

WEST LITTLE RIVER LAND

**ADJACENT 0.69-ACRE SITE
AVAILABLE TOGETHER
OR SEPARATELY**

OFFERING MEMORANDUM
WEST LITTLE RIVER LAND

8801 NW 27th Avenue | Miami, FL

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WEST LITTLE RIVER LAND



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Investment Highlights

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire West Little River Land (the "Properties"), two neighboring development sites totaling ±74,488 SF (1.71 Acres), available together or separately, in Miami, FL.

Strategically located along NW 27th Avenue (31,000+ VPD) – a major north/south thoroughfare and thriving retail corridor in Miami-Dade County – these properties offer exceptional visibility and accessibility. Their inclusion within the NCUAD Zoning Overlay significantly enhances development potential, allowing for expanded uses and increased density (see Pages 7-8). Additionally, these sites are prime candidates for consideration under the Live Local Act (see Page 9), further increasing their investment appeal.

West Little River Land presents a rare opportunity for forward-thinking developers to capitalize on a high-demand, rapidly growing market. With zoning that accommodates multifamily, mixed-use, retail (drive-thru/convenience), industrial, and self-storage, among other possibilities, these properties offer unparalleled flexibility to maximize value and future potential.

Opportunity Highlights

Various Purchase Options

- » West Little River Land consists of 2 separate assemblages, available together or separately, located on either side of 88th Street - presenting the opportunity for a combined or bifurcated purchase

Advantageous Zoning

- » The properties fall within the NCUAD (North Central Urban Area District) Overlay along the SMART Corridor, allowing for increased density, height, and intensity considerations as well as several potential uses for future development

Easy Accessibility

- » Located near the intersection with 79th Street (35,500+ VPD), providing easy access to I-95 (245,000+ VPD) and direct passageway to MIA International Airport, Miami Beach, Hialeah, and Doral, amongst other key submarkets

Booming Corridor

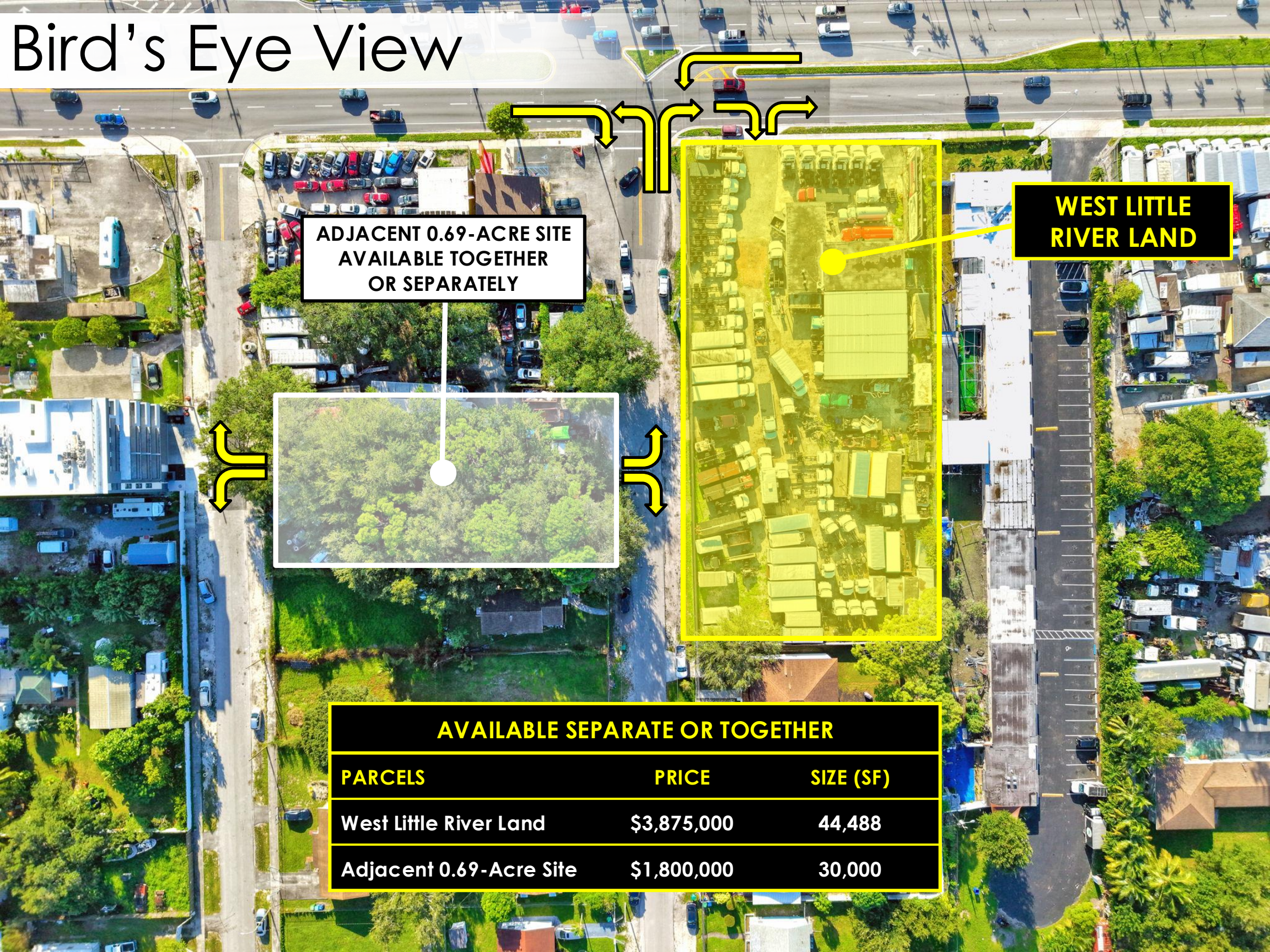
- » The properties are sited along the NW 27th Avenue Corridor, down the street from Miami-Dade College's North Campus (245-Acre Facility and 40,000+ Students) and surrounding national and regional retailers such as Walmart Supercenter, Ross Dress for Less, Harbor Freight Tools, Walgreens, Presidente Supermarket, Wells Fargo, Wendy's, Walgreens and others

