

# Little River Strategic Development Site

7050 NE 2 Avenue, Miami, FL 33138



FOR MORE INFORMATION, PLEASE CONTACT:

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**Keyes Commercial**

Keyes Commercial Miami  
2121 SW 3rd Ave, 3rd floor  
Miami, FL 33129

[www.keyescommercial.com](http://www.keyescommercial.com)

# Property Summary



## PROPERTY DESCRIPTION

Large 0.77 Acre Development Lot, NE 2nd Avenue City Block frontage  
Centrally located, quick access to Miami Airport, Beaches, Design District, Wynwood, & Downtown Miami

## OFFERING SUMMARY

Sale Price:	\$5,900,000
Lot Size:	32,614 SF

## PROPERTY HIGHLIGHTS

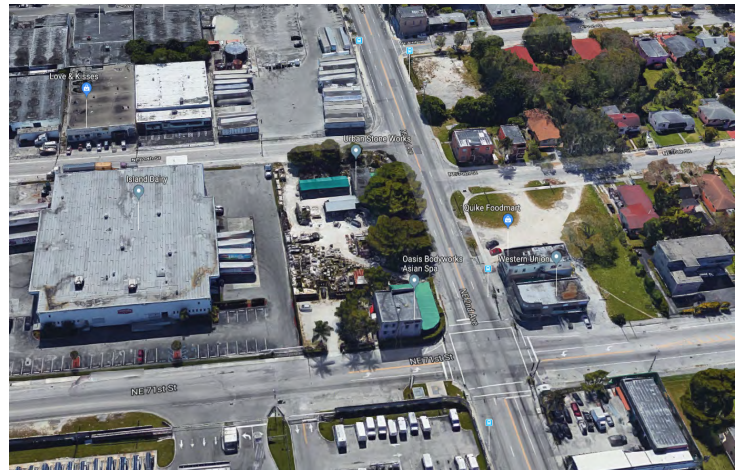
- Prime development site in the Qualified Opportunity Zone
- Located in the Heart of Little River Arts District
- Amazing Location - Minutes from I-95, Biscayne Blvd, Little Haiti
- Major Developments nearby include:
  - Magic City Innovation District
  - Little River Business District & Citadel Complex
  - Oolite Art Center (formally the South Florida Arts Center)
  - Fountainhead Arts Cooperative
  - MIMO Business District
- Area warehouses ire-purposed for retail, office centers, art galleries & artist studios
- Total of 5 Folios with 2 separate building, fenced
- Entire City Block frontage on NE 2nd Avenue - 32,614 SF
- High Visibility and High Traffic on Signalized Corner

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	8,934	27,171	57,050
Total Population	24,865	78,133	170,839
Average HH Income	\$33,434	\$43,673	\$47,105

