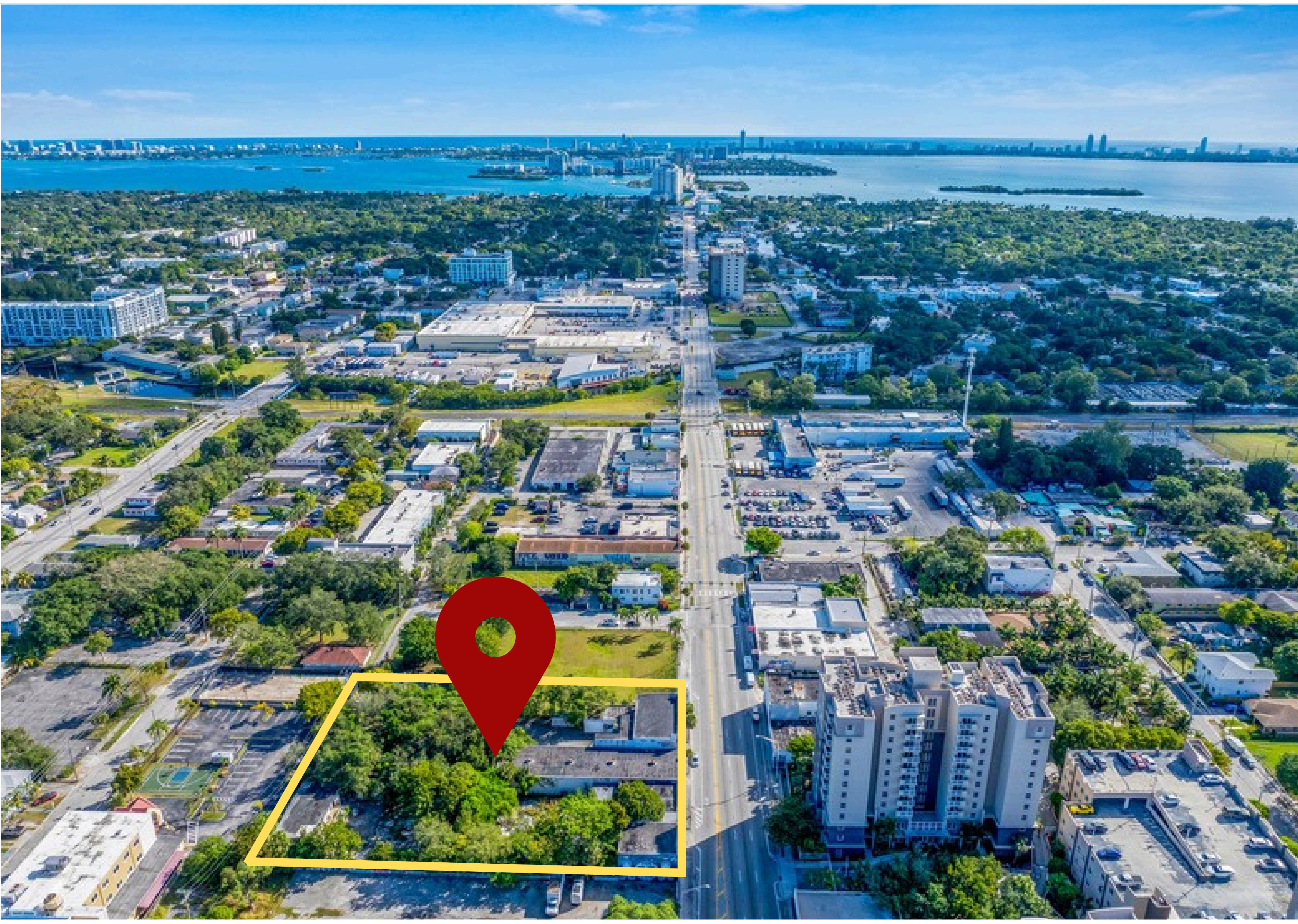
58,000 SQFT - 1.33 ACRES DEVELOPMENT OPPORTUNITY

CAMPOS COMMERCIAL REAL ESTATE

$8,000,000	600 BUILDABLE UNITS

259 NE 79TH ST MIAMI, FL 33138



Investment Summary

- **Lot Size:** 58,000 SF (1.33 acres)
- **Frontage / Depth:** 183 ft × 263 ft
- **Zoning:** T6-8-O (Eligible for Live Local Act)
- **Buildable Units:** 299 by right (600 with LLA)
- **Buildable Sqft:** 290,000 by right (600,000 with LLA)
- **Buiding Height:** 8 by right (19 with LLA)
- **Opportunity Zone:** Yes
- **Price per Sqft:** $137

