

An aerial photograph of a city street in Miami, Florida. A large, rectangular area of land is highlighted in a semi-transparent yellow-green color, indicating the development site. The site is located on the east side of NW 54th Street, between NW 53rd and NW 55th Streets. The surrounding area includes residential buildings, trees, and a clear view of the Miami skyline in the background under a blue sky with scattered clouds.

# 54<sup>th</sup> DEVELOPMENT SITE

**CURRENT**

Real Estate Advisors

**1790 NW 54TH STREET | MIAMI, FL**

**OFFERING MEMORANDUM**



An aerial photograph of a city neighborhood, likely Miami, showing a mix of residential and commercial buildings. A large, rectangular area in the center-right is highlighted in a semi-transparent green, indicating the development site. In the background, a dense urban skyline is visible under a cloudy sky. The text '54th' is written in a large, pink, cursive font, and 'DEVELOPMENT SITE' is in a bold, white, sans-serif font.

# 54<sup>th</sup> DEVELOPMENT SITE

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# THE OFFERING



# THE OFFERING

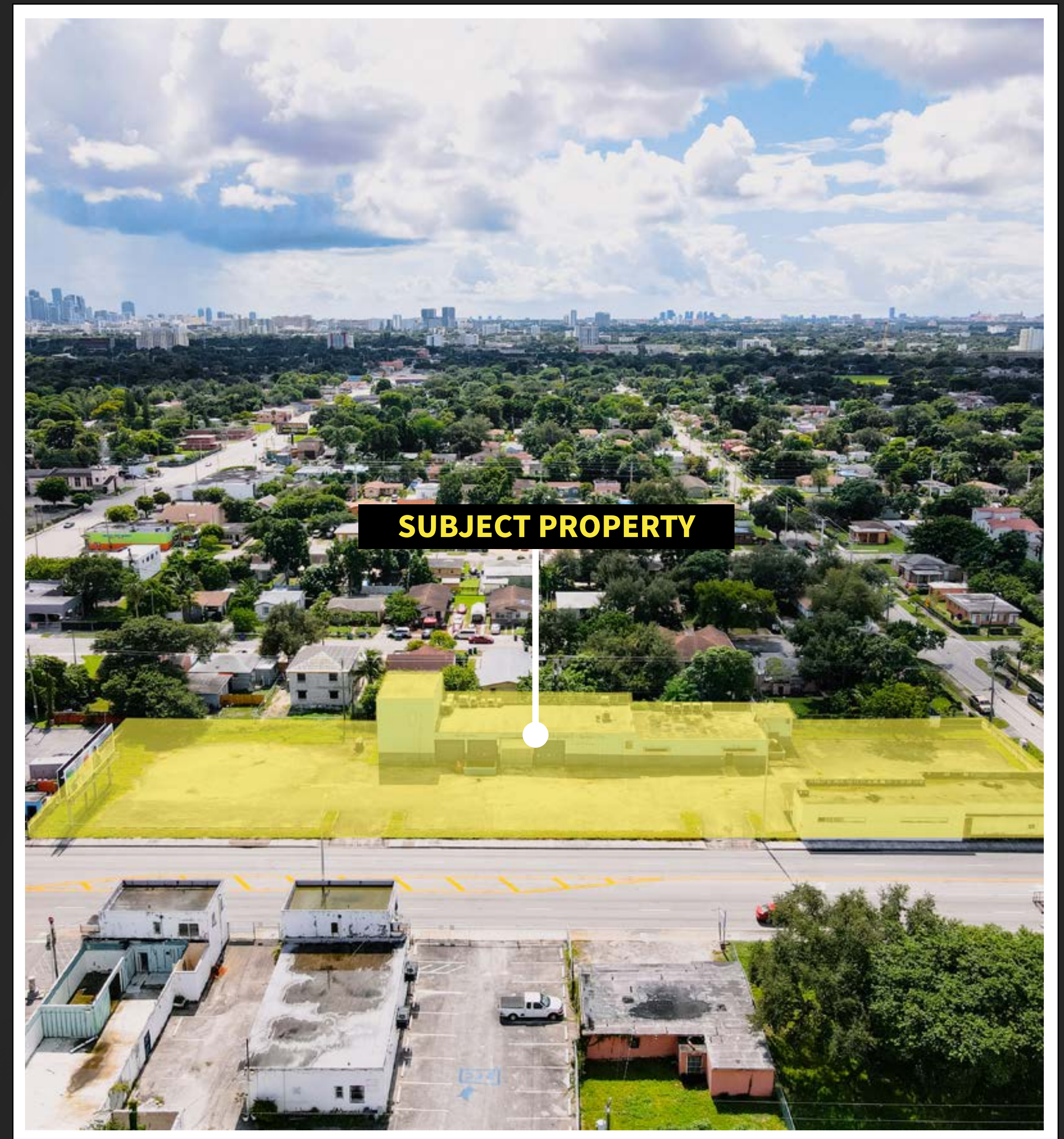
➤➤ **Prime Development Opportunity** – 1.13 Acres (49,200 SF) of land located on a hard corner with direct frontage, visibility, and accessibility from NW 54th Street and NW 18th Avenue.

