



**DEVELOPMENT SITE + ENTITLEMENTS**

**1231 NE 115<sup>TH</sup> STREET**  
**MIAMI, FL 33161**

**FOR SALE**

**THE ALPHA**  
**COMMERCIAL**



# 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

**JAMIE ROSE MANISCALCO**

President & Managing Broker

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**THE ALPHA COMMERCIAL ADVISORS™ PRESENTS A NEWLY RE-ZONED & ENTITLED DEVELOPMENT OPPORTUNITY WITH APPROVALS IN-PROGRESS ADJACENT MIAMI'S BISCAVNE TRANSIT CORRIDOR.**

This newly rezoned infill site anchored between Biscayne Boulevard and the FEC rail line offers investors a rare ground-floor entry into Miami-Dade's next sleeping-giant growth pocket, the 0.98-acre site was recently rezoned from RU-2 to MCD (Mixed-Use Corridor District), paving the way for a true live-work-play program consistent with the County's SMART Plan vision for transit-oriented growth.

Plans-in-progress outline a six-story, 84,796 SF mixed-use complex with 75 residential units, 11,000 SF of commercial space, and 75 at-grade parking spaces, emphasizing efficient two-bedroom / 2 bath layouts of 800 SF each. With zoning secured and approvals well underway, the project is positioned for an investor to assume the final stretch—reducing entitlement risk and accelerating execution.

Backed by Miami Shores' established residential base and energized by new regional investment, this is a rare chance to control a lion's share of a rezoned pocket at the forefront of Miami-Dade's growth trajectory.



# OFFERING SUMMARY

**1231 NE 115<sup>TH</sup> STREET**  
**MIAMI, FL 33161**

**Neighborhood:** Biscayne Park

**Asset Type:** Land

**Lot Area:** 42,662 SF (0.98 acres)

**Zoning:** UC-MCD  
(Mixed-Use Corridor District)

**Max. Density:** 60-75 units  
See Page 4 for project metrics

**Max. Height:** 6-8 stories  
See Page 4 for project metrics

**Allowable Uses:** Multi-Family, Mixed-Use,  
Religious, Educational,  
Hotel, Healthcare

**Site Plan Approval:** Pending

**Asking Price:** \$3,450,000



## PROPERTY HIGHLIGHTS

- **Re-Zoned for Growth:** Newly approved site-specific re-zoning from RU-2 to MCD, clearing a major entitlement hurdle thanks to positioning within Miami-Dade's SMART Plan Corridor which supports increased density and critical parking reductions.
- **Final Stretch Approvals:** Advanced-stage Administrative Site Plan Review (ASPR) underway for a six-story, 75-unit mixed-use project, allowing investors to fast-track delivery while minimizing risk and carry costs.
- **Proven Market Advantage:** Directly adjacent to Miami Shores, Biscayne Shores, and North Miami with Miami's emerging peripheral core neighborhoods just to the south — the site is anchored by established residential demand, long-term livability, and energized by new investment driving future appreciation.
- **Convenient Connectivity:** Immediate accessibility to both NE 125<sup>th</sup> Street and Biscayne Boulevard — two vibrant retail/office corridors with combined traffic circulation over 66,000 vehicles daily — all within a quiet residential setting.

