

EDDY LAND

160 & 174 NW 79th Street | Miami, FL

OFFERING MEMORANDUM

NW 78th St

NW 78th St

NW 1st Ave

PART OF PROPOSED DEVELOPMENT
PROJECT.

Mario Francisco Frech PA
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BEACHFRONT
REALTY

Eddy Land

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Demographics

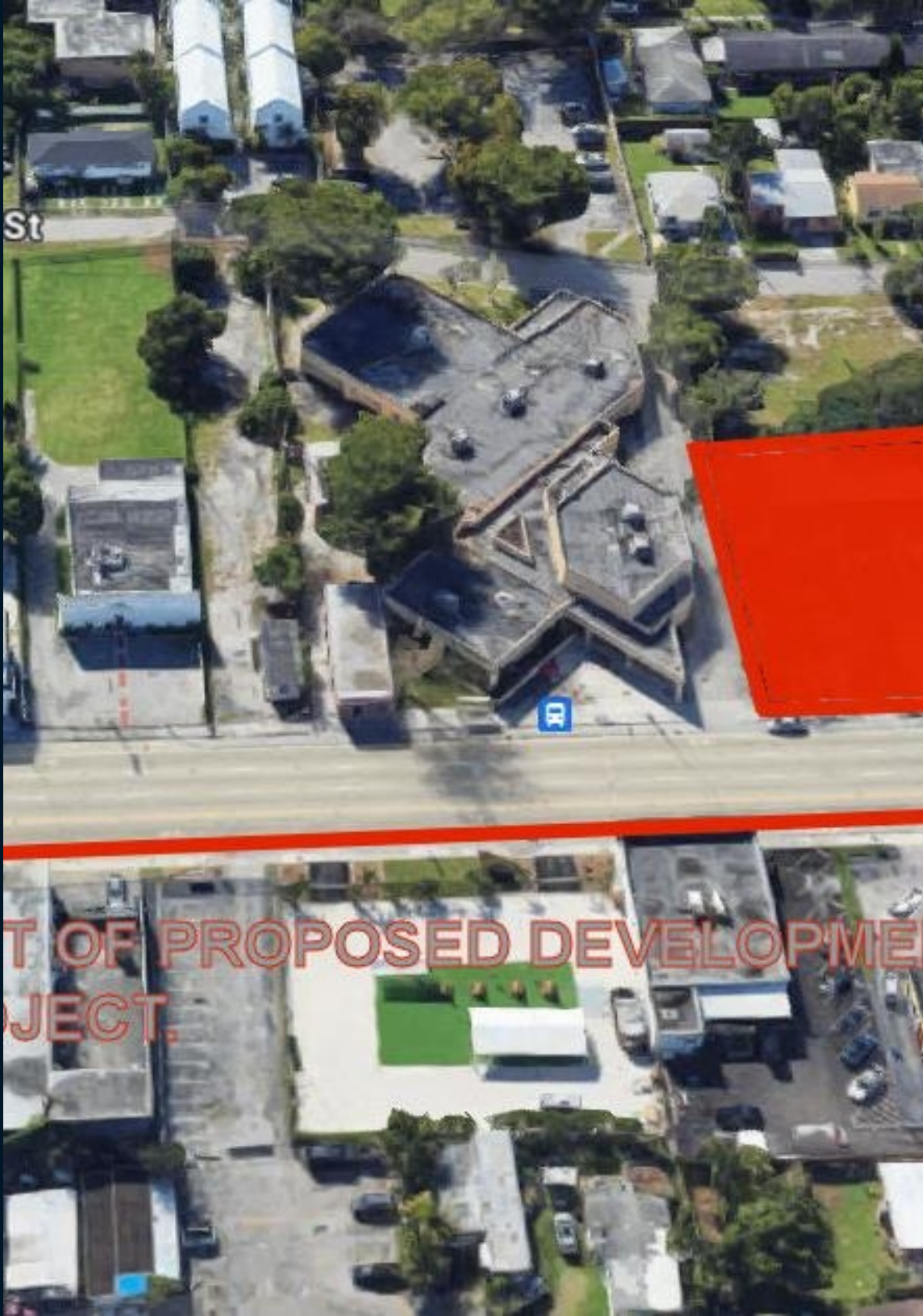
Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Location Summary