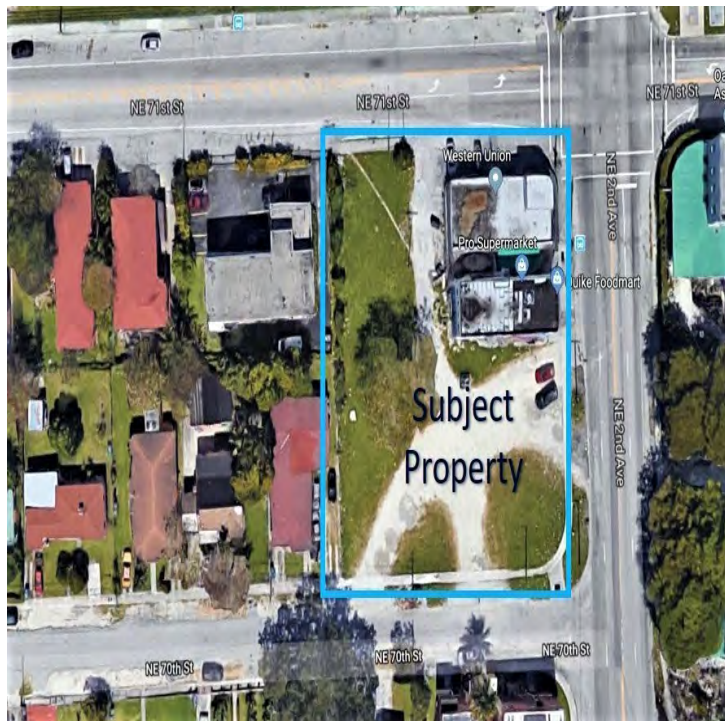
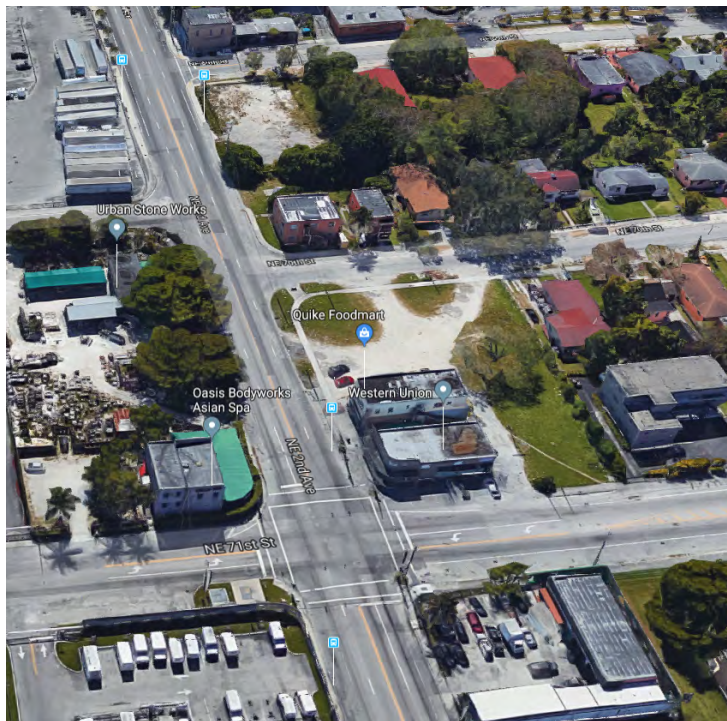


# Additional Photos





# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$5,900,000
Lot Size:	32,614 SF
Price / Acre:	\$7,662,337
Year Built:	1949
Renovated:	2015
Zoning:	T6-8-O, Opportunity Zone
Market:	Miami
Submarket:	Little River
Traffic Count:	25,000

