



VALUE-READY INFILL DEVELOPMENT SITE

729 NE 85TH STREET
MIAMI, FL 33138

FOR SALE

THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

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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 A BLANK SLATE INFILL DEVELOPMENT OPPORTUNITY READY FOR ENTITLEMENTS IN THE EAST-OF-BISCAYNE SHORECREST NEIGHBORHOOD....

With T5-R zoning in place, this boutique vacant land parcel allows for the development of up to seven (7) residential units across five stories by-right, providing a straightforward framework without the baked-in premium or typology constraints of pre-existing entitlements.

Located in the desirable Easternmost pocket of the Little River area between high-traffic Biscayne Boulevard and the bay, the property offers the best of both worlds with walkable access to retail, and dining plus unmatched accessibility throughout the region via the NE 79th Street corridor. Surrounded by a robust pipeline of new construction, the site is well positioned to benefit from continued neighborhood momentum, strong absorption, and long-term value creation.



OFFERING SUMMARY

729 NE 85TH STREET MIAMI, FL 33138

Neighborhood: Shorecrest / Little River

Lot Area: 5,100 SF (0.12 acres)

Zoning: T5-R

Max. Density: 7 units

Max. Height: 5 stories

Allowable Uses: Multi-family

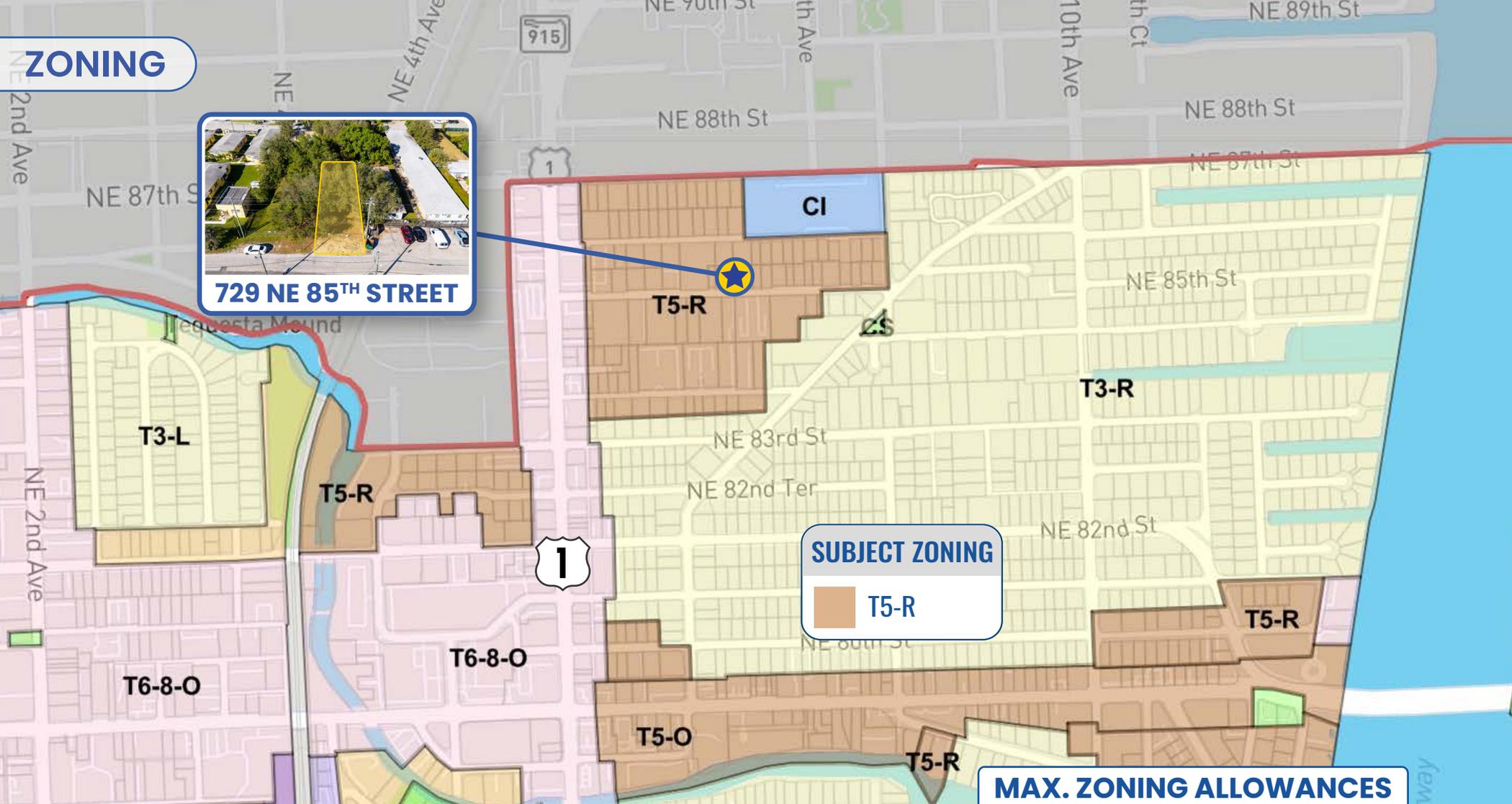
Asking Price: \$595,000

[Click to View Due Diligence Folder & Plans](#)

PROPERTY HIGHLIGHTS

- **By-Right Multi-Family Zoning:** T5-R zoning allows for development up to seven (7) residential units across five (5) stories by right, offering a clear framework for development without the need for bonus height and density.
- **Clean-Slate Site with Design Flexibility:** Vacant infill parcel without pre-existing entitlements and priced as raw dirt, providing developers the ultimate flexibility to design a project tailored to market demand and neighborhood context while keeping acquisition costs manageable.
- **Eastern Location + Walkable Neighborhood Connectivity:** Immediately accessible to the main NE 79th Street and Biscayne Boulevard commercial corridors, offering convenient access to Little River's dining and retail scene from the more tranquil Shorecrest pocket.
- **Surrounded by Active Development Momentum:** Positioned within a key growth market shaping North Miami-Dade's next cycle — with immediate upside from an active development pipeline of new mixed-use projects and stability from the established residential fabric of Miami Shores immediately north.

ZONING



Located adjacent to a highly active reinvestment pocket, the subject parcel sits within the quieter Shorecrest sub-market east of Biscayne Boulevard. Zoned T5-R, by-right allowances for mid-rise multifamily development align with the area's ongoing residential intensification and urban infill pattern.

Critically, the property is positioned near the eastern boundary where zoning steps down toward the low-rise T3-R district as the neighborhood approaches the bay, creating real potential for sustained water and bay views even as the area evolves alongside the broader Little River market.

MAX. ZONING ALLOWANCES

| | BY-RIGHT |
|---------------------|----------------------|
| MAX. DENSITY | 7 units (65 du/acre) |
| MAX. HEIGHT | 5 stories |
| MAX. BUILDABLE AREA | N/A |

