



DEVELOPMENT OPPORTUNITY

3037 NW 5TH AVE, MIAMI, FL



+1.305.909.6665

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WESTON

1820 N. Corporate Lakes Blvd.
Suite 108, Weston, FL 33326

WYNWOOD

80 NW 26th ST
Miami, FL 33127

Lot Address: 3037 NW 5th AVE, Miami

Zoning Type: T4-L

Lot Size: 7,200 Sqft // 0.17 Acre

Maximum Dwelling Units Allowed: 6 Apartments, Townhomes, or other residential

Minimum Parking Spaces: 9 (1.5 per dwelling unit)

Bicycle Racks Needed: Not Necessary

Required Open Space: 1,080 Sqft

Maximum Lot Coverage: 4,320 Sqft

Minimum Total Parking Lot Area: 1,366 Sqft

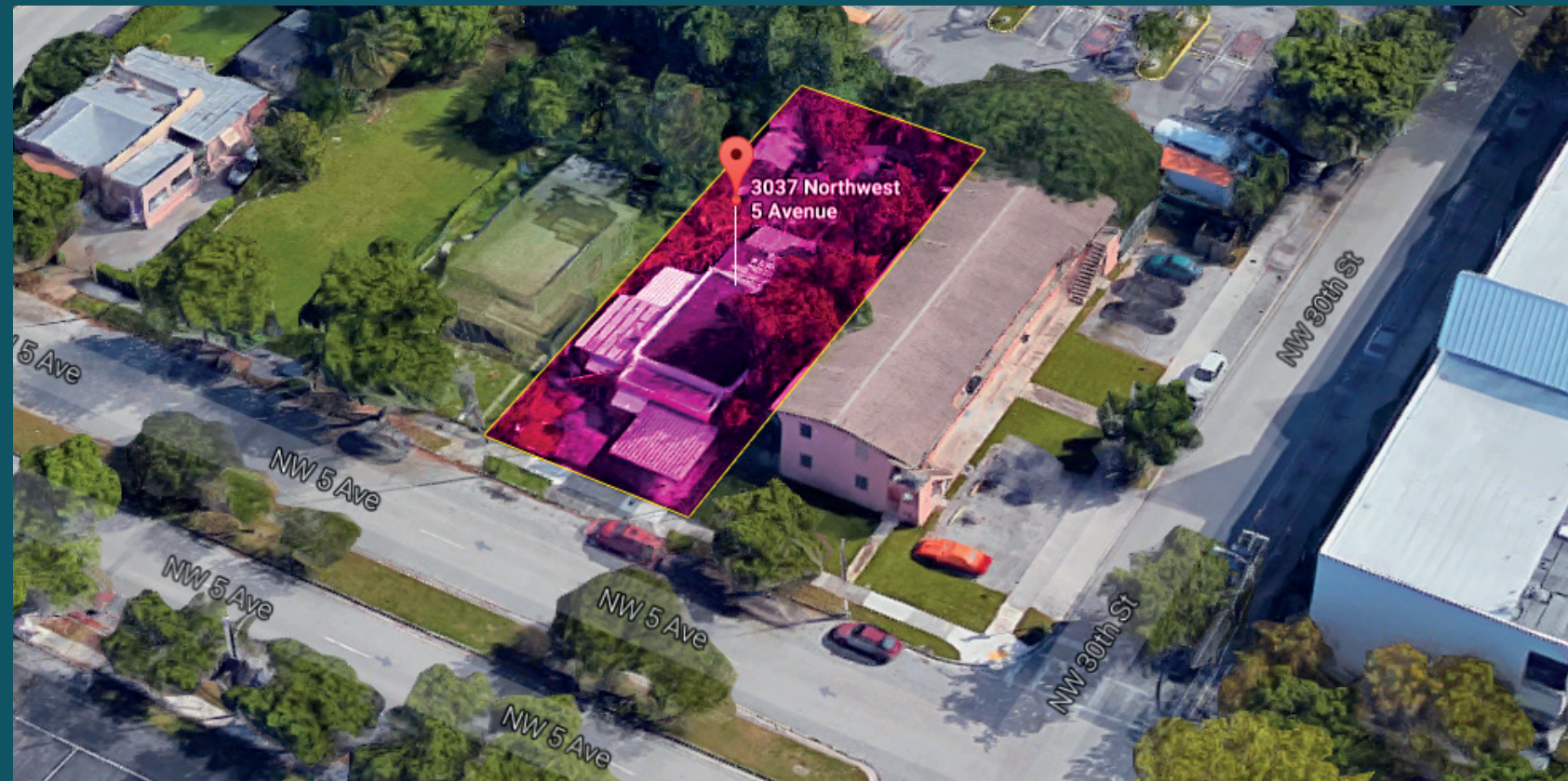
*Can be distributed in different floors, or even be assigned parking spaces out of premises