# PROPOSED PLANS

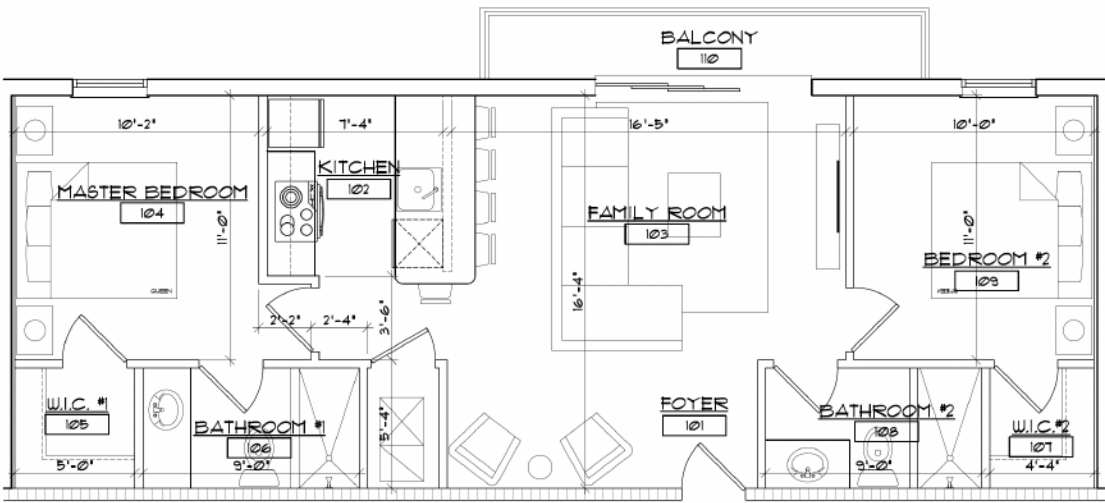


Currently advancing through the Administrative Site Plan Review (ASPR) process, plans envision a six-story, 84,796 SF mixed-use complex with 75 units (60 market rate plus 15 workforce housing units), 11,000 SF of ground-floor commercial space, and 75 at-grade parking spaces. The residential units are all efficient 2 Bedroom / 2 Bathroom units of approximately 800 Sq. Ft., each with their own private balcony.

## PROJECT METRICS

Project Type:	Mixed-Use / Multi-Family
Project Status:	Entitled, Pending Site Plan Approval
Lot Area:	42,662 SF (0.98 acres)
Project Building Area:	84,796 BSF
Project Density:	75 units
Project Height:	6 stories

