



**WEST LITTLE RIVER LAND**

**ADJACENT 1.02-ACRE SITE  
AVAILABLE TOGETHER  
OR SEPARATELY**

**OFFERING MEMORANDUM**  
**WEST LITTLE RIVER LAND**

2676 NW 88<sup>th</sup> Street | Miami, FL

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## WEST LITTLE RIVER LAND



### LEAD AGENTS



**ALEJANDRO SNYDER**  
Partner & Managing Director  
Direct: (305) 783-8890  
alejandro@currentreadvisors.com



**MICHAEL WILLIAMS**  
Partner & Managing Director  
Direct: (516) 428-6050  
michael@currentreadvisors.com

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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 27<sup>th</sup> 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 6-7). Additionally, these sites are prime candidates for consideration under the Live Local Act (see Page 8), 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 79<sup>th</sup> 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 27<sup>th</sup> 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

# Bird's Eye View

**WEST LITTLE RIVER LAND**

**ADJACENT 1.02-ACRE SITE AVAILABLE TOGETHER OR SEPARATELY**

**AVAILABLE SEPARATE OR TOGETHER**

PARCELS	PRICE	SIZE (SF)
West Little River Land	\$1,800,00	30,000
Adjacent 1.02-Acre Site	\$3,675,000	44,488

# The Offering

## Property Summary

Property Address: 2676 NW 88th St  
Miami, FL 33147

Google Maps Link:



Building Square Feet: N/A

Lot Size: 30,000 SF (0.69 Acres)

