



1.07 ACRE DEVELOPMENT SITE IN ALLAPATH -2140 NW 36TH ST

For Sale | \$7,300,000

SYNERGY REALTY ADVISORS

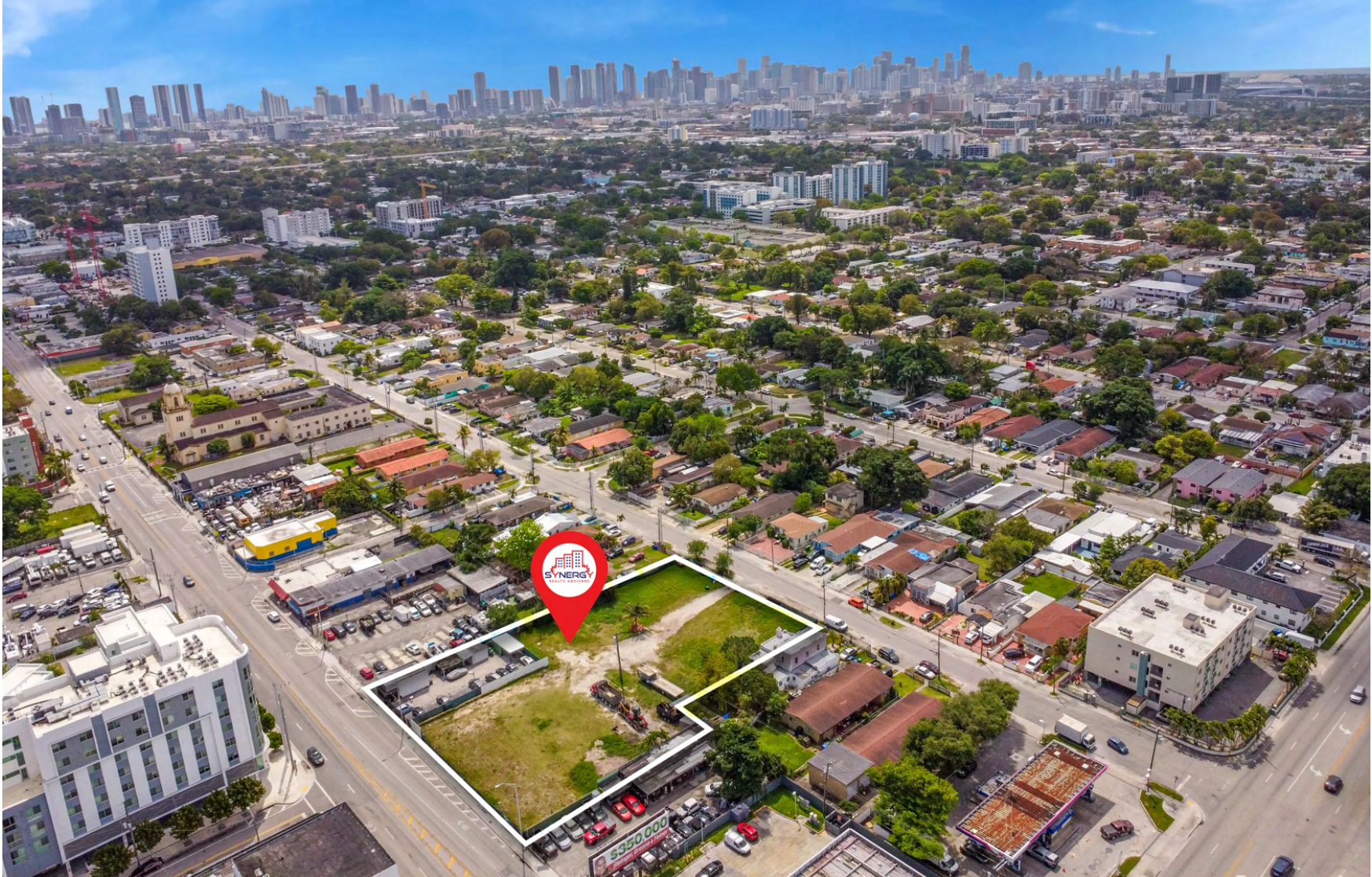
1839 SW 27TH AVE, MIAMI, FL 33145

786.536.7287

ADDITIONAL PHOTOS

For Sale | \$7,300,000

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SENT BY SYNERGY REALTY ADVISORS 1839 SW 27TH AVE, MIAMI, FL 33145 786.536.7287