BIRD'S EYE VIEW



NE 85TH ST



NE 86TH ST



NORTH BAY VILLAGE

▲ 5 MILES
MIAMI BEACH

◀◀ 79 ST CAUSEWAY ▶▶

◀ MIAMI SHORES 0.5 MILES

SHORECREST



PHYLIS RUTH MILLER ELEMENTARY

NE 85TH ST

SUBJECT SITE

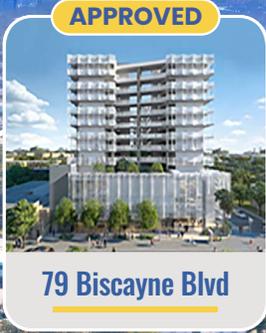
SOUTH VIEW

▲ 8 MILES
DOWNTOWN MIAMI



UPPER EASTSIDE

MIMO DISTRICT



APPROVED

79 Biscayne Blvd

◀◀ NE 79TH ST ▶▶ 30,200 AADT

◀◀ BISCAYNE BLVD ▶▶ 42,500 AADT

◀◀ NE 85TH ST ▶▶

SUBJECT SITE



SOUTHWEST VIEW



LITTLE RIVER INDUSTRIAL DISTRICT

LITTLE RIVER

« NE 79TH ST » 30,200 AADT

SHORECREST

« BISCAYNE BLVD » 42,500 AADT

« NE 85TH ST »