Maximum Building Area: 11,594 Sqft

Maximum Number of Stories: 3

Maximum Building Height: 45 Ft

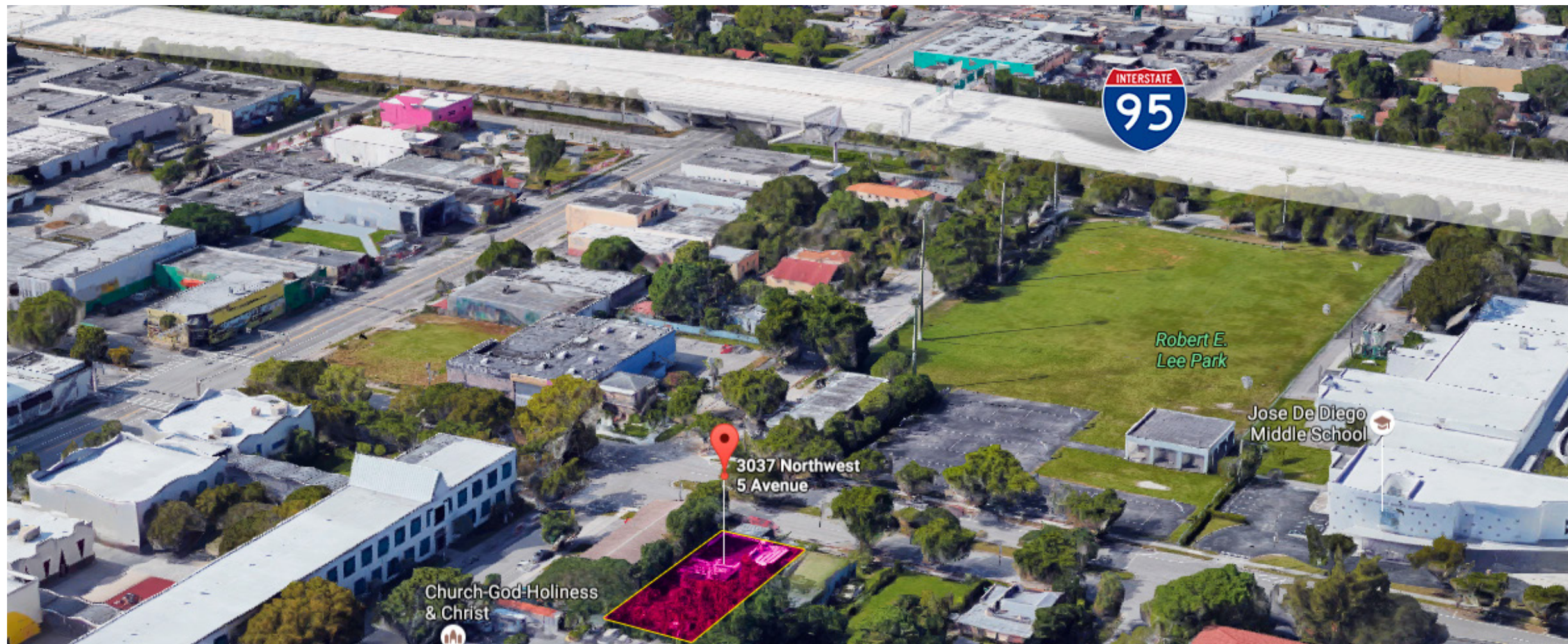
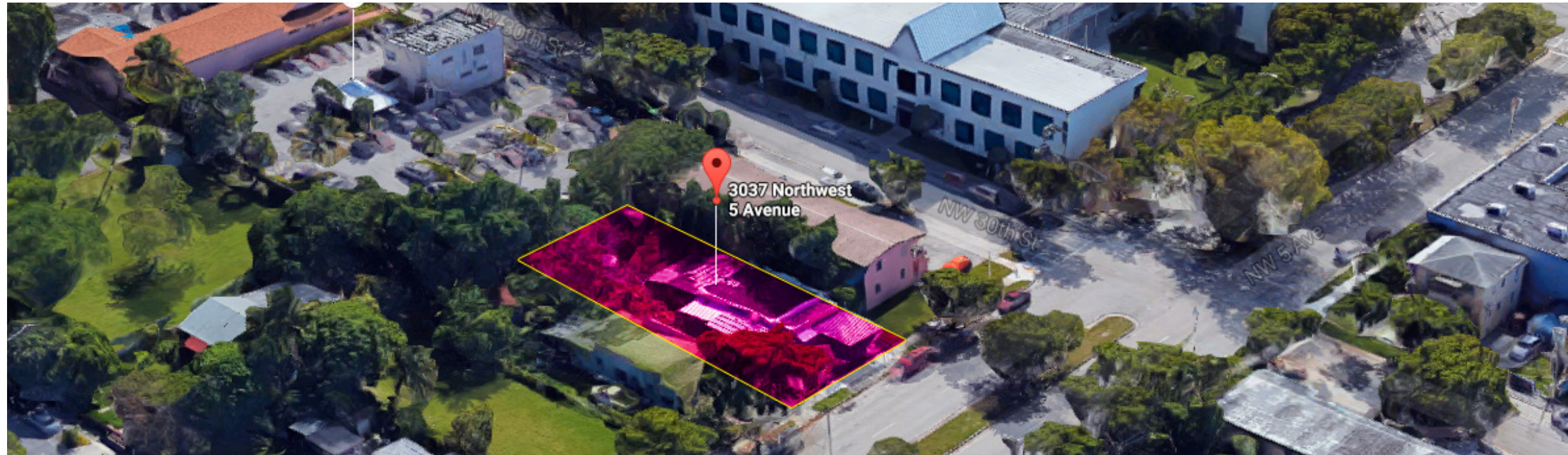
ASKING PRICE: \$ 750,000