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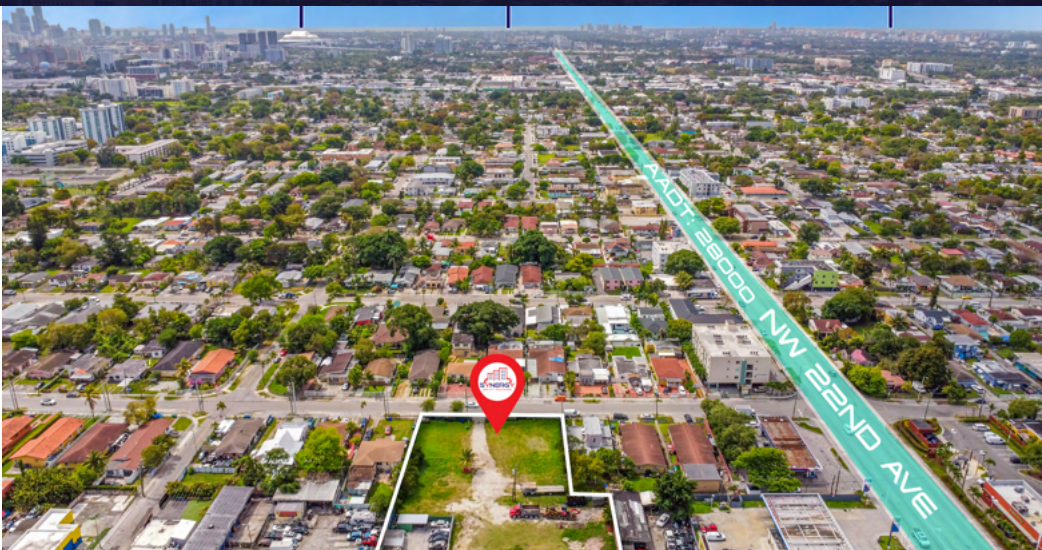
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Synergy Realty Advisors in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

