



Investment Opportunity

100-120 NE 23 St.

Edgewater, Miami

**Prime Development Site | Assemblage
Opportunity**

T6-8-0 | Live Local Act | Opportunity Zone



Executive Summary

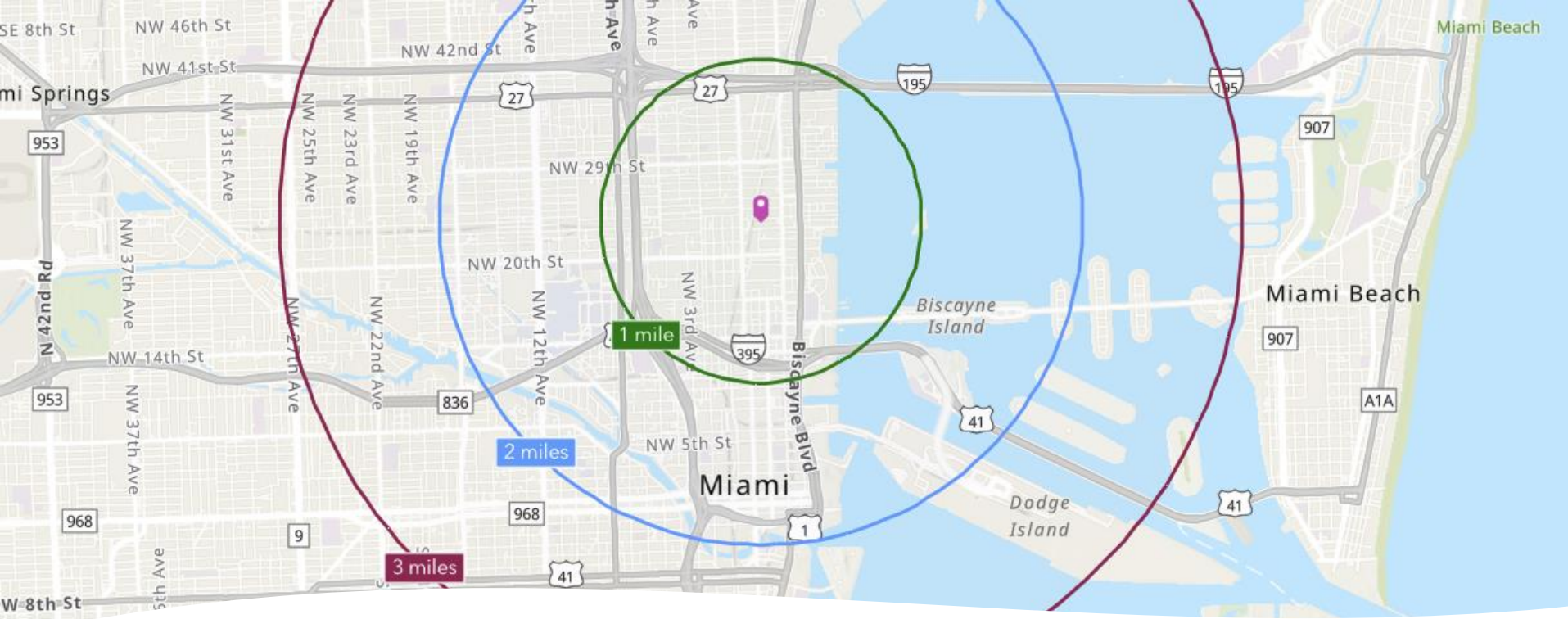
Premier Edgewater Development Opportunity High-Density Infill | Live Local Act Upside | Opportunity Zone

- 100–120 NE 23rd Street is a ±22,140 SF three-parcel assemblage located in the heart of Edgewater, at the center of Miami’s urban core, with immediate access to Wynwood, Midtown, Downtown, Brickell, Miami Beach, and Miami International Airport.
- Zoned T6-8-O, the site supports approximately 150 residential units per acre by right, with significant additional density and development potential through the Live Local Act.
- Positioned within a supply-constrained, high-growth corridor where most prime sites have been absorbed, the property represents a rare infill development opportunity.
- The site is also located within a Qualified Opportunity Zone, offering potential tax advantages.
- A compelling opportunity to deliver a high-impact project in one of Miami’s most dynamic and in-demand submarkets.