➤➤ **Advantageous Zoning** – classified within the flexible Miami 21 T6-8-O Zoning, which allows for a variety of residential and commercial uses, up to 8 stories in height, and a density of 150 units/acre. This zoning allows for 169 units by right on the Subject Property.

➤➤ **Easy Accessibility** – less than 1 mile from easy access to I-95 (245,000+ VPD) and SR 112 (78,500+ VPD), which provide a direct passageway to Downtown Miami, the Miami Health District, and Brickell, as well as MIA International Airport, Hialeah, Doral, and Miami Beach, respectively.

➤➤ **Community Cohesion** – the property is strategically sited within close proximity to major grocery stores, pharmacies, national retailers, schools, core bus stops, and the Earlington Heights and Brownsville Metrorail stations.

➤➤ **Ancillary Information** – ownership has taken on the cost of demolition, so the property will be delivered leveled and cleared. Further, there is a Billboard located on the property currently on a MTM lease that generates income. The Lease can be renegotiated to increase cash flow.







SECTION

# 2

# PROPERTY DETAILS & PRICING





# PROPERTY DETAILS & PRICING

ASKING PRICE

**\$3,500,000**

LOT SIZE (SF)

**49,200**

PRICE PER SQUARE FOOT

**\$71.14**

LOT SIZE (ACRES)