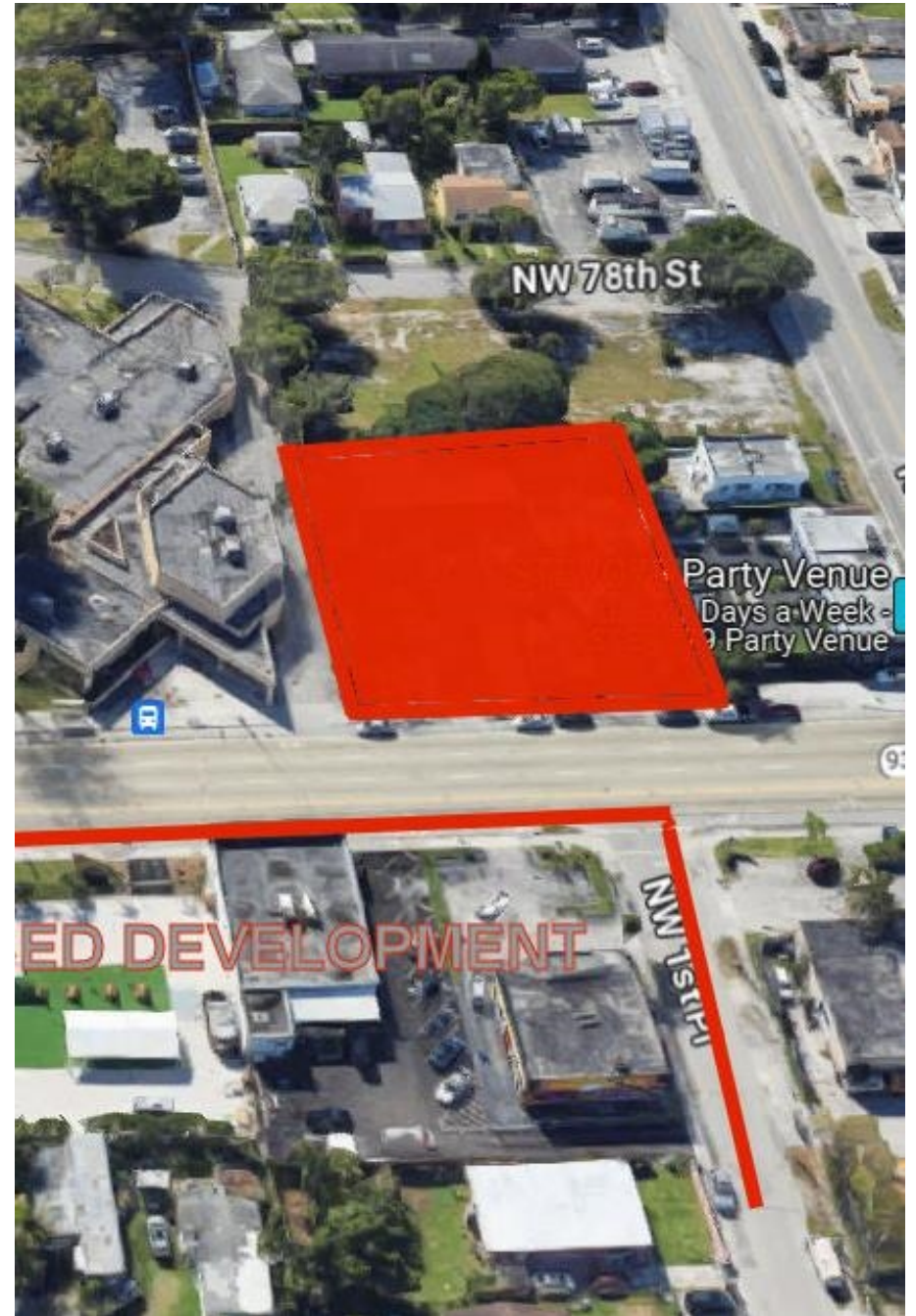
EDDY LAND

OFFERING SUMMARY

ADDRESS	160 & 174 NW 79th Street Miami FL 33150
PRICE	\$3,600,000
PRICE PSF	\$172.20
LAND SF	20,906 SF
LAND ACRES	0.4799
ZONING TYPE	T6-8 O
# OF PARCELS	2

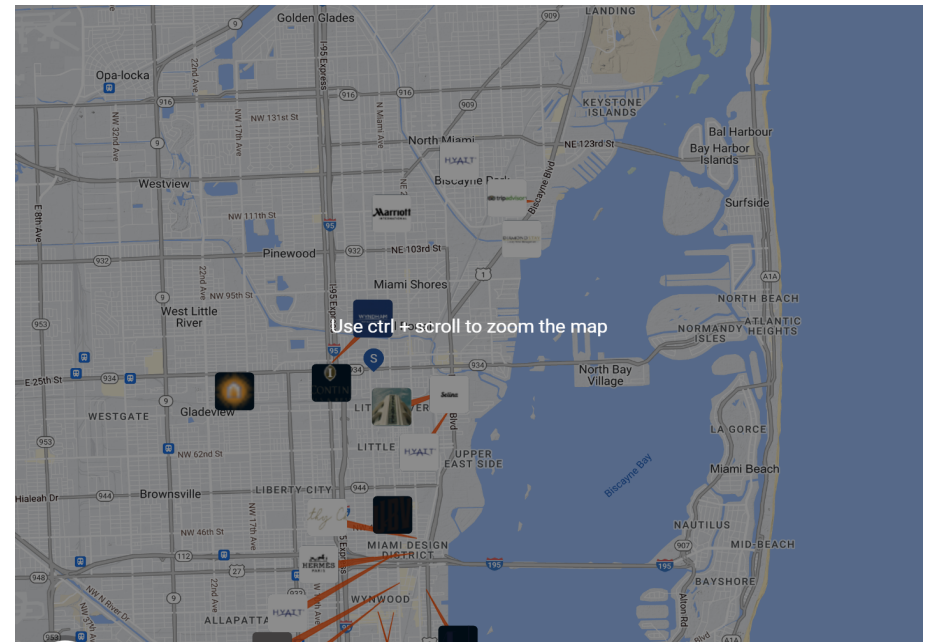
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	25,985	187,557	510,768
2023 Median HH Income	\$34,511	\$45,811	\$48,998
2023 Average HH Income	\$52,951	\$76,236	\$78,072

- This is an opportunity to purchase a 20,906 sq ft development site on Little River, steps away from a developer's proposal for a massive project in Miami's West Little River neighborhood. This major development features thousands of mixed-income residential units, commercial spaces, and more.
- The T6-8 O zoning allows the construction of an eight-story building with various uses, including Residential units of up to 72 units, Hospitality of up to 144 units, Office space, and Other permitted uses.
- Additionally, the developer can enjoy a gross income of \$188,400 annually while the project is being developed.