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PROPERTY OVERVIEW

Property: NE 79th Street Assemblage

Location: Miami, Florida

Assemblage Size: ±58,000 SF (≈1.33 Acres)

Zoning: T6-8-O (Urban Core - Open Frontage)

Use Type: Mixed-Use (Commercial Ground Floor / Residential Above)

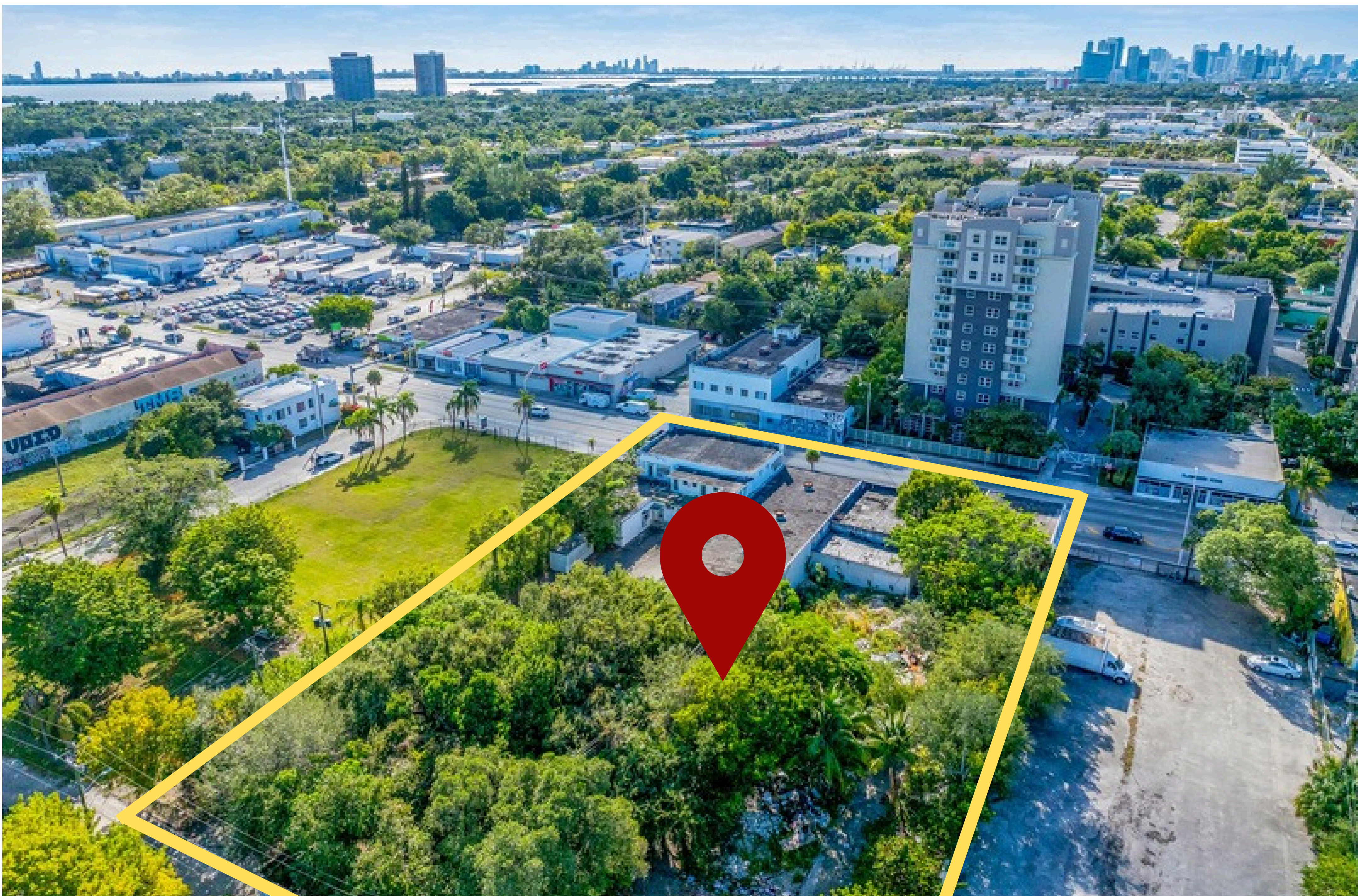
Opportunity Zone: Yes

Proximity: One block west of Biscayne Blvd - gateway to Miami Beach & North Bay Village

