



MID-CONSTRUCTION INFILL 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.



THE LISTING TEAM

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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 compact 0.16-acre site sits within the North Central Urban Area District and within a Qualified Opportunity Zone. Plus, the site's Live Local-eligibility offers multiple pathways to value creation. By right, the property supports 9-11 residential units (depending on workforce housing inclusion), with Live Local density provisions allowing up to 39 units or more.

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
Lot Area:	6,959 SF (0.16 acres)
Zoning:	UC-Center Mixed-Use Corridor (NCUAD - North Central Urban Area District)
By-Right Density:	9-11 units
By-Right Height:	8 stories See Page 4 for density bonus program breakdown
Allowable Uses:	Multi-family, Mixed-Use Retail Office, Religious, Educational Hotel, Healthcare & more
Traffic Count:	36,500 AADT
Opportunity Zone:	Yes
Live Local Eligible:	Yes
Asking Price:	\$695,000

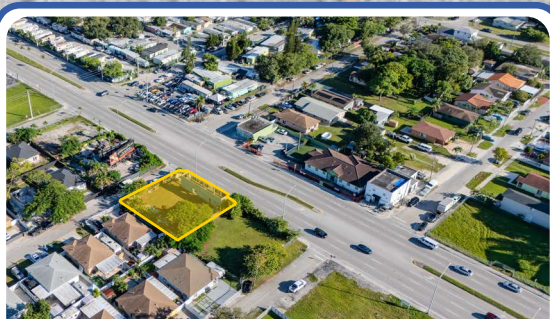


PROPERTY HIGHLIGHTS

- **Infill Opportunity:** Compact 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 39 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

NCUAD – North Central Urban Area District



1441 NW 79TH ST

MM-Core

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

MM-Center

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

MC-Center, MC-Edge & MCS-Center

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

MAX. ZONING ALLOWANCES

BY-RIGHT

MAX. DENSITY

9 Units (60 du/acre)

MAX. HEIGHT

8 Stories

W/ BONUSES

11 Units

(60 du/acre + 25% density increase for workforce housing only 12.5% equal to 1 unit, must be workforce housing)

10 Stories

LIVE LOCAL

39 units (250 du/acre)

20 Stories

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.

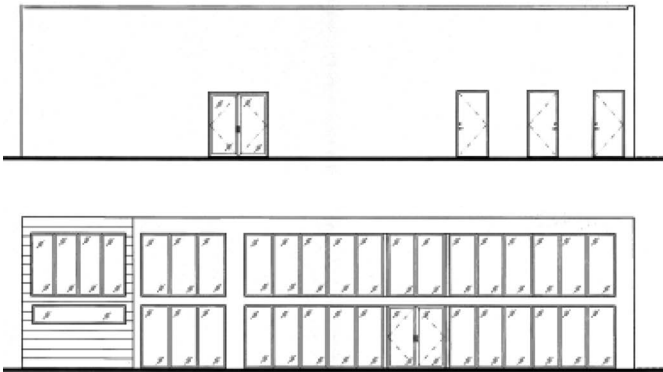
Located along one of the area's major commercial corridors, the subject site is located within the NCUAD – North Central Urban Area District's Center Mixed-Use Corridor District, permitting multi-family, mixed-use, and commercial uses. With a critical mass of upcoming projects, this area is quickly expanding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