SUBJECT SITE



NORTH VIEW

NORTH MIAMI

8 MILES
AVENTURA



EL PORTAL

NE 6TH AVE >>> 10,100 AADT

MIAMI SHORES

Miami Shores Country Club

BISCAYNE BLVD >>> 55,000 AADT

PHYLIS RUTH MILLER ELEMENTARY

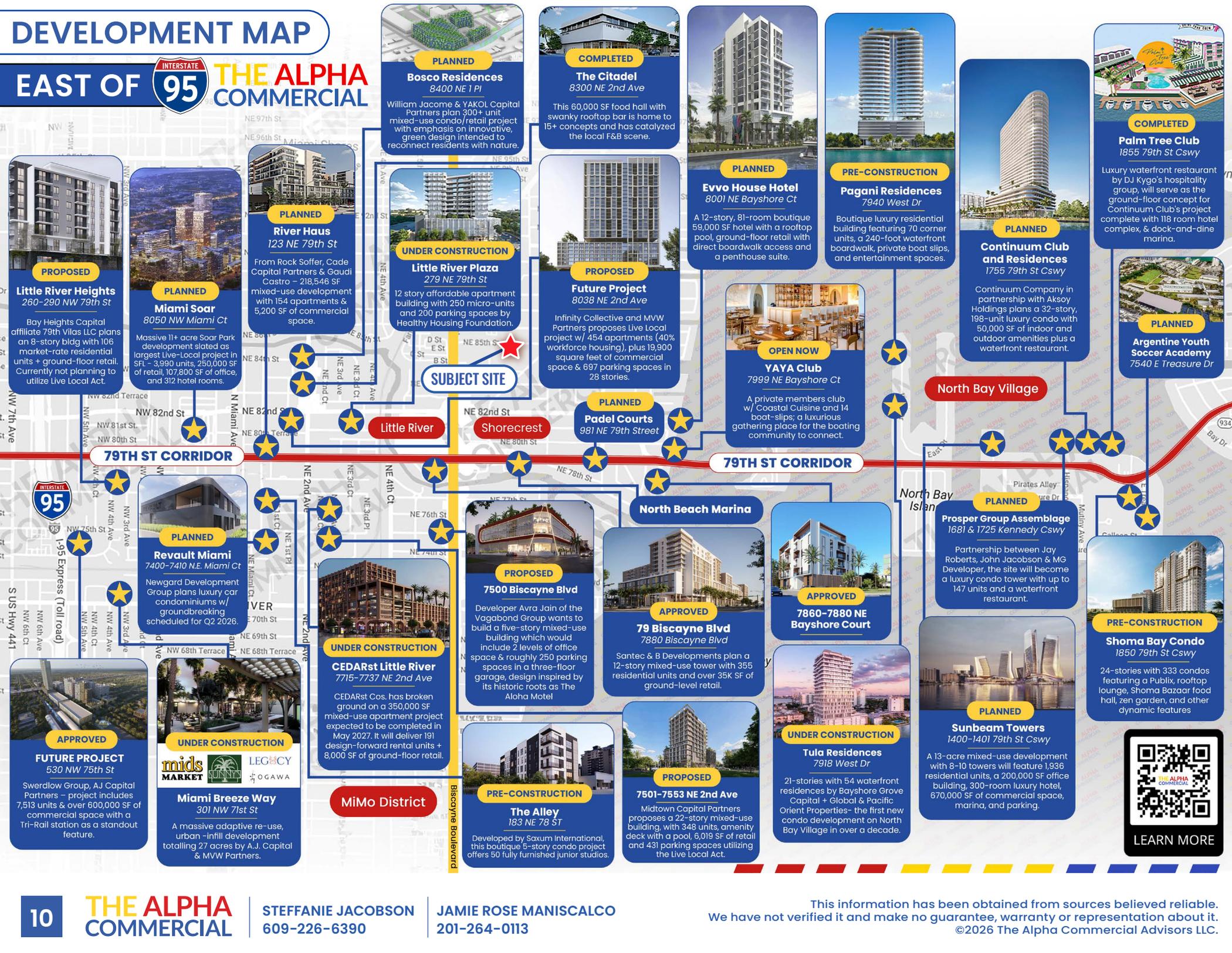
SUBJECT SITE

SHORECREST

NE 85TH ST >>>

DEVELOPMENT MAP

EAST OF 95 THE ALPHA COMMERCIAL



PROPOSED

Little River Heights
260-290 NW 79th St

Bay Heights Capital affiliate 79th Vilas LLC plans an 8-story bldg with 106 market-rate residential units + ground-floor retail. Currently not planning to utilize Live Local Act.

PLANNED

Miami Soar
8050 NW Miami Ct

Massive 11+ acre Soar Park development slated as largest Live Local project in SF - 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.

UNDER CONSTRUCTION

Little River Plaza
279 NE 79th St

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

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 Cswy

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 Cswy

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.

SUBJECT SITE

OPEN NOW

YAYA Club
7999 NE Bayshore Ct

A private members club w/ Coastal Cuisine and 14 boat-slips; a luxurious gathering place for the boating community to connect.

PLANNED

Padel Courts
981 NE 79th Street

North Bay Village

79TH ST CORRIDOR

79TH ST CORRIDOR

PLANNED

Revault Miami
7400-7410 N.E. Miami Ct

Newgard Development Group plans luxury car condominiums w/ groundbreaking scheduled for Q2 2026.

UNDER CONSTRUCTION

CEDARst Little River
7715-7737 NE 2nd Ave

CEDARst Cos. has broken ground on a 350,000 SF mixed-use apartment project expected to be completed in May 2027. It will deliver 191 design-forward rental units + 8,000 SF of ground-floor retail.