**1.13**

PRICE/UNIT

**\$20,710**

ZONING

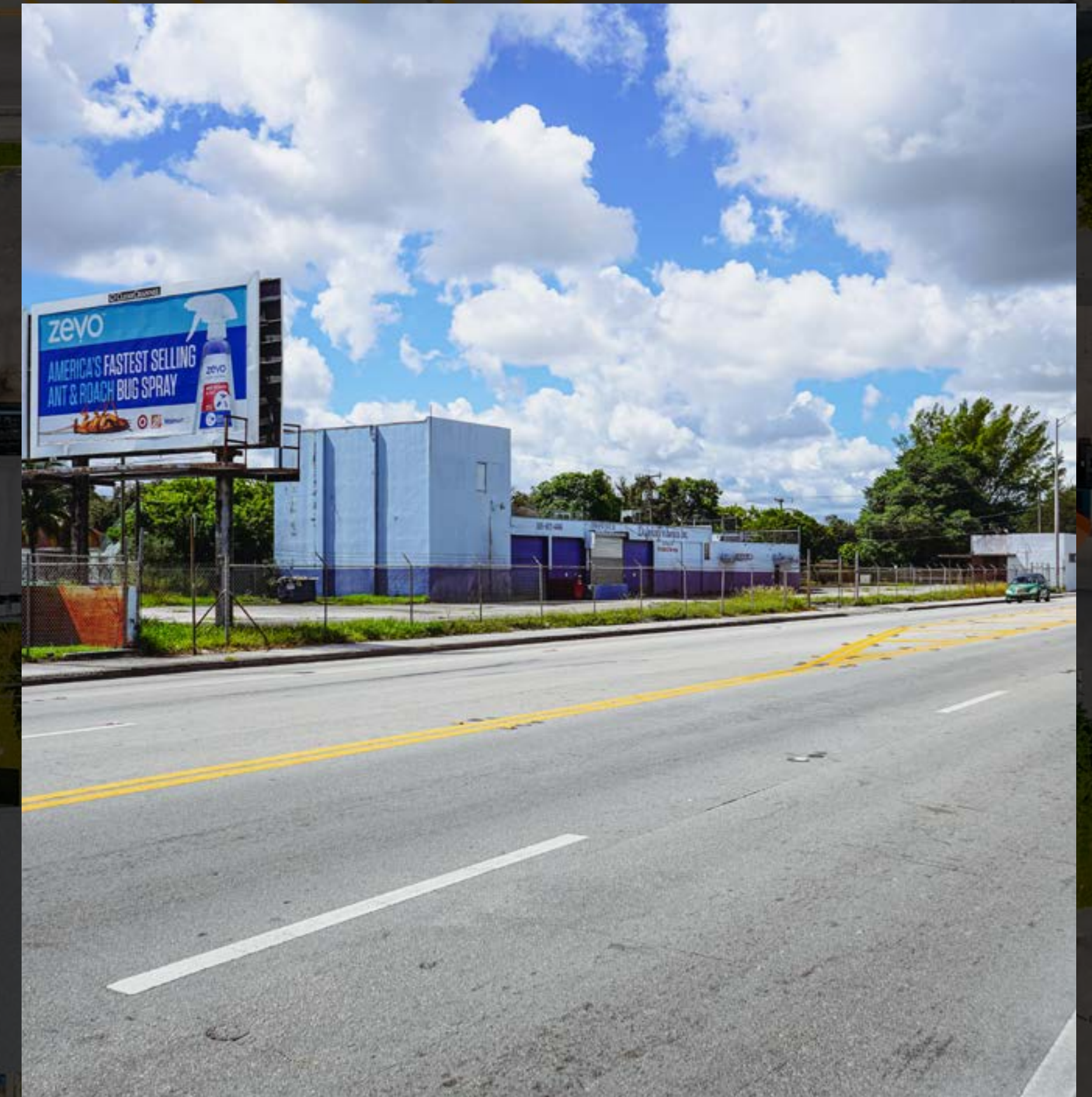
**T6-8-0**





# PROPERTY DETAILS & PRICING

<b>Address:</b>	1790 NW 54th St, Miami, FL
<b>Lot Size:</b>	49,200 SF (1.13 Acres)
<b>Ownership:</b>	Fee Simple
<b>Folio:</b>	01-3122-052-3060
<b>Zoning:</b>	T6-8-O
<b>Access Points:</b>	NW 18th Ave and NW 54th St







404' of Frontage on 54th St

120' of Frontage on 18th Ave



An aerial photograph of a city landscape. In the foreground, a large, rectangular area is highlighted with a semi-transparent green overlay, indicating a specific property or development site. This area contains some trees and a small building. To the left of this highlighted area is a grassy field with a billboard that reads "1-800-FLORIDA". The middle ground shows a dense residential or commercial neighborhood with various buildings and trees. In the far background, a city skyline with numerous skyscrapers is visible under a cloudy sky.

# SECTION 3

# PROPERTY ZONING



# OVERLAY MAP



# BUILDING INTENSITY

BUILDING INTENSITY	
Maximum Lot Coverage:	80%
Residential Density:	150.00 Du / Acre
Maximum Building Height:	N/A
Maximum Height - Stories:	8
Minimum Height - Stories:	2
Floor Lot Ratio:	5.00
Maximum Built Area Allowed:	246,000 ft²
Maximum Building Footprint:	39,362 ft²
Minimum Open Space:	10%
Maximum Residential Area Allowed:	246,000 ft²
Maximum Residential Units Allowed:	170
Maximum Lodging Area Allowed:	246,000 ft²
Maximum Lodging Rooms Allowed:	339
Maximum Commercial Area Allowed:	246,000 ft²
Maximum Office Area Allowed:	246,000 ft²

