



VALUE-ADD INFILL DEVELOPMENT SITE

1441 NW 79TH STREET
MIAMI, FL 33147

FOR SALE

THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



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THE ALPHA COMMERCIAL ADVISORS® PRESENTS AN INFILL REDEVELOPMENT OPPORTUNITY ALONG MIAMI'S EMERGING NW 79TH STREET CORRIDOR...

Located just east of the area's largest Live Local-entitled projects, this 0.16-acre site sits within the North Central Urban Area District and within a Qualified Opportunity Zone with Live Local-eligibility offering multiple pathways to value creation. By right, the property supports approximately 14 residential units plus optional mixed-use elements, with Live Local density provisions allowing up to 47 units or more on this site.

Currently on-site is the early shell of a 780 Sq. Ft. retail building—an unfinished structure that could either be adapted, expanded, or cleared for a new multifamily program. Surrounded by large-scale projects from Swerdlow, Lennar, and Related, this site represents a rare, small-format play in a fast-advancing development corridor where land is being rapidly absorbed by institutional builders.

OFFERING SUMMARY

1441 NW 79TH STREET MIAMI, FL 33147

Neighborhood:	West Little River
Asset Type:	Land
Folio #:	30-3111-037-0010
Net Lot Area:	6,959 SF (0.16 acres)
Gross Lot Area:	8,199 SF (0.19 acres)
Zoning:	UC-Center Mixed-Use Corridor (NCUAD - North Central Urban Area District)

Max. By-Right Density:	14 units
Max. By-Right Height:	8 stories
Max. Live Local Density:	47 units
Max. Live Local Height:	14 stories

See Page 4 for density bonus program breakdown

Allowable Uses:	Multi-family, Mixed-Use Retail Office, Religious, Educational Hotel, Healthcare & more
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Traffic Count:	36,500 AADT
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Opportunity Zone:	Yes
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Live Local Eligible:	Yes
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Asking Price:	\$595,000
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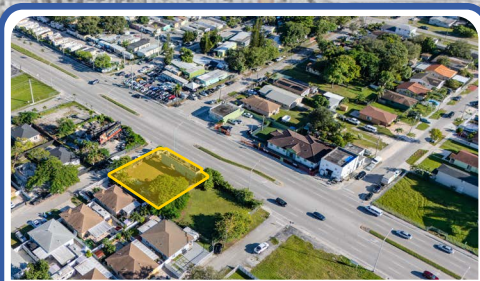
[Click to View Due Diligence Folder & Plans](#)



PROPERTY HIGHLIGHTS

- **Infill Opportunity:** Economically-scaled redevelopment site positioned two blocks from major Live Local–approved projects on NW 79th Street and surrounded by thousands of pipeline units.
- **Flexible Paths to Value:** Existing 780 Sq. Ft. retail shell offers optionality—resume or rework plans for retail, or reposition for new residential density.
- **Live Local + Opportunity Zone:** Dual eligibility provides access to bonus density, reduced parking and long-term tax incentives—up to at least 47 units possible.
- **Transformative Corridor:** Within the North Central Urban Area District, an active growth zone west of I-95 seeing record-level investment from top-tier developers.

ZONING



1441 NW 79TH ST

NCUAD – North Central Urban Area District

MC-Center, MC-Edge & MCS-Center

Max. Density: 60 du/acre
Max. Height: 8 stories

Subject Zoning

UC-Center

This chart reflects the site's maximum development potential according to SB-102 Live Local legislation, and is not a reflection of project feasibility. Pricing is based on by-right allowances.

MM-Core

Max. Density: 125 du/acre
Max. Height: 15 stories

MM-Center

Max. Density: 90 du/acre
Max. Height: 12 stories

Located along one of the area's major commercial corridors, the subject site is located within the NCUAD – North Central Urban Area District's Center Mixed-Use Corridor District, permitting multi-family, mixed-use, and commercial uses. With a critical mass of upcoming projects, this area is quickly expanding into a notable development pocket adding density and enhanced livability to this emerging neighborhood.