Traffic Exposure: ±30,200 VPD along NE 79th St

Executive Overview

This rare 1.33-acre urban-core assemblage offers a **prime mixed-use development opportunity** in one of Miami's most active redevelopment corridors. With **T6-8-O zoning, Live Local Act eligibility** up to **19 stories**, and **Opportunity Zone benefits**, the site provides a high-return platform for developers seeking vertical residential density and favorable tax treatment in a supply-constrained submarket.



Property Breakdown

	Address	Current Use	Building SF	Lot SF	Zoning
1	259 NE 79 ST	MIXED USE-STORE/RESIDENTIAL	7,301	18,000	T6-8-O
2	257 NE 79 ST	RETAIL OUTLET	5,510	14,940	T6-8-O
3	235 NE 79 ST	MIXED USE-STORE/RESIDENTIAL	7,269	25,100	T6-8-O
	TOTAL		**20,080**	**58,040**	

ZONING & DEVELOPMENT SUMMARY

Scenario	Zoning Basis	Max Stories	Density (DU/AC)	Estimated Units	Buildable SF (Approx.)
By Right	Miami 21 T6-8-O	8 (by right), up to 12 w/ bonus	150 DU/AC	199 Units	290,000 SF
With Live Local Act	State Law + Verified 19-Story Comparable	19 Stories	Up to 1,000 DU/AC	550-600 Units	520,000-600,000 SF

Zoning Highlights

- **Urban Core zoning** allows residential, office, retail, and lodging uses
- **Mixed-Use Designation:** Commercial on ground floor, residential above

LIVE LOCAL ACT ANALYSIS

Comparator Reference

150 NE 79th St — within 1 mile of subject site

- **Lot Size:** 53,501 SF (1.23 Acres)
- **Stories:** 19
- **Units:** 160
- **Total SF:** 251,004 SF
- **Distance:** ≈0.4 Miles from Subject

150 NE 79th St

Implication for Subject Site

Live Local Act allows height and density to match the highest zoning within 1 mile

150 NE 79th St establishes a 19-story benchmark

Subject property qualifies for up to 600 units and 600,000 SF buildable area

Key Benefit

Developer can achieve Downtown-scale vertical density in a non-downtown submarket

Substantial value increase via height and unit yield expansion under LLA

Rendering

TRANSIT-ORIENTED DEVELOPMENT (TOD) ADVANTAGES

Transit-Oriented Location

The assemblage is strategically located within Miami's **Transit-Oriented Development (TOD)** overlay area, providing significant benefits for developers under both Miami 21 and Florida's Live Local Act framework.

Feature	Benefit to Developer
TOD Designation	The site lies within a transit corridor serviced by multiple **Metrobus routes,** with proximity **to Biscayne Boulevard Rapid Transit Corridor.**
Parking Reduction Eligibility	Projects within TOD boundaries can qualify for up to **30–50% parking reduction** depending on use mix, transit proximity, and multimodal access.
Reduced Parking Ratios	Encourages walkability, bike parking, shared mobility, and micro-transit, **lowering construction costs and increasing net buildable FAR.**

TOD & Live Local Synergy

Combining TOD eligibility with Live Local Act density provisions creates a high-efficiency development model:

- **Lower parking ratios** → higher yield and reduced hard costs
- **Smaller garage footprint** → more rentable SF or amenity space
- **Improved affordability compliance** under LLA due to reduced per-unit cost