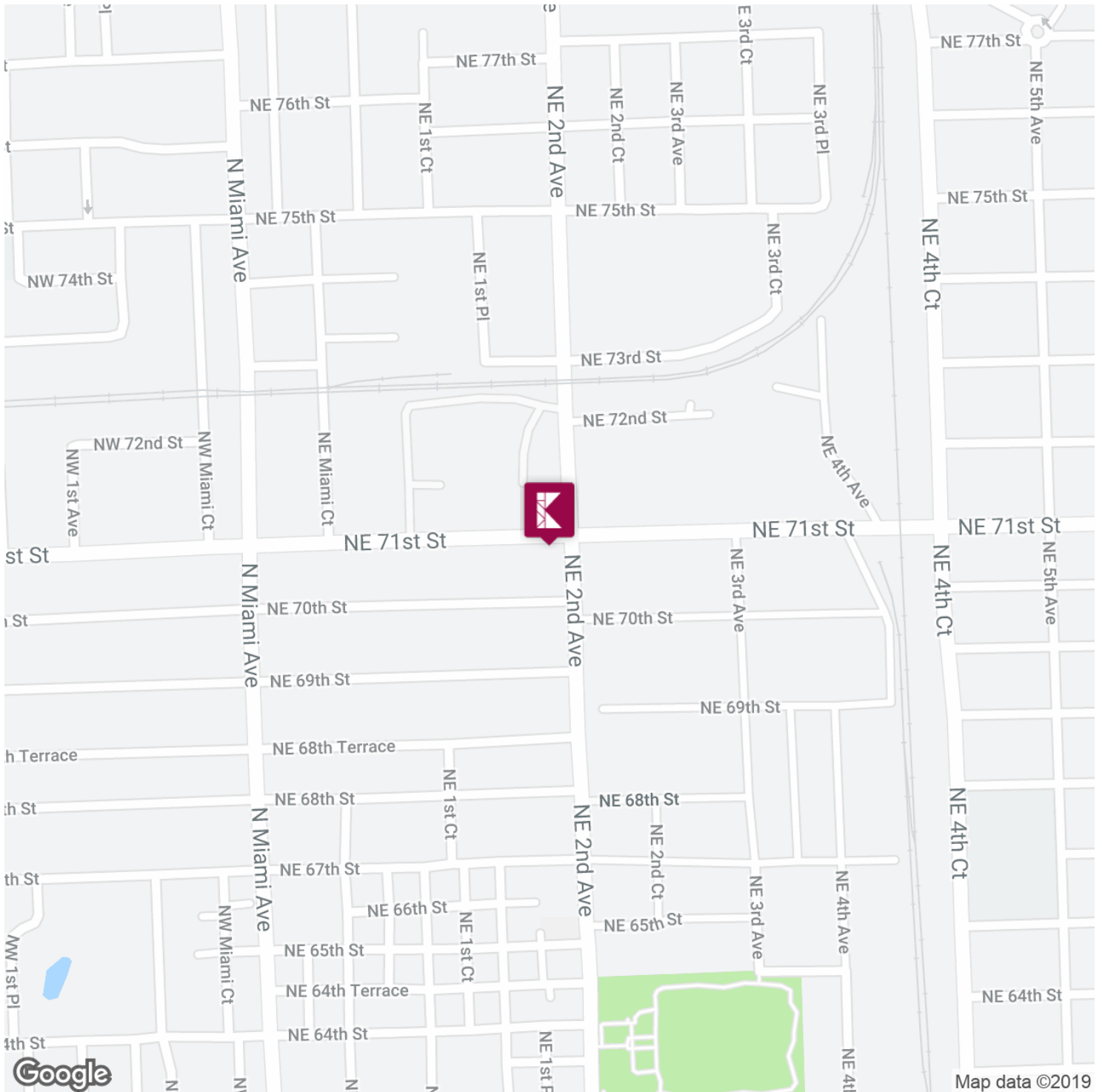
## PROPERTY OVERVIEW

Large 0.77 Acre Development Lot, NE 2nd Avenue City Block frontage  
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- Major Developments nearby include:
  - Magic City Innovation District
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  - Oolite Art Center (formally the South Florida Arts Center)
  - Fountainhead Arts Cooperative
  - MIMO Business District
- Area warehouses are repurposed for retail, office centers, art galleries & artist studios
- Potential Development (Subject to Architect Design and Site Plan Approval):
  - 115 Residential Units or 230 Hotel Units
  - Over 200,000 SF Construction with Bonus (Refer to T6-8 Zoning Code)
  - Eight Stories Building Height, Potentially Higher with Site Plan Approval
  - Open Classification allows liberal Residential, Office, Retail, Hotel, Mixed Uses
- Potential Short Term Lease-Back while seeking Site Plan Approval
- SELLER FINANCING AVAILABLE