Offering Summary

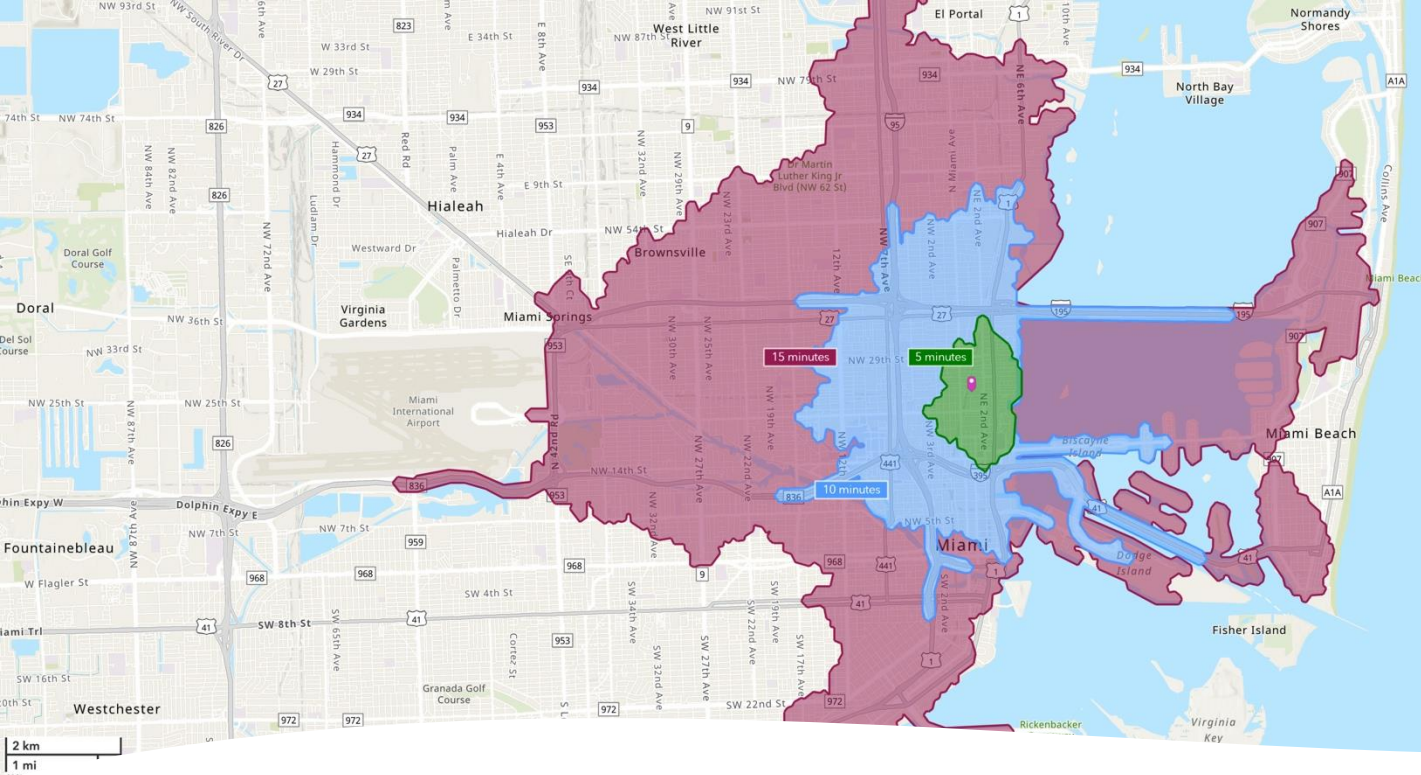
Sale Price:	\$7,300,000
Land Area:	±22,140 SF
Price/SF Lot:	\$329.72
Submarket:	Edgewater
Opportunity Zone:	Yes
Live Local Act:	Yes



Property Location

Strategically located just minutes from Downtown Miami, Wynwood, and the Design District, the site is surrounded by the city's premier business, retail, dining, and entertainment destinations.

Edgewater continues to experience strong demand driven by a booming luxury residential market and sustained neighborhood investment.



