



**LIBERTY CITY**

**INFILL DEVELOPMENT LAND**

**2263 NW 62<sup>ND</sup> ST**  
**MIAMI, FL 33147**

**THE ALPHA**  
**COMMERCIAL**  
**FOR SALE**



# THE ALPHA COMMERCIAL

## 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)

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.

## THE LISTING TEAM

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Senior Commercial Advisor

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## THE ALPHA COMMERCIAL ADVISORS™ PROUDLY PRESENTS A PRIME CORNER DEVELOPMENT SITE IN A WELL-SITUATED, HIGH-VISIBILITY CORRIDOR OF MIAMI.

Located at the intersection of NW 62<sup>nd</sup> ST and NW 22<sup>nd</sup> AVE, two major traffic corridors, this high-visibility vacant lot sits within a Qualified Opportunity Zone and offers zoning potential for up to 19 residential units over 10 stories.

Just steps from Miami-Dade's expanding SMART Program transit infrastructure, the property is ideally situated for future-focused, transit-oriented development. With major redevelopment efforts underway nearby—including the transformative Liberty Square revitalization—this site offers long-term upside for developers and investors eager to capitalize on the area's continued growth and momentum.



# OFFERING SUMMARY



## 2263 NW 62<sup>ND</sup> ST Miami, FL 33147

Neighborhood:	Liberty City
Asset Type:	Land
Land Area:	9,450 SF (0.22 acres)
Zoning:	Model City Urban Center District (MCUCD) Mixed-Use Corridor (Center)
Allowable Uses:	Multi-family, Religious, Education, Gas Station, Office, Retail (inc. drive-thru), Mixed-use, Parking, and more
Max. Density:	19 units (90 du/acre)
Max. Height:	10 stories
Opportunity Zone:	Yes
Asking Price:	\$575,000

## PROPERTY HIGHLIGHTS



**Highly Visible Corner:** Prime corner development site with high visibility at the intersection of NW 62nd St and NW 22nd Ave.



**Prime Development Opportunity:** Zoned for up to 19 units over 10 stories, offering strong development potential.



**Qualified Opportunity Zone:** Located within a Qualified Opportunity Zone, allowing for attractive tax incentive opportunities.



**Growing Transportation Hub:** Just steps from the Dr. Martin Luther King Jr train station, and Miami-Dade's expanding transit infrastructure.



**Growing Neighborhood Potential:** Blocks from the transformative Liberty Square redevelopment, which is driving new demand, infrastructure improvements, and added value in the surrounding area.



# ZONING

## Model City Urban Center District (MCUCD)



2263 NW 62<sup>ND</sup> ST

Located within the higher-density MCUAD zoning, this site permits both multifamily and commercial uses, offering exceptional flexibility. The UC-MC designation makes it ideal for developers looking to capitalize on Miami's thriving residential and commercial markets.

### BY-RIGHT ZONING ALLOWANCES:

**Zoning:** Model City Urban Area District MCUAD (Urban Core Mixed-Use Corridor / Center District)

**Max. Density:** 19 units (90 du/acre by-right) **Max. Height:** 10 stories

**Allowable Uses:** Multi-family, Religious, Education, Gas Station, Office, Retail (inc. drive-thru), Mixed-use, Parking, and more



2.9 MILES TO  
LITTLE RIVER

9.7 MILES TO  
MIAMI BEACH



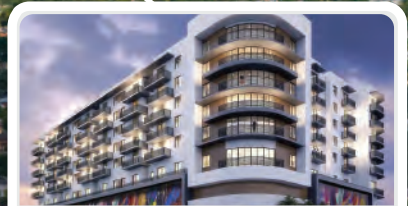
## Swerdlow Project

Swerdlow 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.



## Liberty Square Project

The Liberty Square redevelopment is bringing over 1,400 new residential units, retail, parks, and essential services to the area—revitalizing the neighborhood into a vibrant, mixed-income community.



## Principio Project

Next Development Groups plans a Live Local approved project for 142 units across 8 stories including 3,500+ SF of retail space, a clubroom, fitness center and coworking room, plus an interior courtyard with a playground.

 CHARLES K. DREW K-8 CENTER

« NW 22<sup>ND</sup> AVE 30,500 AADT »

« NW 62<sup>ND</sup> ST 18,500 AADT »

 SUBJECT SITE



**2.6 MILES TO  
ALLAPATTAH**



 **PARTNERS FOR YOUTH PARK**

 **JOSEPH CALEB CENTER**

**NW 22<sup>ND</sup> AVE** 30,500 AADT

**NW 23<sup>RD</sup> AVE**

**NW 62<sup>ND</sup> ST** 18,500 AADT



**SUBJECT SITE**



**WEST LITTLE RIVER**

 **GWEN CHERRY PARK**

 **POINCIANA PARK ELEMENTARY SCHOOL**

« **NW 22<sup>ND</sup> AVE** **30,500 AADT** »

**SUBJECT SITE**

« **NW 62<sup>ND</sup> ST** **18,500 AADT** »



3.3 MILES TO  
HIALEAH

 HIALEAH PARK CASINO

 DR. MARTIN LUTHER KING JR  
METRORAIL STATION

◀◀ NW 27<sup>TH</sup> AVE 32,000 AADT ▶▶

SUBJECT SITE



◀◀ NW 22<sup>ND</sup> AVE 30,500 AADT ▶▶

MARSHALL DAVIS AFRICAN HERITAGE CULTURAL ARTS CENTER

◀◀ NW 62<sup>ND</sup> ST 18,500 AADT ▶▶





## NOTABLE NEARBY DEVELOPMENT

The Liberty Square Redevelopment is reshaping the heart of Miami with a bold vision for inclusive growth and long-term community impact. Led by Related Urban Development Group, the project is delivering a modern, mixed-income neighborhood that blends high-quality housing with essential services and vibrant public spaces.



