



REDUCED ASKING PRICE:
\$14,999,000

Partnership. Performance.



FOR SALE | BISCAYNE CORRIDOR IN NORTH MIAMI BEACH

Avison Young is pleased to exclusively offer for sale the Biscayne Cove development site located at 16395 Biscayne Blvd. in North Miami Beach, FL. Positioned along the busy Biscayne corridor running north-south in Miami's metro area, and just north of North Miami Beach Boulevard (RT. 826 East).

PROPERTY STATS	Submarket	North Miami Beach/Aventura
	Parcel ID's	07-2216-042-0010
	Total Lot Size	77,484 sf 1.78 ac
	Zoning	Mixed-Use South Waterfront
SITE PLAN - APPROVED		Through Jun - 2022 480 residences 32-story building 504 parking spaces

1.78 AC
WATERFRONT CONDO

DEVELOPMENT OPPORTUNITY

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BISCAYNE COVE - A Development Opportunity

INVESTMENT HIGHLIGHTS



This offering represents the opportunity to develop an approved site plan for a 32-story residential tower, with 480 residences and 504 parking spaces, on 78,000 square feet of land in the City of North Miami Beach.



A solid demand for residential condominiums in the SWF district has been confirmed by The Harbour, a luxury residential waterfront development that is adjacent to the Property and is nearly sold out today.



North Miami Beach's master plan was amended in 2015 to encourage redevelopment and development that would enhance the City's economic base and improve the aesthetic quality of the commercial and residential corridors.



The property is positioned as one of the last remaining sites available to develop in this specific MU/SWF district of North Miami Beach, evidenced by the new developments being constructed and proposed in the immediate area.



Situated in North Miami Beach's Mixed-use South Waterfront District ("SWF"), the property is the beneficiary of very advantageous zoning allocations by the city. The district allows a total 1,400 residences and 1,000,000 square feet of commercial space to be developed, of which over 700 residences and nearly 800,000 square feet of commercial space is still available to an investor for future development.



The location will allow for amazing water views of Biscayne Bay, be within close proximity to the beaches, and close driving distance to the luxury shopping provided by Aventura Mall to the north and Bal Harbour Shops to the south.

BISCAYNE COVE - A Development Opportunity

PROPOSED | BISCAYNE COVE



AREA OVERVIEW

The City of North Miami Beach was founded in 1927 in the wake of Florida's first land boom and has been growing steadily ever since. The city benefited from especially rapid expansion in the post-war era and has reached a 2018 population of more than 43,000 people.

Positioned in the middle north-side of Miami's metro area, the City of North Miami Beach benefits from strong connectivity to most of South Florida, with hundreds of thousands of residents able to reach the City in 30 minutes or less, using major thoroughfares US-1, I-95 and SR-826. Further, quick access to the Atlantic Ocean and the barrier island beaches is achievable with a quick 10-minute drive on NE 163rd Street, located some 1,000 feet south of the Property.

POPULATION	1 MILE	3 MILE	5 MILE
2018 Estimated Population	16,971	188,428	414,485
2023 Projected Population	18,081	199,302	437,666

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2018 Estimated Households	6,885	74,302	158,900
2023 Projected Households	7,413	79,285	168,353

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Est. Average Household Income	\$50,522	\$78,515	\$72,675
2018 Est. Median Household Income	\$36,039	\$54,271	\$52,874



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