RETAIL PLANS

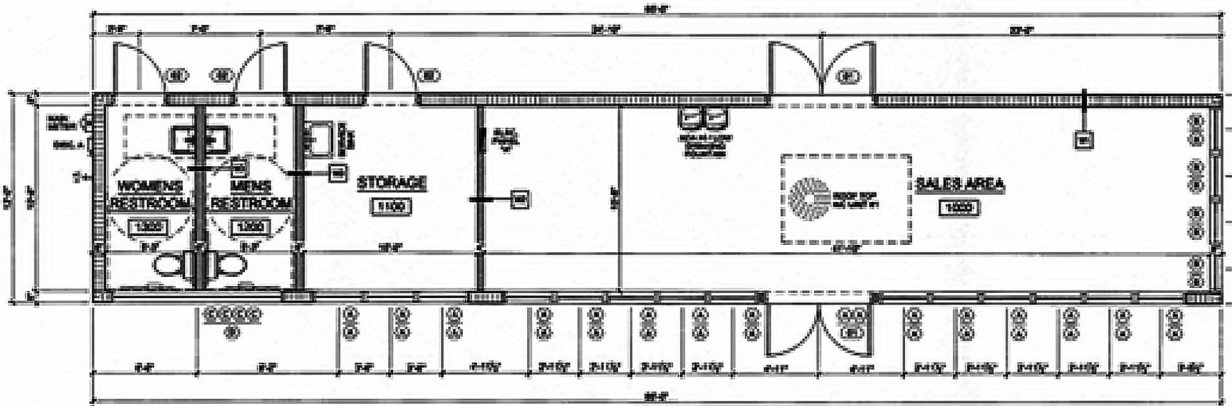


The early shell provides for a 780 Sq. Ft. retail building with 512 Sq. Ft. sales area, 125 Sq. Ft. of storage space and 143 Sq. Ft restroom facility. Buyer may opt to pick this project back up and finish the work, or scrap this plan and go back to the drawing board.

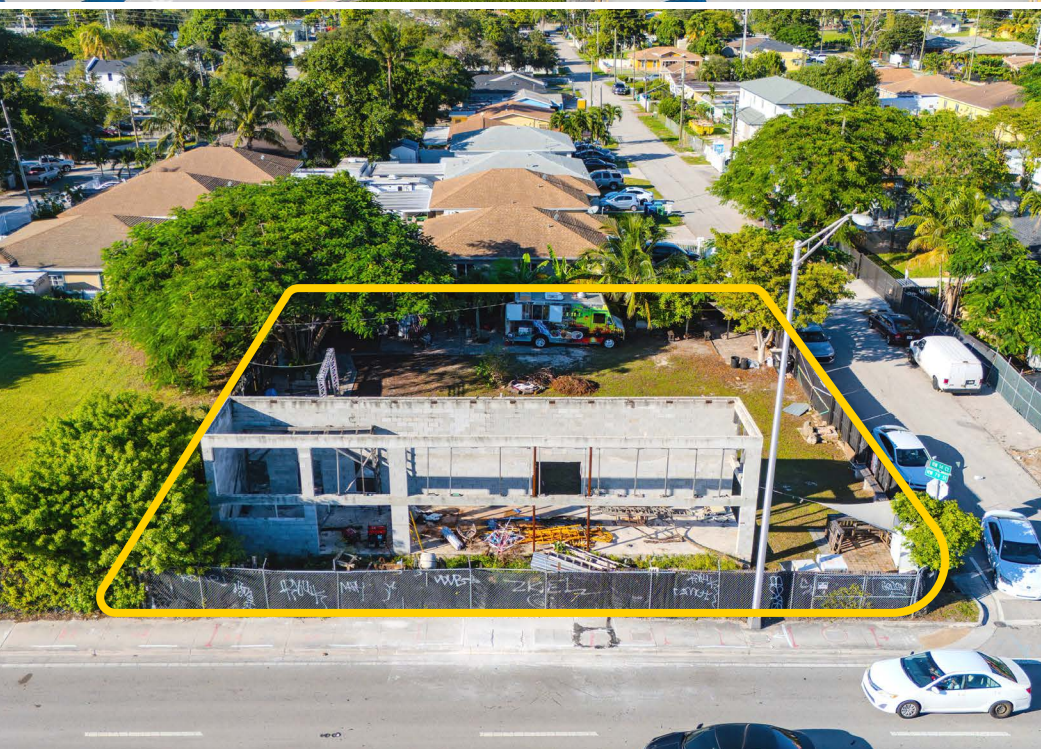
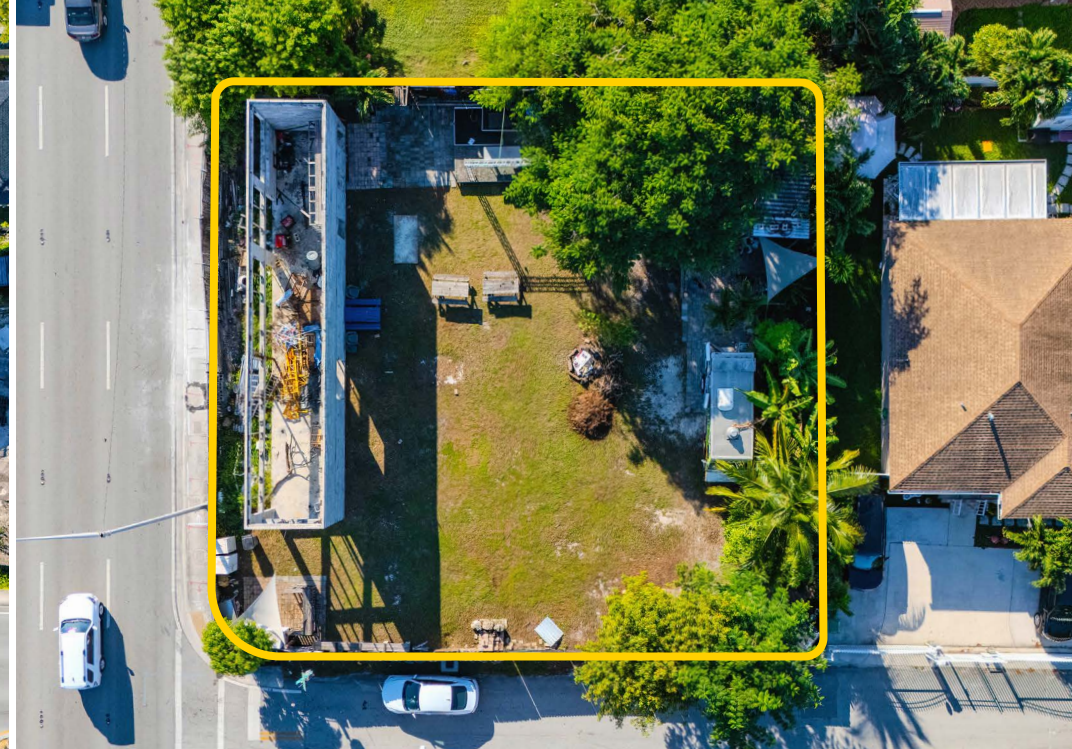
FRONT ELEVATION