Property Details

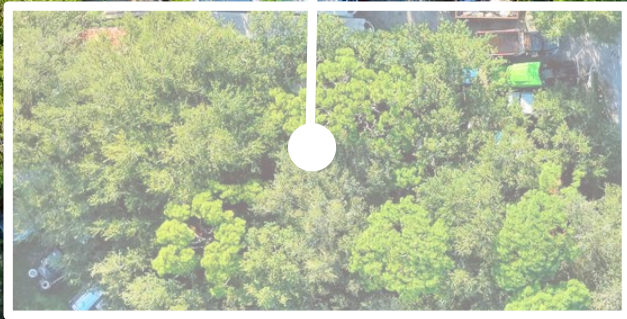
PROPERTY	PARCEL NO.	SIZE (SF)	SIZE (ACRES)	ZONING	UNIT DENSITY	ALLOWABLE HEIGHT
Parcel 1	30-3103-028-0310	14,488	.33	MCS-Center	29	12 Stories
Parcel 2	30-3103-028-0270	15,000	.34	MC-Center	30	12 Stories
Parcel 3	30-3103-028-0240	15,000	.34	MC-Edge	20	8 Stories
Assemblage Total		44,488	1.02	-	79	-



Bird's Eye View



**ADJACENT 0.69-ACRE SITE
AVAILABLE TOGETHER
OR SEPARATELY**



**WEST LITTLE
RIVER LAND**

AVAILABLE SEPARATE OR TOGETHER		
PARCELS	PRICE	SIZE (SF)
West Little River Land	\$3,875,000	44,488
Adjacent 0.69-Acre Site	\$1,800,000	30,000

The Offering

Property Summary

Property Address: 8801 NW 27th Ave & 2615 NW 88th St
Miami, FL 33147

Google Maps Link:



Building Square Feet: 2,292 SF

Lot Size: 44,488 SF (1.02 Acre)

Year Built: 1959

Number of Stories: 1 Story

Current Zoning: North Central Urban Area District
(NCUAD) – MCS/MC Center & MC Edge

Existing Land Use: Automotive/Marine Sales and Services

Parcel No.: 30-3103-028-0240/0270/0310

Ownership Type: Fee Simple

TOTAL OFFERING PRICE*

\$3,875,000

TOTAL PRICE/SF

\$87.10

TOTAL PRICE/ACRE

\$3,794,169

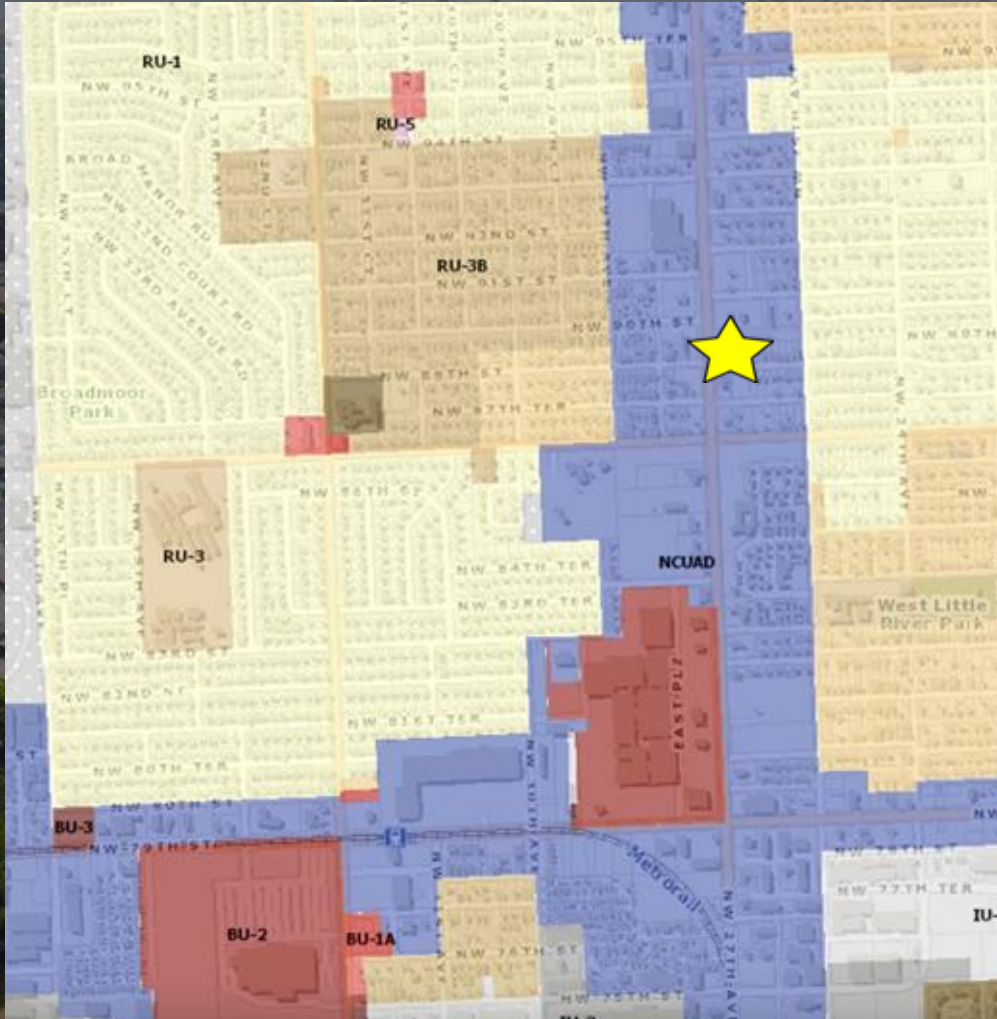
ANNUAL BILLBOARD INCOME (MTM)