# Location Maps

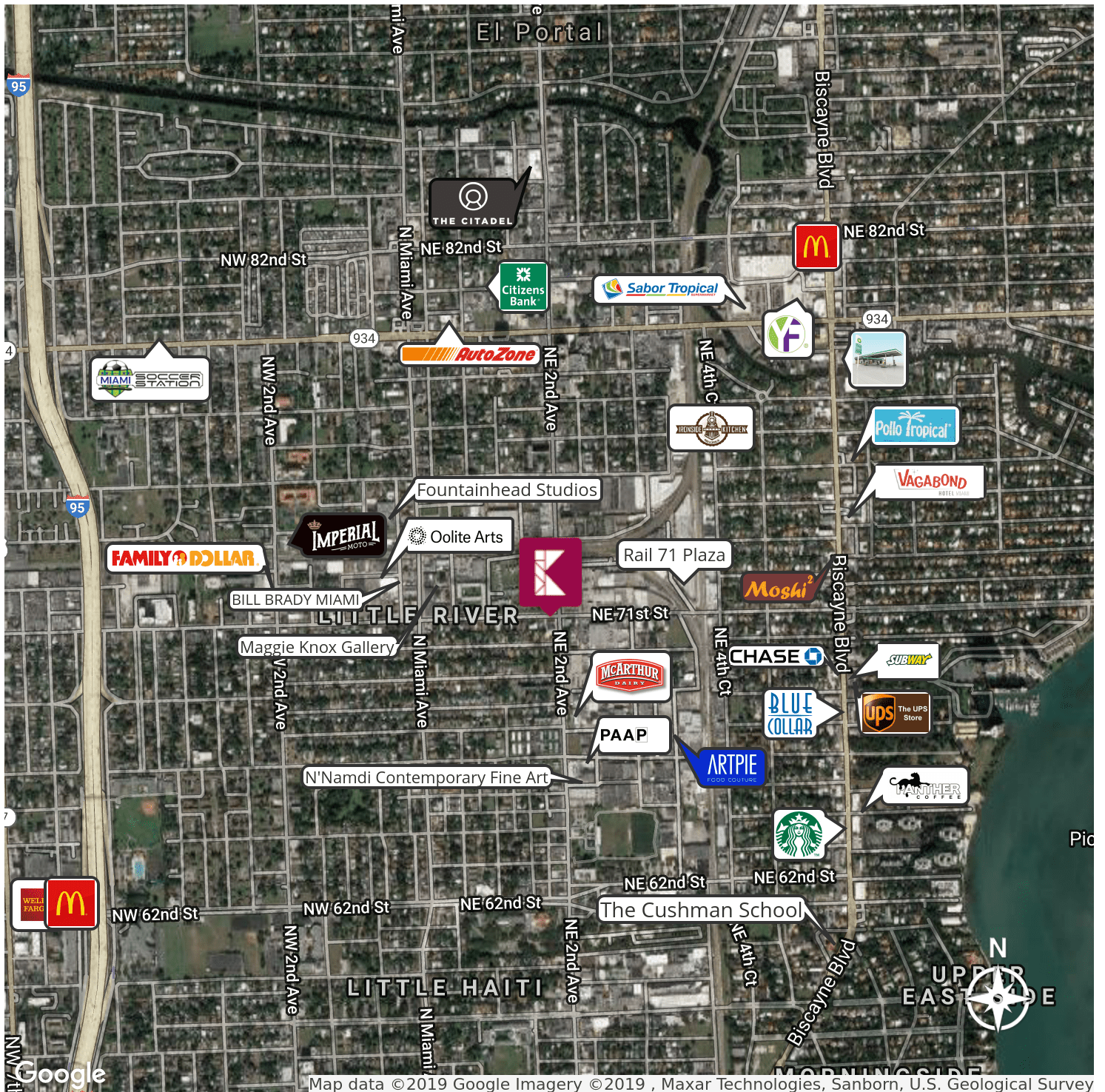


# Regional Map



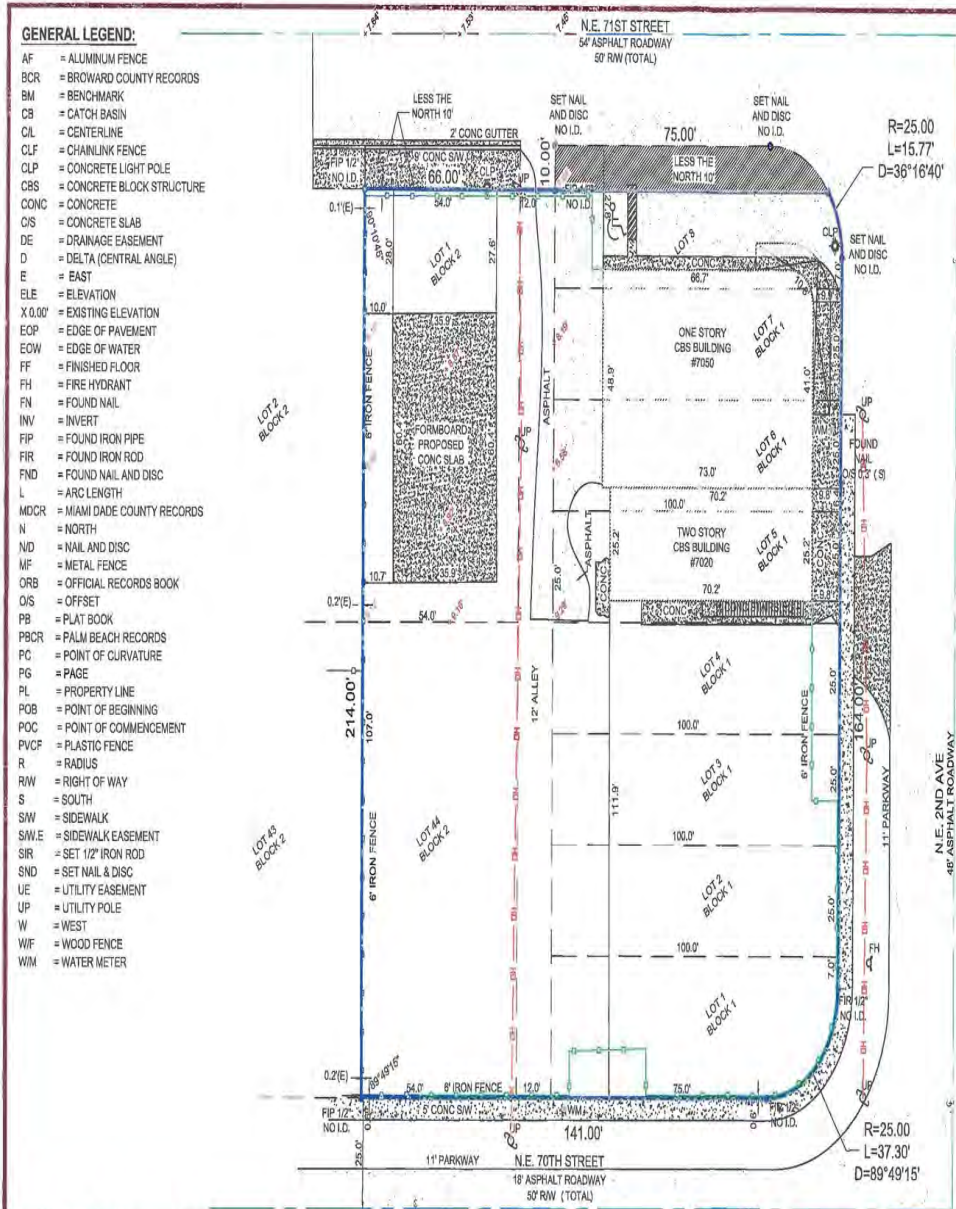


# Retailer Map





# Site Plan



## LEGAL DESCRIPTION:

LOTS 1 THRU 8, LESS THE NORTH 10' OF LOT 8 IN BLOCK 1, AND THE EAST 1/2 OF ALLEY LYING WEST AND ADJACENT, AND LOT 1, LESS THE NORTH 10', BLOCK 2 AND WEST 1/2 OF ALLEY LYING EAST AND ADJACENT, AND LOT 44, BLOCK 1 & WEST 1/2 OF ALLEY LYING EAST AND ADJACENT OF "DUPONT ADDITION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## CERTIFICATIONS:

**LISANNE PIERRE**  
**NICLAS PIERRE**

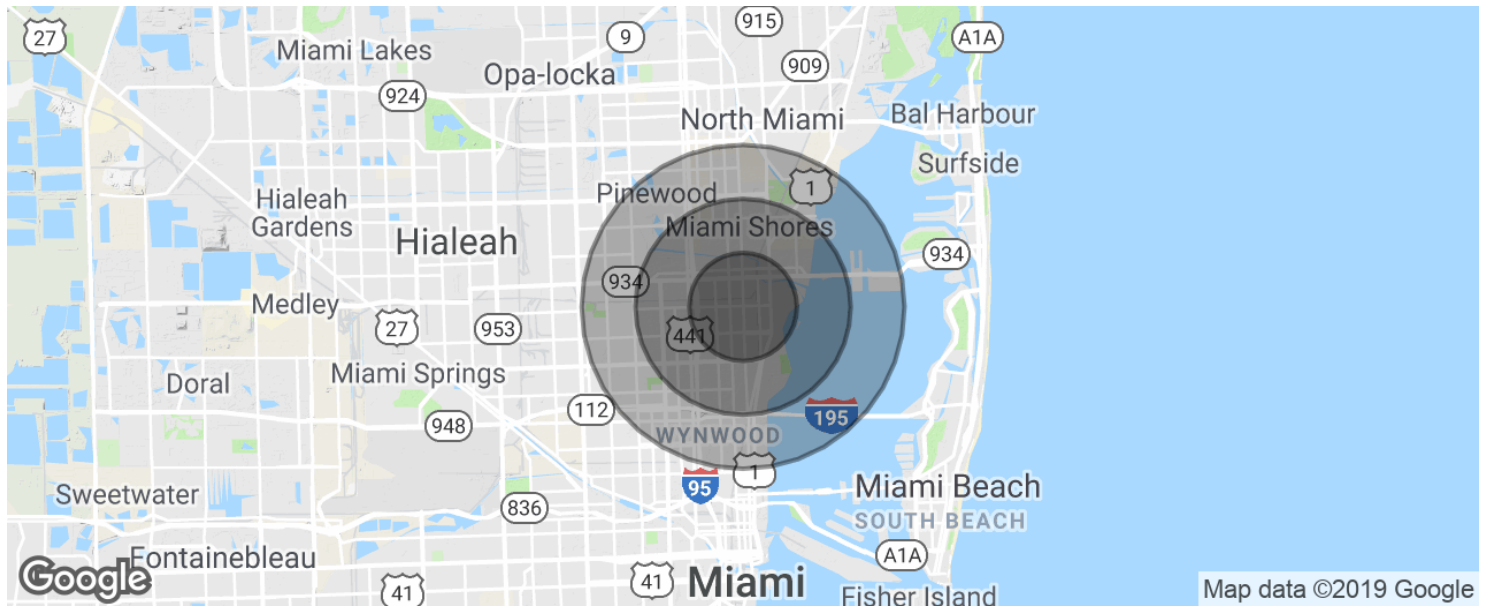
## SURVEYORS NOTES:

- (1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
  - (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
  - (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
  - (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
  - (5). THIS SURVEY IS FOR CONVEYANCE PURPOSES ONLY
  - (6). THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
  - (7). NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988  
NGVD = NATIONAL GEODETTIC VERTICAL DATUM OF 1929  
THE FLOOD ZONE DATUM SHOWN BELOW IS REFERENCED TO 1929
- BENCHMARK REFERENCE: MIAMI-DADE COUNTY  
BENCHMARK #E-243, ELEVATION = 11.78' (NGVD 1929)**

<b>Boundary Survey</b>	<b>FLOOD ZONE DATA:</b>	<b>REVISIONS:</b>	<b>DATE:</b>	<b>SCALE: 1" = 30'</b>	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 461, F.A.C. ADMINISTRATIVE CODE.	
<b>PROPERTY ADDRESS:</b>	<b>ZONE: X N/A</b>	FIELD LOCATION OF IMPROVEMENTS	2/04/2015	CADD: LJ		
7010, 7012, 7018, 7019, 7020 & 7050 NE 2 AVE	<b>COMMUNITY #: 120650</b>	ADDED LOTS 6-8, BLOCK 1	7/20/2015	CHECKED BY: JSP		
185 NE 70 STREET	<b>PANEL &amp; SUFFIX: 0304 L</b>	UPDATE & TOPO ON LOT 1, BLK 2	8/18/2018	INVOICE #: 18-47973		
190 NE 71 STREET, MIAMI, FL. 33138	<b>DATE OF FIRM: 9/11/09</b>			SHEET # 1 OF 1		