Section 1

1.07 ACRE DEVELOPMENT SITE IN ALLAPATH - 2140 NW 36TH ST



OFFERING SUMMARY

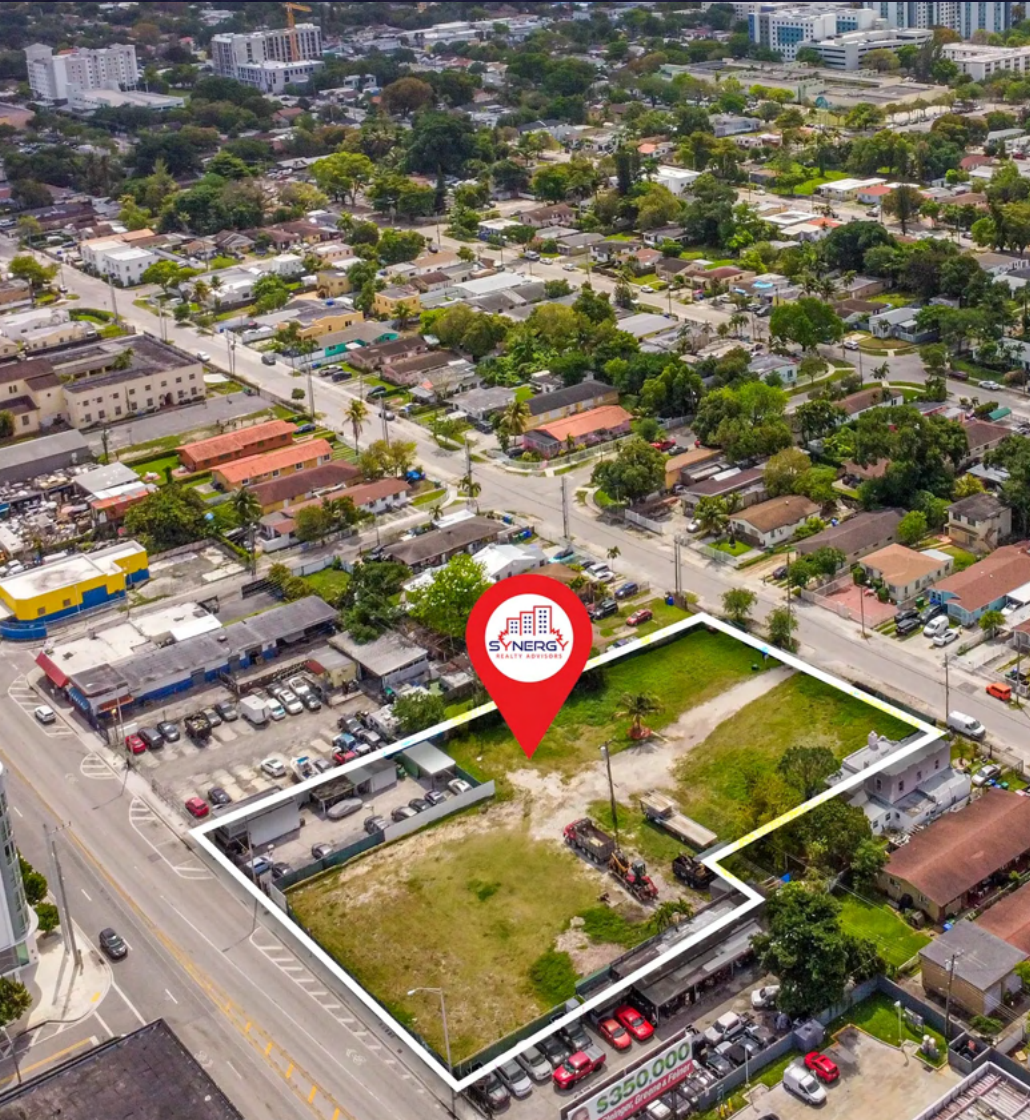
Sale Price:	\$7,300,000
Lot Size:	46,742 SF
Price / Sq.Ft	\$156
Zoning:	14,886 SF T6-8-O, 6,950 Sq.Ft - T30, 6,950 Sq.Ft - T30, 17,956 Sq.Ft T6-8-O.

PROPERTY OVERVIEW

2140 NW 36th St presents a rare opportunity to acquire a 46,742 SF development assemblage in Allapattah, one of Miami's most connected and fastest-growing corridors. The site offers approximately 179 feet of frontage along NW 36th Street and approximately 265 feet of depth, delivering a strong, efficient footprint for ground-up multifamily or mixed-use development. Under conventional T6-8-O zoning the assemblage supports approximately 117 units, but its standout upside is the Live Local Act: the qualifying T6-8-O parcels (~32,842 SF) can access Miami's highest residential density of 1,000 units per acre — a path to approximately 160-245 units — plus increased height and reduced parking, all by administrative approval without rezoning. Located in a designated Opportunity Zone and within walking distance of the Earlington Heights Metrorail station, with quick access to Miami International Airport, Downtown, Brickell, Wynwood, and the Design District, this is a scarce, scalable infill play for a developer seeking density, entitlement speed, and long-term upside in Miami's urban core.