\$15,000

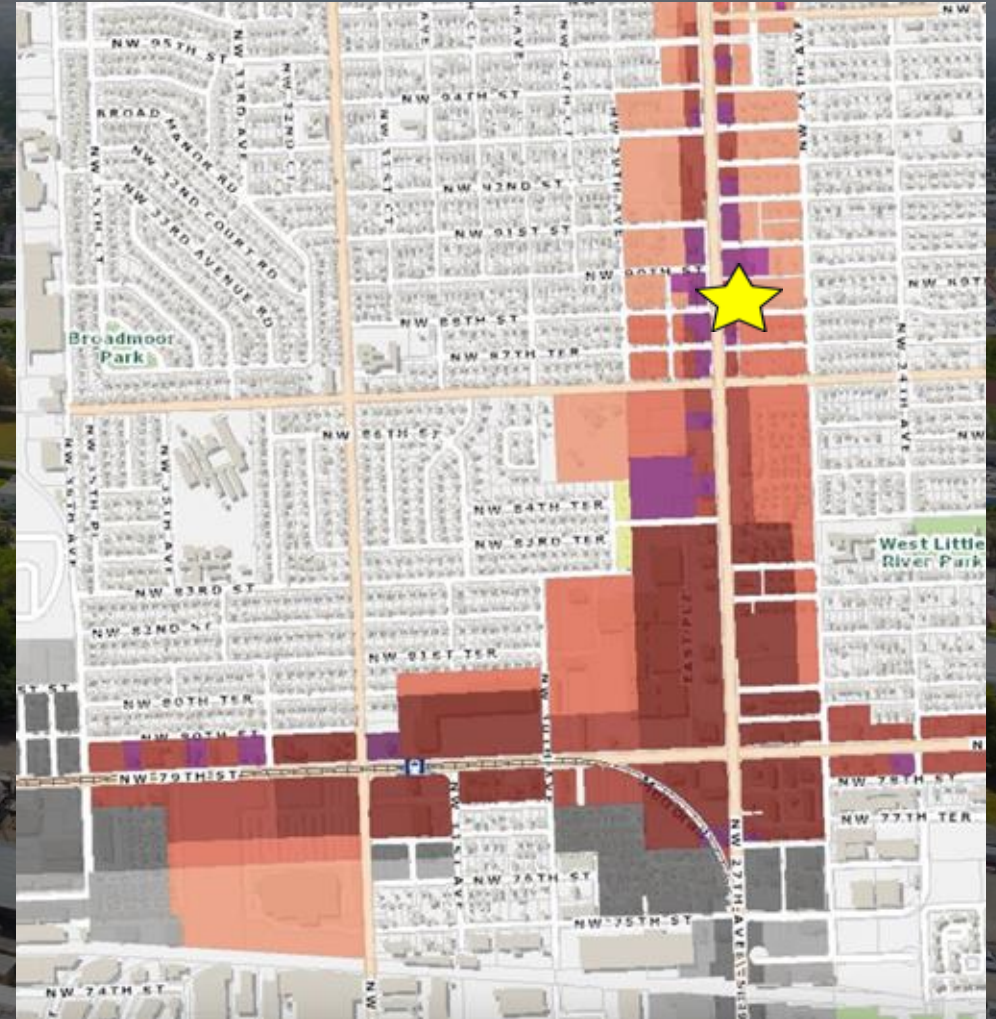
*Property is being offered together as an assemblage or separately. Please contact Exclusive Listing Agents for additional details.

Zoning Overview

Overlay Map



Density Map



The Subject Properties are incorporated as part of the North Central Urban Area District (NCUAD) Overlay. Specifically, they are located within the Mixed-Use Corridor Special (MCS) and Mixed-Use Corridor (MC) land use categories and Center and Edge sub-districts.

Zoning Overview

Buildability Table

Urban Center or Urban Area District	Sub-District					
	CORE		CENTER		EDGE	
	Density (Maximum)	Building Height (Minimum-Maximum)	Density (Maximum)	Building Height (Minimum-Maximum)	Density (Maximum)	Building Height (Minimum-Maximum)
Community Urban Centers along South Dade Transitway	125 units per acre	3-15 stories	90 units per acre	2-12 stories	45 units per acre	6 stories*
Metropolitan Urban Centers along the South Dade Transitway	250 units per acre	25 stories*	150 units per acre	15 stories*	60 units per acre	8 stories*
Ojus Urban Area District	90 units per acre	12 stories*	60 units per acre	3-8 stories	45 units per acre	6 stories*
North Central Urban Area District See Note 1	125 units per acre	3-15 stories	Within ½ mile of the SMART Corridor, 90 units per acre; otherwise 60 units per acre	Within ½ mile of the SMART Corridor, 2-12 stories; otherwise 2-8 stories	60 units per acre	8 stories*
Bird Road Corridor Urban Area	90 units per acre; except, for properties east of SW 87th Avenue, 36 units per acre	2-12 stories; except, for properties east of SW 87th Avenue, 2-6 stories	60 units per acre	2-8 stories	36 units per acre	6 stories*
Country Club Urban Area	90 units per acre	2-12 stories	60 units per acre	2-8 stories	36 units per acre	6 stories*

