



VACANT RESIDENTIAL LAND - 40,260 SF
154th Street, North Miami Beach, Florida

FOR SALE

APEX
CAPITAL REALTY

EXECUTIVE SUMMARY

Apex Capital Realty is proud to present a rare opportunity to acquire a 40,260 square foot residential lot located on 154th Street in North Miami Beach — one of the most strategically positioned and supply-constrained residential submarkets in Miami-Dade County.

Spanning just shy of one acre, this RU-1 zoned dry lot offers exceptional scale, flexibility, and long-term upside. The property provides the ideal canvas for a custom luxury estate or high-end spec residence in a neighborhood where large buildable parcels are becoming increasingly scarce.

Positioned on a quiet, tree-lined street surrounded by mature landscaping and estate-style homes, the lot offers generous depth, privacy, and potential lake views — creating a private oasis setting while remaining minutes from Sunny Isles Beach, Aventura Mall, US-1, and I-95. The location strikes a rare balance between tranquility and connectivity.

Most notably, the property benefits from full lake access, providing direct interaction with the water and the ability to design a residence that truly embraces a waterfront lifestyle. Whether incorporating private dock access (if permitted), launching paddleboards or kayaks, or simply enjoying unobstructed water vistas from expansive terraces and oversized glass walls, the lake frontage creates a level of lifestyle appeal that significantly enhances long-term value. Full lake access allows for a seamless indoor-outdoor design concept — morning reflections off the water, sunset views across the lake, and the serenity of open space rarely found this close to Miami's urban core.

The 40,260 SF footprint allows for expansive development potential including:

- **6,000–8,000+ SF luxury residence**
- **Resort-style pool and outdoor entertainment areas overlooking the lake**
- **Guest house or detached suite**
- **Oversized motor court and gated entry**
- **Significant landscaped buffers for privacy**
- **Waterfront-oriented architectural design maximizing lake views**

Near-acre parcels in North Miami Beach are increasingly limited, particularly in established residential pockets such as 154th Street where lot depth, water access, and scale provide true estate-level design flexibility.

Additionally, this property is part of a larger three-lot offering. All three parcels may be purchased together, creating a combined total of 120,780 square feet (approximately 2.77 acres) of residential land. The ability to assemble nearly three acres with lake access in this location presents a rare opportunity for a signature estate compound, multiple luxury spec homes, or potential subdivision strategies (subject to municipal approvals).

Opportunities to control this amount of land, particularly with direct lake access, in North Miami Beach are extremely limited, positioning this offering as both a luxury end-user opportunity and a strategic development play within a steadily appreciating corridor.



INVESTMENT HIGHLIGHTS

- Lot Size: 40,260 SF (Just Under 1 Acre)
- Zoning: RU-1 Residential
- Dry Lot
- Located on 154th Street
- Ideal for Custom Estate or Luxury Spec Home
- Potential Lake Views
- Quiet, Established Residential Setting

ASKING PRICE

\$955,000
Price Per SF: \$23.72

NORTH MIAMI BEACH OVERVIEW

154th Street is positioned within one of North Miami Beach's most attractive residential pockets, offering larger lot sizes and estate style living while maintaining access to South Florida's premier lifestyle destinations.

Residents benefit from

- 10-12 minutes to Sunny Isles Beach
- Minutes to Aventura Mall
- Convenient access to US-1 and I-95
- Proximity to Greynolds Park and Oleta River State Park
- Strong demand for new construction luxury homes

North Miami Beach continues to attract buyers seeking more land, more privacy, and greater design flexibility, without sacrificing connectivity.

Near-acre parcels like this are increasingly rare.



CREATE YOUR PRIVATE OASIS ON 154TH STREET

ESTATE LIVING WITHOUT LEAVING THE CITY

Opportunities like this are becoming increasingly limited in North Miami Beach. Nearly one full acre of residential land on 154th Street provides the scale, privacy, and flexibility today's luxury buyer demands.

This property offers the freedom to design a true custom estate, not a constrained subdivision home.

Imagine arriving through a gated entry framed by mature palms, entering a sweeping motor court, and stepping into a residence thoughtfully designed around natural light, open space, and seamless indoor outdoor living.

With 40,260 square feet of land, the possibilities are expansive:

- 6,000–8,000+ SF modern or transitional estate
- Private home office pavilion or wellness studio
- Resort-style infinity pool with tranquil surroundings
- Oversized garage and motor court
- Covered summer kitchen and outdoor lounge
- Sport court, putting green, or expansive garden
- Detached guest house or in-law suite
- Lush tropical landscaping creating a secluded sanctuary

LAKE VIEWS & NATURAL SERENITY

The property benefits from potential lake views and open green surroundings, offering a peaceful backdrop rarely found this close to the urban core.

