

Biscayne Boulevard

Subject Property

Virgin Trains USA

110-112-120 NE 23RD ST

FOR SALE EDGEWATER LAND



EXECUTIVE SUMMARY

Land For Sale

110-112-120 NE 23RD ST, MIAMI, FL
33137



SALE PRICE

\$4,250,000



LOT SIZE

22,140 SF



PRICE/SF

\$192

PROPERTY OVERVIEW

FA Commercial is pleased to present for sale a great land parcel for development in the trendy district of Edgewater. The land is located near major hotspots of Miami such as Wynwood and the design and arts district which are experiencing exponential growth. This is a great opportunity to acquire a pristine piece of land in one of the best neighborhoods of Miami

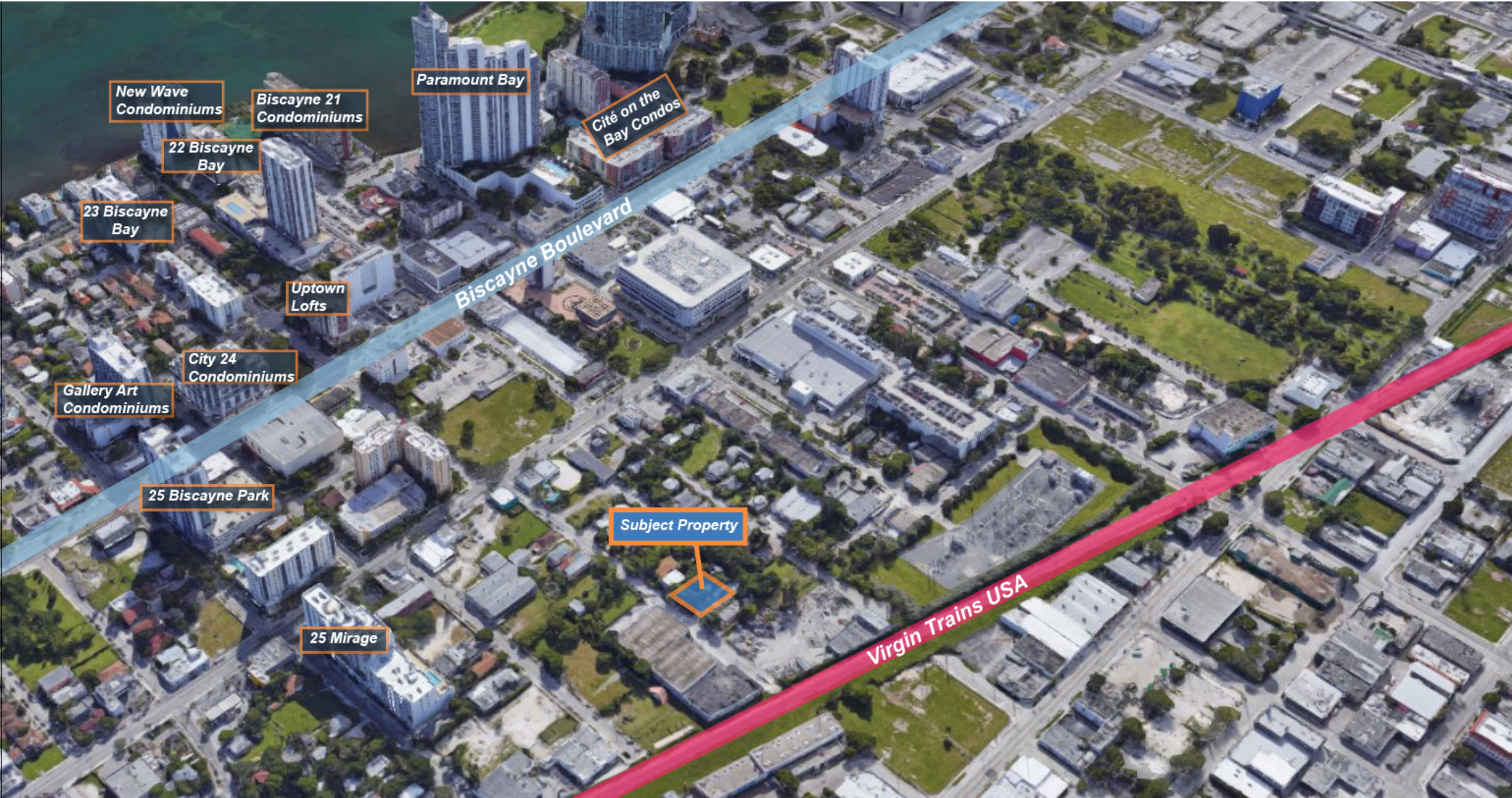
PROPERTY HIGHLIGHTS

- The property consists of 3 land lots (Folios) with dimensions 160'w x 135'l
- Premium location 1 block away from Biscayne Blvd and entertainment spots of the area
- The T6-8-0 zone uses include – Residential, Lodging, Office, Commercial.
- The land is ready to be developed
- Folios: 01-3125-011-0300 ; 01-3125-011-0290 ; 01-3125-011-0280

ADDITIONAL PHOTOS

Land For Sale

110-112-120 NE 23RD ST, MIAMI, FL
33137



ADDITIONAL PHOTOS

Land For Sale

110-112-120 NE 23RD ST, MIAMI, FL
33137



ZONING OVERVIEW

Land For Sale

110-112-120 NE 23RD ST, MIAMI, FL
33137

Zoning Overview

Miami 21 Zoning Designation

T6-8 O. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development. The T6 zone uses include – Residential, Lodging, Office, Commercial.

Maximum FLR

T6-8 O: 5/ 25% additional Public Benefit

Maximum Height

Up to 8 stories with additional 4 stories bonus height for a total of 12 Stories

Maximum Density

76 Residential Units / 152 hotel Rooms

Public Benefit Bonuses

Miami 21 includes a public benefit within the T6 urban transect zones which allows for a bonus in building capacity in exchange for developer contributions to the Miami 21 Public Benefit Trust Fund or other select manners of contributing to the community.