Unit Density: 61 Units

Allowable Height: 12 Stories

Current Zoning: North Central Urban Area District  
(NCUAD) – MC Center

Existing Land Use: Vacant Land

Parcel No.: 30-3103-028-0090

Ownership Type: Fee Simple

TOTAL OFFERING PRICE\*

**\$1,800,000**

TOTAL PRICE/SF

**\$60.00**

TOTAL PRICE/ACRE

**\$2,613,600**

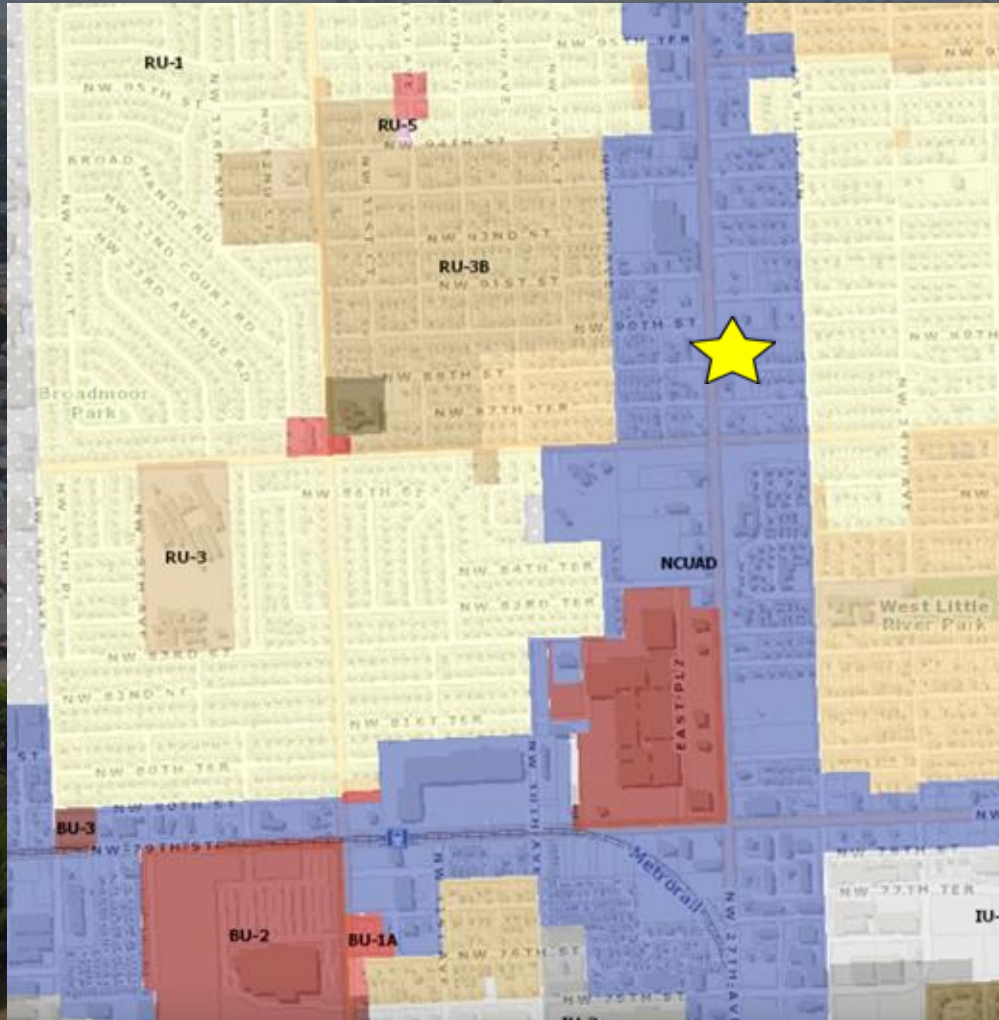
UNIT DENSITY

**61+ Units**

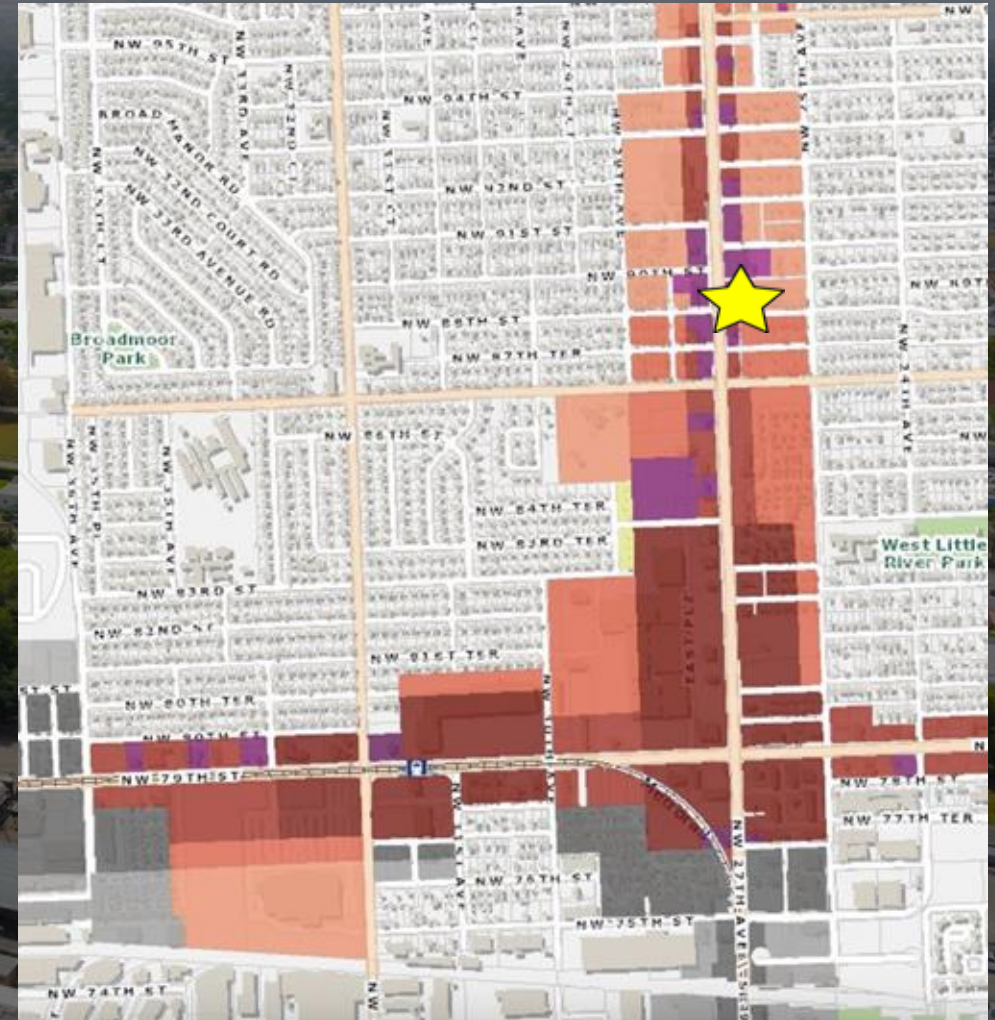
\*Property is being offered together as an assemblage or separately. Please contact Exclusive Listing Agents for additional details.