# Demographics Map & Report



## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	24,865	78,133	170,839
Median age	34.1	34.1	33.9
Median age (Male)	34.0	32.3	32.1
Median age (Female)	34.2	35.3	35.2

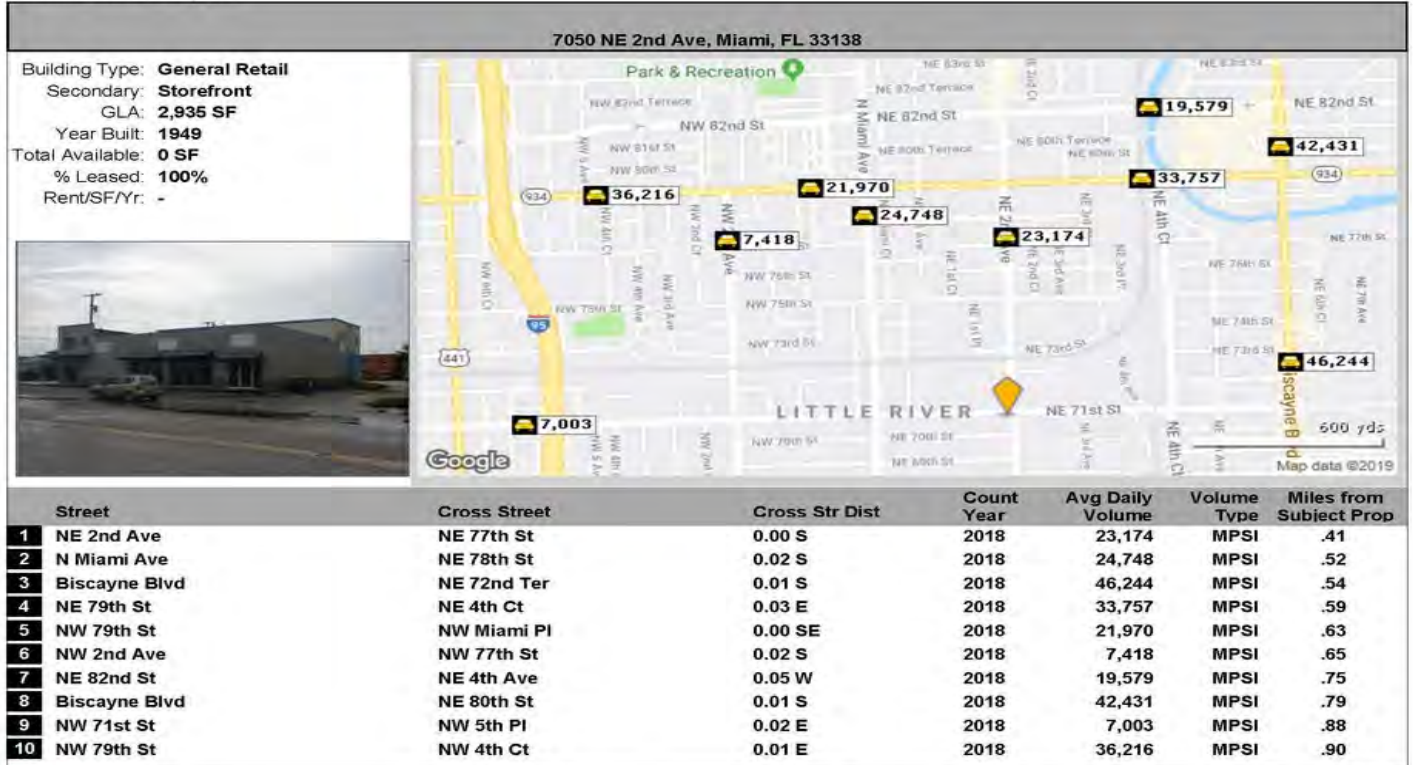
## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	8,934	27,171	57,050
# of persons per HH	2.8	2.9	3.0
Average HH income	\$33,434	\$43,673	\$47,105
Average house value	\$287,564	\$344,464	\$352,281

\* Demographic data derived from 2010 US Census

# Traffic Count Little River

## Traffic Count Report



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10/2/2019

Page 1