

COMMERCIAL COVERED LAND PLAY

CAMPOS
COMMERCIAL
REAL ESTATE

Redevelopment Opportunity | Mixed-Use Development Site



1113 NW 79TH ST MIAMI, FL 33150

\$1,600,000

 **Lot Size:** 21,780 SqFt.

 **Buildable units:** 75 +/-

 **Building size:** 2,769 SqFt.

 **SB 102/LIVE LOCAL ELIGIBLE**

 **Zoning:** NCUAD -6051 UC EDGE

 **Mixed-use development**

 **Yearly Income:** \$60,000

 **High-demand Opportunity Zone**

 **35,000+ vehicles/day**

 **Price per Sqft:** \$73



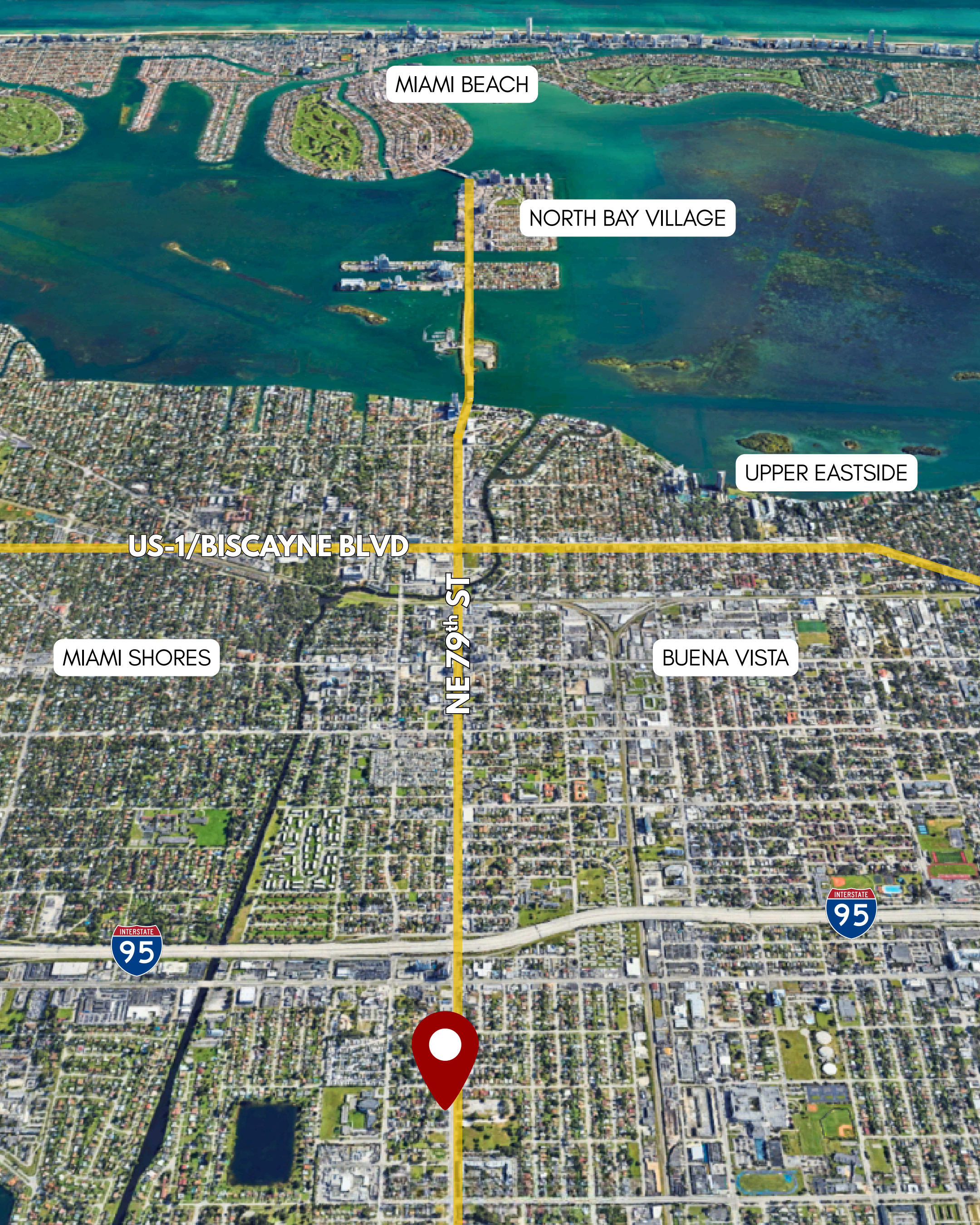
NW 79th ST

NW 11th CT

NW 79th TER

21,780 SF

NW 11th AVE



MIAMI BEACH

NORTH BAY VILLAGE

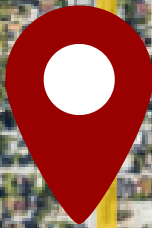
UPPER EASTSIDE

US-1/BISCAYNE BLVD

MIAMI SHORES

NE 79th ST

BUENA VISTA



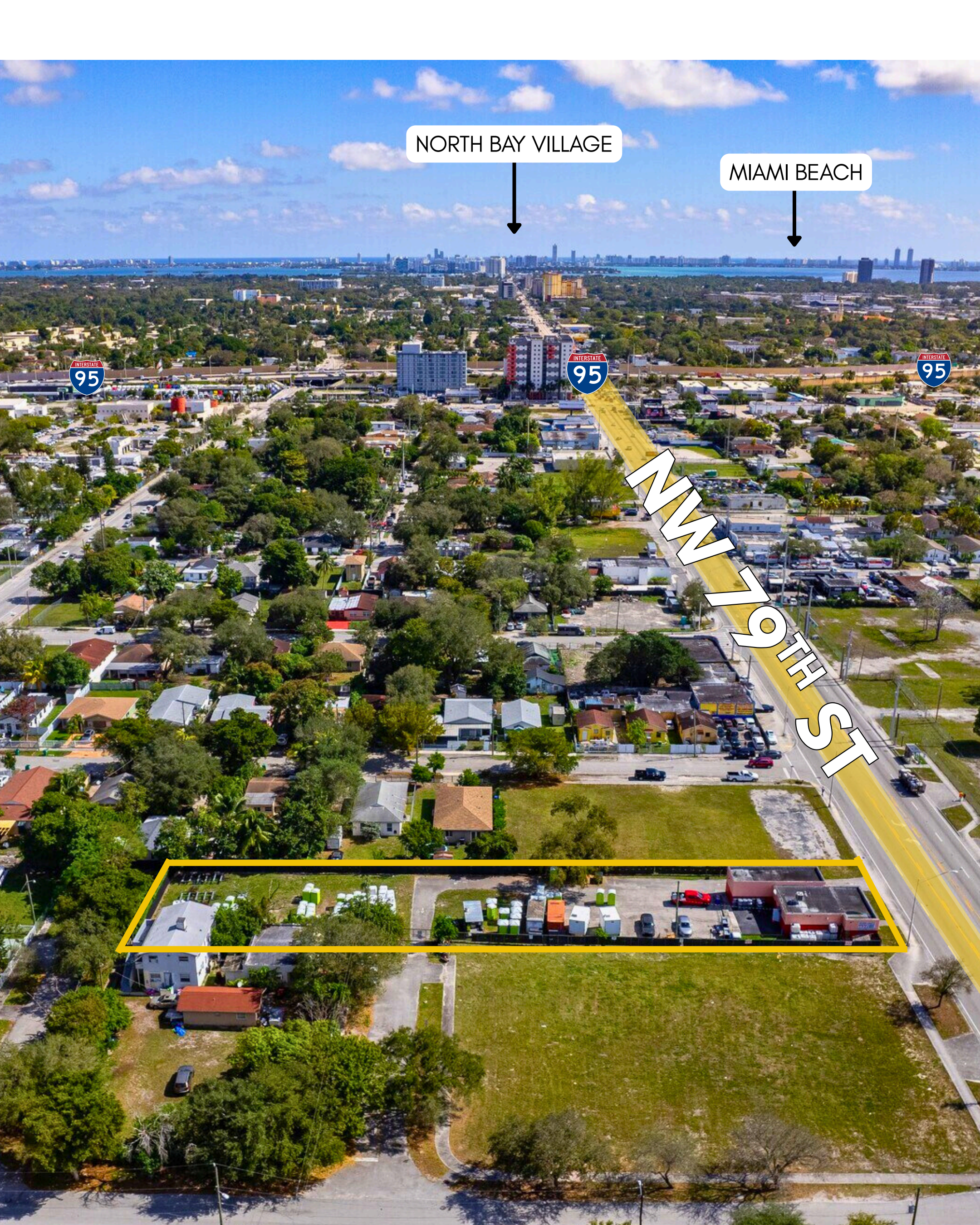
OFFERING MEMORANDUM

Redevelopment Opportunity | Mixed-Use Development Site 1113 NW 79th Street, Miami, FL 33150

