



FOR SALE

DEVELOPMENT LAND

18140 NW 19TH AVE
MIAMI GARDENS, FL 33056

SELLER FINANCING AVAILABLE

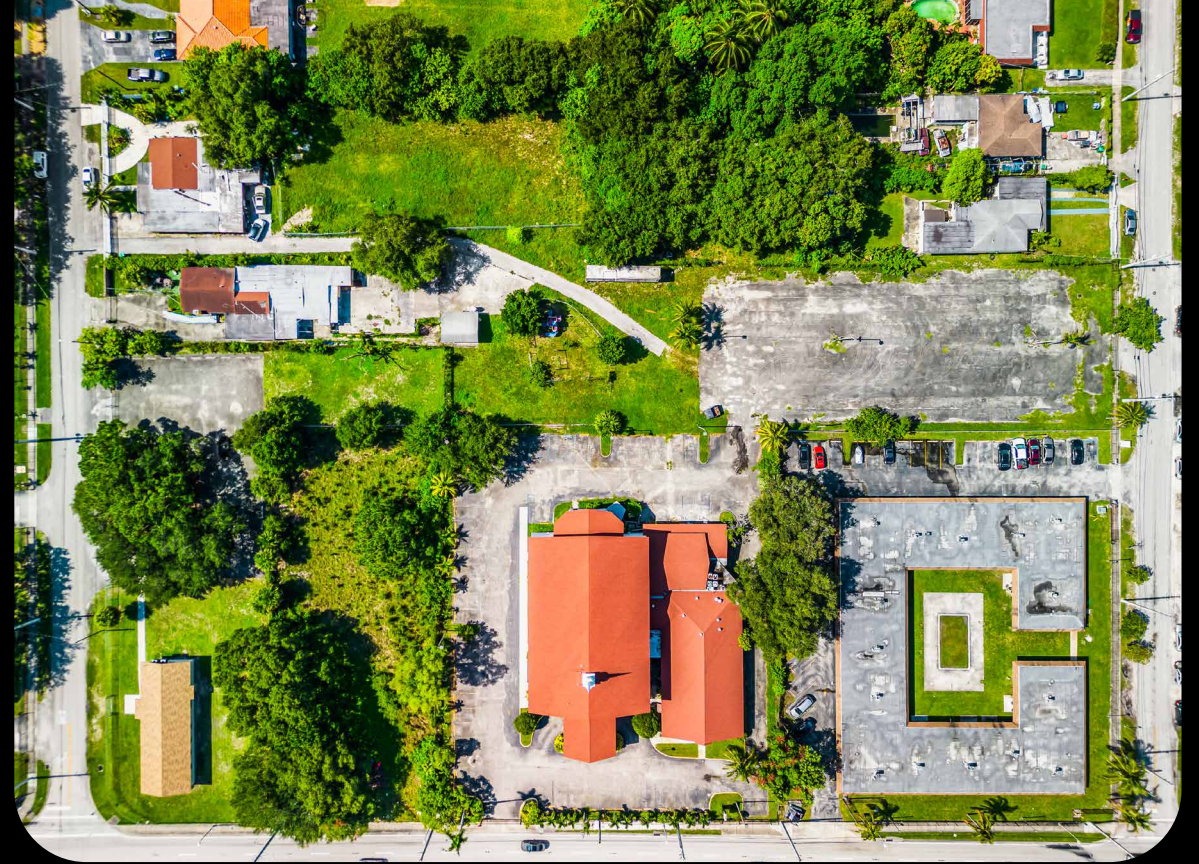


APEX
CAPITAL REALTY

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists who possess a unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

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PROPERTY DESCRIPTION

SELLER FINANCING AVAILABLE

Apex Capital Realty is pleased to present the opportunity to acquire a 4.78-acre land for development in the thriving market of Miami Gardens. This property is strategically situated in the heart of Miami Gardens, just one block away from Miami Gardens Drive. Miami Gardens Drive is a prominent roadway in the city, experiencing high traffic volume with over 35,000 drivers per day. Additionally, the property offers convenient access to the Florida Turnpike, located within a mile's distance.

Furthermore, the location of the property is advantageous as it is less than 2 miles away from the renowned Hard Rock Stadium. Being the main entertainment attraction in the city, the stadium draws a significant number of visitors and provides a vibrant atmosphere for events and gatherings.

With its central location and accessibility, this land presents an enticing opportunity for development projects in Miami Gardens. Its proximity to major roadways and a popular entertainment venue adds to its appeal and potential for various commercial, residential, or mixed-use ventures.