MAX. ZONING ALLOWANCES

	BY-RIGHT	LIVE LOCAL
MAX. DENSITY:	14 Units (60 du/acre + 25% density increase for workforce housing only 12.5% equal to 1 unit, must be workforce housing)	47 units (250 du/acre)
MAX. HEIGHT:	8 stories	14 stories
ALLOWABLE USES:	Multi-family, Mixed-Use, Retail, Office, Religious, Educational, Hotel, Healthcare & more	

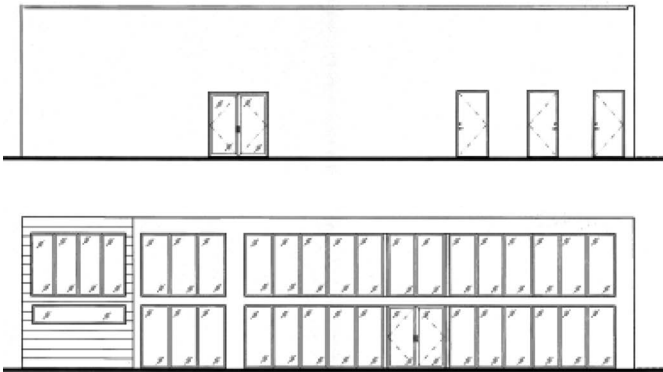
Densities within Urban Centers of Unincorporated Dade pull from the gross lot area rather than the net lot area in determining max. development potential. Gross lot area is calculated including the right-of-way

RETAIL PLANS

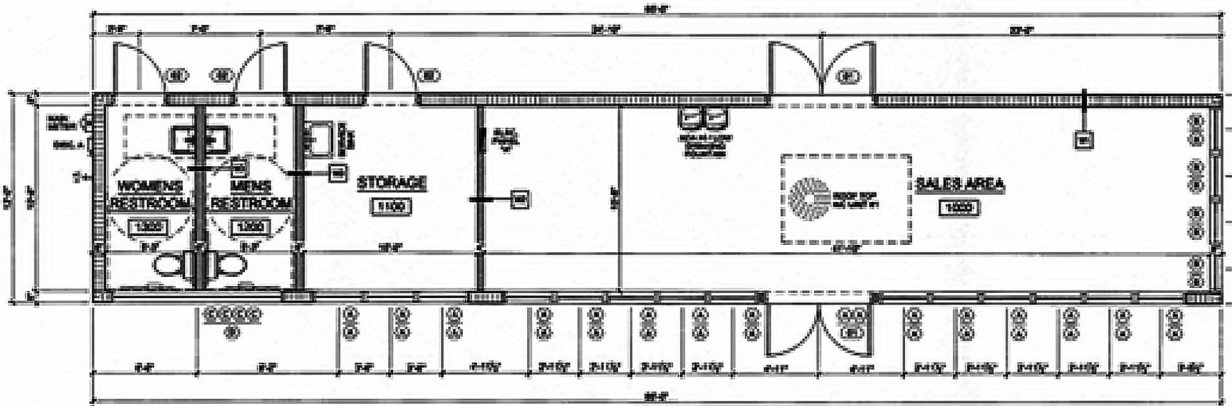


The early shell provides for a 780 Sq. Ft. retail building with 512 Sq. Ft. sales area, 125 Sq. Ft. of storage space and 143 Sq. Ft restroom facility. Buyer may opt to pick this project back up and finish the work, or scrap this plan and go back to the drawing board.

