



FOR SALE

Vacant Lot

6811 NW 4th Ave - 6775 NW 4th Ave
Miami, FL 33150



APEX
CAPITAL REALTY

EXECUTIVE SUMMARY

6811 NW 4TH AVE - 6775 NW 4TH AVE, MIAMI, FL 33150

APEX Capital Realty is proud to present a prime development opportunity: a 12,500 sq. ft. T3-O residential lot in the heart of Little River. Zoned to build up to 4 units, this property is ideally located in one of Miami's fastest-growing neighborhoods, with ongoing revitalization and significant investment transforming the area. Perfect for local developers looking to capitalize on the surge of new projects and community enhancements in Little River.

Investment Highlights

- **Strategic Location Amidst Major Redevelopment:** Located in the heart of Little River, just steps away from the \$3 billion Little River District led by SG Holdings and Swerdlow Group, set to deliver 5,700 housing units, 370,000 sq. ft. of retail, and 250,000 sq. ft. of green space.
- **Development Flexibility:** T3-O zoning allows for up to 4 residential units, ideal for townhomes or duplexes in a rapidly growing market.
- **High Investor Demand in Emerging Market:** Little River is seeing a surge of new developments and infrastructure investments, driving strong investor interest and property appreciation.



ZONING	T3-O
SQFT	12,500
DIMENSIONS	100ft x 125ft
UNITS	4 Developable units
PRICE PER SQFT (LOT)	\$39.92
SALE PRICE	\$499,000

WHAT'S HAPPENING IN THE NEIGHBORHOOD

B Group Capital pays \$23M for Miami's former immigration building



Miami's former immigration building has a new owner after B Group Capital Management finalized its \$23 million purchase of the troubled property.

In March, a Miami-Dade judge approved the sale of the 3.5-acre site at 7880 Biscayne Boulevard to an affiliate of B Group Capital Management, led by CEO Sebastian Barbagallo. Some of the proceeds will be used to help pay off more than 100 Chinese nationals who invested more than \$50 million in a failed mixed-use project by the previous owner, Florida Fullview Immigration Building, an entity managed by Fu Jing "Leo" Wu and Wai Kin "Benny" Lam.

Spiegel pays \$34M for Rail 71 in Miami's Little River



Spiegel Associates picked up Rail 71, an office and service retail business park in Miami's Little River, for \$34.4 million, The Real Deal has learned.

Spiegel, a Long Island, New York-based real estate investment and development firm, acquired the 132,000-square-foot commercial complex at 7205 Northeast Fourth Avenue, said Devlin Marinoff with Dwtwn Realty Advisors. The deal closed on Monday. It breaks down to roughly \$261 a square foot.

AJ Capital Partners invests in Opportunity Zone portfolio in Miami's Little River

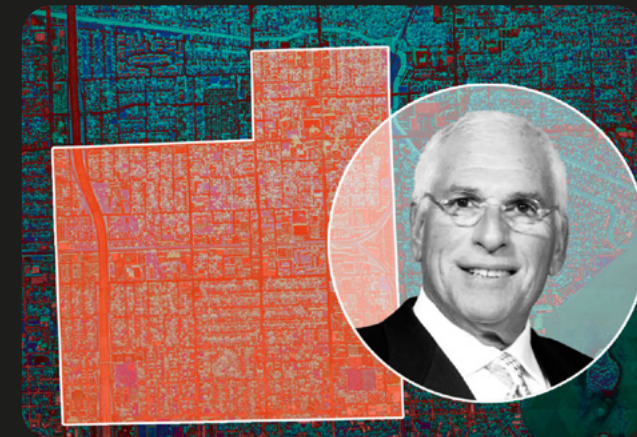


Little River developer and landlord MVW Partners secured a majority investment from a real estate firm that focuses on Opportunity Zone projects.

Adventurous Journeys (AJ) Capital Partners, based in Nashville, Tennessee, acquired the majority ownership of the 24-acre portfolio MVW has assembled in Miami's Little River, according to Matthew Vander Werff,

co-founder of MVW, and Eric Hassberger, president of AJ Capital. They declined to disclose additional information about the investment.