DESCRIPTION

FGI Realty is pleased to present you the best location for your development in Wynwood, 7,200 Sq ft of land zoned T4-L; located on Wynwood's 5th AVE also called Fashion Ave. (the only avenue in Wynwood with 4 lanes). This site can host up to 6 condos in a 3-story building. Mixed use: Lot can be used to build residences, offices, retail stores or restaurants, a Hotel, or other. Conveniently located in a growing area with ambitious developments such as Mana Wynwood and famous designers retail shops. Just blocks away from Wynwood Walls, Midtown Shops, popular restaurants, and also near worldwide known designer's boutiques and galleries at the Miami's Design District. Easy access to I-95 and I-195.





Types of T4 Zones

Regulating use is an important component of any zoning code. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development.

The T4 zone is a new zoning category for Miami that allows for a transition of building massing (size and bulk) between single family and multi-family housing. Additionally, the option of adding some small neighborhood businesses and offices allows for the traditional mom and pop corner store and for small business owners to live near their establishments.

Restricted (R) Single family, multifamily residences. Small lodging permitted by exception.

Limited (L) single family, multifamily residences, Hotels, Bed & Breakfasts, and Inns, Office space permitted in a limited capacity

Open (O) same as above without limitations

R = THE USE IS PERMITTED BY RIGHT
W = THE USE IS PERMITTED BY WARRANT
E = THE USE IS PERMITTED BY EXCEPTION

Regulation of Uses

	R	L	O
Residential			
Single Family Residence	R	R	R
Community Residence	R	R	R
Ancillary Unit	R	R	R
Two Family Residence	R	R	R
Multi Family Housing	R	R	R
Dormitory		E	E
Home Office	R	R	R
Live - Work		R	R
Work - Live			
Lodging			
Bed & Breakfast	W	R	R
Inn			R
Hotel			
Office			
Office		R	R
Commercial			
Entertainment Establishment			R
Food Service Establishment		R	R
Alcohol Service Establishment		E	E
General Commercial		R	R
Civic			
Community Facility		W	W
Recreational Facility	E	R	R
Religious Facility	E	R	R
Civil Support			
Community Support Facility		W	W
Infrastructure & Utilities	W	W	W
Major Facility			
Marina	E	W	W
Public Parking		W	W
Transit Facilities		W	W
Educational			
Childcare	E	W	W
College / University			
Elementary School	E	E	E
Learning Center		E	E
Middle / High School	E	E	E
Pre-School	E	E	E
Research Facility		R	R
Special Training / Vocational			E