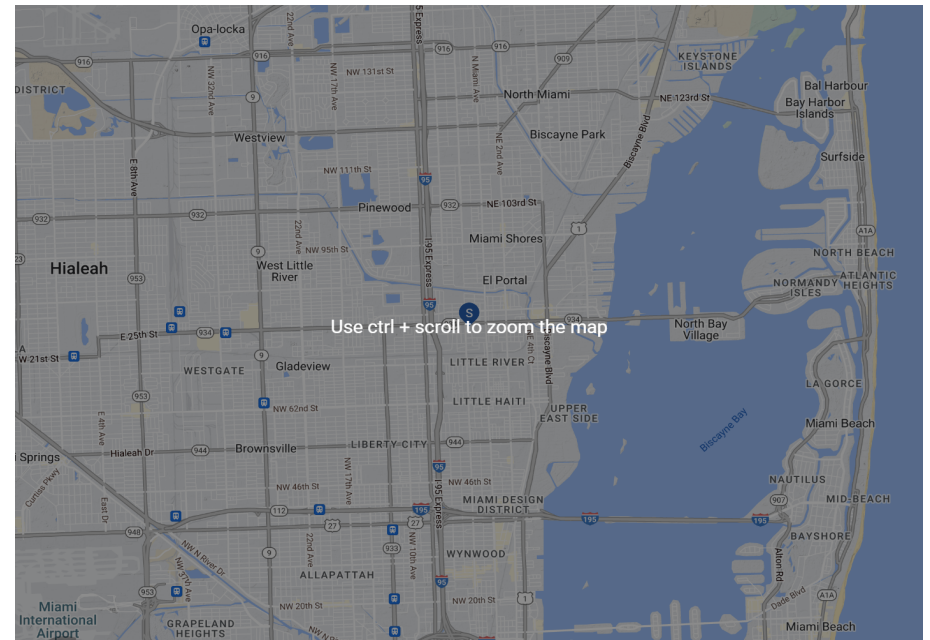


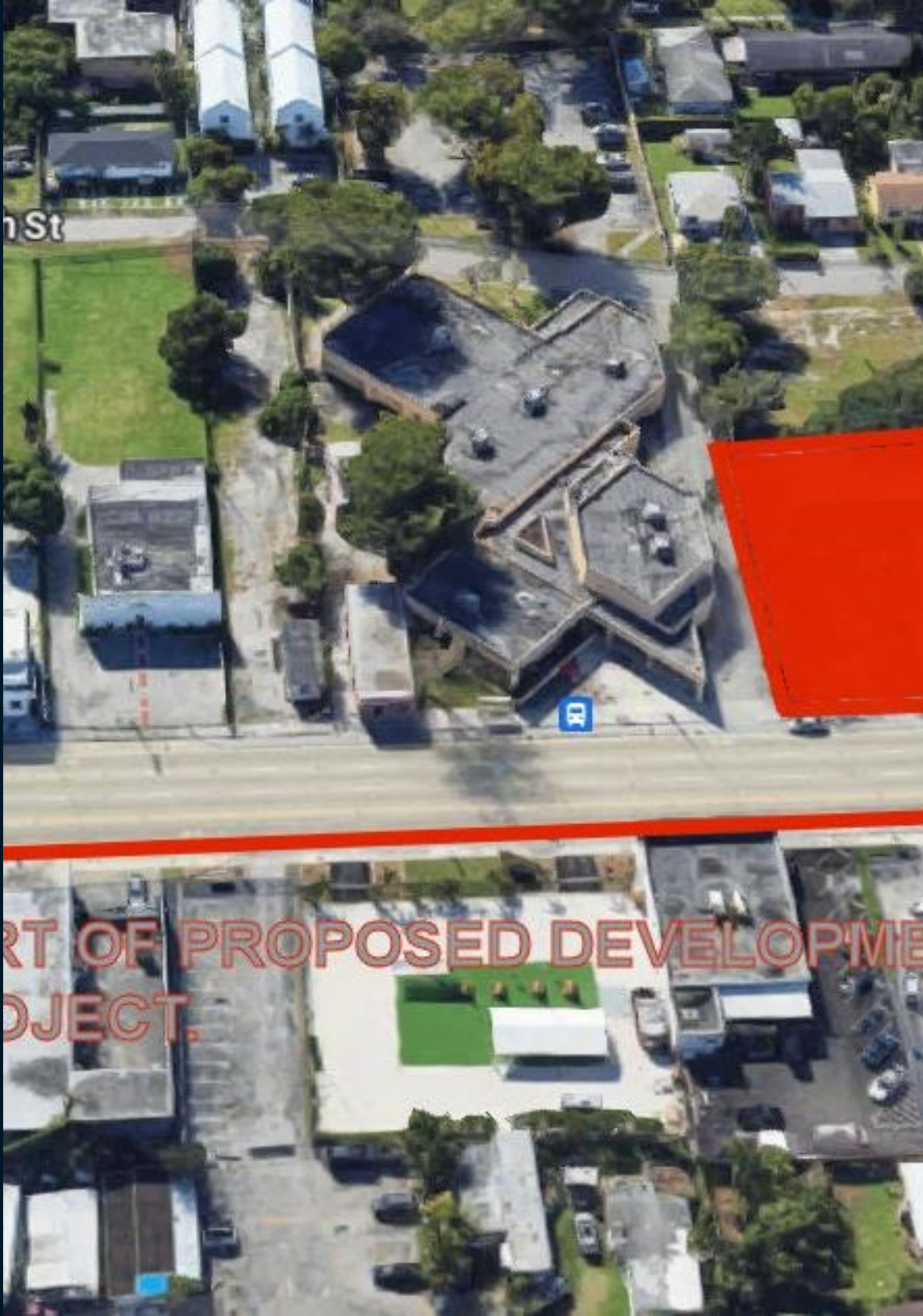
- The property is located in the Little River neighborhood of Miami, known for its industrial and commercial activity. This area is experiencing gentrification with the development of new residential and mixed-use projects.
- Little River is home to a diverse mix of businesses, including art galleries, breweries, restaurants, and design studios. The area has a creative and vibrant atmosphere that attracts a younger demographic.
- The neighborhood is in close proximity to major transportation corridors such as Interstate 95, providing easy access to other parts of Miami and beyond. This accessibility is attractive for businesses looking to establish a presence in a well-connected area.
- Little River is undergoing revitalization efforts, with initiatives aimed at improving infrastructure, public spaces, and amenities. This growth potential may lead to increased property values and investment opportunities in the area.
- The neighborhood's proximity to Wynwood, a renowned arts district in Miami, further enhances its appeal. This adjacency offers access to cultural events, art galleries, and a dynamic creative scene, contributing to the overall desirability of the location.

