-for-payment framework tied to resilience infrastructure funding.

- Under the existing Miami 21 zoning code, properties within **T6 districts** such as Edgewater are typically limited to approximately 150 units per acre. However, new amendments to the Comprehensive Neighborhood Plan now allow developers to increase density by up to **100%**—effectively doubling allowable units to 300 units per acre.
- This additional density is not granted automatically. Instead, it is purchased through a structured contribution system, creating a direct financial pathway to increased development capacity.

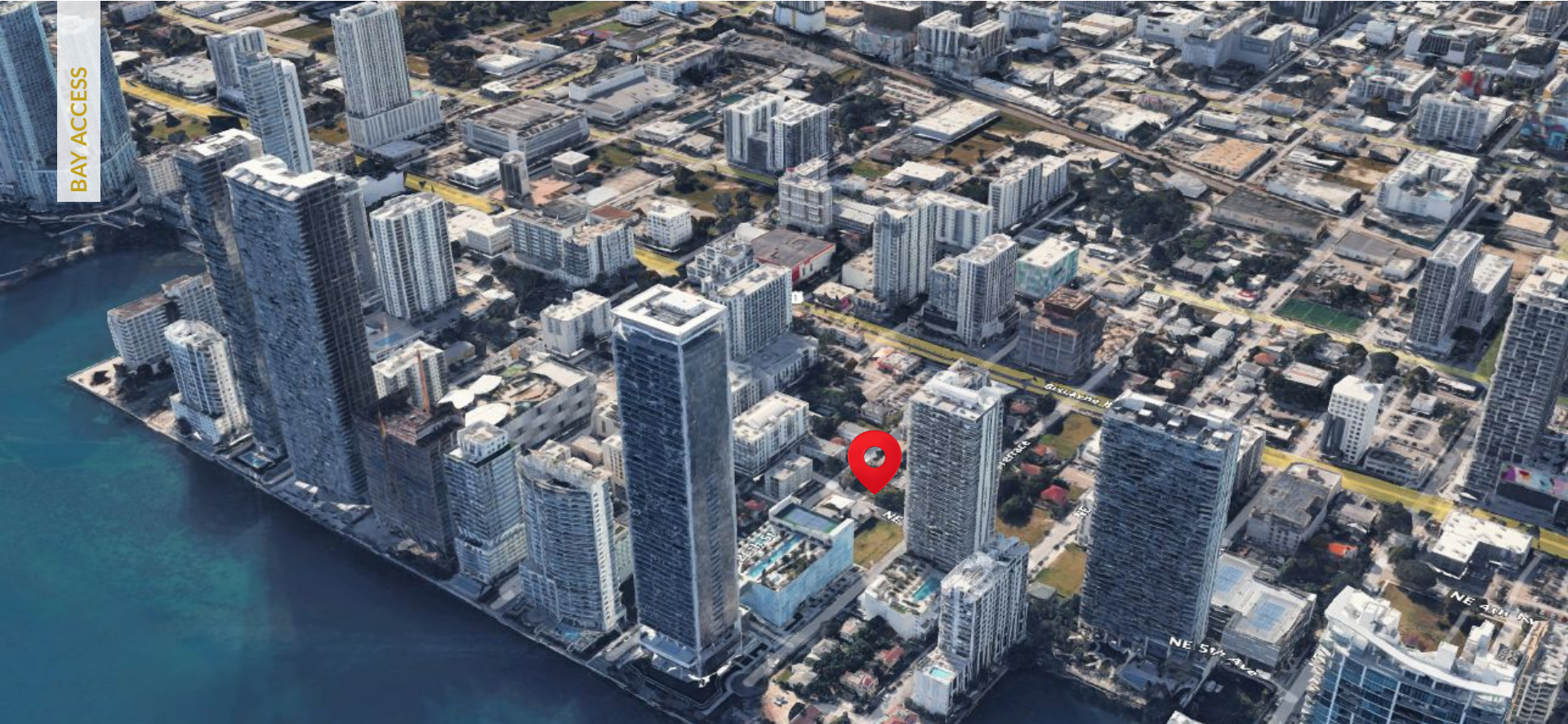
To access the additional density, developers participate in a newly established Resilience Trust Fund program, which operates as follows:

- Developers may purchase additional units beyond the base zoning limit
- The cost is set at approximately **\$35,000 per additional unit**
- Payments are made directly to the **City's Resilience Trust Fund**





BAY ACCESS



EDGEWATER PIPELINE

PROJECTS IN DEVELOPMENT



Forma Phase II (Forma Suites)

Crescent Heights, 200 NE 30th Street, Miami

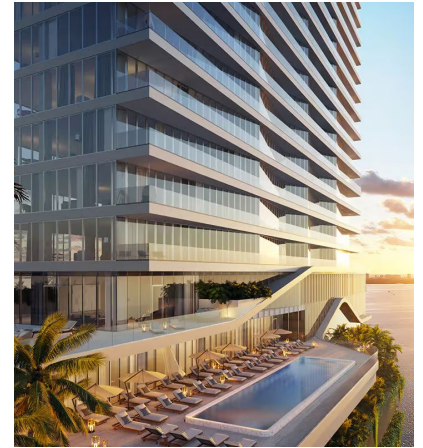
A 42-story mixed-use tower is expected to include 360 luxury residential units, along with office and retail components, further reinforcing the Biscayne Boulevard corridor as a high-density, urban destination.



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 PIPELINE

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.



ELLE Residences Miami

3618 NE 5th Avenue, Miami

The One Atelier is developing ELLE Residences, a 25-story branded tower delivering 180 residences. The project brings a fashion-branded residential concept to the Edgewater submarket. Estimated completion: 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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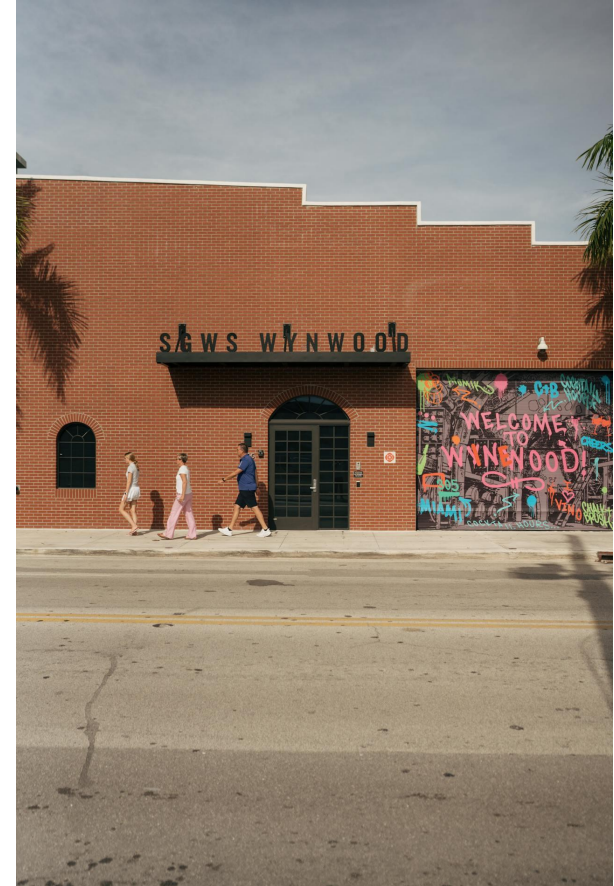
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WYNWOOD

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.



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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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GLOBAL

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