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

The property is ideally located near some of Miami's most important destinations, including Miami International Airport, Downtown Miami, Brickell, Wynwood, and the Miami Design District. Its central location also provides convenient access to major roadways and surrounding employment, retail, dining, and cultural hubs, making it attractive for future residents, businesses, and investors alike. With scale, visibility, and strong connectivity, 2140 NW 36th St stands out as a compelling assemblage opportunity in Miami's urban core.

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PROPERTY HIGHLIGHTS

- Approx. 46,742 SF development assemblage.
- Approx. 179 FT frontage +/- along NW 36th Street & Approx. 265 FT depth +/-
- Conventional zoning yield: approx. 117 units.
- Live Local Act upside: up to approx. 160-245 units on the qualifying T6-8-O land (1,000 du/acre).
- LLA unlocks higher density, added height, and reduced parking — approved administratively, no rezoning.
- Less than ¼ mile from Earlington Heights Metrorail — well within the City's ½-mile TOD area.
- 20% parking reduction by right; full elimination possible for a mixed-use development in the TOD.
- Reduced parking = more developable area, lower construction cost, higher unit yield.
- Zoning: T6-8-O (Live Local eligible) + T3-O.
- Located in a federal Opportunity Zone — potential tax advantages .
- Near MIA, Downtown, Brickell, Wynwood & Design District .
- Ideal for developers and investors seeking scale in Miami's urban core.

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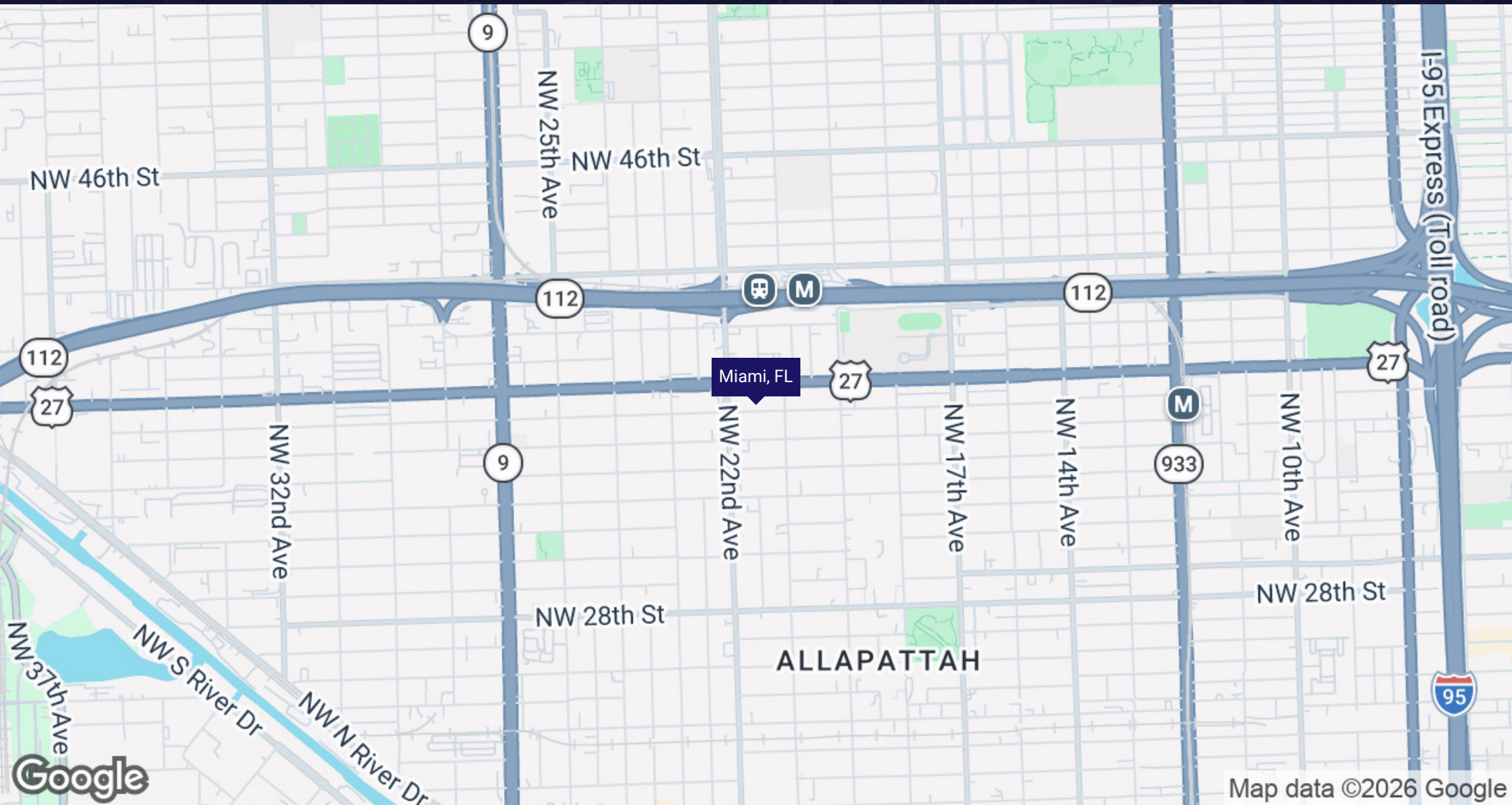