INVESTMENT HIGHLIGHTS

- **Lot Size:** 21,780 SF
- **Existing Building Size:** 2,769 SF
- **Zoning:** NCUAD-6051 UC Edge
- **Live Local Act / SB102 Eligible**
- **Estimated Density:** Up to 75 Units (Mixed-Use)
- **Current Income:** \$60,000 Gross Yearly Income
- **Price Per SF (Land):** \$73/SF
- **Opportunity Zone Location**
- **Traffic Count:** Over 35,000 Vehicles Per Day
- **Frontage:** Directly on NW 79th Street – Major East-West Corridor
- **Access:** Gateway to North Bay Village & Miami Beach





NORTH BAY VILLAGE

MIAMI BEACH

NORTH ST

EXECUTIVE SUMMARY

Campos Commercial Real Estate is pleased to present a rare covered land play and high-demand redevelopment opportunity located at **1113 NW 79th Street**, a strategic and heavily trafficked corridor in the urban core of Miami, FL.

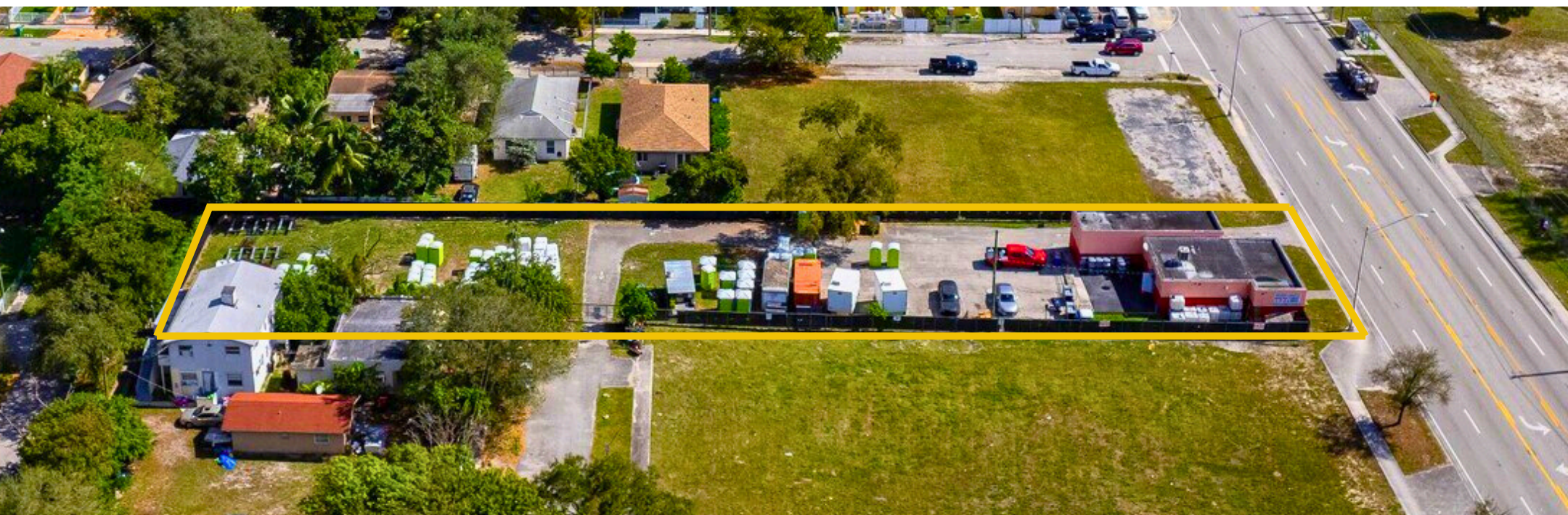
Positioned in the **NCUAD-6051 zoning overlay (UC Edge sub-district)**, this **21,780 SF lot is fully eligible for Live Local Act (SB102)** benefits, allowing for a streamlined path to develop **up to 75 residential units with ground-floor commercial**—ideal for a vibrant mixed-use destination.