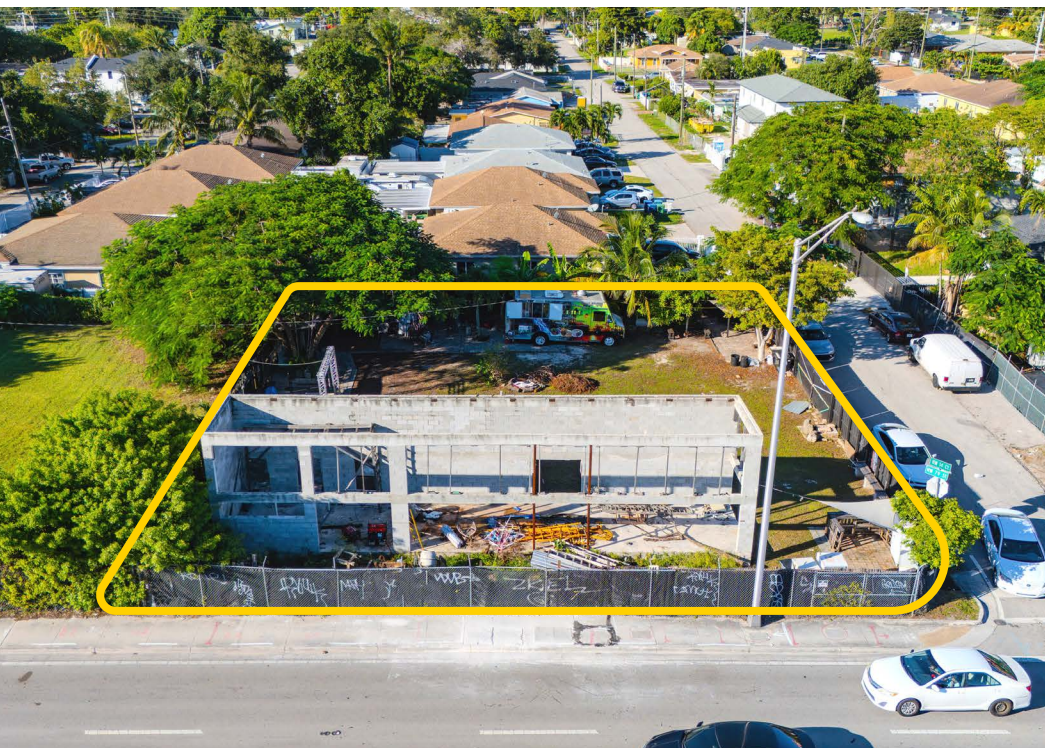
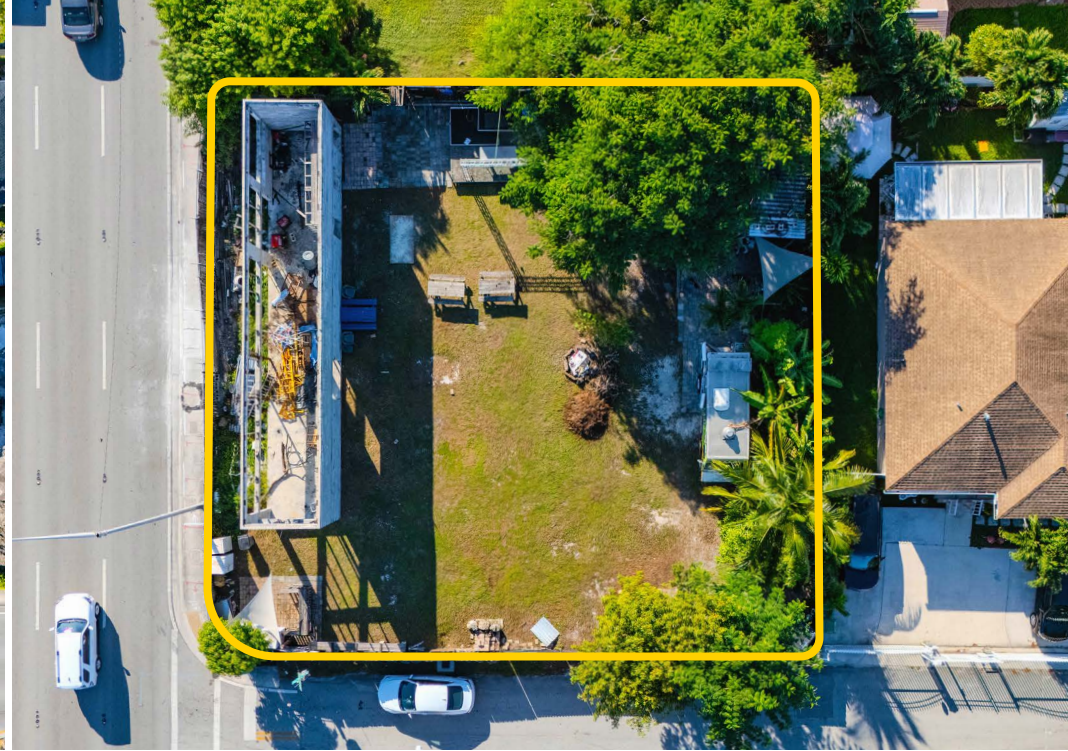
FRONT ELEVATION