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Property Images

EDDY LAND

PROPERTY FEATURES

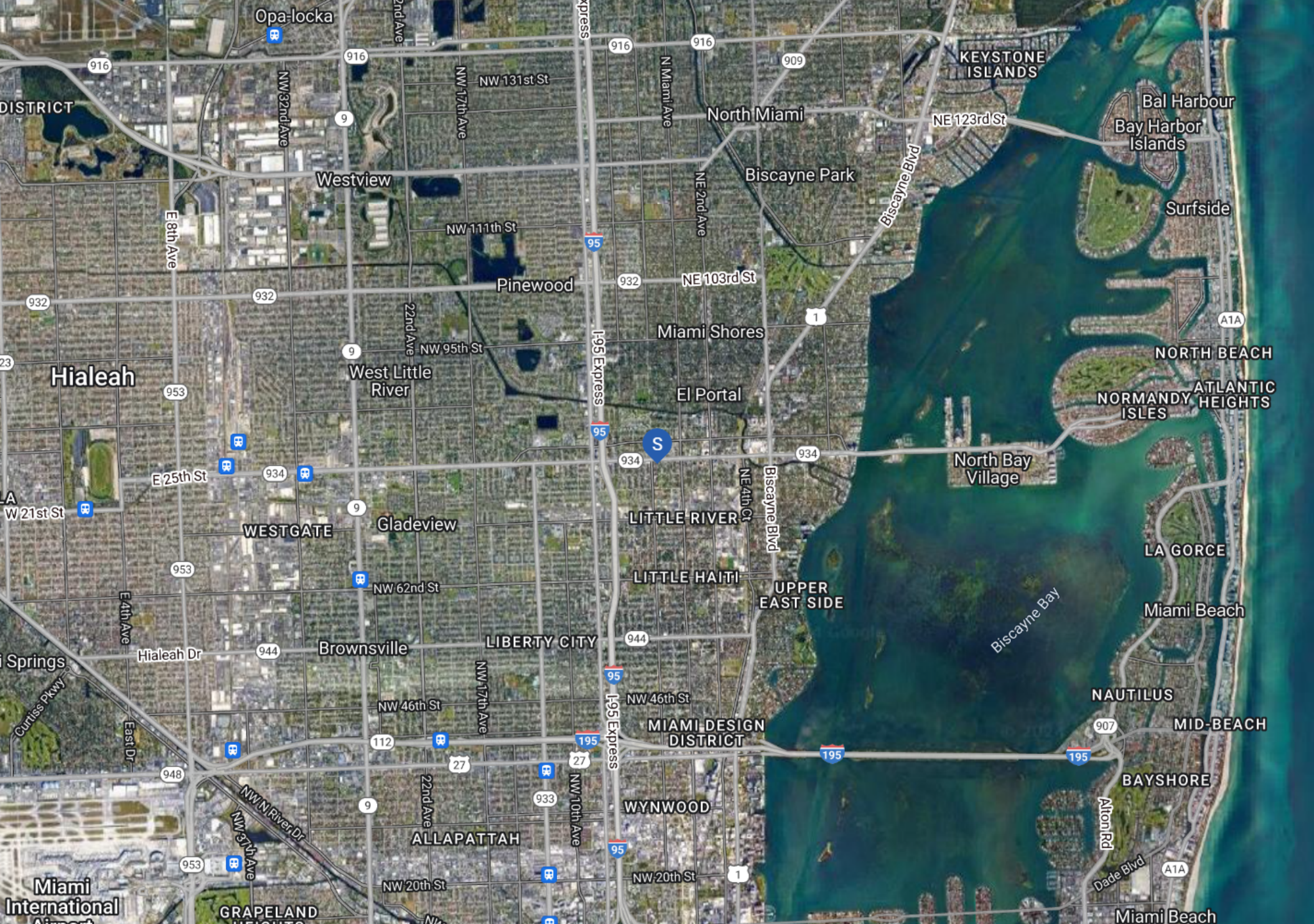
LAND SF	20,906
LAND ACRES	0.4799
# OF PARCELS	2
ZONING TYPE	T6-8 O
TOPOGRAPHY	FLAT
LOCATION CLASS	C
LOT DIMENSION	20906
CORNER LOCATION	NO
OPPORTUNITY ZONE	YES
MAX ALLOWED TO BUILD SQFT	104,530
MAX. FLOOR HEIGHT	8
MAX RESIDENTIAL UNITS	72
MAX HOSPITALITY UNITS	144
MAX BUILDABLE SF.	104,530
PRICE PER SF	\$181.77
PRICE PER SF BUILDABLE	\$36
MAX BUILDABLE WITH BENEFIT SF.	130,662
PRICE PER SF BUILDABLE WITH BENEFIT	\$29.08

NEIGHBORING PROPERTIES

NORTH	Major Proposed Development
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UTILITIES

WATER	YES
ELECTRICITY / POWER	YES











SOAR PARK PROPOSED PROJECT

PROGRAM DISTRIBUTION

COUNTY PARCELS

PROGRAM	GFA	UNITS/KEYS
MULTIFAMILY	3,958,223 SF	3,869
LIVE/WORK	195,500 SF	121
HOTEL KEYS	202,900 SF	312
COMMERCIAL	250,000 SF	
OFFICE	107,800 SF	
COMMUNITY	20,700 SF	
COUNTY TOTAL	4,735,123	3,990*