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

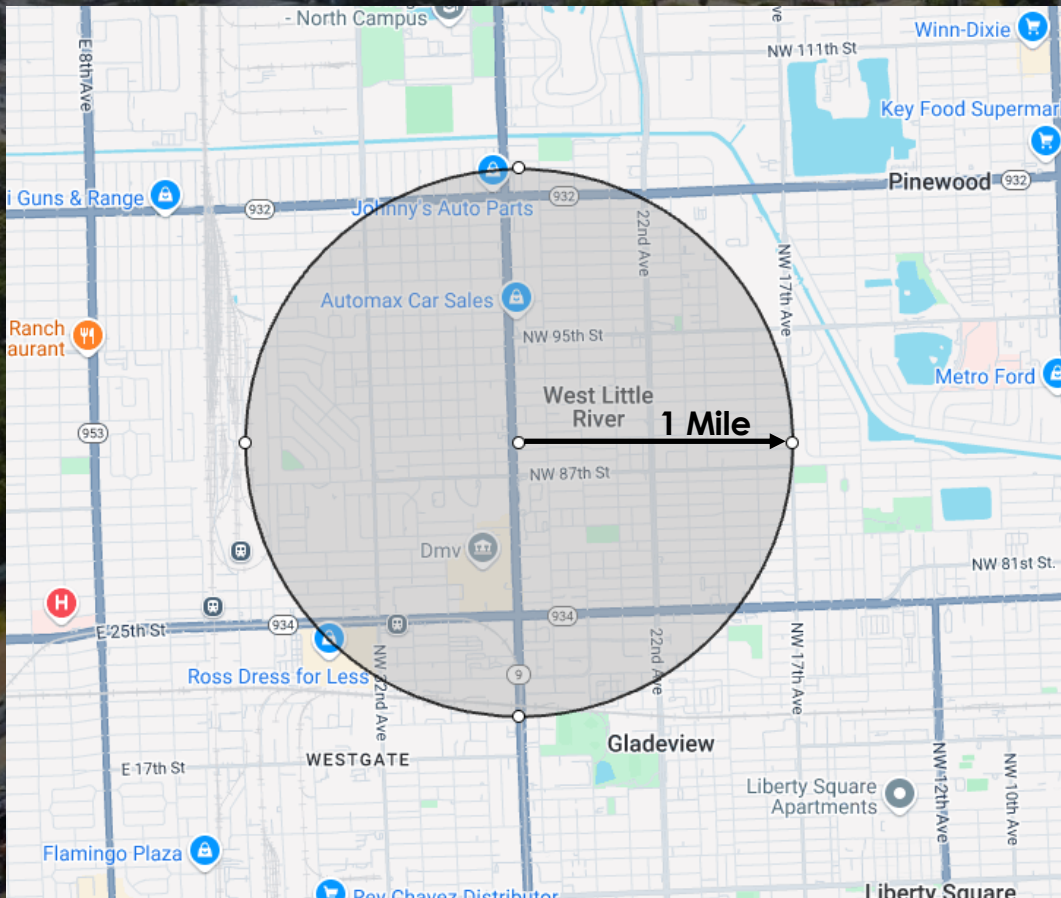
The LLA permits circumvention of comprehensive planning and zoning regulations if a project meets **ALL** of the following requirements:

- 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

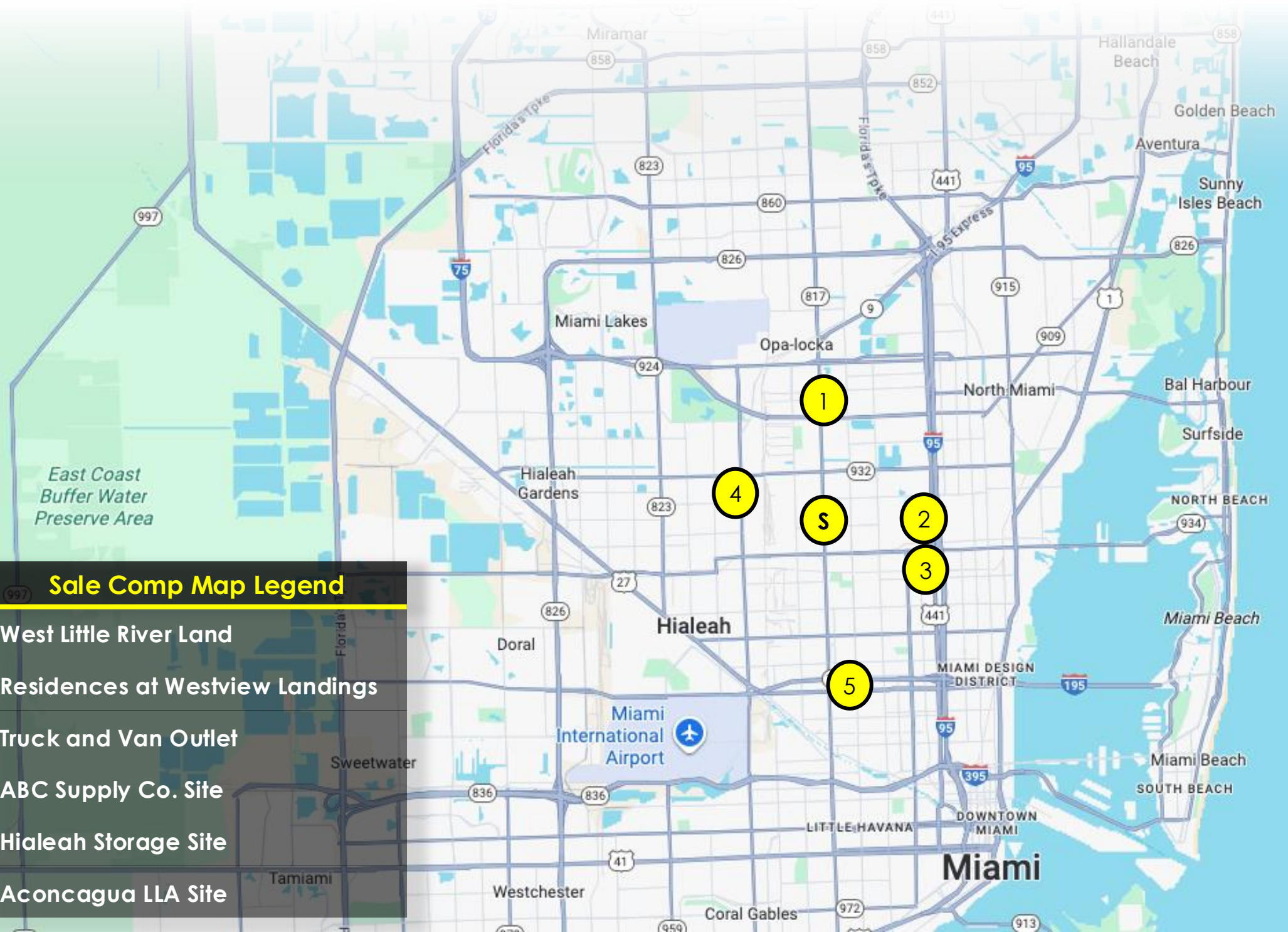
Developers benefit from a change in zoning and land use, which allows for:

- 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	<b>West Little River Land</b> 2676 NW 88th Street – Miami, FL	\$1,800,000	30,000	0.69	\$60.00	\$2,613,600	NCUAD	N/A
1	<b>Residences at Westview Landings</b> 12301 NW 27th Ave – Miami, FL	\$2,600,000	26,288	0.60	\$98.90	\$4,308,278	NCUAD	5/14/25
2	<b>Truck and Van Outlet</b> 8800 NW 7th Ave – Miami, FL	\$4,700,000	63,938	1.47	\$73.51	\$3,202,039	NCUAD	7/24/25
3	<b>ABC Supply Co. Site</b> 7275 NW 7th Ave – Miami, FL	\$11,520,000	84,370	1.94	\$136.54	\$5,947,744	D1	8/6/25
4	<b>Hialeah Storage Site</b> 4148 E 8th Ave – Hialeah, FL	\$4,750,000	41,920	0.96	\$113.31	\$4,935,830	C-2	3/13/25
5	<b>Aconcagua LLA Site</b> 3735 NW 24th Ave – Miami, FL	\$2,900,000	27,672	0.64	\$104.80	\$4,565,048	T5-L	4/23/25
	<b>Averages:</b>	<b>\$5,294,000</b>	<b>48,838</b>	<b>1.12</b>	<b>\$105.41</b>	<b>\$4,591,788</b>		

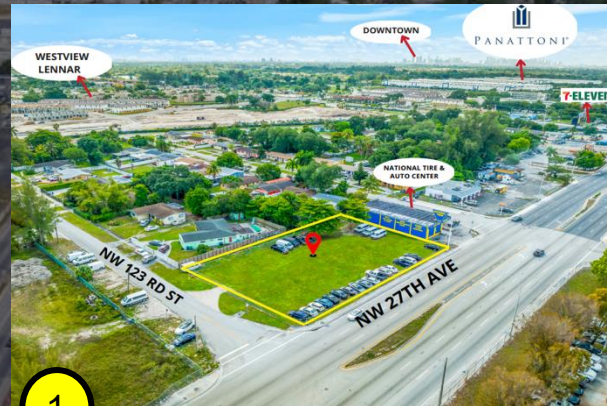
# Sales Comparables



S

**West Little River Land**  
2676 NW 88th Street – Miami, FL

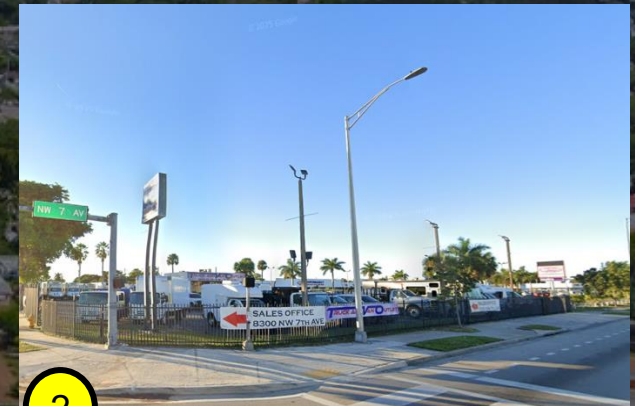
Sale Price:	\$1,800,000
Lot Size (SF):	30,000
Lot Size (Acres):	0.69
Price/SF:	\$60.00
Price/Acre:	\$2,613,600
Zoning:	NCUAD
Sale Date:	N/A



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



3

**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



4

**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



5

**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

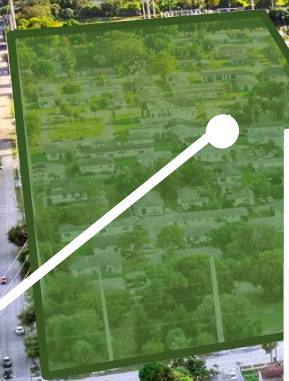
**DWNTWN**  
MIAMI



**NORTHSIDE CENTRE**

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES  
WELLS FARGO  
Walgreens  
DOLLAR TREE  
PS PRESIDENTE SUPERMARKET  
Foot Locker  
dd's DISCOUNTS  
Rainbow