FLOOR PLAN



PROPERTY PHOTOS



BIRD'S EYE VIEW



NE 14TH Ct

93'

85'

Lot Area: 6,959 SF (0.16 acres)

75'

91'



NW 79TH ST

36,500 AADT



EAST VIEW



MIAMI SHORES

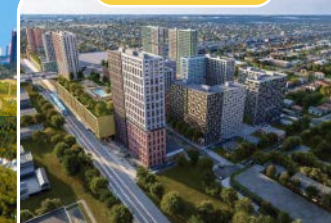
PROPOSED



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 »

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.

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



WEST LITTLE RIVER

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.

Modena 22

📍 8624 NW 22nd Avenue, Miami, FL 33147



WEST LITTLE RIVER

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.

Liberty Square Apartments

📍 1415 NW 63rd Street, Miami, FL 33147



LIBERTY CITY

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, this multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes.

Anchored by the new Jessie Trice Community Health Center, the project will include a new headquarters for the Miami-Dade Chamber of Commerce, with parks & green space supporting the project’s health-conscious mission. 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 Transit Way—a true transit-ready community in progress.

Principio Project

📍 5401 NW 7th Ave, Miami, FL 33127



LIBERTY CITY

Next Development Groups plans an 8-story, 142-unit Live Local project, totaling 215,256 Sq. Ft. with over 3,500 square feet of retail and 229 parking spaces. As part of the Live Local Act, 40% of those apartments would be workforce housing.

The Live Local Act which was approved in 2023 allows developers to build to the maximum density allowed in cities and the greatest height within a one-mile radius of the site in exchange for making 40% of the residential units workforce housing at 120% of area median income, a catalyst fueling the expedited development of ‘missing-middle’ housing options in Miami’s peripheral core neighborhoods.

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 IBC 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 IBC 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.

WEST LITTLE RIVER

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 a 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/ variance for only 21 parking spaces.

COMPLETED

Jewish Leadership Academy
975 NW 95th St

UNDER CONSTRUCTION

Modena 22
8624 NW 22nd Ave

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 40 apartment units and 5 workforce units under the County's density bonus program. Spearheaded by Hialeah 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.

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 2020 consists of 56 units dedicated to adults in need of supportive care + 24 for median-income residents, designed to foster wellness and opportunity.

APPROVED

Residences at Palm Court
880-950 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 Jesse 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.

APPROVED

Sky 79
1205 NW 79th St

The Administrative Site Plan Approved project involves a 8-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.

PROPOSED

Little River Heights
260-290 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.

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, 4,266 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.

PLANNED

Miami Soar
8050 NW Miami Ct

Massive 11+ acre Soar Park development slated as largest Live-Local project in 971 + 3,990 units, 260,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.

79TH ST CORRIDOR

PLANNED

1501 NW 79th St

Recently completed shopping center, planning to build 5 stories in 26 units w/ 2nd and 3rd floor parking.