Use Table

LAND USE GROUP	LAND USE CATEGORY								
	R ⁽¹⁾⁽⁴⁾	RM ⁽¹⁾⁽⁴⁾	MC ⁽¹⁾⁽⁴⁾	MM ⁽¹⁾⁽⁴⁾	MO ⁽¹⁾⁽⁴⁾	MCS ⁽¹⁾⁽⁴⁾	MCI ⁽¹⁾⁽⁴⁾	ID	I
Residential Uses:									
Single-Family:	P	P							
Duplex:	P	P							
Multi-Family Apartments:	P ⁽¹⁾⁽⁴⁾	P	P ⁽¹⁾	P	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾⁽⁴⁾	
Live/Work Units:							P ⁽¹⁾⁽⁷⁾	P ⁽¹⁾⁽⁷⁾	
Civic Uses:									
Religious Facilities:	P	P	P	P	P	P	P	P	P
Schools (K-12):	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾
Hospitals:			SE	SE	SE	SE	SE		SE
Group Residential Home:	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾		
Health Care Services:	SE	SE	P	P	P	P	P	P	
General Retail/Personal Service Establishments:			P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	
Liquor Package Stores:			P ⁽¹⁾⁽¹⁾	P ⁽¹⁾⁽¹⁾	P ⁽¹⁾⁽¹⁾	P ⁽¹⁾⁽¹⁾	P ⁽¹⁾⁽¹⁾		
Automotive Uses:						P	P	P	
Gas/Service Stations:			P ⁽¹⁾⁽¹⁾⁽⁴⁾			P ⁽¹⁾⁽¹⁾	P ⁽¹⁾⁽¹⁾	P ⁽¹⁾⁽¹⁾	
Professional Business Offices:			P	P	P	P	P	P	
Industrial Uses:							P	P	
Colleges and Universities:			P	P	P	P	P		P
Entertainment Uses:			P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	
Accommodation Uses:			P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	
Child Care Facilities:	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P	P	P	P	P		P
Food/Beverage Establishments:			P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	
Drive-Through Facilities:			P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	
Commercial Parking Garage:			P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾		
Self-service mini-warehouse storage*:						P ⁽¹⁾⁽⁴⁾	P ⁽¹⁾⁽⁴⁾	P	

P: Permitted Use, although specific uses may require approval as special exception SE: Special Exception – only permitted if approved upon public hearing [#] Footnote (as provided below)

The Subject Properties are located within ½ mile of the SMART Corridor, providing for 12 stories of height and a 90 Unit per Acre density in the Center Sub District and 8 stories of height and a 60 Unit per Acre density in the Edge Sub District.

Live Local Act Overview

LIVE LOCAL
SB 102 BY SENATOR CALATAYUD

Upzoning Per Live Local Act (LLA)

The LLA represents the largest investment for housing efforts in Florida's history and provides incentives to developers constructing affordable and workforce housing in Florida. The law took effect on July 1, 2023, and was amended on May 16, 2024.

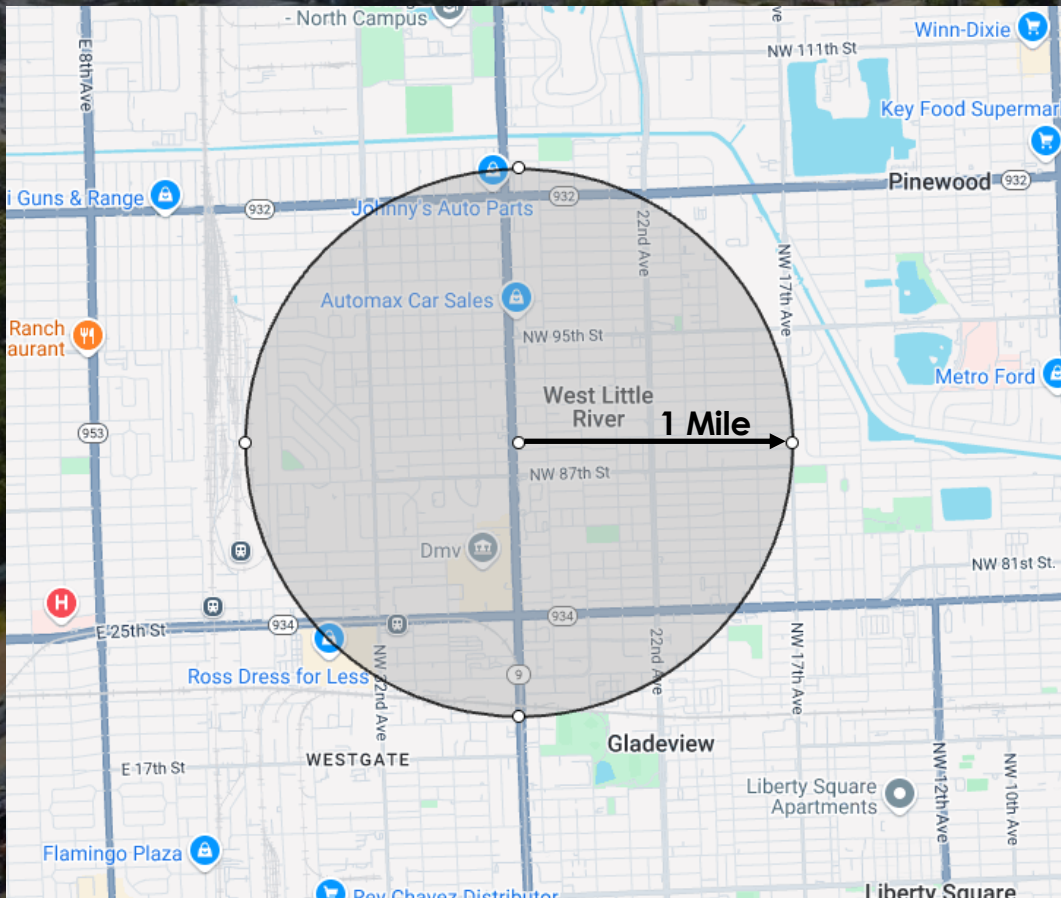
The LLA permits circumvention of comprehensive planning and zoning regulations if a project meets **ALL** of the following requirements:

- 40% of the units are affordable
- Monthly rents (including taxes, insurance, and utilities) do not exceed 30%, 50%, 80%, or 120% of Area Medium Income (AMI)
- For a period of 30 years
- For mixed-use projects, 65% of the SF must be residential

