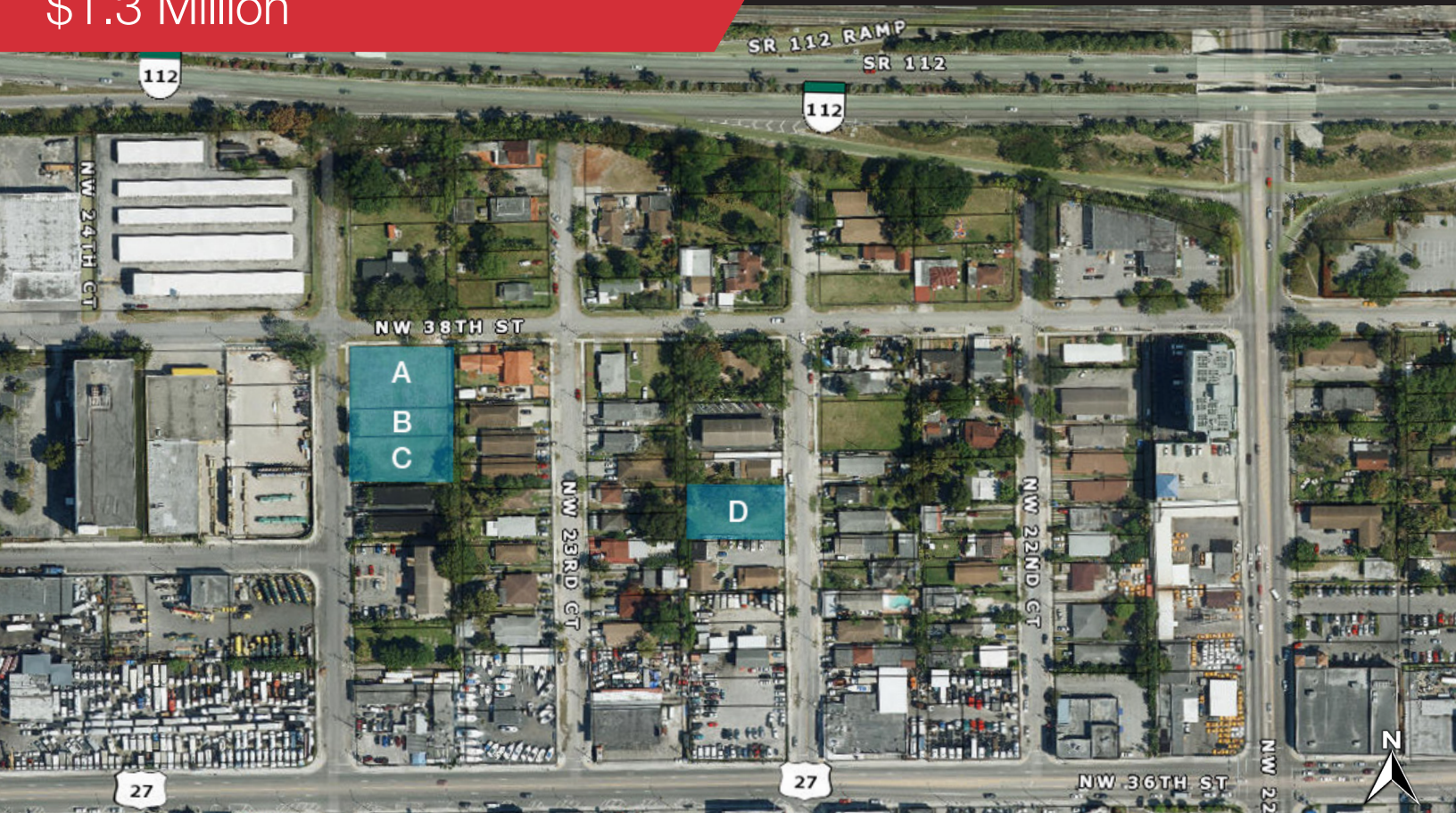


# FOR SALE

\$1.3 Million

## Allapattah Development Opportunity



	Address	Folio	Lot Size (SF)
A	3735 NW 24 Ave	01-3122-008-2450	12,070
B	3729 NW 24 Ave	01-3122-008-2440	5,720
C	3725 NW 24 Ave	01-3122-008-2430	10,010
D		01-3122-008-1650	11,040

### Development Opportunity:

- Total Lot Size: 38,840 SF
- Max Height: 5 Stories
- Zoning: T5-L Urban Center Zone
- Total Buildable Units: 58
- J/V possible with seller