The site includes a **2,769 SF building fully gut-renovated in 2015 with new roof, plumbing, and electrical**. Current Gross is **\$60,000** per year with landlord expenses limited to **\$18,000 taxes** and **\$7,000 insurance**, providing strong in-place income while pursuing redevelopment plans. Its corner frontage on **NW 79th Street**, with exposure to over **35,000 vehicles daily**, further enhances its long-term value.

DEVELOPMENT POTENTIAL

Under NCUAD-6051 zoning and SB102/Live Local provisions:

- **Estimated Buildable Units:** ±75 (Live Local bonus applied)
- **Mixed-Use Allowed:** Residential + Ground Floor Retail
- **Height Allowance:** Typically 8-12 stories (subject to site plan approval)
- **Parking Reductions:** Available through Live Local incentives



INVESTMENT HIGHLIGHTS

- **Priced at Just \$75/SF** – Exceptional land basis in a rapidly appreciating corridor.
- **Opportunity Zone Advantage** – Significant tax incentives for long-term investors.
- **Live Local Fast Track** – Take advantage of reduced parking, increased FAR, and quicker approval timelines.
- **Immediate Income** – Generate cash flow while pursuing entitlements.
- **Unmatched Visibility** – Positioned directly on a major commuter route to Miami Beach, North Bay Village, and Downtown Miami.

NEARBY DEVELOPMENTS & MOMENTUM

The NW 79th Street corridor is undergoing significant transformation with major residential and commercial developments already approved or under construction. This includes:

- **Skyline on the River:** Multifamily project in nearby neighborhoods.
- **Wynwood-style adaptive reuses** along 7th–10th Avenues off 79th.
- **Major capital investments** in infrastructure and connectivity to I-95 and Biscayne Blvd.
- **Increased developer activity** fueled by Live Local bonuses and emerging affordability pressures.

This area is one of the last remaining urban infill corridors in Miami offering density, flexibility, and incentive programs—making it ideal for long-term value growth.





SUNNY ILSE

MIAMI BEACH

NORTH BAY VILLAGE













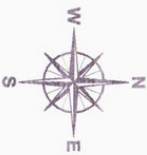
Comps Summary

Address	Price	\$/SF
1001 NW 95th St	\$1.25M	\$121
9455 NW 17th Ave	\$6.175M	\$143

Market comparables indicate land value for mixed-use sites in this corridor ranges from **\$120 to \$145 per SF**. At an asking price of approximately **\$73 per SF**, this property is priced well below market, presenting a highly compelling value proposition.

FINANCIAL SUMMARY

Metric	Amount
Asking Price	\$1,600,000
Lot Size	21,780 SF
Building Size	2,769 SF
Existing Income	\$60,000/year
Price Per SF (Land)	\$73/SF
Buildable Units	±75 (Mixed-Use)
Zoning	NCUAD-6051 UC Edge
Program Eligibility	SB102 / Live Local + Opportunity Zone



AND LEGEND

V.G. = VALLEY GUTTER
C = CENTER LINE
W = WOOD FENCE
X = CHAIN LINK FENCE
C.B.S. = C.B.S. WALL
0.00 = EXISTING ELEVATION

PROPERTIES ADDRESS: 1113 NW. 79th STREET, MIAMI, FLORIDA 33150

NOTES:

FLOOD ELEVATION INFORMATION:
DATE OF FIRM: 09-11-09
COMMUNITY NO: 120635
PANEL: 0302 SUFFIX: L
ZONE: X BASE FLOOD ELEVATION: N/A

BASE FLOOD ELEVATION: N/A

LAND SURVEYOR	LAND PLANNER

1842 S.W. 124th Place, Miami, Florida 33175
Phone: (305) 221-3040 Fax: (305) 221-9040

Fax: (305) 221-9040

Florida 33175
(5) 221-9040

SCALE: 1"=20'

DRAWN BY: F.A.L.

REFERENCE: 12-15-06

FIELD BOOK: 14-0430

DATE: 05-19-14



NW 79th ST

NW 11th CT

NW 11th AVE

CONTACT:

For further information or to request a site tour:

Donna Emma

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Disclaimer

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All prospective purchasers, developers, and agents are solely responsible for conducting their own due diligence, which should include, but is not limited to: verification of zoning and land use regulations, entitlement processes, building code compliance, construction and operating costs, market conditions, financial feasibility, and development timelines.

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