Illustration of T4-R Three-story residential units

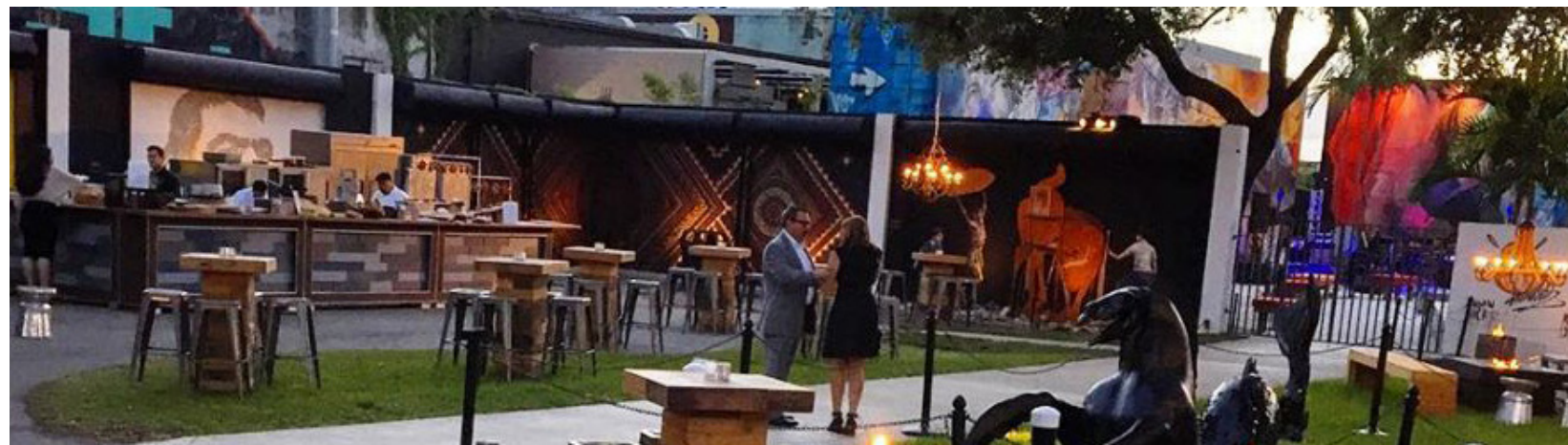


Illustration of T4O Three-story units with ground-floor Commercial



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NEIGHBORHOOD OVERVIEW - WYNWOOD