NW 79th Street 35,500+ VPD



**Northside Commons**  
Affordable Housing  
80 Units



**Northside Village**  
161 Units  
23,000 SF Retail  
123,000 Self Storage Facility

**West Little River Land**



**ADJACENT 1.02-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**



**ADJACENT 1.02-ACRE SITE AVAILABLE TOGETHER OR SEPARATELY**



**West Little River Land**

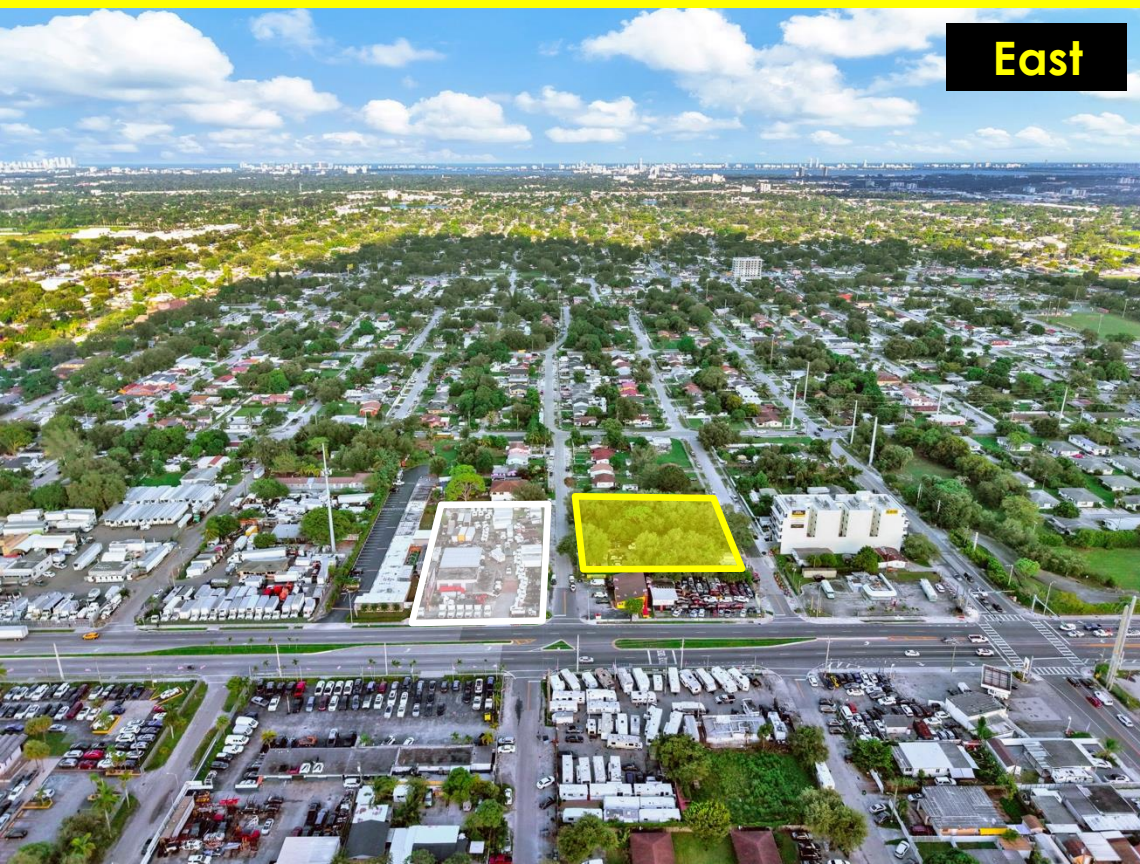
# Property Photos



**North**



**Northeast**

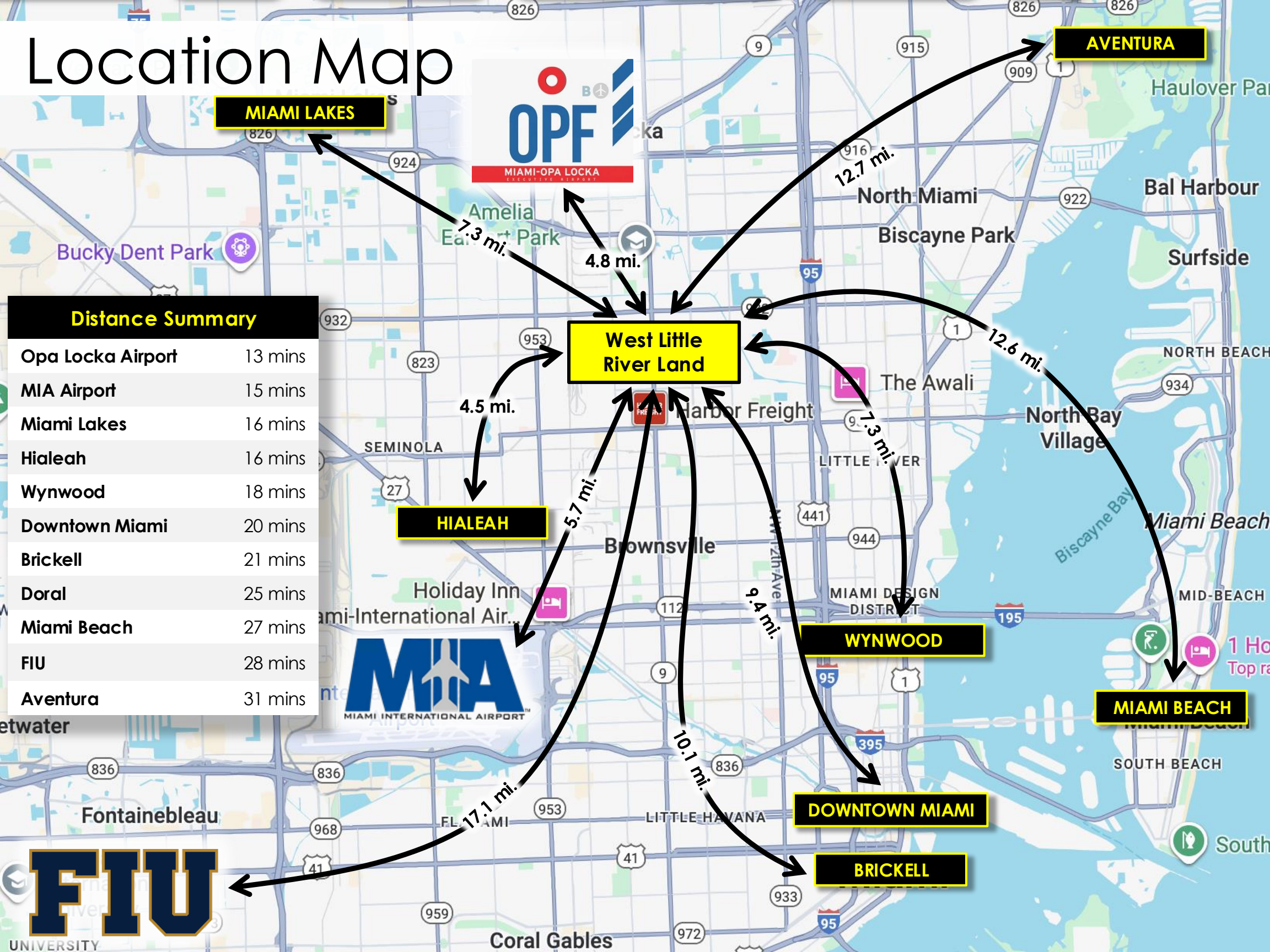


**East**



**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**

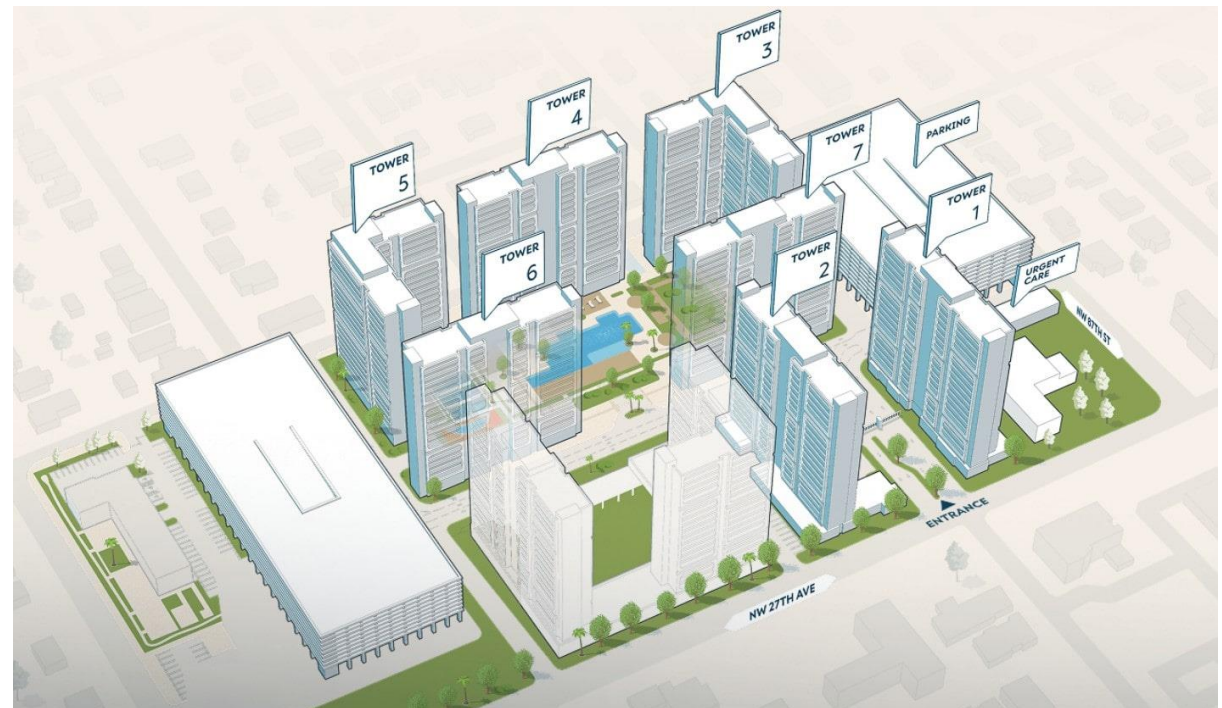
By Oscar Nunez | March 8, 2026, at 8:00 a.m.



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
<b>POPULATION</b>			
2024 Estimate	117,852	323,118	979,065
2029 Projections	118,933	326,055	992,879
2020 Census	121,489	328,919	958,738
<b>BUSINESS</b>			
2024 Est. Total Businesses	6,002	18,638	67,644
2024 Est. Total Employees	50,803	151,317	531,152
<b>HOUSEHOLDS</b>			
2024 Estimate	45,704	130,554	401,803
2029 Projection	46,106	131,782	408,076
2020 Census	47,256	132,925	392,548
<b>INCOME</b>			
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

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ADJACENT 1.02-ACRE SITE AVAILABLE TOGETHER OR SEPARATELY

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#staycurrent

**ALEJANDRO SNYDER**

Partner & Managing Director

Mobile: (305) 783-8890

Email: [alejandrosnyder@currentadvisors.com](mailto:alejandrosnyder@currentadvisors.com)

**MICHAEL WILLIAMS**

Partner & Managing Director

Mobile: (516) 428-6050

Email: [michaelwilliams@currentadvisors.com](mailto:michaelwilliams@currentadvisors.com)