



**FOR SALE**

**SITE PLAN APPROVED DEVELOPMENT SITE**

**7860-7880 NE BAYSHORE CT  
MIAMI, FL 33138**

**THE ALPHA  
COMMERCIAL**





# THE ALPHA COMMERCIAL

Headquartered in Miami's Little River district, The Alpha Commercial Advisors™ 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.

## THE ALPHA COMMERCIAL ADVISORS

742 NE 79<sup>th</sup> Street, Miami, FL 33138

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

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

## THE LISTING TEAM

**STEFFANIE JACOBSON**  
Senior Commercial Advisor

✉️ [steff@thealphacomm.com](mailto:steff@thealphacomm.com)

☎️ 609-226-6390

**JAMIE ROSE MANISCALCO**  
President & Managing Broker

✉️ [jamie@thealphacomm.com](mailto:jamie@thealphacomm.com)

☎️ 201-264-0113



# OFFERING SUMMARY



## 7860-7880 NE BAYSHORE CT MIAMI, FL 33138

Neighborhood: Little River/Shorecrest

Lot Area: 13,838 SF (0.32 acres)

Zoning: T5-R

Max. Density: 20 units

Max. Height: 5 stories

Approved Site Plan: Yes

Asking Price: \$1,998,000

**THE ALPHA COMMERCIAL ADVISORS™ PROUDLY PRESENTS A RARE OPPORTUNITY TO DEVELOP A BOUTIQUE-SCALE, LUXURY CONDO OR MULTI-FAMILY PROJECT WITH WATER VIEWS IN ONE OF MIAMI'S MOST PROMISING WATERFRONT NEIGHBORHOODS.**

Ideally located just off the 79th Street Causeway bridge and blocks from Biscayne Boulevard, the site offers seamless access to key lifestyle corridors while retaining the residential charm of nearby waterfront enclaves like Belle Meade Island and North Bay Village. Adjacent to a park, it also enjoys protected northern views and green-space to be enjoyed by residents of the future project.

The property includes fully approved development plans, enabling a fast track to permitting and construction. With zoning and entitlements in place, developers can skip costly pre-development delays—making this a rare, high-efficiency opportunity in a supply-constrained, high-demand submarket.



APPROVED PLANS



PROJECT METRICS

Project Type:	Condo / Multi-Family
Total Land Area:	13,838 SF (0.32 acres)
Approved Building Area:	45,421 SF
Approved Density:	20 units
Approved Height:	5 stories

*Featuring a fully-approved project for 20 luxury condo units with amenitized design that includes rooftop pool, private terraces, and lobby-style entry. This is the boutique water-view project that locals in this appreciating marine-focused area have been waiting for...*





# EAST VIEW

UNDER CONSTRUCTION

## Tula Residences

21-stories with 54 waterfront residences by Bayshore Grove Capital + Global & Pacific Orient Properties.

4 MILES TO  
NORTH BEACH

NORTH BAY VILLAGE

PELICAN HARBOR MARINA

79 ST CAUSEWAY 44,000 AADT

NE 79 ST 27,200 AADT





**SOUTH VIEW**

**8 MILES TO  
DOWNTOWN MIAMI**

**MORNINGSIDE**

**BELLE MEADE**

**NE BAYSHORE CT**

**PARK**

**79 ST CAUSEWAY 44,000 AADT**

**NE 79 ST 27,200 AADT**





# WEST VIEW

LITTLE RIVER

BISCAYNE BLVD 42,500 AADT

NORTH BEACH MARINA



THE CITADEL

MARKY'S



MIAMI SHORES

NE 79 ST 27,200 AADT

SHORECREST

FERRARO'S KITCHEN • MIAMI

79 ST CAUSEWAY 44,000 AADT





NORTHEAST VIEW

8 MILES TO  
AVENTURA/SUNNY ISLES

6 MILES TO  
BAL HARBOUR

SHORECREST



PRE-CONSTRUCTION

Pagani Residences

Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.

79 ST CAUSEWAY 44,000 AADT







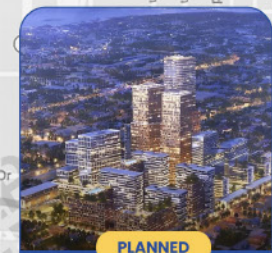
NE BAYSHORE CT

NE 79 ST >>

<< 79 ST CAUSEWAY



## THE ALPHA COMMERCIAL



PLANNED

### Miami Soar

8050 NW Miami Ct

Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.