Location Overview

Location	Distance	Drive
Wynwood	1Mile	5 Min
Downtown	1.9Miles	11 Min
Brickell	2.3Miles	14 min
MIA Airport	6.8 Miles	14 min
Miami Beach	5.8 Miles	16 Min

Investment Opportunity Value Proposition

- **Opportunity assemblage** in urban core. Strong redevelopment potential
- **Strategic Location:** Minutes from Wynwood, Midtown, and Downtown Miami. Access to major transportation corridors
- Surrounded by High-growth neighborhood with retail and luxury residential developments
- New Capital Investing in Area. Over the past years, leading developers have invested in area. **Live Local Act Upside:** The property qualifies under Florida's Live Local Act, highlighting the site's ability to support meaningful residential density.
- **Qualified Opportunity Zone:** Located within a federally designated Opportunity Zone in Miami's urban core—an increasingly rare combination within a fully institutionalized residential market.



Zoning & Density

Zoned T6-8-O, allowing residential, commercial, or mixed-use development up to eight stories. **However Live Local Act increases density and height yielding Potential for high-density residential project**

Miami Zoning Map

<https://map.gridics.com/us/fl/miami?folio=0131250110300#18/25.798673/-80.192967/0/45>

Live Local Act Eligibility and Entitlements

Live Local Act Eligibility – Property qualifies under Florida’s Live Local Act for mixed-income residential development.

Proven Development Pathway – Several Live Local projects are progressing in Edgewater, confirming the program’s viability.

Significant Density Upside – Allows up to **1,000 units per acre**, offering higher residential density than standard zoning.

Enhanced Scale & Intensity – Supports up to **FLR 36** and **150% lot coverage** for larger developments.

Height Flexibility (Comparator Rule) – Maximum height is based on nearby qualifying properties within a **1-mile radius**.

By-Right Multifamily Zoning – Residential use is permitted administratively, simplifying approvals and reducing risk.

RETAIL MARKET AT A GLANCE

100 NE 23rd St, Miami, Florida, 33137

Ring: 1 mile radius

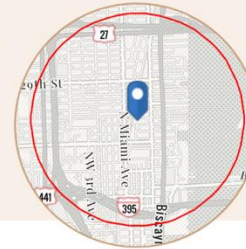
Property Retail Score is a site-level indicator aggregating influence of population, income, spending potential, growth, and age factors to determine retail opportunities in the area.

Property Retail Score



347

247% ↑ National Average



Total Population

45,263

National total is 339,887,819

Daytime Population

52,691

National total is 338,218,372

Median HH Income

\$91,759

11% ↑ than National average (\$81,624)

Retail SPI

118

15% ↑ than National average (100)

Projected 5-Year Population Growth

5.6%

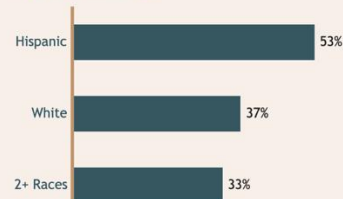
93% ↑ than National average (0.4%)

Median Age

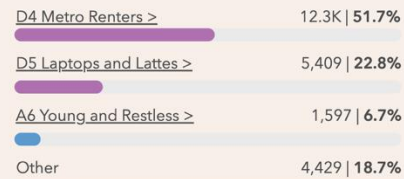
35.5

12% ↓ than National average (39.6)

Top 3 Ethnicities



Top 3 Tapestry Segments [more info.](#)



[View comparison table](#)

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), U.S. Census (2000, 2010, 2020), Esri-Data Axle (2025).

THE CCIM INSTITUTE
Advancing the Commercial Real Estate Profession

RETAIL MARKET

THE CCIM INSTITUTE

100 NE 23rd St, Miami, Florida, 33137

Ring: 1 mile radius



COMMUNITY HIGHLIGHTS (POIs)