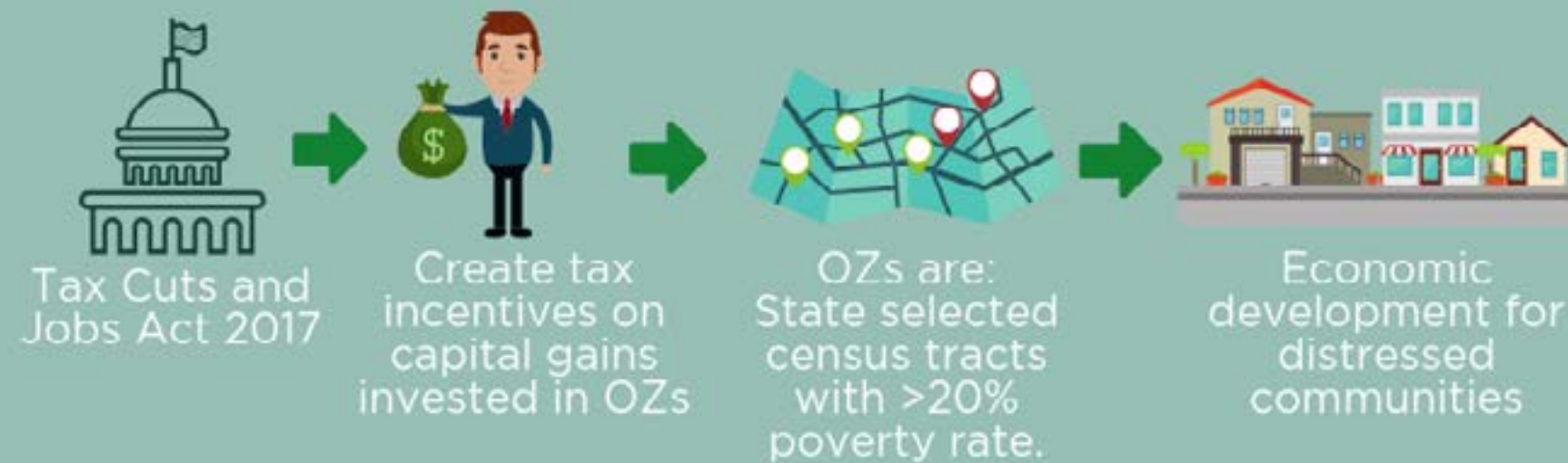
The Subject Property is located within a T6-8-O Urban Core Zone, which consists of the highest density and greatest variety of uses – including residential, lodging, office, commercial, civic and educational.



# OPPORTUNITY ZONES 101

"By changing the way capital gains are treated, encouraging long-term investments in distressed communities in exchange for a break on capital gains taxes, we believe we will see hundreds of billions of private dollars invested in low-income communities." Sen. Tim Scott