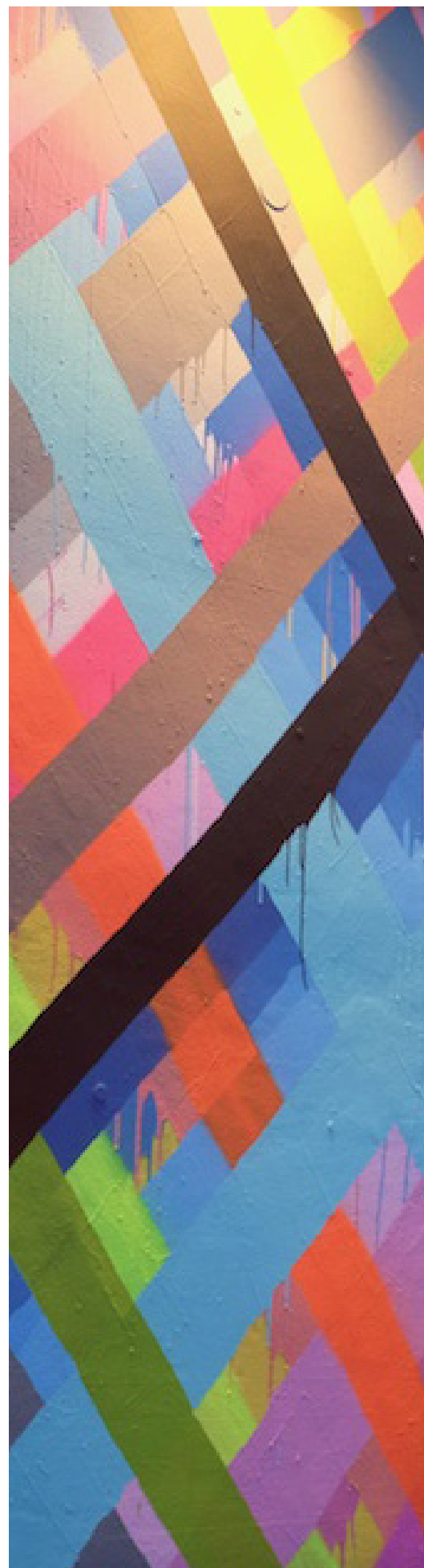
The Wynwood Arts District is home to over 70 Art Galleries, Retail Stores, Antique Shops, Eclectic Bars, and one of the largest open-air street-art installations in the world. The Wynwood Arts District Association has been legally operating since 2009 for the well-being and improvement of the Wynwood Arts District, one of the largest and most prominent creative communities in the United States.

Taking over what used to be the warehouse and manufacturing district of Greater Miami, developers have rehabilitated neglected warehouses, shuttered factories, and other unused buildings, transforming them into the numerous art complexes, galleries, performing art spaces, restaurants, cafes, and other creative businesses that are seen here today.

With the introduction of the Second Saturday Art Walk in the District and the arrival of the Art Basel fair in 2002, Wynwood has seen some unexpected growth in a relatively short period of time as it gets more and more attention by the locals as the go-to place for an alternative and more cultural nightlife in the City of Miami.

Though the influence and relevance of the arts community in Wynwood is undeniable, new, creative businesses of all types are opening their doors in the District and encountering success here.





There are certain trends and phenomenon that helped fuel this resurgence of this historically depressed neighborhood.

1) Art Basel: Art Basel is the world's most recognized modern and contemporary art show, which began in 1970 in Basel Switzerland. In 2002 Art Basel debuted in Miami Beach immediately establishing it as the premier art show in the Americas. Given Miami's central location within the two continents, Art Basel helped Miami reemerge as an international destination for arts and culture and bridge the North and South American cultures. Given the temporary nature of the fair, Wynwood was the perfect stage to house all of the temporary art shows, exhibitions and shows that were not at the main Art Basel Fair in Miami Beach. Attendance to the main event now attracts 70,000 visitors, but as the show has evolved over time, more than 500,000 people (plus all of the South Florida Community) have been visiting the city and have been attending all of the satellite fairs, galleries and pop up events taking place throughout the week all over Miami.

2) Street Art Movement: As artists moved in to the neighborhood, street art and graffiti started to propagate and internationally recognized started to visit Miami and use Wynwood's industrial properties as an open outdoor canvas. Today Wynwood is one of the largest outdoor open-air museums in the world that attracts visitors that experience an always-changing environment and art.

3) Second Saturdays Art walk: As more galleries started to call Wynwood its home, a monthly event was formed by independent artists in order to promote their spaces and bring more customers into their business and the neighborhood in general. This event focused mainly on the galleries located in the main core of Wynwood, which is NW 2 Ave. Over time, this event became more popular and now attracts upwards of 3,000-5,000 per evening. This event also paved the way for retail oriented business to move in to the neighborhood so that they could capitalize on the increased traffic and walkability that this event brought to the neighborhood.

4) The evolution of The Design District: The evolution of The Design District into a Luxury Fashion Destination. As the Design District evolved into a Luxury Fashion destination, many of the creative tenants and retailers that called that home were displaced because of rising rents that were targeting luxury retailers. Architecture firms, art galleries, and furniture and design showrooms moved into Wynwood after being in the Design District.

Presented by:



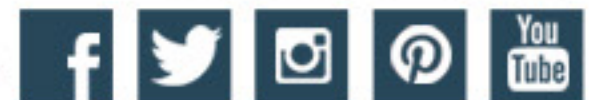
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