Expansive glass walls, elevated terraces, and oversized sliding doors can fully capture water reflections and sunset vistas, creating a seamless indoor-outdoor estate environment.

Morning coffee with open views. Evening gatherings beneath the palms. A private retreat designed entirely around your lifestyle.

THE SOUTH FLORIDA LIFESTYLE – ELEVATED

154th Street places you in a quiet residential enclave while remaining minutes from:

- Sunny Isles Beach
- Aventura Mall
- Bal Harbour Shops
- World-class dining and marinas
- This is where space meets sophistication.
- This is where privacy meets proximity.
- This is where you build not just a home, but a legacy estate.



CONTEXT MAP



AERIAL PHOTO



AERIAL PHOTO

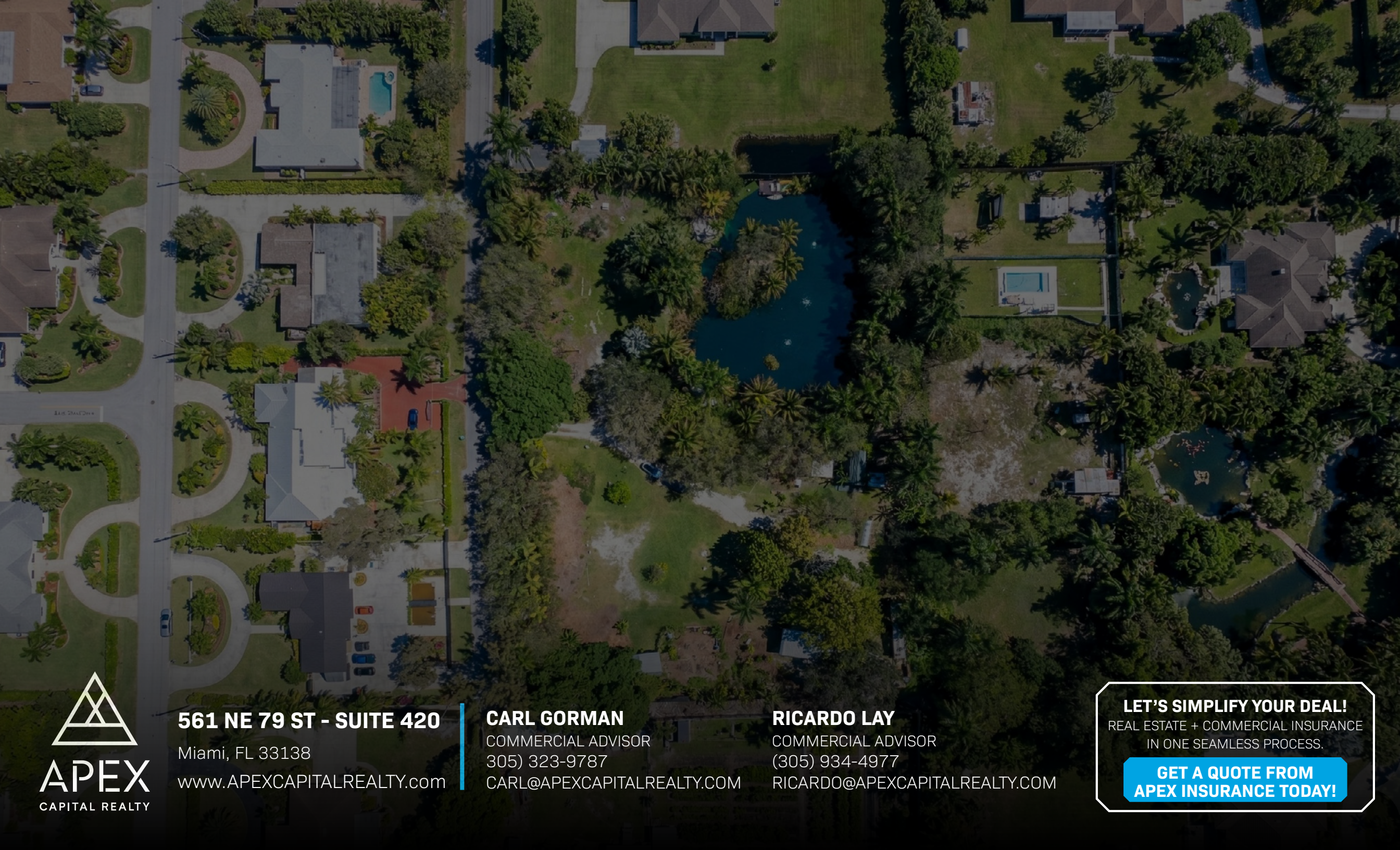


SITE PHOTOS



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