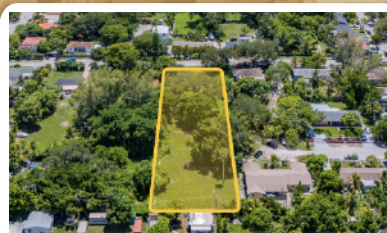
## UNIT FLOOR PLAN



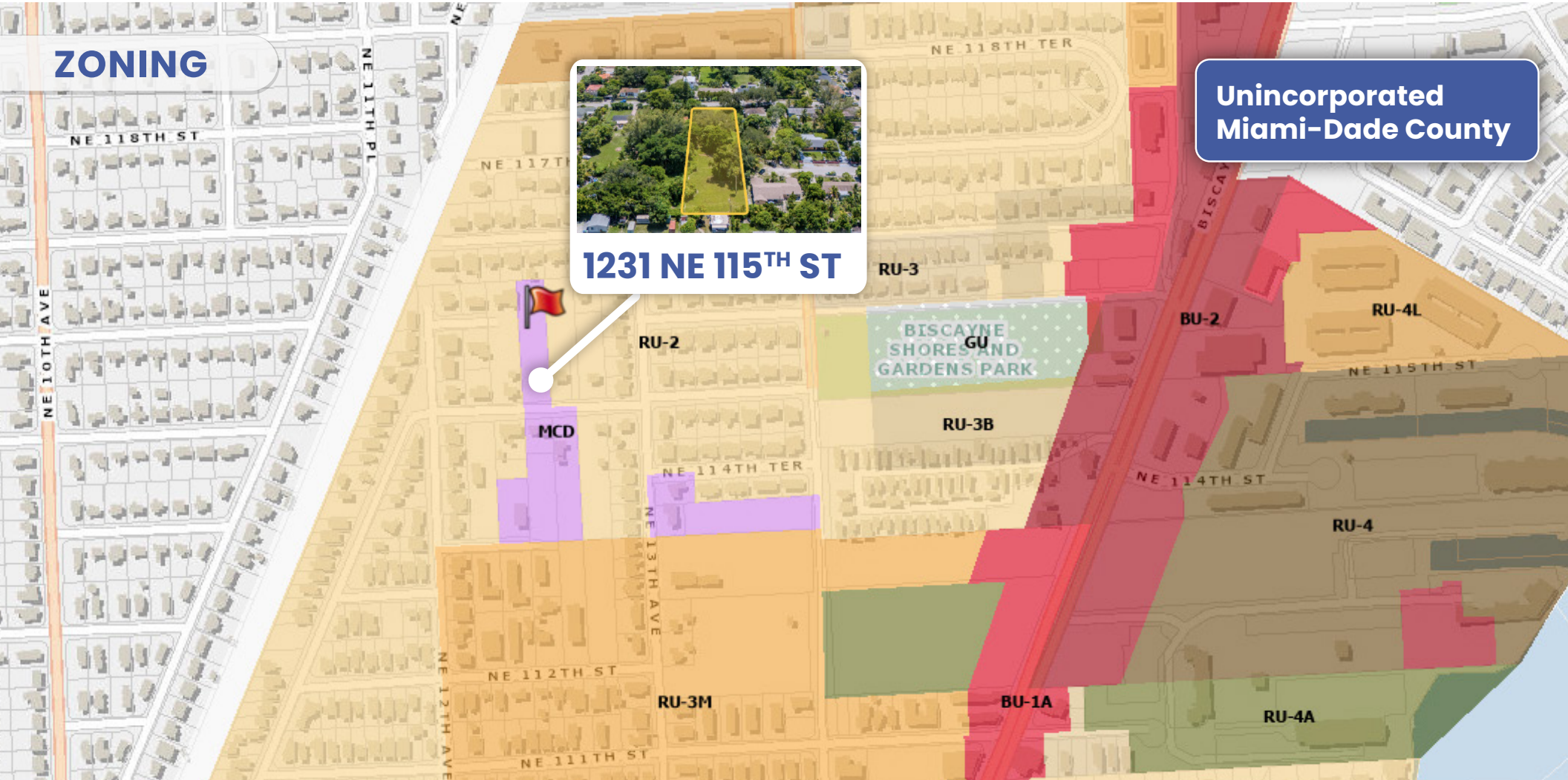


# ZONING

Unincorporated  
Miami-Dade County



1231 NE 115<sup>TH</sup> ST



Located within a recently re-zoned pocket of Unincorporated Dade, this site was taken through an extensive process to receive the change from RU-2 to MCD (Mixed-Use Corridor District) zoning, permitting both multi-family and mixed-use commercial projects. With upcoming projects directly across the street, this area is likely to expand into a development pocket adding density to what was previously a purely low-rise residential neighborhood.

## BY-RIGHT ZONING ALLOWANCES:

**Zoning:** UC-MCD (Mixed-Use Corridor District)

**Max. Density:** 60 du/acre (plus 25% bonus for workforce housing) **Max. Height:** 6-8 Stories

**Allowable Uses:** Multi-family, Mixed-Use, Religious, Educational, Hotel, Healthcare





NE 115<sup>TH</sup> ST

100'

426'

42,662 SF (0.98 acres)





« BISCAYNE BLVD 48,500 AADT »



 BISCAYNE SHORES & GARDENS PARK







# SOUTH VIEW



« BISCAYNE BLVD 48,500 AADT »»