*DOES NOT INCLUDE HOTEL

LEGEND

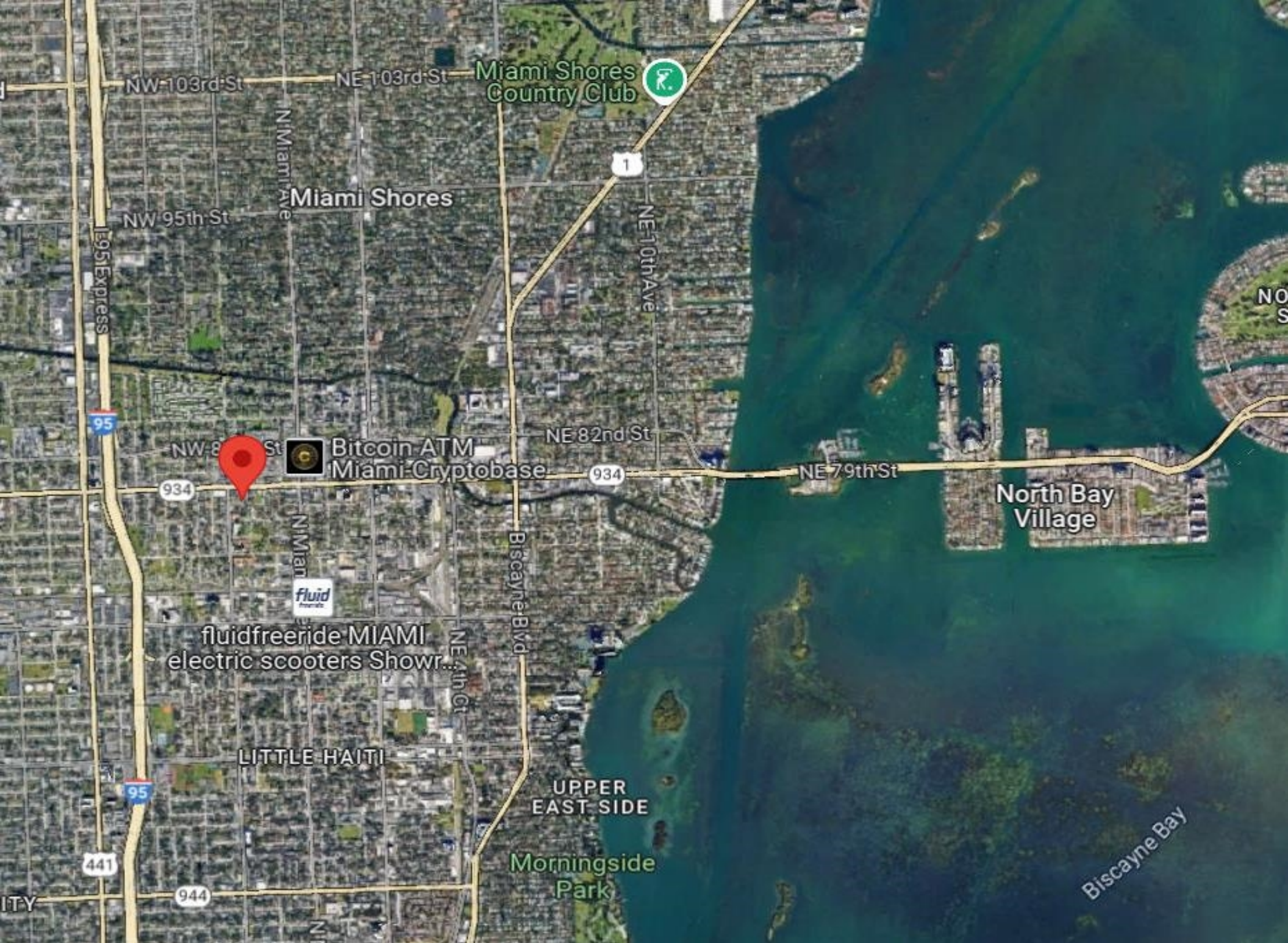
- MULTIFAMILY
- LIVE/WORK
- HOTEL
- COMMERCIAL
- CREATIVE OFFICE
- COMMUNITY
- PARKING
- RAMP/SERVICE