**This multi-phase transformation includes over 1,400 new residential units**—ranging from public and affordable to market-rate homes—alongside a new headquarters for the Miami-Dade Chamber of Commerce, complete with a small business incubator to support local entrepreneurs.

Health and wellness are central to the plan, **anchored by the new Jessie Trice Community Health Center**, while parks, green spaces, and a fully renovated community center bring energy and livability to the area. **A national grocer and expanded retail offerings will boost day-to-day convenience and economic activity**, all connected by direct access to the South Dade TransitWay—making this one of Miami's most thoughtfully designed, transit-ready communities in progress.



BIRD'S EYE VIEW



105'

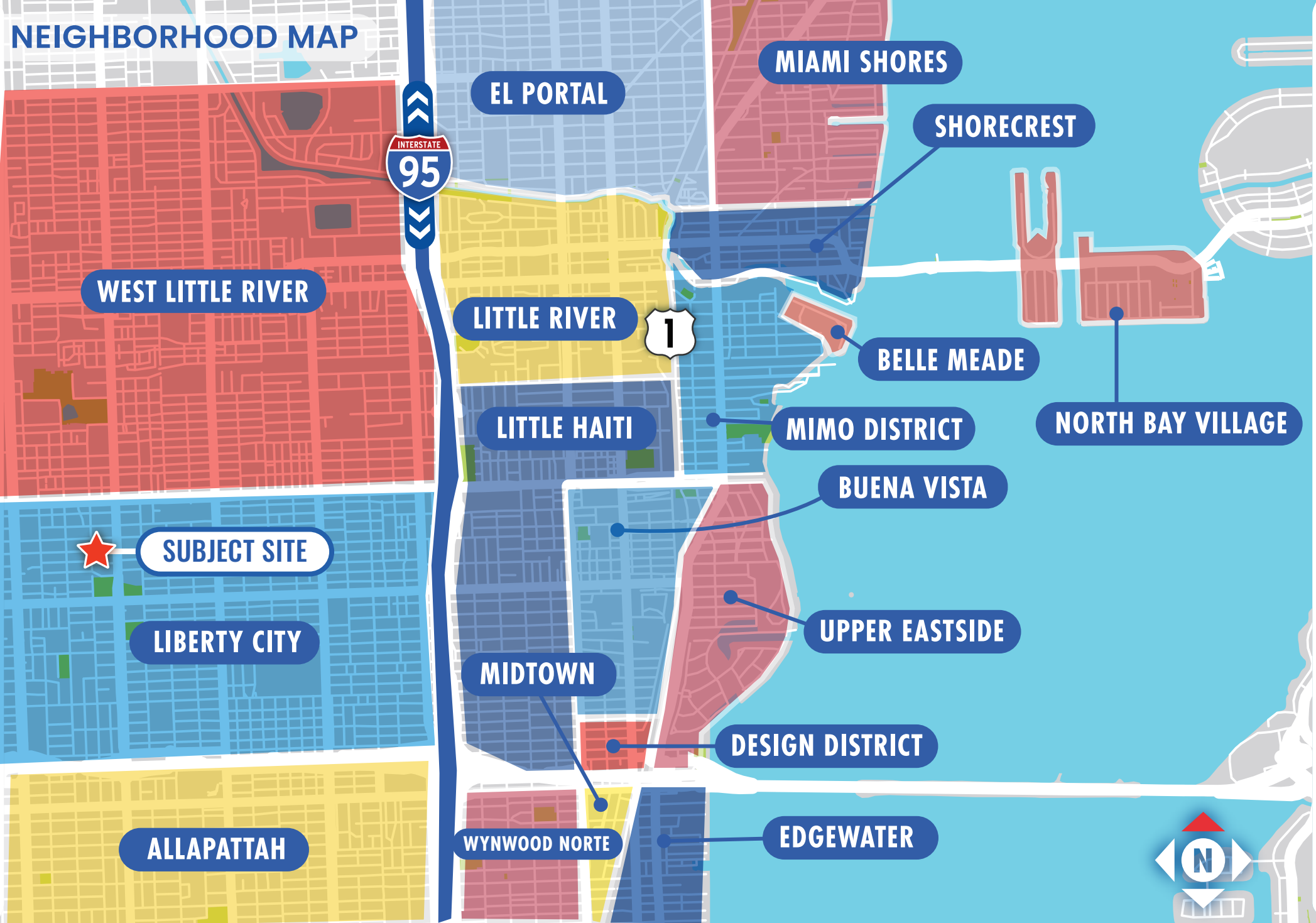
100'

NW 22<sup>ND</sup> CT

NW 62<sup>ND</sup> ST



# NEIGHBORHOOD MAP







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