## WHAT ARE OPPORTUNITY ZONES (OZ)?



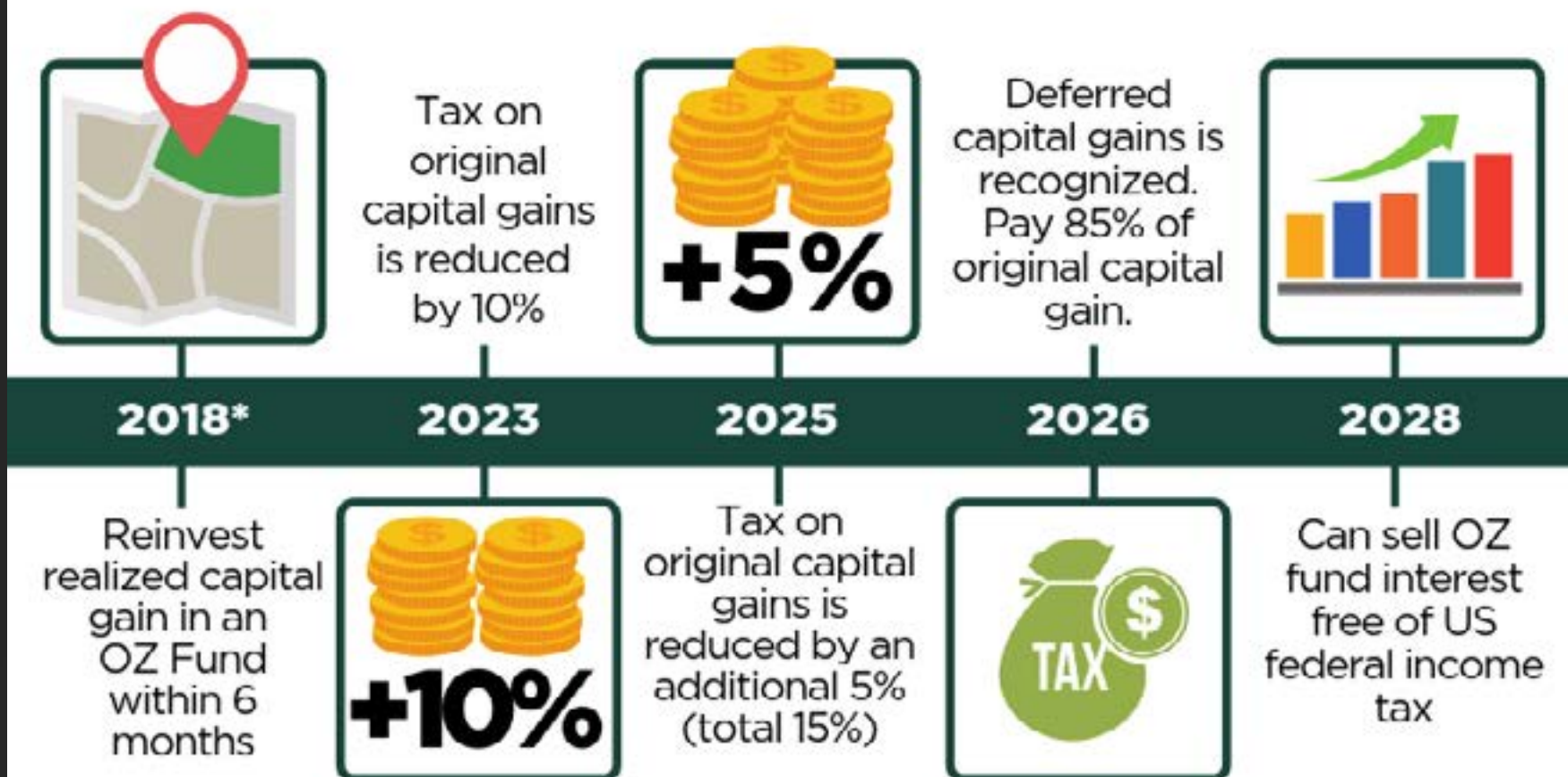
## WHAT IS AN OZ?



## REQUIREMENTS OF AN OZ FUND

- ✓ 90% of funds used in Qualified OZ.
- ✓ Existing businesses must double investments + \$1.
- ✗ No "sin" businesses  
Examples: golf, massage parlor, hot tub or suntan facility, racetrack or other gambling, sale of alcohol for off-premise consumption.

## TIMELINE OF BENEFITS



\*Opportunity funds can be used and created anytime before 2027 to receive capital gains tax deferment.

The Subject Property is located within the boundaries of an Opportunity Zone. Opportunity Zones were created as part of the 2017 Tax Cuts and Jobs Act. The idea behind these zones is to attract investment capital into "economically distressed" areas. In return for these investments, investors receive several tax benefits, which vary depending upon the time capital remains invested in a Qualified Opportunity Zone. Tax benefits that accompany Opportunity Zones create a powerful incentive to allocate capital into economically distressed areas and, in some cases, allow investors to defer taxes on realized gains and even reduce tax liability.