FLOOR PLAN



PROPERTY PHOTOS



BIRD'S EYE VIEW



NE 14TH Ct

93'

85'

Net Lot Area: 6,959 SF (0.16 acres)

75'

91'



NW 79TH ST

36,500 AADT



EAST VIEW



MIAMI SHORES

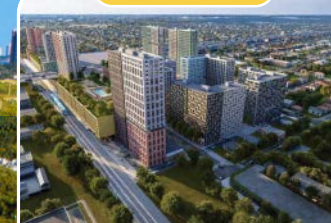
PROPOSED



Future Development

LITTLE RIVER

APPROVED



Little River Master Plan

WEST LITTLE RIVER

PROPOSED



Padel Courts

PROPOSED

Future Development

SUBJECT SITE



SOUTH VIEW

6.7 MILES TO
DOWNTOWN MIAMI



LITTLE RIVER INDUSTRIAL DISTRICT

MIAMI NORTHWESTERN SENIOR HIGH

PROPOSED

Future Development

APPROVED



Principio Project

COMPLETED



Liberty Square Apartments

WEST LITTLE RIVER

« NW 79TH ST 36,500 AADT »

SUBJECT SITE

WEST VIEW



NORTHSIDE STATION

PROPOSED

Lennar Condo Project



NORTHSIDE TRANSIT VILLAGE



NORTHSIDE VISTAS APARTMENTS



NORTHSIDE COMMONS

◀◀ NW 27TH AVE 31,500 AADT ▶▶

APPROVED



Swerdlow Project

◀◀ NW 17TH AVE 23,000 AADT ▶▶

APPROVED



The HueHub Project

UNDER CONSTRUCTION



Modena 22

◀◀ NW 79TH ST 36,500 AADT ▶▶

APPROVED



1477 NW 79TH ST

WEST LITTLE RIVER



SUBJECT SITE



 JEWISH LEADERSHIP ACADEMY

WEST LITTLE RIVER

SUBJECT SITE



PROPOSED



Residences at Palm Court

« NW 79TH ST 36,500 AADT »

DEVELOPMENT MAP

WEST OF 95 THE ALPHA COMMERCIAL



PROPOSED
Lennar Condo Project
3017 NW 79th St
Plans include 498 condos + 5,000 SF of commercial space near Northside Metrorail Station on a 15.1-acre site, affiliated with North Miami-based 79 Northside Town Station LLC, part of IMC Equity Group. Plans include (9) six-story buildings and (3) three-story buildings, unit mix is 288 two-bedroom units and 210 three-bedroom units.

PROPOSED
Dr. Marvin Dunn Manor
7000 NW 27th Ave
A Coral Gables-based developer, Stone Soup Development has proposed a 7-story affordable multi-family housing community with 101 residences; 25 studio apartments and 76 one-bedroom homes. Residency would be reserved for tenants earning 30 to 80 percent of the area median income (AMI).



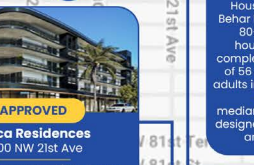
COMPLETED
Northside Vistas Apartments
8400 NW 27th Ave
Developed in 2025 by IMC Equity Group, the 161-unit project was built under the Live Local Act as workforce housing, and is part of a larger mixed-use development that includes retail & self-storage.