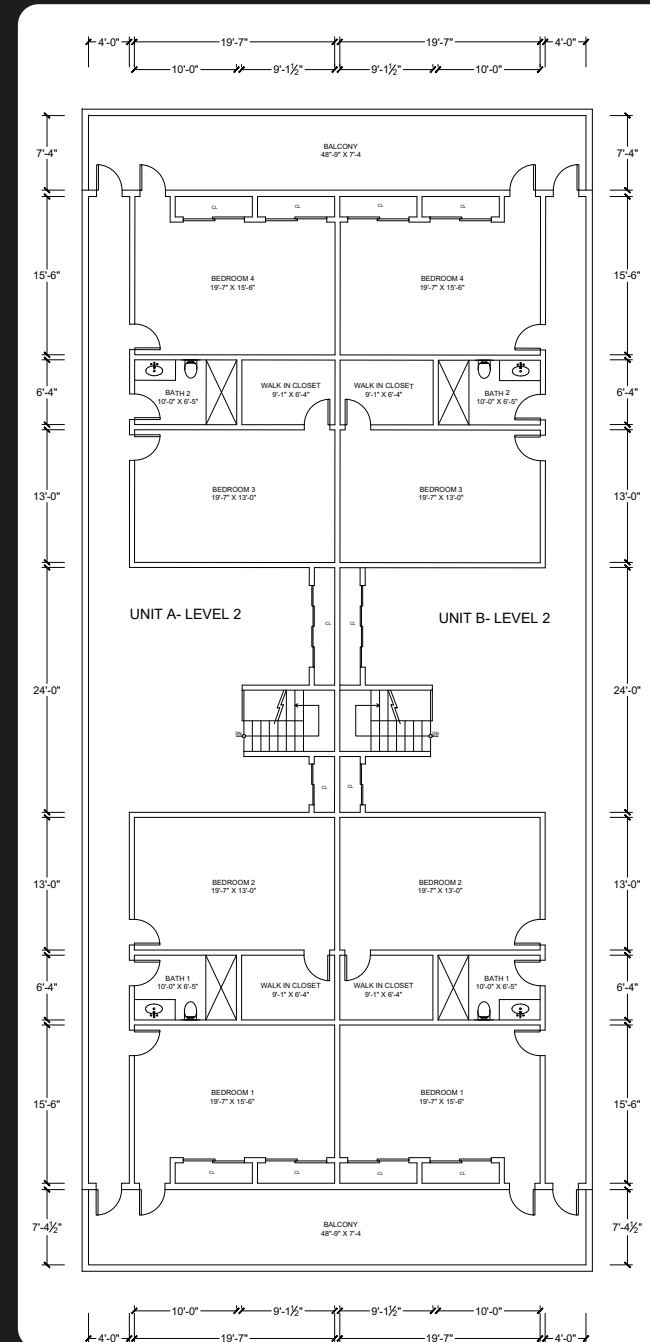
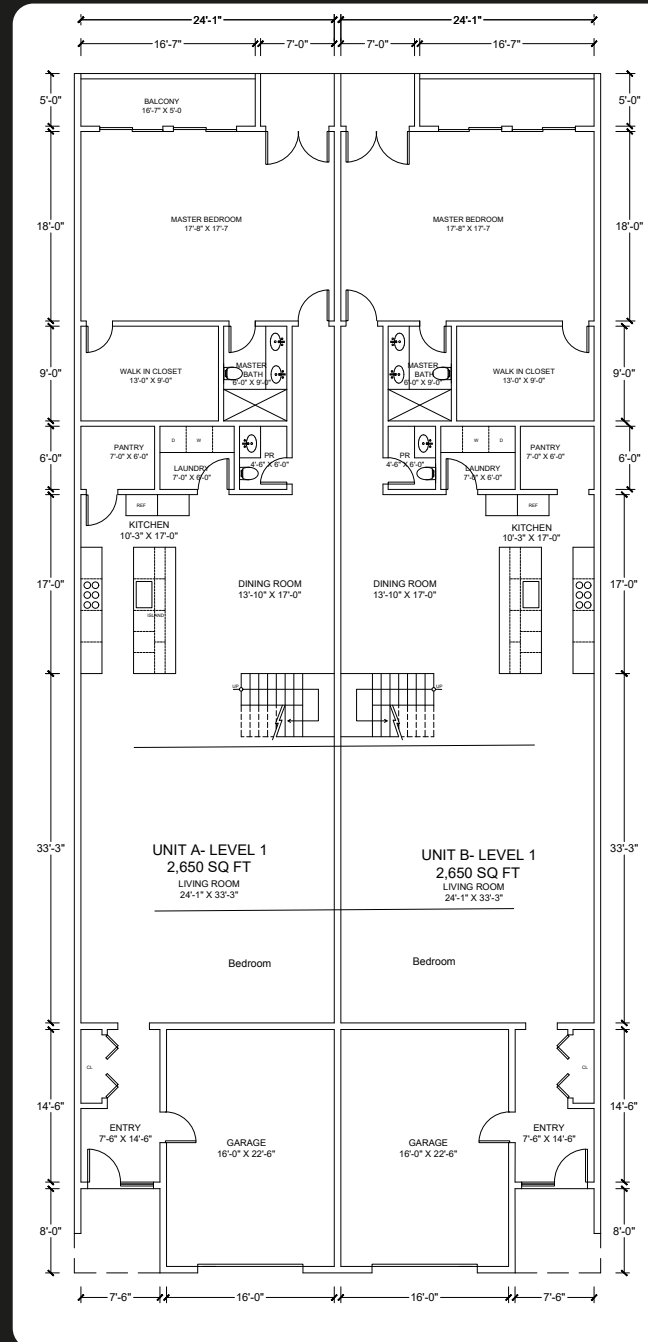
Swerdlow proposes \$3B project with 5k affordable apartments in Miami



Swerdlow Group is proposing a massive, mixed-use public housing project spanning 65 acres along Miami's Little River and Little Haiti neighborhoods. The development could cost \$2.6 billion and create nearly 5,000 workforce and affordable housing units.

Coconut Grove-based Swerdlow Group responded to Miami-Dade County's request for proposals to redevelop and expand four public housing projects, according to the Miami Herald. The entire project would include private land and would be mostly privately financed.

POTENTIAL PLANS - 4 UNITS



The plans presented are illustrative and subject to change.

They depict potential development and are not guaranteed.

EAST VIEW

Bal Harbor

Miami Beach



SOUTH VIEW

Downtown Miami

Brickell

Wynwood

Coral Gables



NEIGHBORHOOD

Little River is undergoing a significant transformation, driven by major developments like the \$3 billion Little River District led by SG Holdings-a joint venture including the Swerdlow Group.

This 63-acre mixed-use project will deliver over 5,700 affordable and workforce housing units, 370,000 square feet of retail space, approximately 250,000 square feet of green space, and a new Tri-Rail station, marking it as the largest affordable housing initiative in Miami-Dade County's history . The area's revitalization is further bolstered by public-private partnerships and infrastructure investments, making it an attractive location for developers seeking to engage in Miami's dynamic growth.



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 which possess an 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.



CONTACT US

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