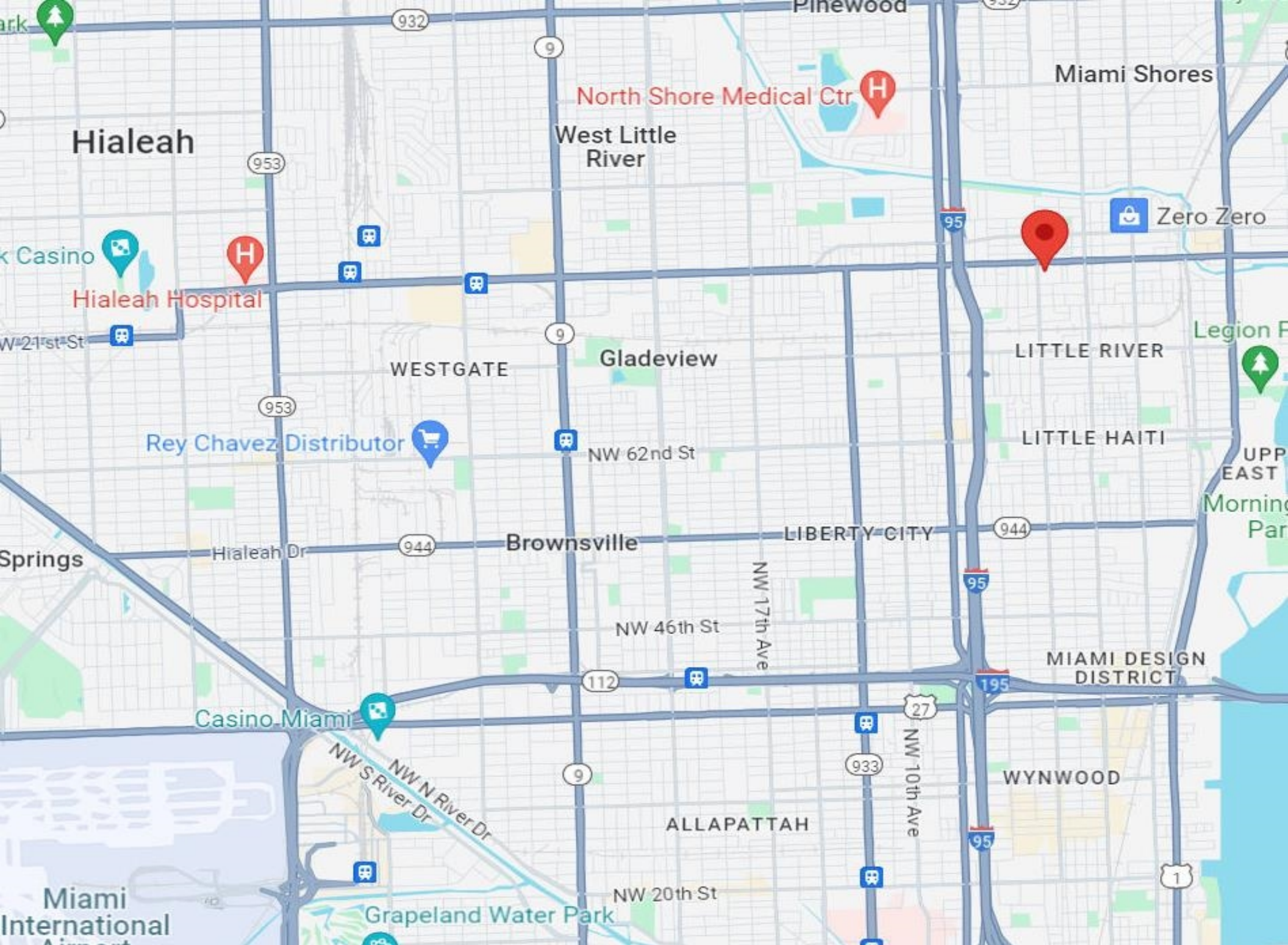
CITY PARCELS

PROGRAM	GFA	UNITS/KEYS
MULTIFAMILY	36,500	407
COMMERCIAL	43,043	
TOTAL	409,543	407

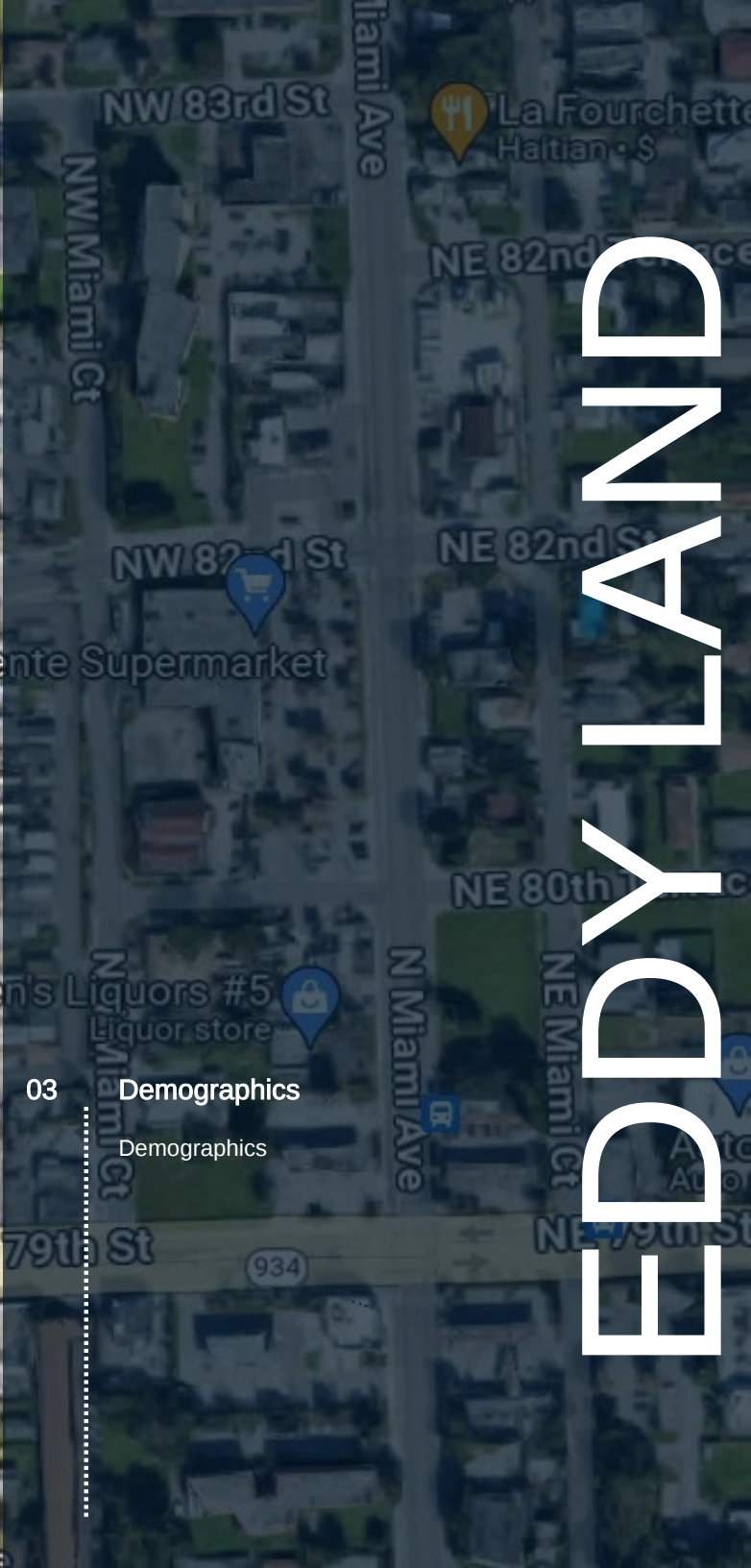
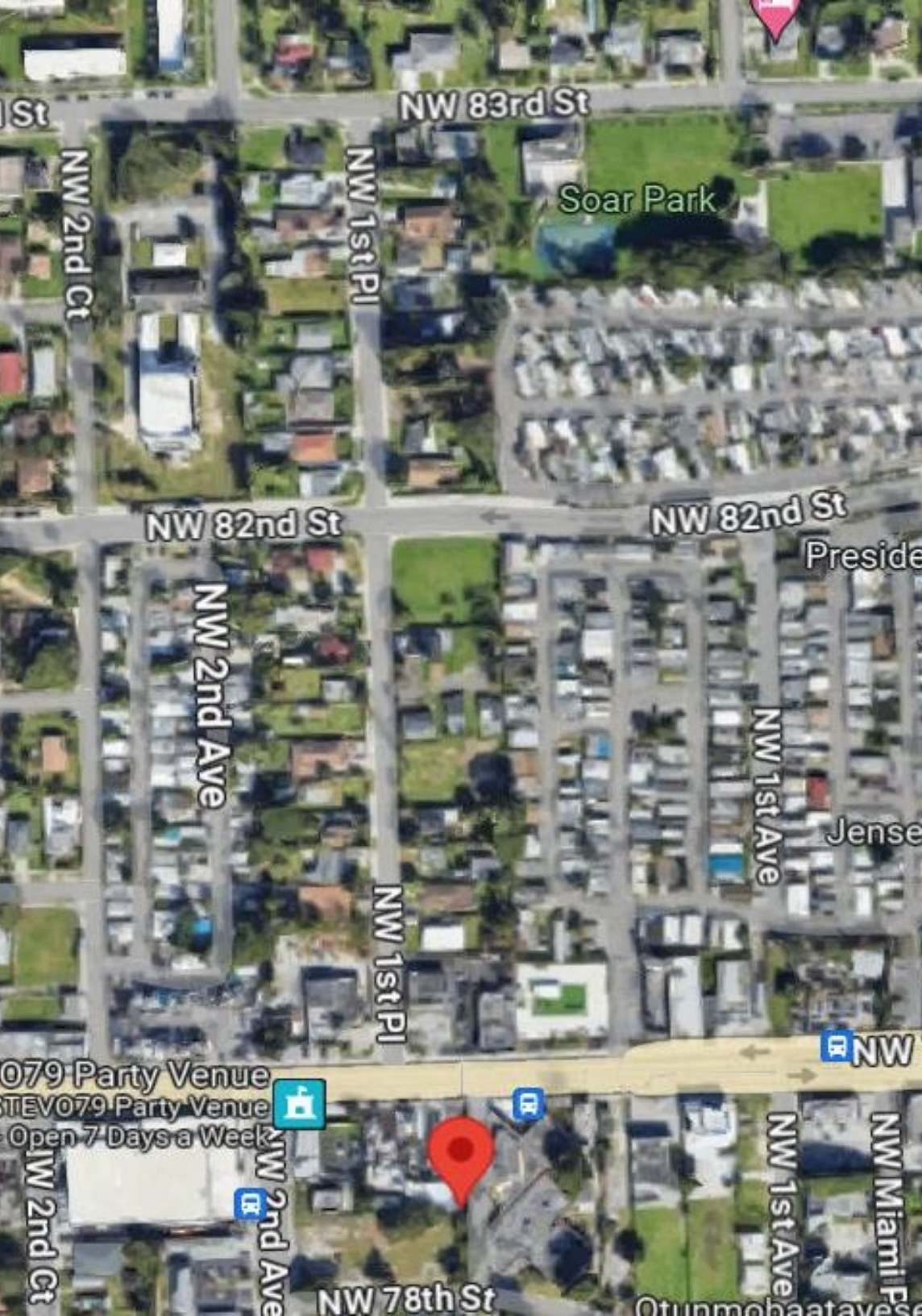
Proposed project across the street.