Total Lot Size	208,509
Total Building Size	17,106
Zoning (by right)	R-1, R-15
Density	71 Units w/ no approvals
Traffic Count	35,500
Asking Price	\$6,750,000



ASSEMBLAGE BREAKDOWN

The City is encouraging vertical mixed use development in this area and with a site plan approval the City could rezone the site to EOD or PCD. Highlighted below is the density that is allowable under both of those zoning codes within the City of Miami Gardens. Below are the incentives the City is asking for approvals of an upzoning to EOD or PCD.

- **Inside Urban Development Boundary**

- Providing improved urban open space

- Providing market rate dwelling units - Bonuses are awarded for developments with at least 85% market-rate units

- Sustainable construction & building systems

- Providing a transit amenity

- Providing workforce housing -- 25% workforce housing units for individuals or families within 60-140% of the county's area median income

No.	Property Address	Folio	Property Description	SF (Building)	Lot Size	Zoning
1	18140 NW 19th Ave, Miami FL	34-2110-001-0390	SFR	1,982 SF	30,500 SF	R-1
2	18200 NW 19th Ave Miami, FL	34-2110-001-0370	SFR	2,916 SF	15,250 SF	R-1
3	1956 NW 183 ST	34-2110-001-0360 / 34-2110-001-0660	Church	12,208 SF	49,174 SF	R-1
4	NO ADDRESS	34-2110-001-0378	Vacant Land	N/A	5,085 SF	R-1
5	NO ADDRESS	34-2110-001-0640	Vacant Land	N/A	15,250 SF	R-15
6	NO ADDRESS	34-2110-001-0650	Vacant Land	N/A	15,250 SF	R-15
7	NO ADDRESS	34-2110-001-0060	Vacant Land	N/A	78,000 SF	R-1
Totals				17,106 SF	208,509 SF	