APPROVED
Fraca Residences
7900 NW 21st Ave
Final site plan approval for a 5-story, 26-unit apartment (4 WHUs) project w/ two retail spaces. Advantaged by 25% workforce housing density bonus and a 100% parking reduction.



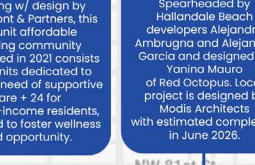
APPROVED
Little 22 Apartments
9001 NW 22nd Ave
Proposed by developer ZIG Investments LLC, 0.24-acre infill site with site plan approval for 40 apartments (5 workforce units) across 50,000 SF of construction, heavily reliant on transportation w/ various for only 21 parking spaces.



COMPLETED
Northside Commons
8301 NW 27th Ave
Operated & developed by Carrfour Supportive Housing w/ design by Behar Font & Partners, this 80-unit affordable housing community completed in 2021 consists of 58 units dedicated to adults in need of supportive care + 24 for median-income residents, designed to foster wellness and opportunity.



COMPLETED
Jewish Leadership Academy
975 NW 95th St
Modena Housing Group is advancing a 9-story, 0.25-acre infill site in Miami-Dade's West Little River neighborhood. Consisting of 48 apartment units and 5 workforce units under the County's density bonus program. Spearheaded by Hollandale Beach developers Alejandro Ambruna and Alejandro Garcia and designed by Yanina Mauro of Red Octopus, Local project is designed by Modis Architects with estimated completion in June 2026.



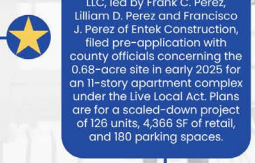
APPROVED
Sky 79
1205 NW 79th St
The Administrative Site Plan Approved project involves a 6-story mixed-use development with 40 residential units and ground-floor commercial space. Red Octopus, LLC is the architect of record, with permitting beginning in April 2025.



APPROVED
Residences at Palm Court
860-950 NW 95th St
The Related Urban Development Group has been approved to redevelop 191 existing public housing units w/ 316 new mixed-income apartments, to include a 5,000-square-foot clinic operated by the Jessie Trice Community Health System. A public-private partnership with Miami-Dade County Public Housing, the Live Local project is designed by Modis Architects with estimated completion in June 2026.



APPROVED
1477 NW 79th St
Site plan approved for 126 units in 14 stories plus 2,740 SF of retail.



PROPOSED
1145 NW 79th St
Miami-based 1145 Investments LLC, led by Frank C. Perez, Lilliam D. Perez and Francisco J. Perez of Entek Construction, filed pre-application with county officials concerning the 0.68-acre site in early 2025 for an 11-story apartment complex under the Live Local Act. Plans are for a scaled-down project of 126 units, 4,366 SF of retail, and 180 parking spaces.



APPROVED
Little River Master Plan
520 NW 75th St
Sverdlow Group, in partnership with AJ Capital Partners brings a 65-acre redevelopment transforming the Little River-Little Haiti corridor. Plans call for over 5,700 residential units—mixed between affordable & workforce housing units, as well as 370,000 square feet of commercial space, office space, schools, a new Tri-Rail station, and around 250,000 square feet of pedestrian-orientated green space.



PROPOSED
Little River Heights
280-290 NW 79th St
Bay Height Capital affiliate 79th Villas LLC paid a combined \$3.7 million in late November 2024 to acquire the 0.92-acre site. The project will feature an 8-story building with 106 market-rate residential units + ground-floor retail. Currently not planning to utilize Live Local Act benefits.



PLANNED
Miami Soar
8050 NW Miami Ct
Massive 11+ acre Soar Park development slated as largest Live-Local project in SW + 3,390 units, 260,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.



EAST OF **THE ALPHA COMMERCIAL**



**THE ALPHA
COMMERCIAL**

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Little River Master Plan

📍 520 NW 75th Street & Multiple Locations, Miami, FL 33138



LITTLE RIVER

Swerdlow Group, in partnership with AJ Capital Partners, has secured approval for a \$3 billion, 65-acre redevelopment transforming the Little River–Little Haiti corridor. The plan calls for over 5,700 residential units—2,284 affordable rentals, 1,398 workforce apartments, and more than 2,000 workforce condos—making it one of the largest housing initiatives in Miami-Dade history.