Key Takeaway

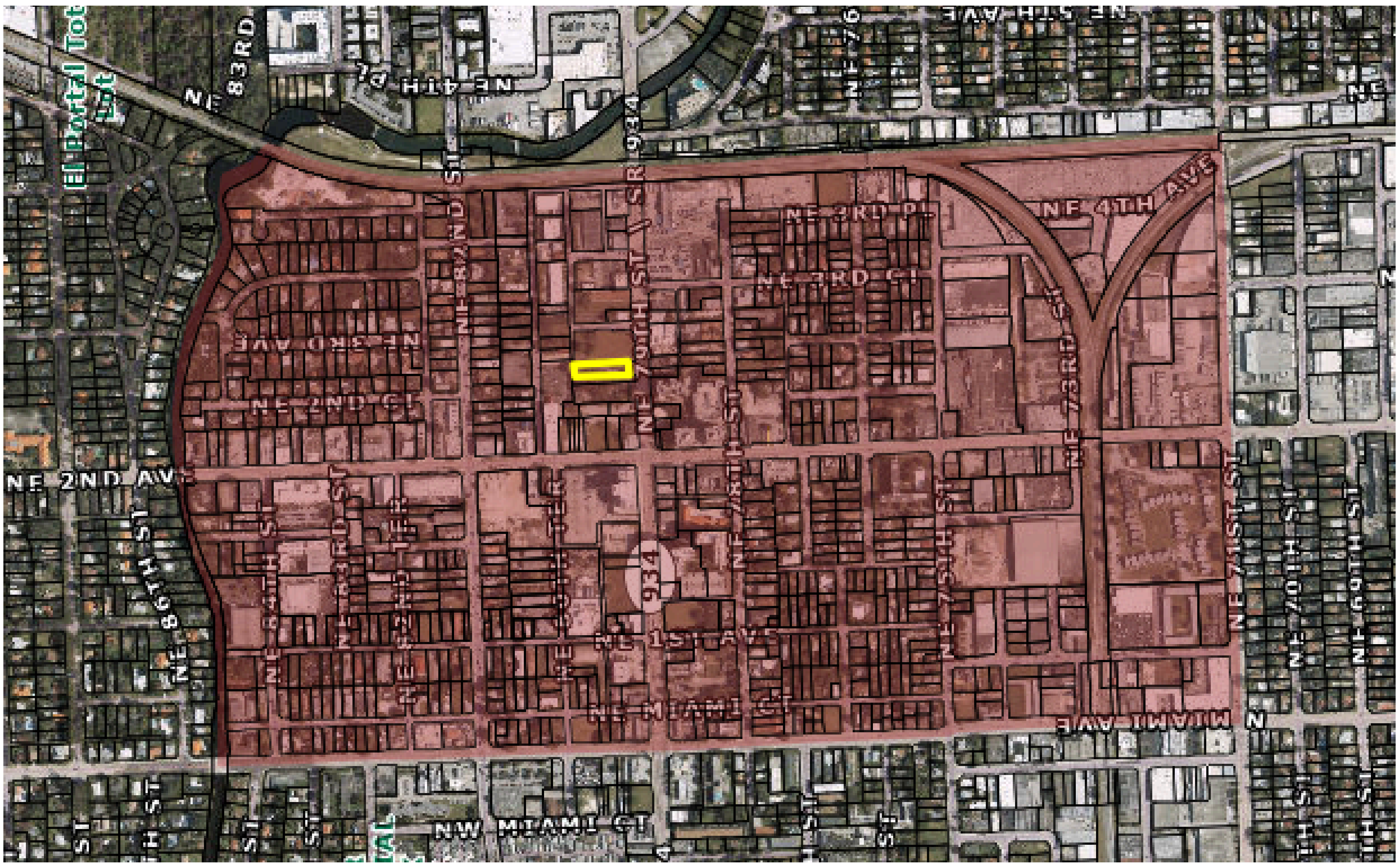
Developers can **reduce parking requirements by up to 50%** and **reallocate that square footage to revenue-generating residential or retail uses**, optimizing both yield and construction economics.
The site's **TOD location** supports a **walkable, sustainable development vision** consistent with Miami's urban planning goals.

OPPORTUNITY ZONE BENEFITS

Qualified Opportunity Zone

The site lies within a **Federal Opportunity Zone**, offering unique capital gains tax advantages:

- **Capital Gains Deferral:** Defer tax on eligible gains until sale or 2026
- **10-Year Exclusion:** Eliminate taxes on additional appreciation after 10-year hold
- **Enhanced Returns:** Combine OZ benefits with Live Local Act entitlements for strong after-tax IRRs
- **Ideal for:** Multifamily, workforce housing, or mixed-use investment holding



INVESTMENT HIGHLIGHTS

- **Zoning in Place:** T6-8-O Urban Core – no rezoning required
- **Live Local Act Eligible:** Up to 19 stories and ±600 units
- **Opportunity Zone:** Federal tax deferral + 10-year exclusion eligibility
- **Large Site:** ±58,000 SF contiguous assemblage
- **Strong Location:** One block from Biscayne Blvd; direct gateway to Miami Beach
- **High Traffic:** ±30,200 vehicles/day exposure
- **Active Redevelopment Area:** MiMo, Little River, and North Bay Village corridors
- **Mixed-Use Potential:** Retail at grade, residential above
- **Developer Ready:** Ideal for Live Local submission or mixed-income housing program