REGIONAL MAP

Land For Sale

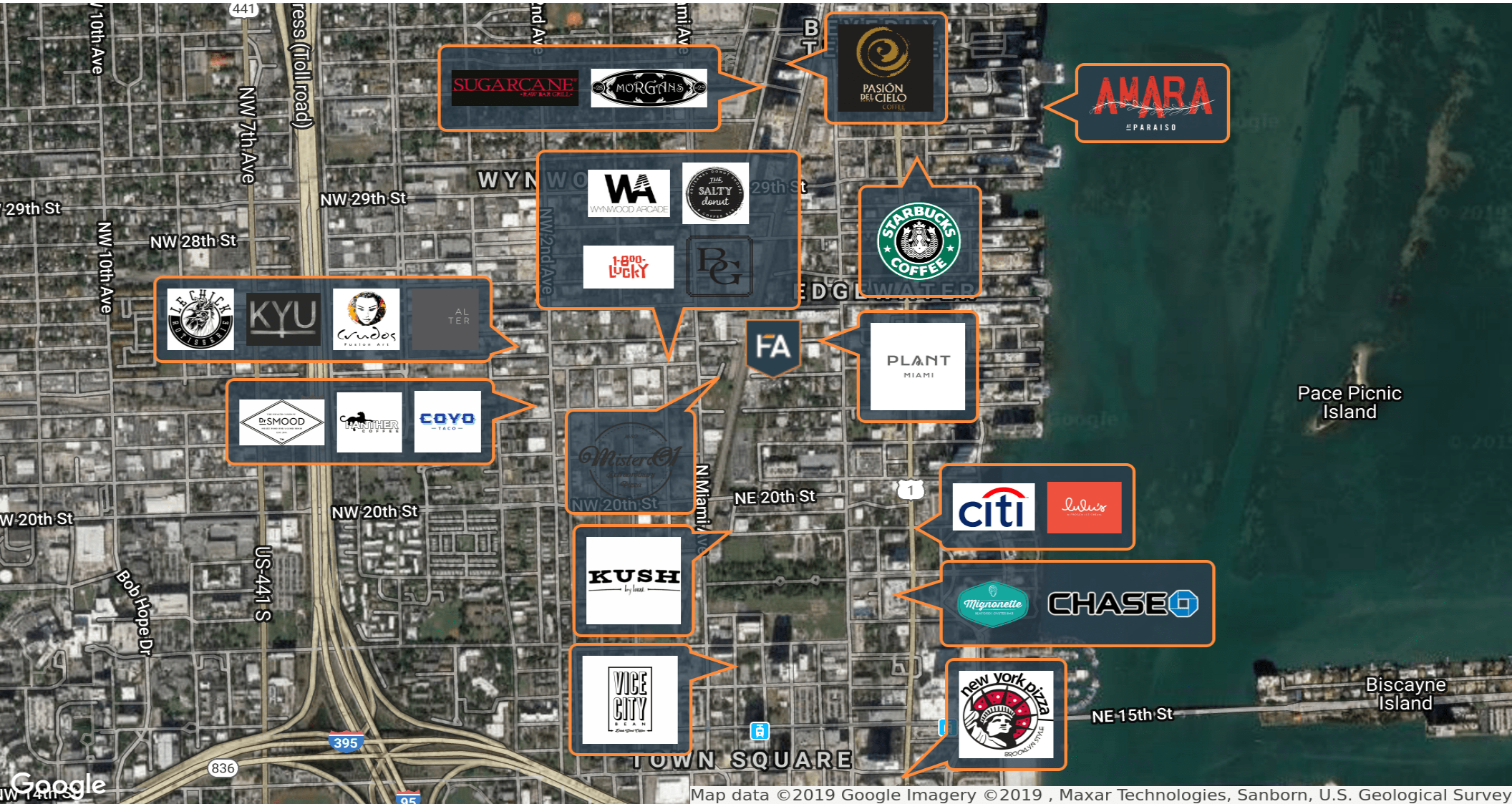
110-112-120 NE 23RD ST, MIAMI, FL
33137



RETAILER MAP

Land For Sale

110-112-120 NE 23RD ST, MIAMI, FL
33137



Map data © 2019 Google Imagery © 2019 , Maxar Technologies, Sanborn, U.S. Geological Survey

DEVELOPER MAP

Land For Sale

110-112-120 NE 23RD ST, MIAMI, FL
33137



Paraiso Bayviews
(396 units)

Gran Paraiso Residences
(720 Units)

Elysee Miami
(100 units)

Biscayne Beach
(399 units)

Blu 27th St
(330 units)

Bay House
(399 units)

2500 Biscayne
(156 units)

Missoni Baia
(249 units)

25 Mirage
(171 Units)

Modera Edgewater
(297 units)

22 Skyview
(258 units)

DEMOGRAPHICS

Land For Sale

110-112-120 NE 23RD ST, MIAMI, FL
33137



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,682	219,544	482,250



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Avg HH Value	\$266,323	\$430,005	\$430,503