Renderings envision a Main Street-style district blending housing, retail, and green space, anchored by 370,000 SF of commercial uses with commitments from Home Depot, BJ's, and a major grocer. The community will be transit-linked with a new Tri-Rail station, creating a walkable hub of housing, jobs, and amenities in the city's urban core.

Northside Transit Village

📍 3150 NW 79th Street, Miami, FL 33147



WEST LITTLE RIVER

Developed by Atlantic | Pacific Communities, Northside Transit Village is a four-phase, transit-oriented mixed-income community anchored by the Northside Metrorail Station.

Spanning multiple parcels along NW 77th to 79th Streets, the project delivers more than 600 residential units across affordable, workforce, and senior housing phases. Designed by Corwil Architects, recent phases include an 11-story, 200-unit building with ground-floor retail, structured parking, and modern amenities such as a fitness center, business lounge, and community spaces. With its direct Metrorail integration and Live Local-aligned density, Northside Transit Village exemplifies Miami-Dade's push toward transit-connected attainable housing in the urban core.

NOTABLE NEARBY DEVELOPMENTS

Lennar Condo Project

📍 3017 NW 79th St, Miami, FL 33147



WEST LITTLE RIVER

Plans include 498 condos + 5,000 SF of commercial space near Northside Metrorail Station on a 15.1-acre site, affiliated with North Miami-based 79 Northside Town Station LLC, part of IMC Equity Group. Plans include (9) six-story buildings and (3) three-story buildings, unit mix is 288 two-bedroom units and 210 three-bedroom units.

Swordlow Project

📍 7200 NW 22nd Ave, Miami, FL 33147



WEST LITTLE RIVER

Proposed in July 2025 by SG Poinciana Ventures LLC, a partnership between Swordlow, Stephen Garchik of SJM Partners, and Alben Duffie. Mediterranean Shipping Co. (MSC) the 37-acre project would offer both residential & industrial aspects, with the 3 phases planned to offer a combined 809 senior & workforce housing units, 110,000 square feet of industrial space, a 15,000-square-foot hospitality training center, & 4,000 square feet of retail.

The HueHub Project

📍 8395 NW 27th Avenue, Miami, FL 33147



The Hue Hub has received final approval for Miami-Dade's largest Live Local Act project to date, delivering 4,000+ units across seven 35-story towers. Led by Spanish developer Pablo Castro with local consultant Laura Tauber and designed by Arquitectonica, the \$880 million community is a Transit-Oriented Development (TOD) located within one block of the Northside Metrorail Station and near the Tri-Rail.

Envisioned as a hub for attainable housing with 40% workforce units, the project will span 509,447 Sq. Ft. of residential space with nearly 200,000 Sq. Ft. of shared amenities—including coworking, wellness, arts and culture, and community spaces—positioning the project as a landmark in Miami's next wave of mixed-income development.

WEST LITTLE RIVER

Modena 22

📍 8624 NW 22nd Avenue, Miami, FL 33147



Currently under construction, Modena Housing Group is advancing a 9-story multifamily project on a 0.25-acre infill site in Miami-Dade's West Little River neighborhood. Consisting of 48 apartment units and 5 workforce units under the County's density bonus program. Spearheaded by Hallandale Beach developers Alejandro Ambrugna and Alejandro Garcia and designed by Yanina Mauro of Red Octopus, the 50,340 SF building will include a multipurpose community room and 24 parking spaces—though none are required under the area's urban zoning.

Positioned in a growing transit corridor, Modena 22 reflects a broader push toward attainable infill housing in West Little River, where Mauro is concurrently designing six similar projects aimed at meeting Miami's workforce demand through compact, transit-aligned development.

WEST LITTLE RIVER

NEIGHBORHOOD MAP





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