LIFESTYLE

Food & Beverage

 46

A variety of grocery outlets and sources

Healthcare

 85

Local hospitals and healthcare facilities

LEARNING

Education

 45

Schools and places for education and skills transfer

Libraries

 2

Lifelong learning opportunities

COMMUNITY

Government

 23

Civic engagement and neighborhood hubs

Sports

 167

Places to play alone or in community groups

RECREATION

Parks & Gardens

 8

Access to green spaces

Playgrounds

 6

Proximity to play and fun

ACCESS

Spiritual Center

 42

Gateways to life enrichment and growth

Public Transport

 17

Local transport and connectivity

ENJOYMENT

Entertainment

 325

Performance and amusement destinations

Restaurant

 547

Nearby choices for on premise and take-out dining

AS ADOPTED - APRIL 2013

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS				
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3		
DENSITY (UNITS PER ACRE)	9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	A2**	150*	36	N/A	N/A		
RESIDENTIAL																				
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R								
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R					
ANCILLARY UNIT		R		R	R	R	R	R	R	R	R	R								
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R								
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R					
DORMITORY				E	E	E	R	R	R	R	R	R	E	R						
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R					
LIVE - WORK					R	R		R	R		R	R			R					
WORK - LIVE											R	R			R			R		
LOGGING																				
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R			R		
INN						R			R	R	R	R			R			R		
HOTEL									R	R		R			R					
OFFICE																				
OFFICE					R	R		R	R		R	R		E	R	R	R	W		
COMMERCIAL																				
AUTO-RELATED COMMERCIAL ESTAB.										W		W					R	R		
ENTERTAINMENT ESTABLISHMENT						R		W	R			R					R	R		
ENTERTAINMENT ESTAB. - ADULT												R						R		
FOOD SERVICE ESTABLISHMENT					R	R		R	R		W	R	R	W	E	R	R	R	W	
ALCOHOL BEVERAGE SERVICE ESTAB.					E	E		E	E		E	E			E		E	E	E	
GENERAL COMMERCIAL					R	R		R	R		W	R	R	E	E	R	R	R	W	
MARINE RELATED COMMERCIAL ESTAB.								W	W		W	W		E			R	R	R	
OPEN AIR RETAIL								W	W		W	W		W	E	R	R	R	W	
PLACE OF ASSEMBLY								R	R		E	R	R		E	E	R	R	W	
RECREATIONAL ESTABLISHMENT								R	R		R	R		E	R		R	R	W	
CIVIC																				
COMMUNITY FACILITY					W	W		W	W		W	W		W	E	W	R	R		
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R			
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W		
REGIONAL ACTIVITY COMPLEX												E		E						
CIVIL SUPPORT																				
COMMUNITY SUPPORT FACILITY					W	W		W	W		W	W		E	E		R	R	W	
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	R	W	
MAJOR FACILITY											W	W	W		E	R	E	E		
MARINA				E	W	W	E	W	W	E	W	W	R	E			R	R	R	
PUBLIC PARKING					W	W	E	W	W	E	W	W			E	R	R	R	W	
RESCUE MISSION											E	W	W		E	R	E	W	W	
TRANSIT FACILITIES					W	W	E	W	W	E	W	W			E	R	R	R	W	
EDUCATIONAL																				
CHILDCARE				E	W	W	E	W	W	W	W	W	E	E	R		E			
COLLEGE / UNIVERSITY								W	W		W	W		E	R		E			
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R		E			
LEARNING CENTER				E	E	E	R	R	R	R	R	R	E	E	R	E				
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R		E			
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R		E	R		E			
RESEARCH FACILITY					R	R	R	R	R	R	R	R		E	R		R	R	W	
SPECIAL TRAINING / VOCATIONAL						E		W	W		W	W		E	R		R	R	W	
INDUSTRIAL																				
AUTO-RELATED INDUSTRIAL ESTBL.																		R	R	W
MANUFACTURING AND PROCESSING																		R	R	W
MARINE RELATED INDUSTRIAL ESTBL.																		R	R	R
PRODUCTS AND SERVICES																		R	R	W

Zoning T6-8-0

Opportunity Zone Benefits

Located within a designated Opportunity Zone, offering investors significant tax advantages—including the deferral of capital gains taxes and the opportunity to eliminate taxes on new gains if the investment is held for 10+ years. This structure is opportunity is compelling for ground-up development projects.

Resources:

The South Florida Regional Planning Council [Link](#)

Opportunity Zones HUD.gov: [Link](#)

Miami-Dade County Opportunity Zones: [Link](#)



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