LOCATION INFORMATION

Section 2

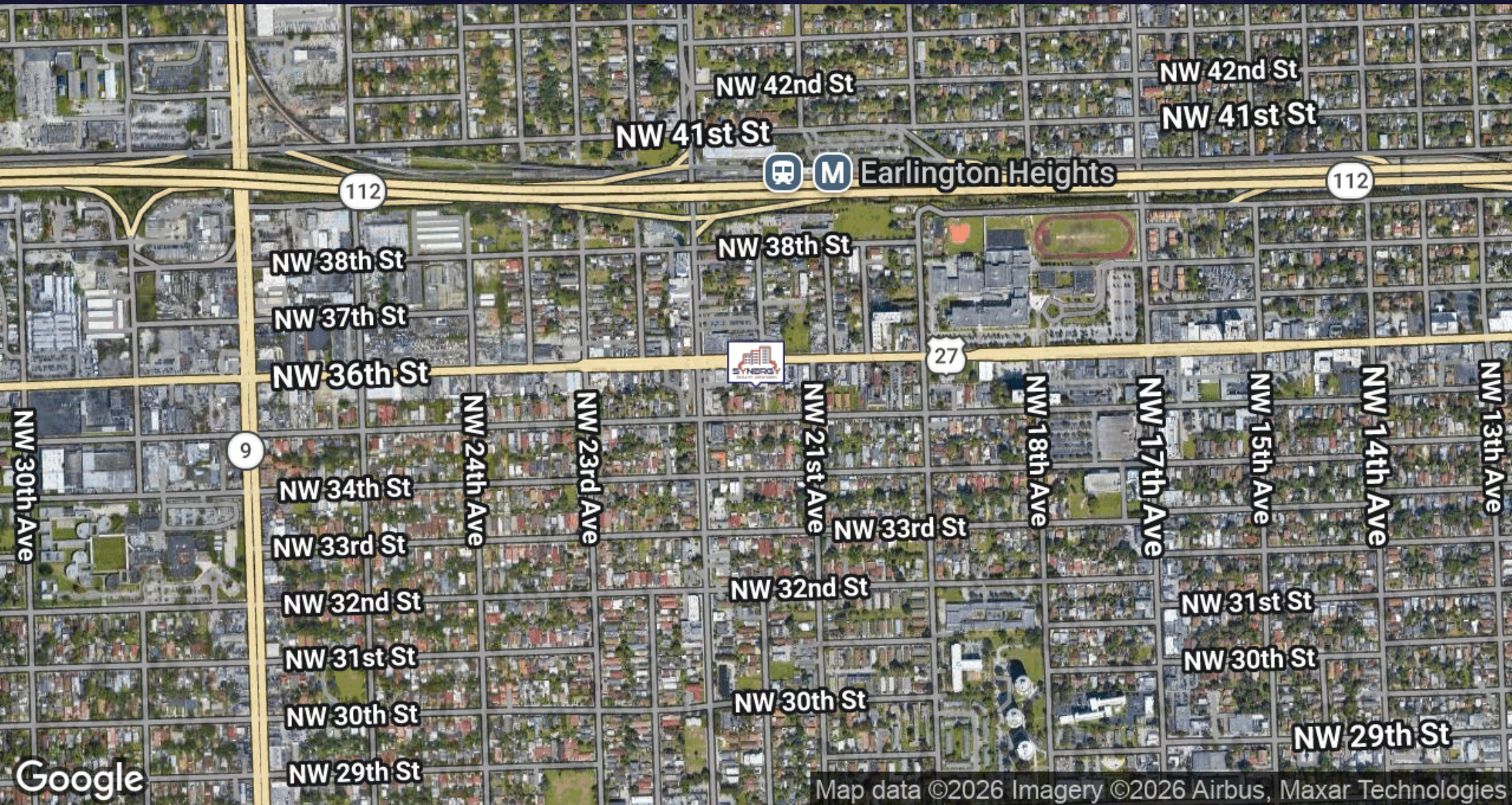
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FINANCIAL ANALYSIS