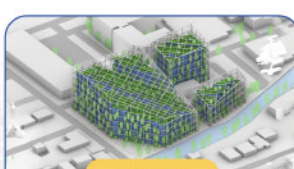


PLANNED

### River Haus

123 NE 79th St

From Rock Soffer, Cade Capital Partners & Gaudi Castro - 218,546 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.



PLANNED

### Bosco Residences

8400 NE 1 PL

William Jacome & YAKOL Capital Partners plan 300+ unit mixed-use condo/retail project with emphasis on innovative, green design intended to reconnect residents with nature.



COMPLETED

### The Citadel

8300 NE 2nd Ave

This 60,000 SF food hall with swanky rooftop bar is home to 15+ concepts and has catalyzed the local F&B scene.



PROPOSED

### Future Project

8038 NE 2nd Ave

Infinity Collective and MVW Partners proposes Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.



PLANNED

### Evvo House Hotel

8001 NE Bayshore Ct

A 12-story, 81-room boutique 59,000 SF hotel with a rooftop pool, ground-floor retail with direct boardwalk access and a penthouse suite.



PRE-CONSTRUCTION

### Pagani Residences

7940 West Dr

Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.



PLANNED

### Continuum Club and Residences

1755 79th St Causeway

Continuum Company in partnership with Aksoy Holdings plans a 32-story, 198-unit luxury condo with 50,000 SF of indoor and outdoor amenities plus a waterfront restaurant.



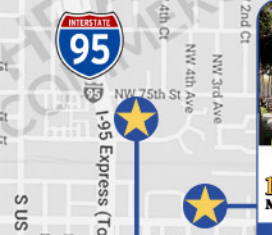
COMPLETED

### Palm Tree Club

1855 79th St Causeway

Luxury waterfront restaurant by DJ Kygo's hospitality group, will serve as the ground-floor concept for Continuum Club's project complete with 118 room hotel complex, dock-and-dine marina.

## 79TH ST CORRIDOR



PLANNED

### FUTURE PROJECT

530 NW 75th St

Sverdlow Group, AJ Capital Partners - project includes 7,513 units & over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.



UNDER CONSTRUCTION

### Miami Breeze Way

301 NW 71st St

A massive adaptive re-use, urban -infill development totalling 27 acres by A.J. Capital & MVW Partners.



PLANNED

### CEDARst Little River

7715 - 7737 NE 2nd Ave

Newly funded, site plan includes 191 units and 8,000+ SF of retail. Chicago-based CEDARst is poised to be first-mover for a larger-scale project in this area. Design by ODP Architecture.



PLANNED

### NoLi 75

7501 NE 2nd Ave

10-story residential building with 169 units.



PLANNED

### 79 Biscayne Blvd

7880 Biscayne Blvd

Santec & B Developments plan a 12-story mixed-use tower with 355 residential units and over 35K SF of ground-level retail.



COMING SOON

### La Brasserie

620 NE 78th St

New waterfront restaurant concept from London-based hospitality group, replacing Tigre.



PLANNED

### Little River Plaza

279 NE 79th St

12 story affordable apartment building with 250 units and 200 parking spaces by Healthy Housing Foundation.



UNDER CONSTRUCTION

### Tula Residences

7918 West Dr

21-stories with 54 waterfront residences by Bayshore Grove Capital + Global & Pacific Orient Properties- the first new condo development on North Bay Village in over a decade.



PLANNED

### Sunbeam Towers

1400-1401 79th St Cswy

A 13-acre mixed-use development with 8-10 towers will feature 1,936 residential units, a 200,000 SF office building, 300-room luxury hotel, 670,000 SF of commercial space, marina, and parking.