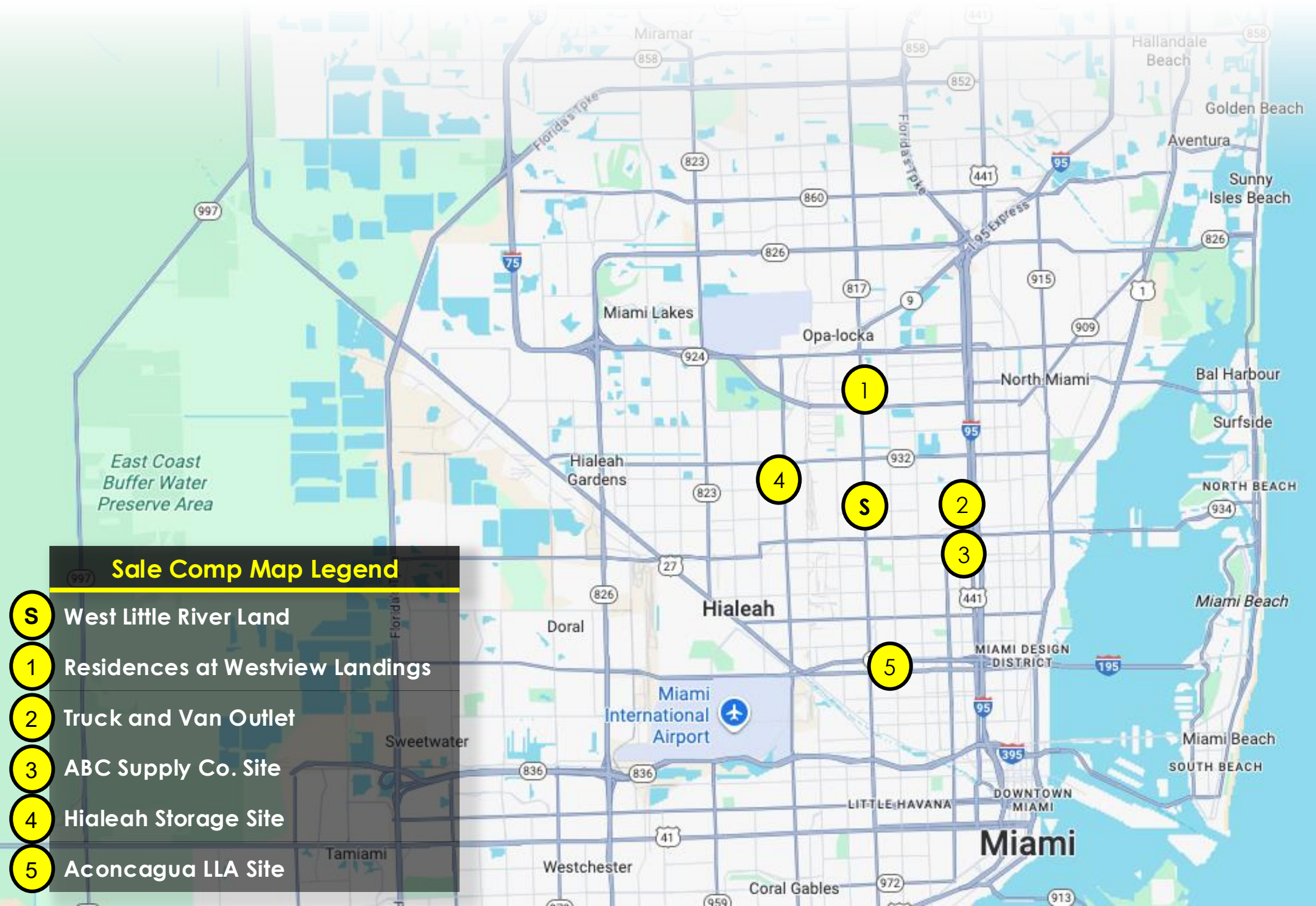
Developers benefit from a change in zoning and land use, which allows for:

- The use of the highest allowed density in same local zoning jurisdiction
- The use of the highest allowable height within a 1-mile radius of the proposed development
- At least 150% FAR of the highest currently allowed FAR in the same local zoning jurisdiction

As it pertains to these two sites, a 1-mile radius is outlined on the left, which would permit a height of up to 15 stories, and use of the MUC Core Overlay Zoning that equates to density of up to 250 units per acre.



Sales Comparables Map



Sale Comp Map Legend

- S** West Little River Land
- 1** Residences at Westview Landings
- 2** Truck and Van Outlet
- 3** ABC Supply Co. Site
- 4** Hialeah Storage Site
- 5** Aconcagua LLA Site

Sales Comparables Summary

	Name & Address	Sale Price	Lot Size (SF)	Lot Size (Acres)	Price/SF	Price/Acre	Zoning	Sale Date
5	West Little River Land 8801 NW 27th Ave – Miami, FL	\$3,875,000	44,488	1.02	\$87.10	\$3,794,169	NCUAD	N/A
1	Residences at Westview Landings 12301 NW 27th Ave – Miami, FL	\$2,600,000	26,288	0.60	\$98.90	\$4,308,278	NCUAD	5/14/25
2	Truck and Van Outlet 8800 NW 7th Ave – Miami, FL	\$4,700,000	63,938	1.47	\$73.51	\$3,202,039	NCUAD	7/24/25
3	ABC Supply Co. Site 7275 NW 7th Ave – Miami, FL	\$11,520,000	84,370	1.94	\$136.54	\$5,947,744	D1	8/6/25
4	Hialeah Storage Site 4148 E 8th Ave – Hialeah, FL	\$4,750,000	41,920	0.96	\$113.31	\$4,935,830	C-2	3/13/25
5	Aconcagua LLA Site 3735 NW 24th Ave – Miami, FL	\$2,900,000	27,672	0.64	\$104.80	\$4,565,048	T5-L	4/23/25
	Averages:	\$5,294,000	48,838	1.12	\$105.41	\$4,591,788		

Sales Comparables



S

West Little River Land
8801 NW 27th Ave – Miami, FL

Sale Price:	\$3,875,000
Lot Size (SF):	44,488
Lot Size (Acres):	1.02
Price/SF:	\$87.10
Price/Acre:	\$3,794,169
Zoning:	NCUAD
Sale Date:	N/A



1

Residences at Westview Landings
12301 NW 27th Ave – Miami, FL

Sale Price:	\$2,600,000
Lot Size (SF):	26,288
Lot Size (Acres):	0.60
Price/SF:	\$98.90
Price/Acre:	\$4,308,278
Zoning:	NCUAD
Sale Date:	5/14/25



2

Truck and Van Outlet
8800 NW 7th Ave – Miami, FL

Sale Price:	\$4,700,000
Lot Size (SF):	63,938
Lot Size (Acres):	1.47
Price/SF:	\$73.51
Price/Acre:	\$3,202,039
Zoning:	NCUAD
Sale Date:	7/24/25