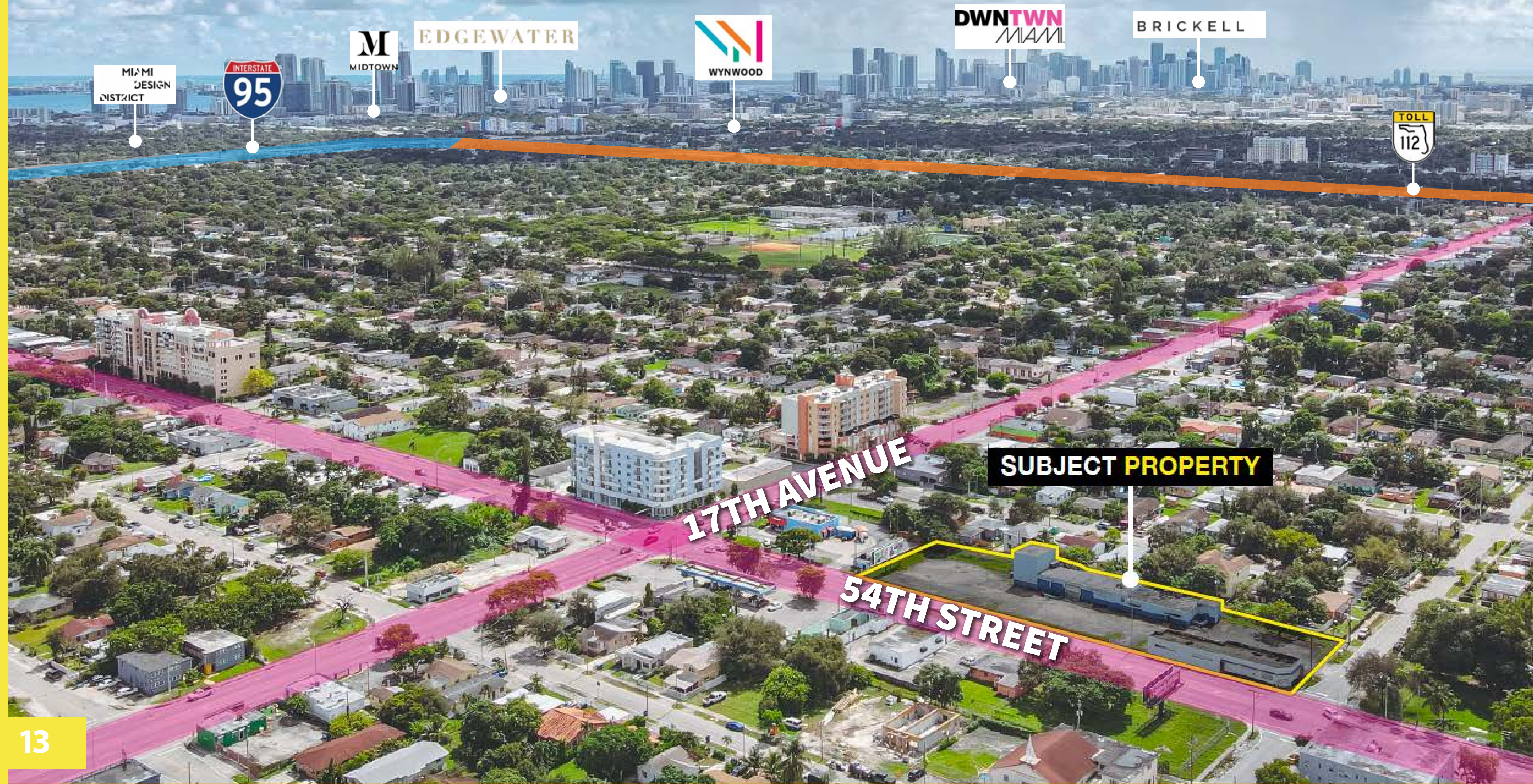
SECTION

# 4

## AERIAL CONTEXT

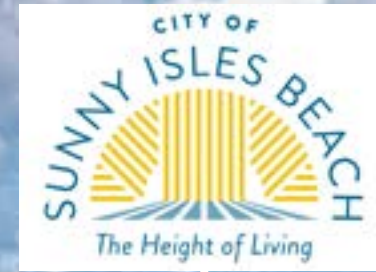


# SOUTHEAST AERIAL CONTEXT





# NORTHEAST AERIAL CONTEXT



MIAMI BEACH



**SUBJECT PROPERTY**

**54TH STREET**

**17TH AVENUE**



An aerial photograph of a city landscape. In the foreground, a large, rectangular plot of land is highlighted with a semi-transparent green overlay. This plot is situated near a road intersection and contains some trees and a small building. In the background, a dense urban area with various buildings and houses is visible, leading up to a distant city skyline with several tall skyscrapers under a cloudy sky.