ONVATYDDE



03

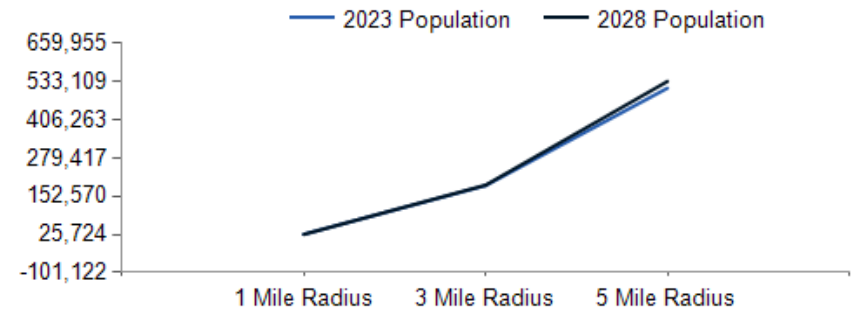
Demographics

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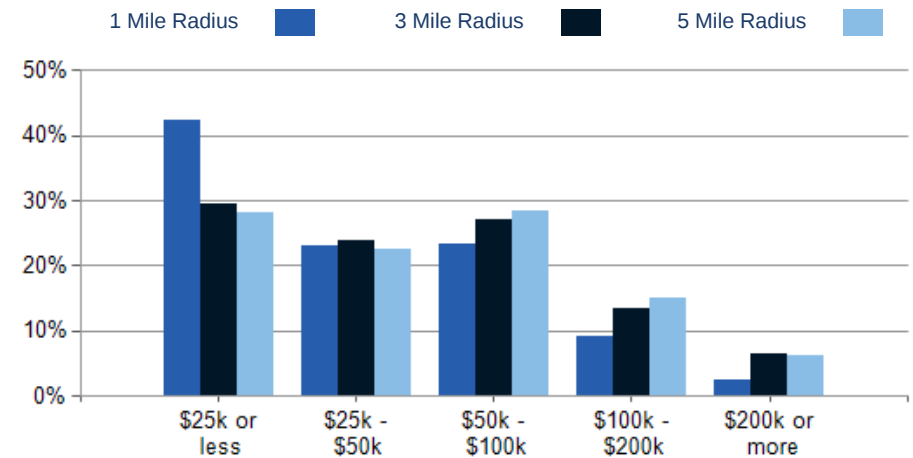
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,520	185,513	475,672
2010 Population	26,912	180,166	482,966
2023 Population	25,985	187,557	510,768
2028 Population	25,724	189,164	533,109
2023-2028: Population: Growth Rate	-1.00%	0.85%	4.30%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,580	12,482	32,898
\$15,000-\$24,999	1,757	8,133	22,068
\$25,000-\$34,999	810	6,461	18,570
\$35,000-\$49,999	1,539	10,159	25,629
\$50,000-\$74,999	1,652	11,358	33,425
\$75,000-\$99,999	718	7,564	21,881
\$100,000-\$149,999	697	6,453	20,428
\$150,000-\$199,999	221	2,952	8,896
\$200,000 or greater	257	4,420	11,938
Median HH Income	\$34,511	\$45,811	\$48,998
Average HH Income	\$52,951	\$76,236	\$78,072