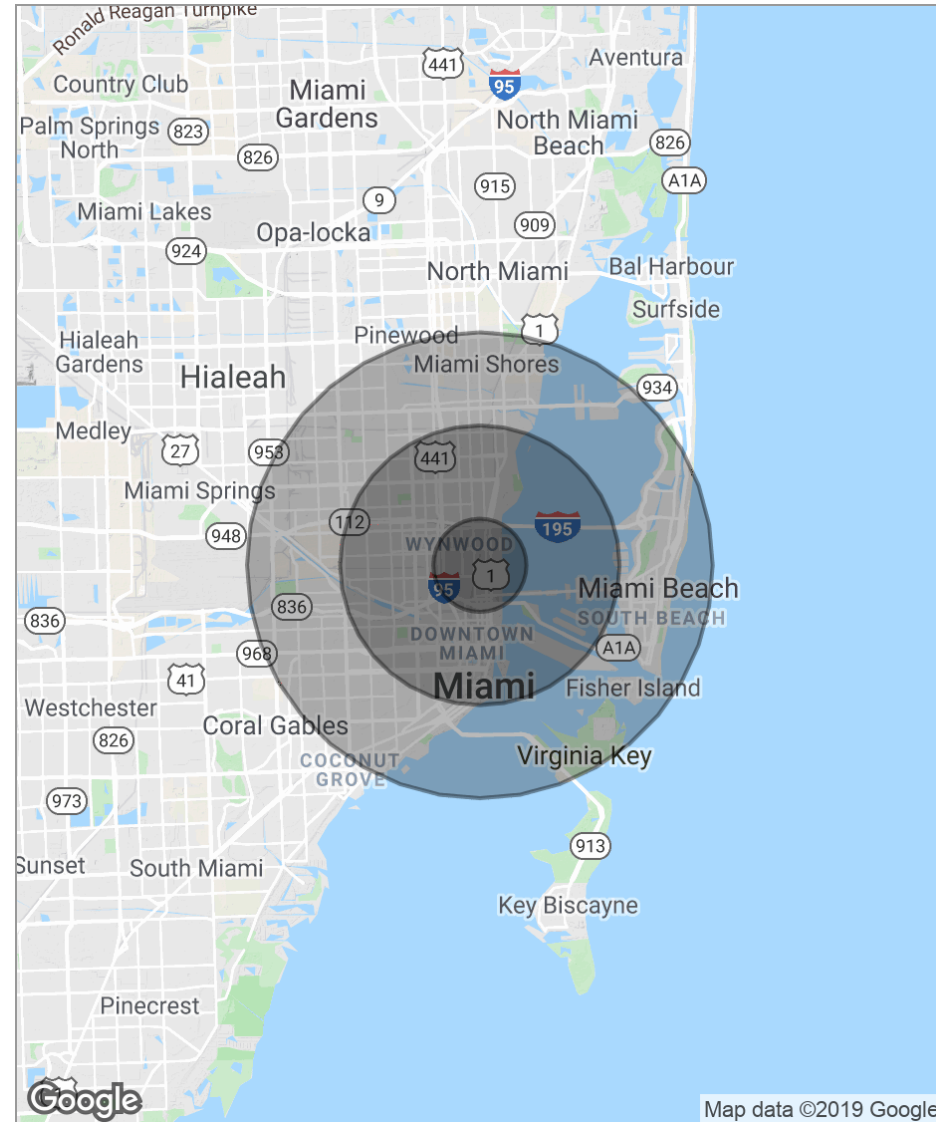


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2018	\$46,127	\$45,087	\$51,940



RACE	1 MILE	3 MILES	5 MILES
Total Population - White	10,632	135,009	320,648
Total Population - Black	7,520	70,368	128,749
Total Population - Asian	219	2,329	4,855
Total Population - Hawaiian	0	32	89
Total Population - American Indian	39	148	687
Total Population - Other	824	8,820	21,016

* Demographic data derived from 2010 US Census



DISCOVER MIAMI

Land For Sale

110-112-120 NE 23RD ST, MIAMI, FL
33137



Elysee Miami



Gran Paraiso



Missoni Baia



Hyde Midtown Residences



Esplanade Apartments

OFFICIAL BIO

Land For Sale

110-112-120 NE 23RD ST, MIAMI, FL
33137

FABIO FAERMAN

CCIM | Broker Associate



1390 Brickell Avenue.
Suite 104
Miami, FL 33131
T 786.262.9966
info@facommercial.com

FORTUNE
INTERNATIONAL
— REALTY —

PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune International Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five consecutive years he has been awarded as the #1 Top Producing Broker of Fortune International Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petite, La Cantina # 20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Ubreakifix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence, and Granier Bakery.

EDUCATION

CCIM, MBA, BA in Architecture

ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International Realty was founded in 1983 by Edgardo Defortuna. Since then, the company experienced exponential growth to include brokerage activities, property management, financing, new development sales and proprietary developments.

What started as a boutique company has now become one of the leading real estate firms in South Florida with 12 local offices as well as 6 international locations, reaching revenue of \$3billion annually.

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

www.facommercial.com
www.fir.com

CONFIDENTIALITY

Land For Sale

110-112-120 NE 23RD ST, MIAMI, FL
33137

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from FA Commercial Advisors, LLC its directors, officers, agents, advisors, affiliates and/ or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FA Commercial Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FA Commercial Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FA Commercial Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FA Commercial Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Biscayne Boulevard

Presented By:

FABIO FAERMAN, CCIM
786.262.9966
info@facommercial.com

Subject Property

Virgin Trains USA