# SECTION 5 LOCATION DETAILS



# SOUTH FLORIDA

## *Location Overview*

South Florida is the southernmost region of the State of Florida. It is one of Florida's three most commonly referred to "directional" regions – the others being Central Florida and North Florida. It includes the Miami Metropolitan Area (defined as Miami-Dade, Broward, and Palm Beach Counties), as well as the Florida Keys. South Florida is the only part of the continental United States with a tropical climate, boasting 100+ miles of Atlantic Ocean coastline, 245+ days of sunshine, and an average annual temperature of 76 degrees – promoting a comfortable lifestyle that attracts residents, businesses, and visitors from all over the world.

Unlike many areas with centralized cities surrounded by development, most of South Florida is preserved natural area and designated agricultural reserves, with development restricted to a dense, narrow strip along the coast. The developed area is highly urbanized and increasingly continuous and decentralized, with a coveted and very limited supply of available land.

Florida continues to benefit from a lack of state income taxes and has become increasingly attractive to wealthy decision makers and growing businesses. Now, more than ever, businesses and individuals are flocking to Florida to take advantage of large savings in state and local taxes.



**6.2M+**  
**POPULATION**



**5.1%**  
**Expected Population**  
**Growth in the Next 5 Years**



**\$375B+**  
**Gross Metropolitan**  
**Product**

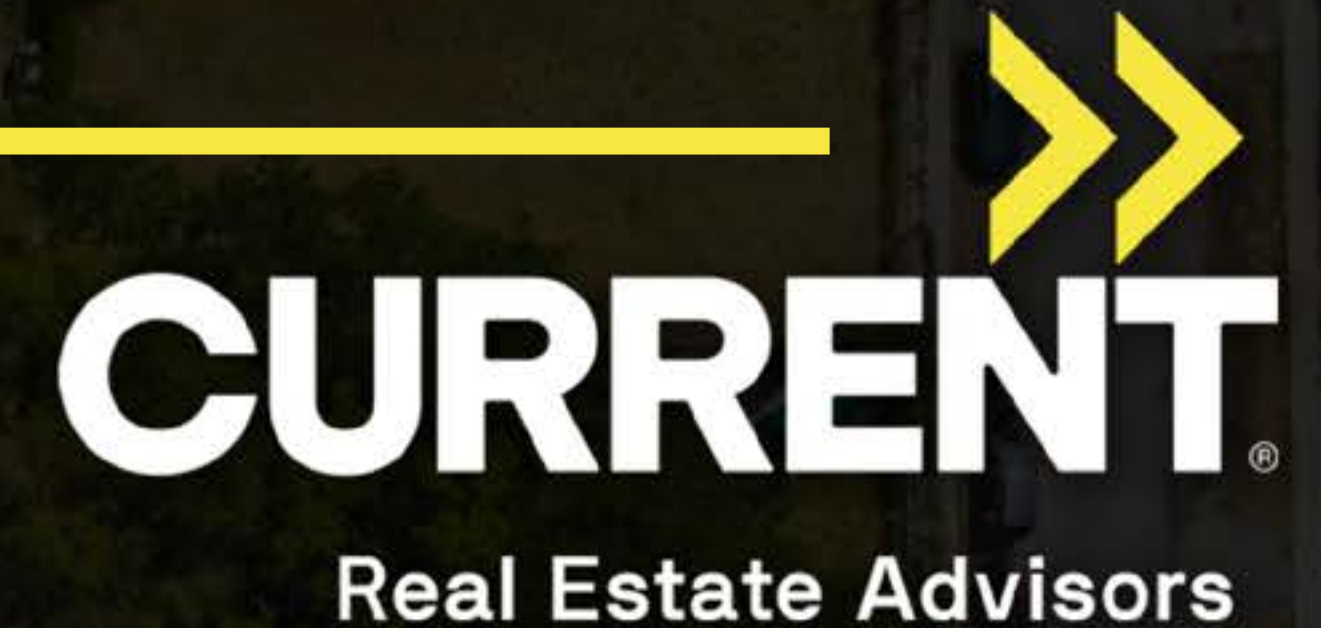


**#7**  
**Largest MSAs in**  
**the US**



**#4**  
**Business Tax**  
**Climate Ranking**





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