PROPERTY PHOTOS





PROPERTY PHOTOS

NORTH VIEW

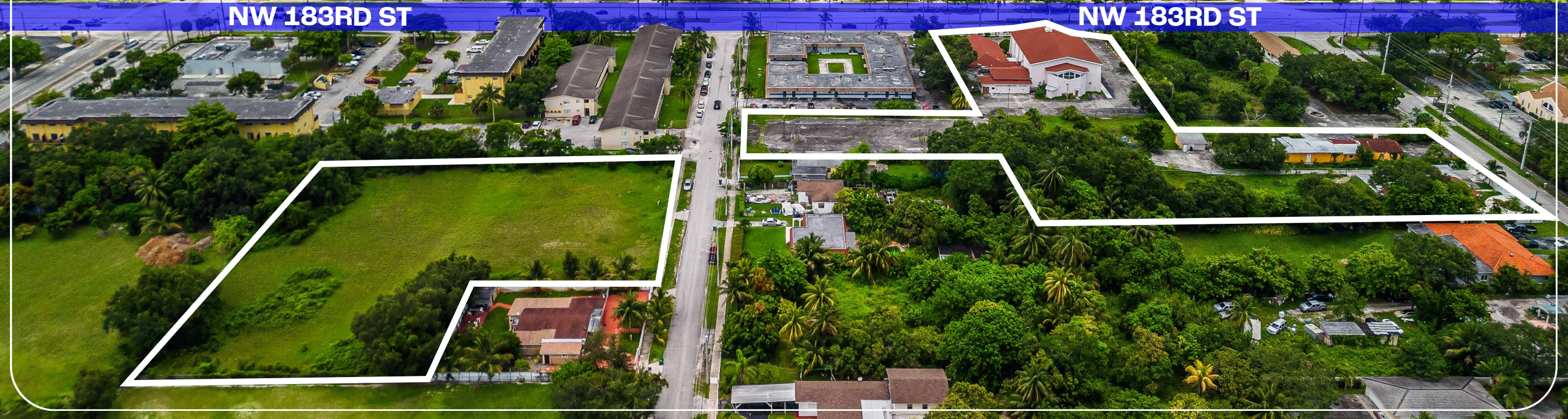


**MIAMI GARDENS
CITY CENTER**
(Coming Soon)

MIAMI GARDENS

NW 183RD ST

NW 183RD ST



SOUTH VIEW

AVENTURA

6.5 MILES AWAY

SUNNY ISLES BEACH

8.8 MILES AWAY

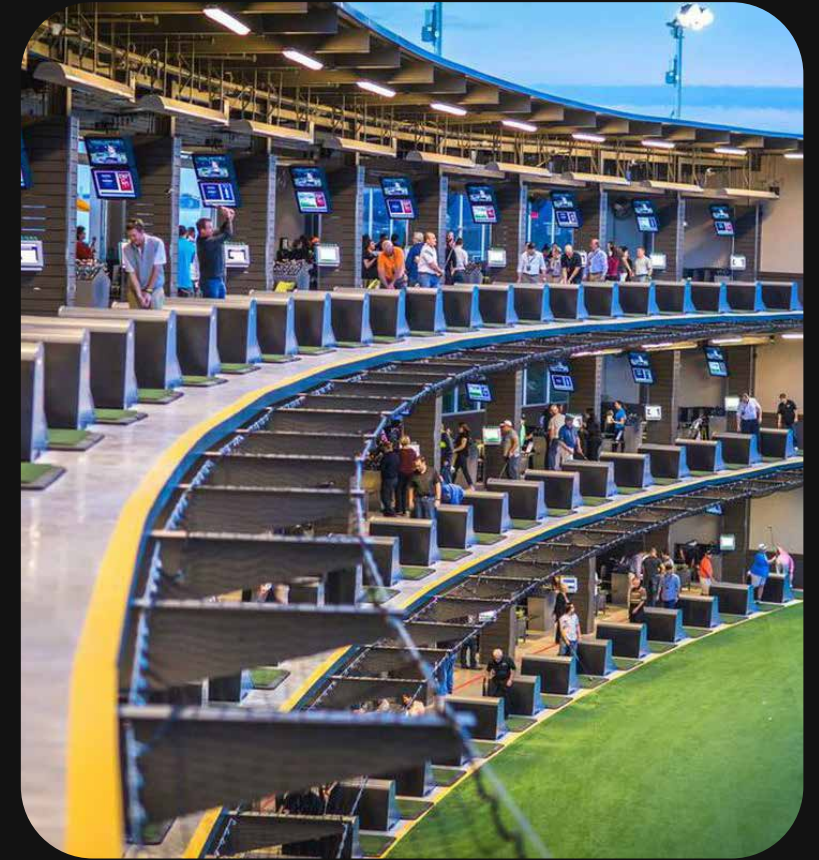
NORTH MIAMI BEACH

MIAMI GARDENS

NW 183RD ST

NW 183RD ST





About the Area

MIAMI GARDENS

Miami Gardens is a dynamic and diverse city that offers a high quality of life for its residents and attractive opportunities for businesses and visitors. With a population of approximately 113,000 residents, the city has emerged as a prominent economic and cultural center in South Florida. With its strong economy, well-developed infrastructure, excellent educational institutions, and abundant recreational options, Miami Gardens continues to grow and thrive as an essential hub in the vibrant South Florida region.



DEVELOPMENT PLANS

720 multi-family units with a 2-story clubhouse

Two flag hotels with 300+ keys

100,000 GSF of retail & restaurants

160,000 GSF of entertainment

Two parking garages with 1,600 spaces

Formula One Museum

New Development

MIAMI GARDENS CITY CENTER

Located just 5 minutes away from 18140 NW 19TH AVE. The Miami Gardens City Center is an ambitious urban redevelopment project located in the heart of Miami Gardens. Designed to be a vibrant hub of community, culture, and commerce, the City Center aims to transform the heart of Miami Gardens into a thriving destination that caters to the diverse needs and aspirations of its residents.

The project encompasses several key components. At its core is a state-of-the-art civic center, designed with contemporary architecture and innovative facilities. The civic center serves as a focal point for government operations and community engagement, providing a modern and functional space for public services and administrative functions.

Adjacent to the civic center is a sprawling public plaza, meticulously designed to foster community interaction and outdoor activities. The plaza features lush green spaces, captivating fountains, and interactive art installations, offering a welcoming environment for families, events, and festivals.

The Miami Gardens City Center represents a collaborative effort between city officials, urban planners, architects, and community members. The project's vision was shaped through an inclusive planning process, ensuring that the City Center reflects the desires and aspirations of the Miami Gardens community.



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World Class Entertainment

HARD ROCK STADIUM

Hard Rock Stadium is a premier multi-purpose sports and entertainment venue located in Miami Gardens, Florida. It serves as the home stadium for the Miami Dolphins of the National Football League (NFL) and the Miami Hurricanes college football team. With its state-of-the-art facilities, expansive seating capacity, and versatile design, Hard Rock Stadium has become the most highly sought-after venue for a wide range of events in South Florida.

Host to Major International Events including: Rolling Loud Festival, 2026 FIFA World Cup, Formula 1 Miami Grand Prix, Miami Tennis Open, Miami Dolphins, and the Miami Hurricanes. Overall, Hard Rock Stadium is a world-class facility that continues to shine as a sports and entertainment hub. With its ongoing evolution and a commitment to delivering unforgettable experiences, Hard Rock Stadium remains a key player in the global event industry.



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