UNDER CONSTRUCTION

### Shoma Bay Condo

1850 79th St Causeway

24-stories with 333 condos featuring a Publix, rooftop lounge, Shoma Bazaar food hall, zen garden, and other dynamic features



PLANNED

### Argentine Youth Soccer Academy

7540 E Treasure Dr

## SUBJECT SITE

7860-7880 NE BAYSHORE CT

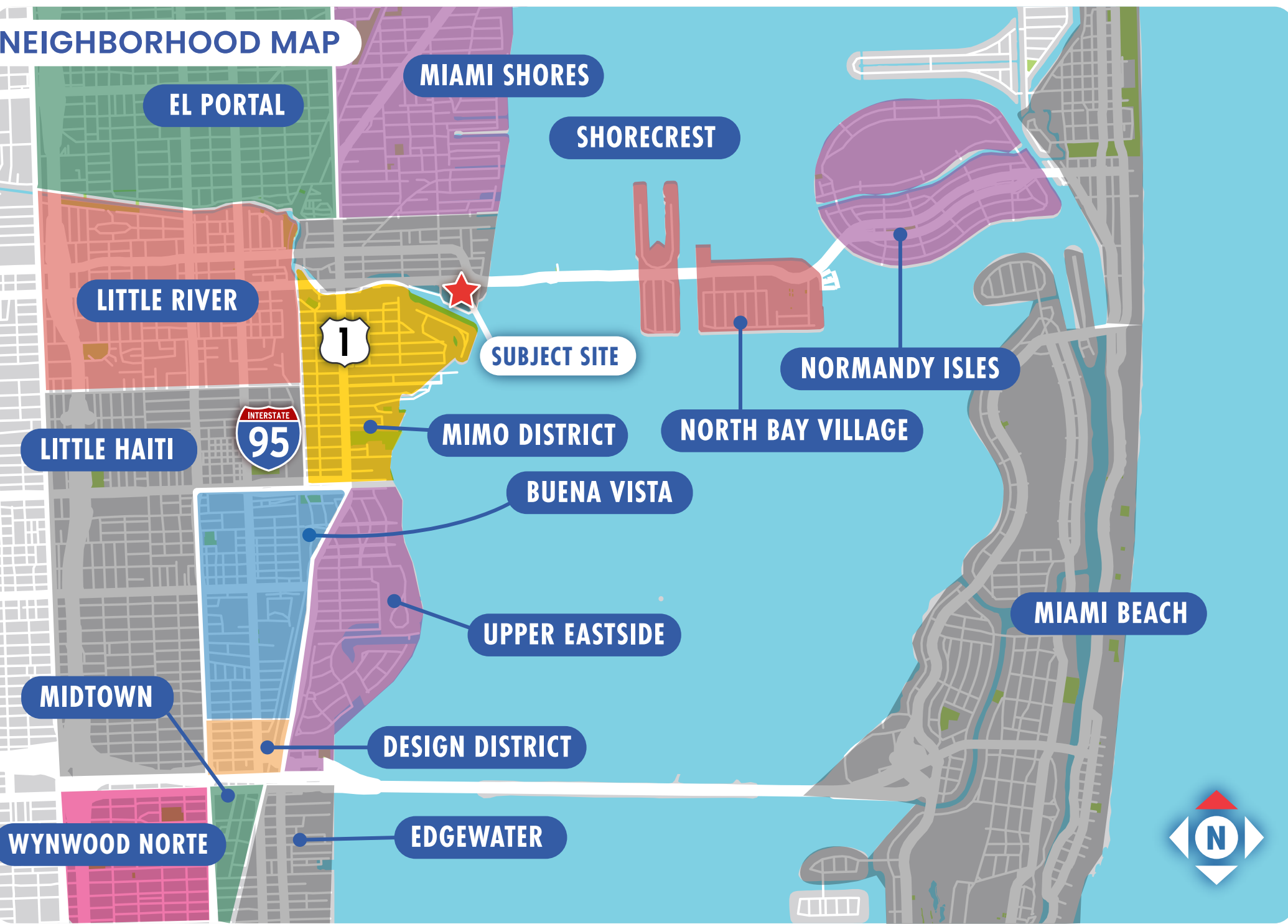
## North Bay Village



LEARN MORE



# NEIGHBORHOOD MAP







**THE ALPHA  
COMMERCIAL**

**STEFFANIE JACOBSON**  
Senior Commercial Advisor

✉ [steff@thealphacomm.com](mailto:steff@thealphacomm.com)  
☎ 609-226-6390

**JAMIE ROSE MANISCALCO**  
President & Managing Broker

✉ [jamie@thealphacomm.com](mailto:jamie@thealphacomm.com)  
☎ 201-264-0113

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

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

📍 742 NE 79<sup>th</sup> Street, Miami, FL 33138