Sales Comparables



ABC Supply Co. Site
7275 NW 7th Ave – Miami, FL

Sale Price: \$4,700,000

Lot Size (SF): 63,938

Lot Size (Acres): 1.47

Price/SF: \$73.51

Price/Acre: \$3,202,039

Zoning: D1

Sale Date: 8/6/25



Hialeah Storage Site
4148 E 8th Ave – Hialeah, FL

Sale Price: \$4,750,000

Lot Size (SF): 41,920

Lot Size (Acres): 0.96

Price/SF: \$113.31

Price/Acre: \$4,935,830

Zoning: C-2

Sale Date: 3/13/25



Aconcagua LLA Site
3735 NW 24th Ave – Miami, FL

Sale Price: \$2,900,000

Lot Size (SF): 27,672

Lot Size (Acres): 0.64

Price/SF: \$104.80

Price/Acre: \$4,565,048

Zoning: T5-L

Sale Date: 4/23/25

South Aerial Context



DWNTWN
MIAMI



NW 79th Street 35,500+ VPD



NORTHSIDE CENTRE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

WELLS FARGO



Walgreens

DOLLAR TREE

Foot Locker

PS PRESIDENTE
SUPERMARKET

dd's
DISCOUNTS

Rainbow

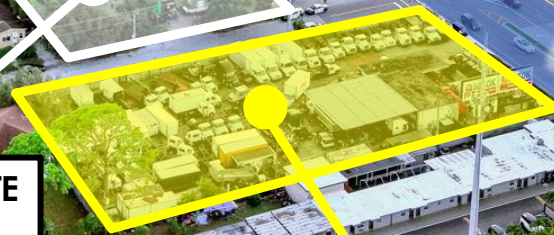


Northside Commons
Affordable Housing
80 Units



Northside Village

161 Units
23,000 SF Retail
123,000 Self Storage Facility