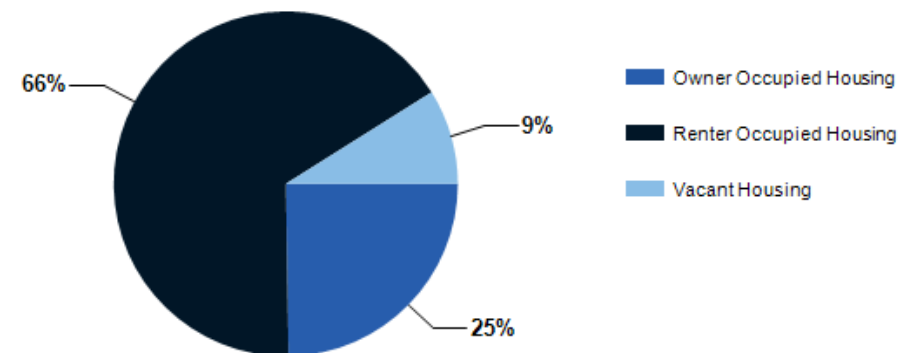
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,899	68,110	179,217
2010 Total Households	9,474	62,414	169,272
2023 Total Households	10,231	69,982	195,736
2028 Total Households	10,236	71,896	209,869
2023 Average Household Size	2.53	2.63	2.56
2023-2028: Households: Growth Rate	0.05%	2.70%	7.00%



2023 Household Income



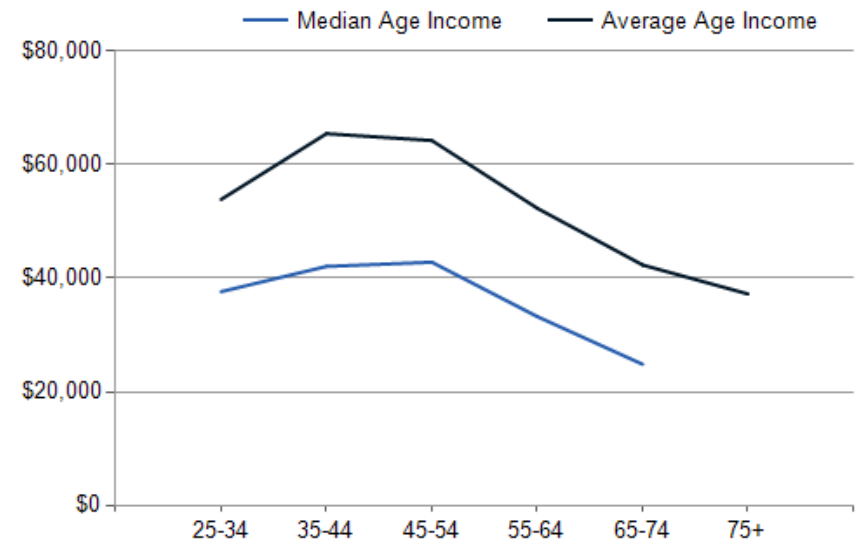
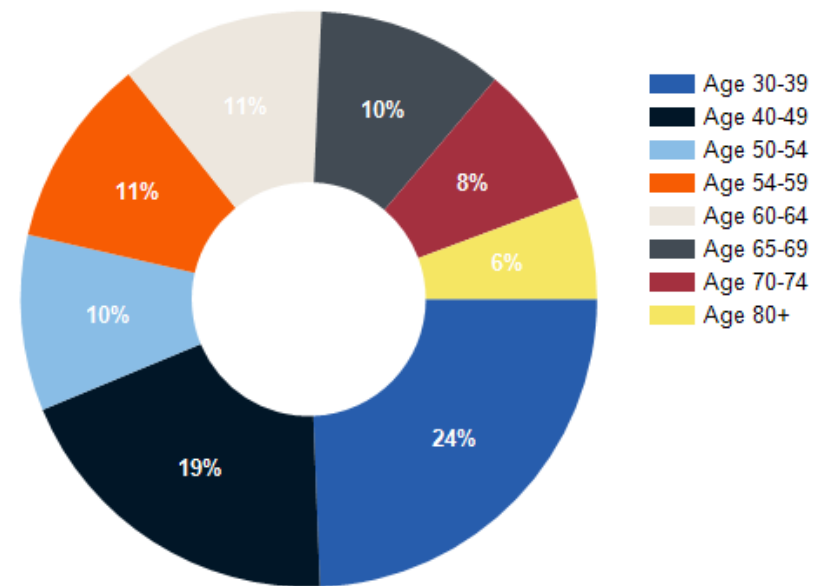
2023 Own vs. Rent - 1 Mile Radius



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,914	14,421	41,223
2023 Population Age 35-39	1,666	12,816	36,486
2023 Population Age 40-44	1,487	11,609	33,141
2023 Population Age 45-49	1,354	10,463	30,491
2023 Population Age 50-54	1,451	11,212	31,474
2023 Population Age 55-59	1,564	11,502	31,204
2023 Population Age 60-64	1,680	11,727	30,946
2023 Population Age 65-69	1,539	10,234	27,668
2023 Population Age 70-74	1,190	7,913	22,062
2023 Population Age 75-79	839	5,669	16,357
2023 Population Age 80-84	449	3,501	10,812
2023 Population Age 85+	315	2,811	9,315
2023 Population Age 18+	19,515	144,907	403,583
2023 Median Age	37	37	38
2028 Median Age	38	39	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$37,615	\$50,963	\$55,997
Average Household Income 25-34	\$53,865	\$74,894	\$80,114
Median Household Income 35-44	\$42,072	\$55,609	\$59,118
Average Household Income 35-44	\$65,467	\$89,740	\$91,693
Median Household Income 45-54	\$42,809	\$57,273	\$59,362
Average Household Income 45-54	\$64,252	\$94,059	\$94,343
Median Household Income 55-64	\$33,238	\$45,668	\$48,750
Average Household Income 55-64	\$52,329	\$78,198	\$80,325
Median Household Income 65-74	\$24,831	\$37,116	\$37,378
Average Household Income 65-74	\$42,329	\$62,561	\$64,264
Average Household Income 75+	\$37,215	\$52,952	\$51,821



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