Section 3

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INVESTMENT OVERVIEW

Price	\$7,300,000
Price per SF	\$156

OPERATING DATA

FINANCING DATA

Down Payment	\$7,300,000
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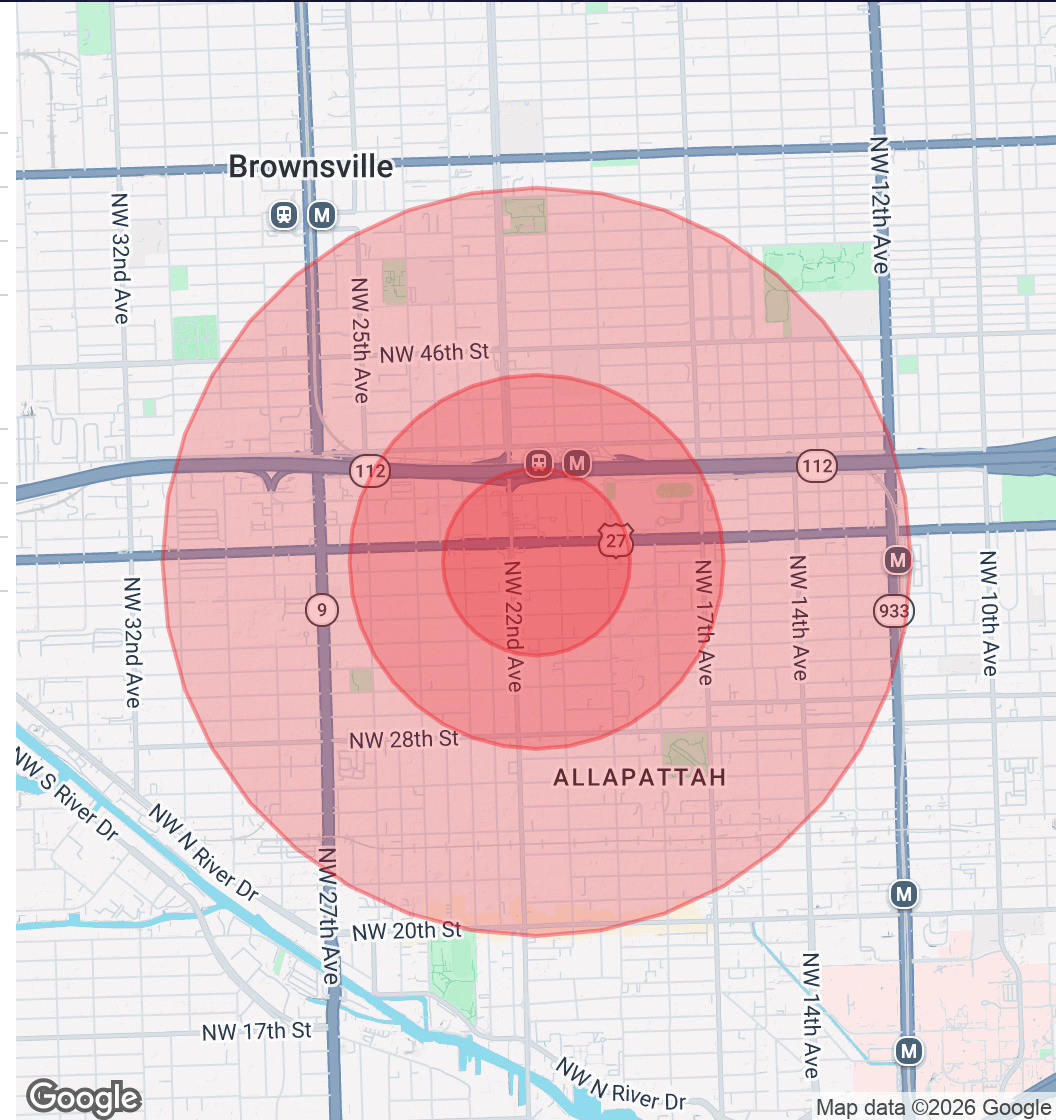
DEMOGRAPHICS