**West Little
River Land**

**ADJACENT 0.69-ACRE SITE
AVAILABLE TOGETHER
OR SEPARATELY**

NW 27th Avenue 31,000+ VPD

Holland Park HueHub
Demolition Commenced

12-Acre Master-Planned Project
Largest Approved LLA
Development

4,032 Residences
57,260 SF Retail
4,249 Parking Spaces

North Aerial Context

Miami Dade College

245- Acre Facility
40,000+ Students

EASTVIEW
COMMERCE CENTER



MURPHY USA

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Price Choice
FOODMARKETS

Advance Auto Parts



AUTOWORLD OF AMERICA

NW 27th Avenue 31,000+ VPD

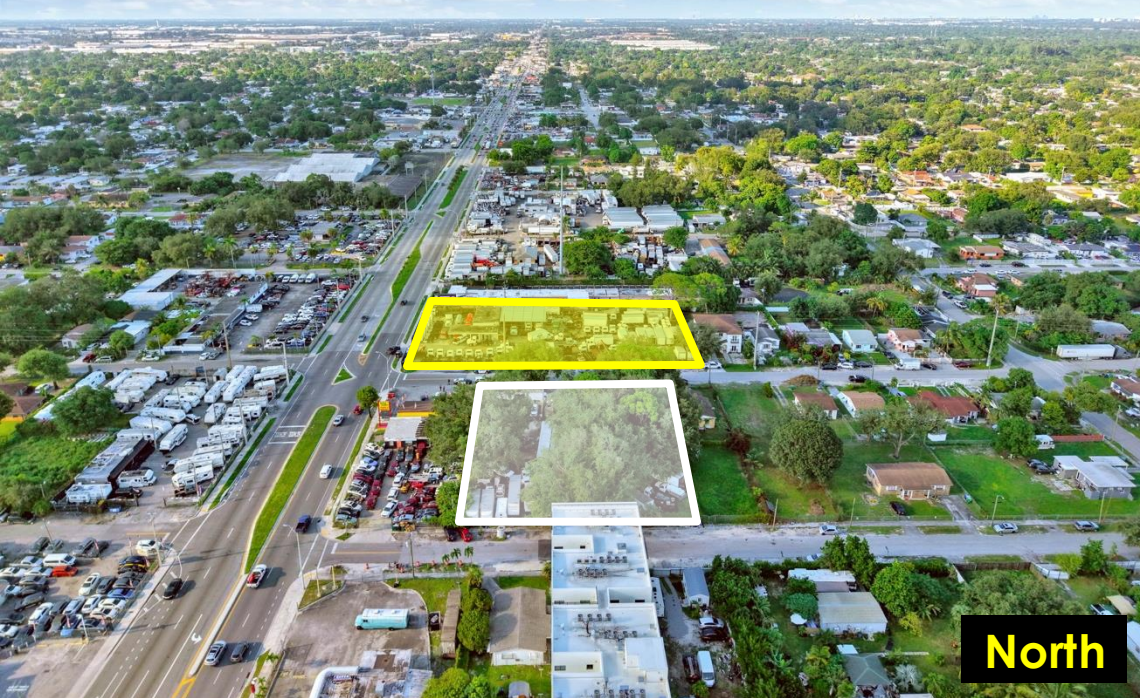


West Little River Land



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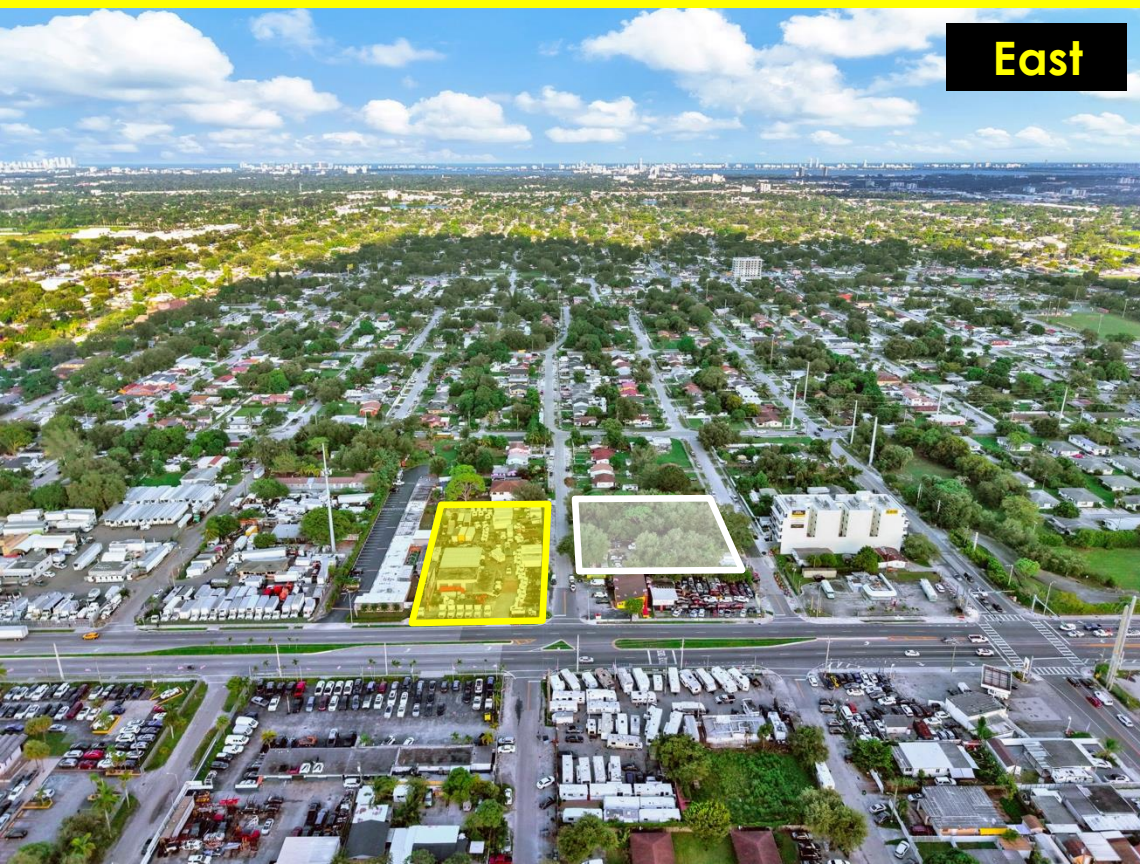
Property Photos



North



Northeast

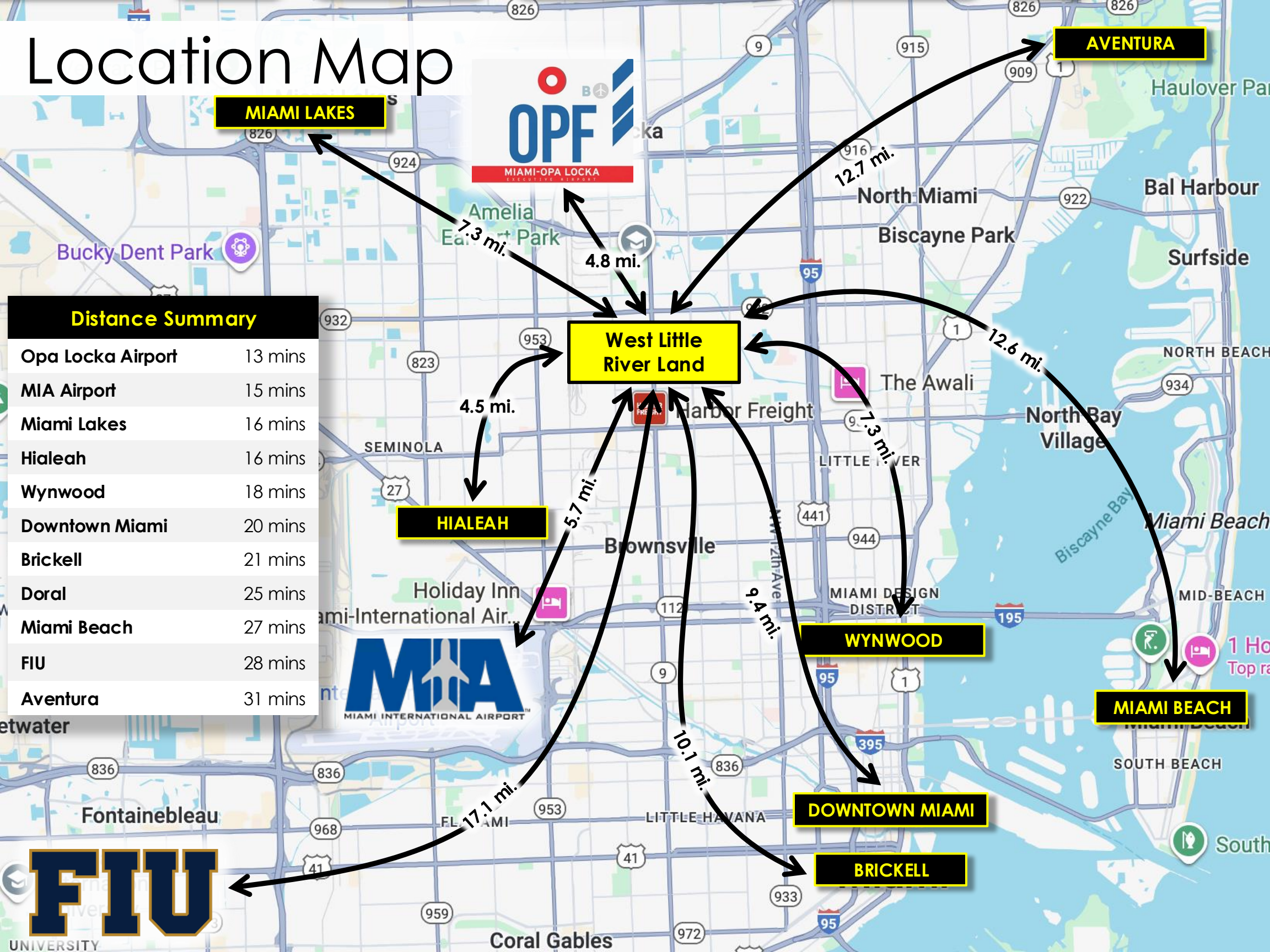


East



Southeast

Location Map



Distance Summary

Opa Locka Airport	13 mins
MIA Airport	15 mins
Miami Lakes	16 mins
Hialeah	16 mins
Wynwood	18 mins
Downtown Miami	20 mins
Brickell	21 mins
Doral	25 mins
Miami Beach	27 mins
FIU	28 mins
Aventura	31 mins