MIAMI SHORES COUNTRY CLUB

MIAMI SHORES

FUTURE DEVELOPMENT







NE 125<sup>TH</sup> ST 29,000 AADT

the gardens  
RESIDENCES

WILLIAM J. BRYAN ELEMENTARY

NORTH MIAMI

DAVID LAWRENCE JR. K-8 CENTER

brightline

BISCAYNE PARK





NORTHEAST VIEW

6.5 MILES TO  
AVENTURA



NORTH MIAMI

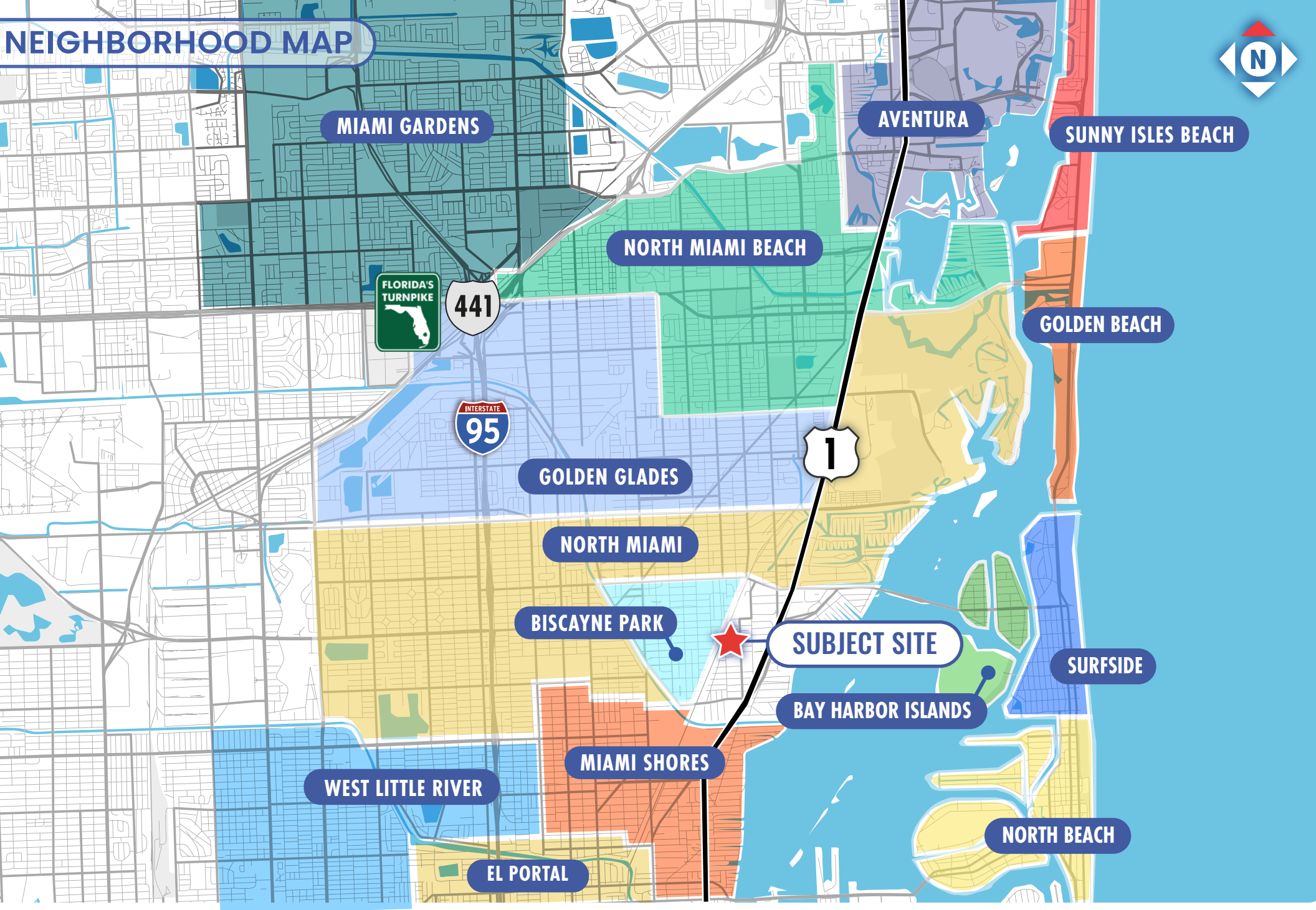
« BISCAYNE BLVD 48,500 AADT »»

brightline

BISCAYNE PARK



# NEIGHBORHOOD MAP







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