Section 4

1.07 ACRE DEVELOPMENT SITE IN ALLAPATH - 2140 NW 36TH ST

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,567	9,827	32,113
Average Age	41.5	42.8	40.2
Average Age (Male)	40.4	41.6	39.5
Average Age (Female)	42.1	42.6	40.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,016	3,822	11,262
# of Persons per HH	2.5	2.6	2.9
Average HH Income	\$42,201	\$44,000	\$48,659
Average House Value	\$208,117	\$232,112	\$321,878

2023 American Community Survey (ACS)





ADVISOR BIOS

Section 5



GIOVANNI VASQUEZ

President | Managing partner

gvasquez@synergyrealtymiami.com

Direct: 786.202.3303

PROFESSIONAL BACKGROUND

Giovanni Vasquez has 10 years of experience in the real-estate industry, He specializes in commercial and residential transactions throughout South Florida. He currently handles :

- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- Small to mid size shopping centers
- Industrial properties
- Various types of development land
- Business Development
- Marketing
- Agent Recruitment

EDUCATION

Mr. Vasquez graduated from Florida International University with a business management degree. He gained extensive experience in the fields of sales, marketing, business development, and design by working for behemoth corporations such as Televisa and Linco. These skills have allowed him to close multimillion dollar properties that have been headlined in major real estate articles.

Synergy Realty Advisors

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1.07 ACRE DEVELOPMENT SITE IN ALLAPATH -2140 NW 36TH ST

**ANDROS SARDUY****CEO & MANAGING BROKER**

asarduy@synergyrealtymiami.com

Direct: **305.297.3557**

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with 17 years of experience in commercial real estate. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last 17 years
- Industrial properties and businesses
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Various types of development land

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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ROSAURA SANDOVAL

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Direct: 786.302.5726

PROFESSIONAL BACKGROUND

I believe in pursuing passions that truly inspire us, and for me, that passion is real estate. Although I hold a degree in Chemical Engineering, my enthusiasm for helping individuals find their ideal homes or great opportunity investments motivated me to transition into this industry. My strong persistence and patience are essential qualities that I bring to my work, enabling me to navigate challenges effectively and provide exceptional service. I am proud to be part of one of the leading real estate companies in Miami, where I can leverage my skills and dedication to help clients achieve their real estate goals.

SPECIALTIES

- MULTI – FAMILY
- OFFICE SPACES
- RESIDENTIAL

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