In The News

FLORIDA YIMBY

Demolition Underway for The HueHub at 8395 NW 27th Avenue in Miami's West Little River Neighborhood

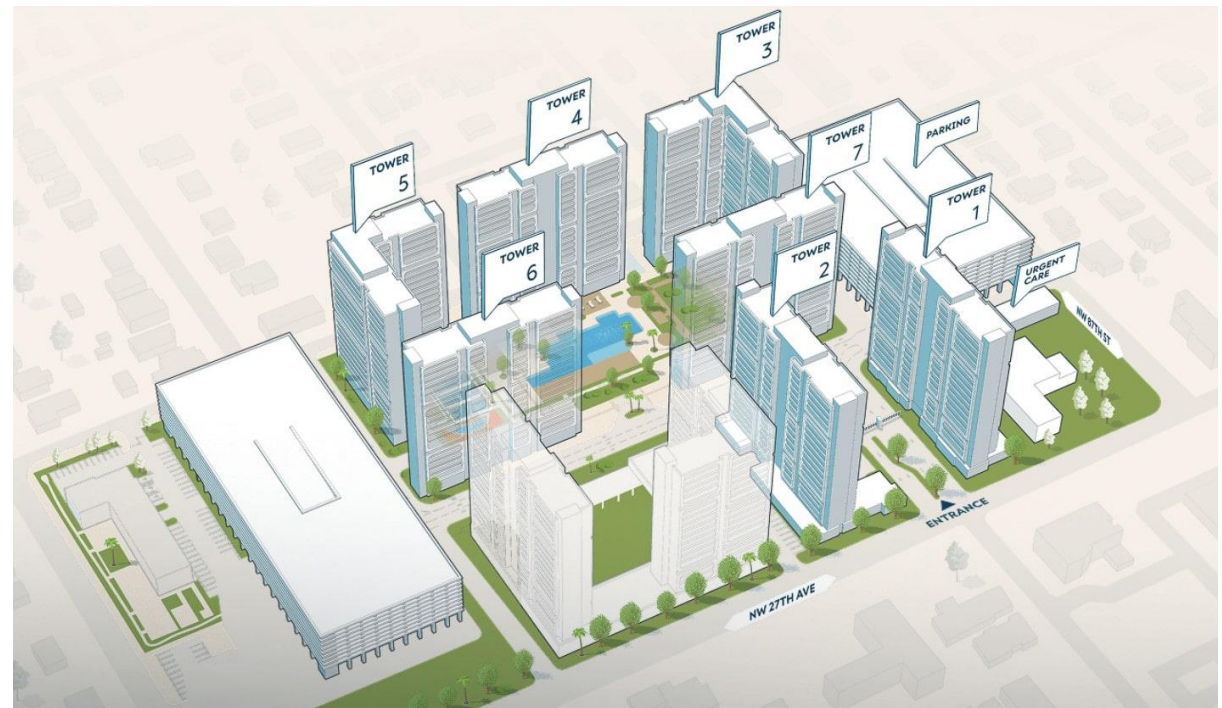
By Oscar Nunez | March 8, 2026, at 8:00 a.m.



Demolition has officially commenced at the 12-acre site of The HueHub, a planned mixed-use residential development located at 8395 NW 27th Avenue in Miami's West Little River neighborhood. The \$880 million project is being developed by Pablo Castro and will introduce a large-scale workforce housing community intended to serve essential workers across Miami-Dade County.

The demolition phase marks the first major step toward construction of what is planned to be one of the largest

attainable housing developments in South Florida. Once completed, the transit-oriented development is slated to include seven 35-story towers containing more than 4,000 fully furnished residential units, along with neighborhood-serving retail space, public open areas, and a range of resident amenities.



Planned residential pricing is expected to begin at approximately \$1,300 per month for studio units, \$1,600 for one-bedroom residences, and \$1,900 for two-bedroom units. The development is aimed at providing housing options for members of the local workforce, including firefighters, police officers, educators, healthcare professionals, hospitality employees, and service workers.

“Beginning demolition is a tangible signal that this long-envisioned project is becoming real,” said Pablo Castro, Developer of The HueHub. “This step reflects months of planning, coordination, partnership, commitment and a true vision to move forward with a development that directly responds to the urgent housing needs of the people who keep Miami-Dade County running.”

The project will also include approximately 200,000 square feet of interior amenity space, a two-acre public park, and facilities...

[Click Here for Full Article](#)

Market Overview

Demographics

South Florida MSA

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.

	3 Miles	5 Miles	10 Miles
POPULATION			
2024 Estimate	117,852	323,118	979,065
2029 Projections	118,933	326,055	992,879
2020 Census	121,489	328,919	958,738
BUSINESS			
2024 Est. Total Businesses	6,002	18,638	67,644
2024 Est. Total Employees	50,803	151,317	531,152
HOUSEHOLDS			
2024 Estimate	45,704	130,554	401,803
2029 Projection	46,106	131,782	408,076
2020 Census	47,256	132,925	392,548
INCOME			
Average Household Income	\$100,474	\$93,752	\$95,773
Median Household Income	\$74,447	\$65,834	\$67,693

6.2M+
POPULATION

#7
Largest MSA in the US

#4
Business Tax Climate Ranking

\$375B+
Gross Metropolitan Product

5.1%
Expected Population Growth in next 5 Years

WEST LITTLE RIVER LAND CURRENT

Real Estate Advisors

WEST LITTLE RIVER LAND

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