### Demographic Information:



RADIUS



TOTAL POPULATION



AVERAGE HH INCOME



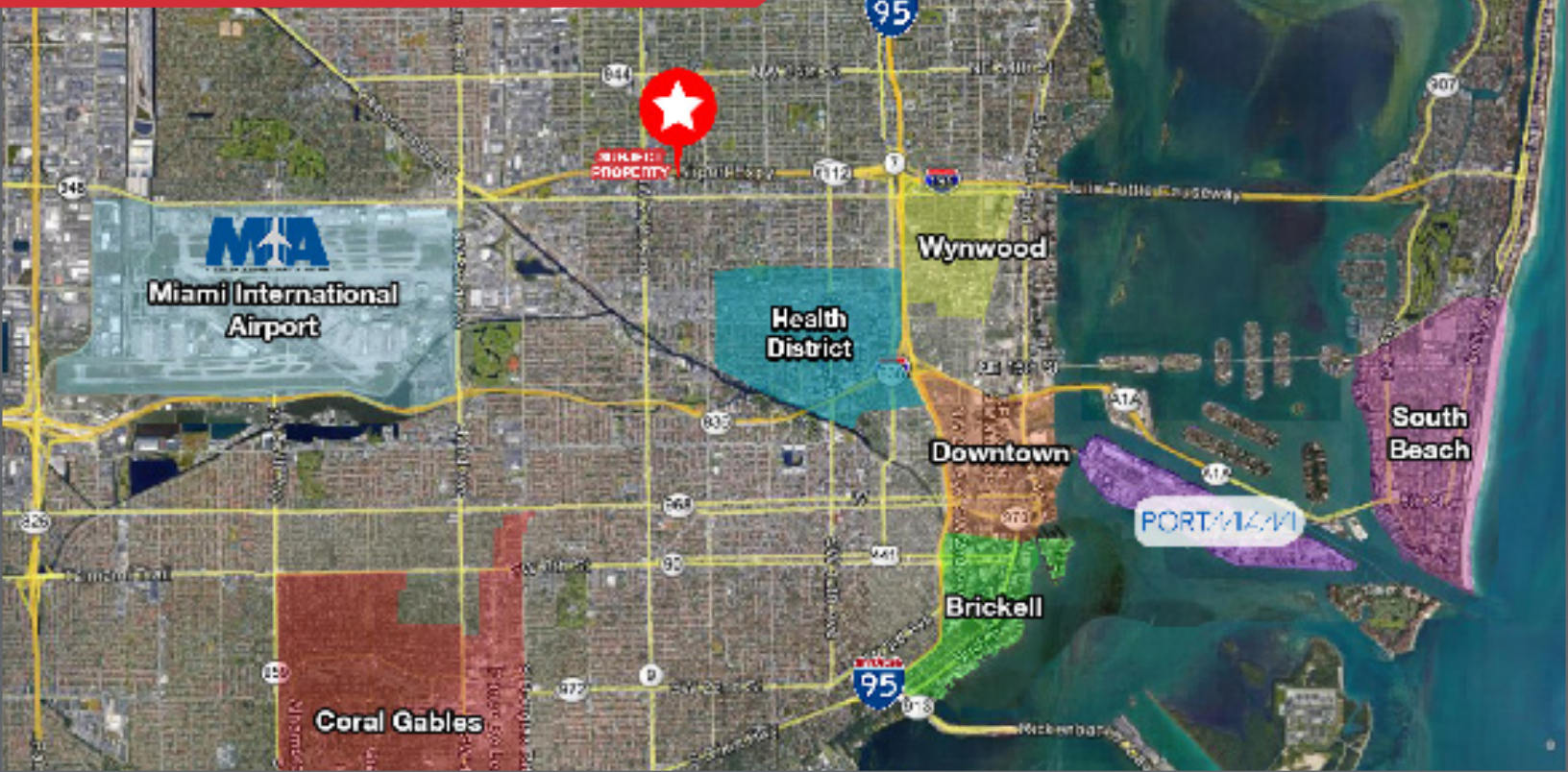
ANNUAL GROWTH RATE

<b>1 Mile</b>	<b>34,061</b>	<b>\$32,498</b>	<b>1.20%</b>
<b>3 Mile</b>	<b>257,654</b>	<b>\$37,998</b>	<b>1.12%</b>
<b>5 Mile</b>	<b>660,749</b>	<b>\$56,404</b>	<b>1.21%</b>

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# Allapattah Development Opportunity



## Location Features

The property is centrally located in close proximity to major highways and the Miami International Airport (MIA). The Subject Property is Zoned T5-L, Miami 21, permitting various multi-family/residential uses, making it well suited for redevelopment.

## Driving Distance to:

METRORAIL SANTA CLARA STATION	2.5 miles
INTERSTATE 95	2.0 miles
STATE ROAD 836	3.7 miles
TRI-RAIL TRANSFER STATION	4.0 miles
PORT MIAMI	6.0 miles
MIAMI INTERNATIONAL AIRPORT	3.8 miles
FORT LAUDERDALE AIRPORT	26.0 miles

For more information:

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## Nighborhood Features

In recent years, Allapattah has received significant attention from investors and developers alike, as one of Miami's fastest growing neighborhoods due to its excellent location, zoning regulations and affordability. The Allapattah neighborhood is approximately five-square-miles bordered by SR 112 to the north, I-95 and NW 27th Ave to the east and west, and the Miami River/SR-836 to the south. It is located just east of Miami's hottest markets, Wynwood and the Design District, and ideally positioned near the Miami International Airport, public transit systems, and major highways and waterways. With limited available land in Downtown Miami, Brickell, and other areas East of I-95, development opportunities are rapidly expanding westward into Allapattah. Favorable development conditions, defined in the Miami 21 Zoning Code, have increased demand for properties with high intensity/high density zoning, driving real estate prices even higher. Additionally, similar to the early strategy of Wynwood pioneers, many investors have been buying and renovating warehouse and industrial space.

With the expansion of Wynwood and the scarcity of affordable land, Allapattah has seen a surge of growth and commercial investment, driving economic opportunity and revitalization in the area. The evolution of the Allapattah neighborhood is expected to accelerate, as the astute investor recognizes the start of this market transformation and wants to capitalize in its early stages prior to the market prices taking off.

**Larry Gautier**

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