MIAMI BEACH
NORTH BAY VILLAGE


SUNNY ISLES
MIAMI SHORES


DOWNTOWN MIAMI

MIMO DISTRICT
DOWNTOWN MIAMI


MIAMI BEACH
NORTH BAY VILLAGE
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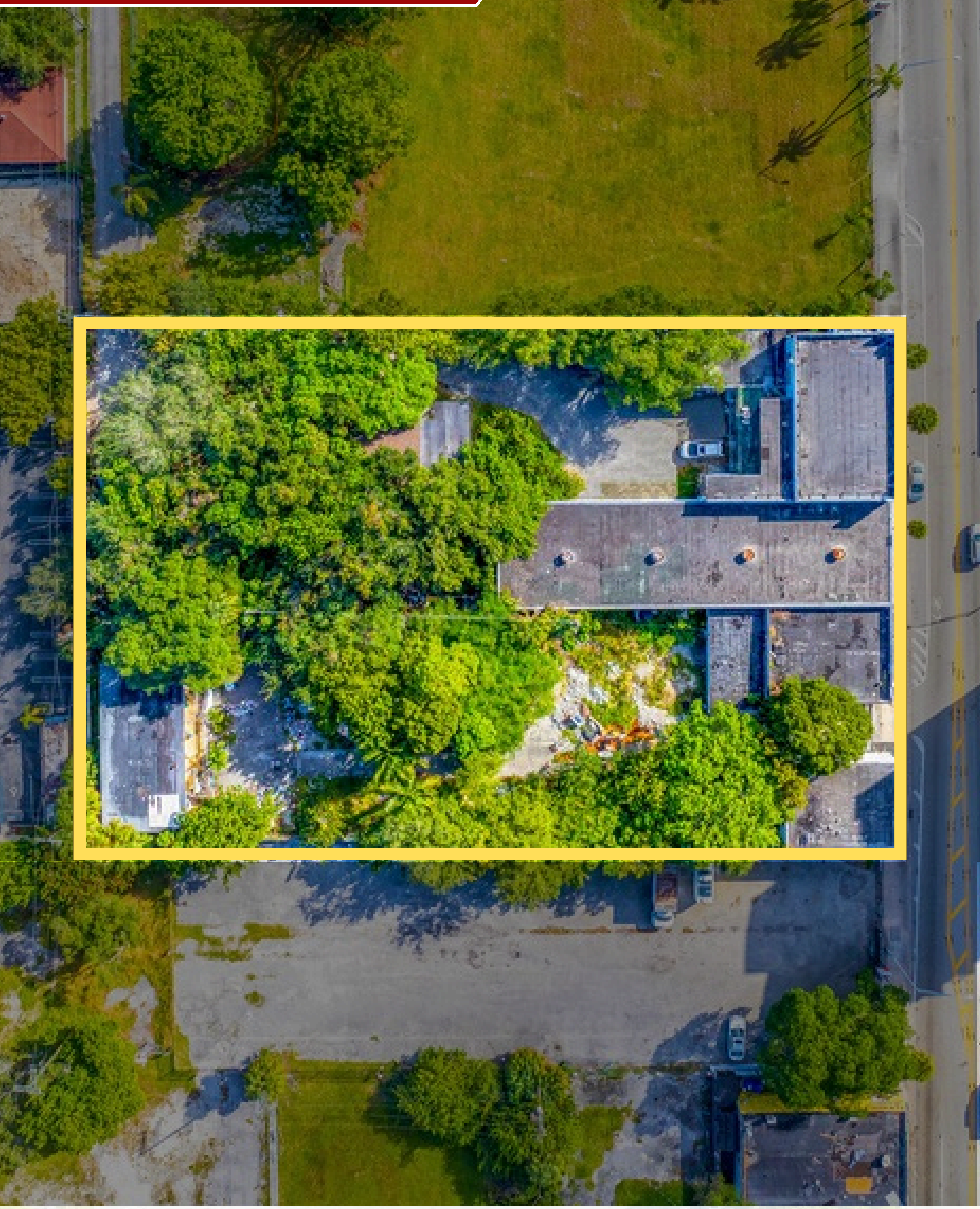
Contact Information



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