COMPLETED

Northside Transit Village
3150 NW 79th St

Developed by Atlantic Pacific Communities, Northside Transit Village is a four-phase, transit-oriented mixed-income community anchored by the Northside Metrorail station, delivering more than 600 residential affordable, workforce and senior housing units. Designed by Conwill Architects, its direct Metrorail integration and Live Local-aligned density exemplifies the development push in this region.

APPROVED

Capri Place II
8001 NW 27th Ave

Breaking ground in Q4 of 2025, this 180-unit mixed-use community is being developed in partnership by Richman Group Development—designed to meet Miami's growth and rising demand for affordable housing.

PLANNED

River Bend at Palmer Lake
7600 NW 27th Ave

Neology Development Group, led by Lissette Calderon is leading the revitalization of the Palmer Lake District with a 1350-unit, mixed-use riverfront development on a 7-acre parcel near Freedom Park. The 3-phase planned community will feature residential, retail, & marina spaces, redefining the area's potential. Design by Behar Font. Slated for ground-breaking in 2025 Q1. May 2025 reports suggest a prospective land-bank sale to Miami International Airport and an appraised \$90M value.

Dr. Martin Luther King Jr. Station

PROPOSED

NW 54 St + NW 29 Ave

Bay Heights Capital plans 75-unit Live Local Act project comprised of all workforce housing, in the Brownsville neighborhood. Designed by architect Croyares Martin.

APPROVED

The HueHub Project
8400 NW 25th Ave

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) adjacent Northside Metrorail Station and Tri-Rail. Envisioned as a hub for attainable housing with 40% workforce units, the project will span 909,447 Sq. Ft. of residential space + 200,000 Sq. Ft. of amenities.

APPROVED

2390 NW 62nd St

WN Development's plans to redevelop a 0.71-acre site near Dr. Martin Luther King Jr. Metrorail station in the Brownsville neighborhood feature a 7-story design with 105 units, 1,878 SF of retail and 47 parking spaces.

PROPOSED

Sverdlow Project
7200 NW 22nd Ave

Proposed in July 2025 by SG Poinciana Ventures LLC, a partnership between Sverdlow, Stephen Garachik of SJM Partners, and Alben Buffie, Mediterranean Shipping Co. (MSC) the 37-acre project would offer both residential & industrial aspects. With the 3 phases planned to offer a combined 889 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.

SUBJECT SITE

PROPOSED

Indoor Padel Courts
1255 NW 79th St

HMC Build LLC, managed by Mariano Martinez has proposed an 1,174 Sq. Ft. facility w/ 4 indoor padel courts, 3,000 SF of retail and 8 parking spaces, leveraging parking variances from nearby transit stop. Design by Miami-based Cala Studio.

PROPOSED

NW 16th Ave & NW 77th St

Plans submitted for multi-family and commercial storage complex, totaling 138,000 SF of new construction.

APPROVED

Residences 54
1090-1098 NW 54th St

Full site plan approval for a 21-unit multifamily project, a modern urban infill development that includes private balconies, secure lobby entry, spacious units and 31 on-site parking spaces, economically located at-grade with the street.

LIBERTY CITY

PROPOSED

Consolidated Companies Group Project
1400 NW 79th St

A proposed mobile home park re-development, plans were submitted in 2025 for an 8-story mixed-use building with 145 units of 1 & 2 BR layouts between 610-1050 Sq. Ft. -- 18 units would be designated as workforce housing (no Live Local bonuses used). Plans also include 3,500 SF of retail and 145 parking spaces.

PROPOSED

838 NW 79th St

Cooper City-based Ainuz Holdings LLC proposed plans for a mid-rise project with 14 stories above grade and 163 units, 40% of which (55) would be deemed workforce housing. Project features 2,500 SF of retail and 192 parking spaces, designed by Meru Architecture.

COMPLETED

Liberty Square Apartments
1415 NW 63rd Street

Led by Related Urban Development Group in partnership with Miami-Dade County, this multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes. This phase brings the total number of completed units at Liberty Square to 733, with public-private investment in the project so far exceeding \$220 million.

LITTLE RIVER

UNDER CONSTRUCTION

Miami Breeze Way
301 NW 71st St

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

LITTLE HAITI

PROPOSED

Principio
5401 NW 7th Ave

Next Development Groups plans an 8-story, 142-unit Live Local project, totaling 215,266 Sq. Ft. with over 3,500 square feet of retail and 229 parking spaces. As part of the Live Local Act, 40% of those apartments would be workforce housing.

LEARN MORE

EAST OF **THE ALPHA COMMERCIAL**



**THE ALPHA
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NEIGHBORHOOD MAP





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LEARN MORE

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