UNDER CONSTRUCTION

7500 Biscayne Blvd

Developer Avra Jain of the Vagabond Group wants to build a five-story mixed-use building which would include 2 levels of office space & roughly 250 parking spaces in a three-floor garage, design inspired by its historic roots as The Aloha Motel

APPROVED

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.

APPROVED

7860-7880 NE Bayshore Court

PLANNED

Prosper Group Assemblage
1681 & 1725 Kennedy Cswy

Partnership between Jay Roberts, John Jacobson & MG Developer, the site will become a luxury condo tower with up to 147 units and a waterfront restaurant.

PRE-CONSTRUCTION

Shoma Bay Condo
1850 79th St Cswy

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

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.

APPROVED

FUTURE PROJECT
530 NW 75th St

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.

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.

MiMo District

PRE-CONSTRUCTION

The Alley
183 NE 78 St

Developed by Saxum International, this boutique 5-story condo project offers 50 fully furnished junior studios.

PROPOSED

7501-7553 NE 2nd Ave

Midtown Capital Partners proposes a 22-story mixed-use building, with 348 units, amenity deck with a pool, 6,019 SF of retail and 431 parking spaces utilizing the Live Local Act.

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

Prosper Group Assemblage
1681 & 1725 Kennedy Cswy

PRE-CONSTRUCTION

Shoma Bay Condo
1850 79th St Cswy



LEARN MORE

NEIGHBORHOOD MAP





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