



VACANT RESIDENTIAL LOT  
6435 NW 12 Ave, Miami, FL 33147

FOR SALE



# OFFERING SUMMARY

Apex Capital Realty is proud to present a prime infill development opportunity located in the heart of Liberty City, one of Miami's most culturally significant and rapidly transforming neighborhoods.

This 4,160 square foot vacant residential lot is zoned T4-R (Urban Center Transect Residential), allowing for flexible medium-density residential development within Miami's urban core zoning framework. Offered at \$200,000, the property provides an attractive entry basis in a submarket experiencing meaningful public and private reinvestment.

Positioned near the transformative Liberty Square redevelopment, the property benefits from one of the most significant revitalization initiatives in Miami-Dade County. The area continues to see investment in mixed-income housing, infrastructure upgrades, community amenities, and economic development.

Strategically located just minutes from Downtown Miami, Wynwood, the Miami Design District, and the Health District, the property offers exceptional connectivity to major employment hubs, retail corridors, and transportation routes. This central positioning supports strong long-term rental demand and resale potential.

As Liberty City continues its renaissance, land acquisitions at today's pricing present compelling upside through neighborhood transformation and increasing demand for quality housing.



## PROPERTY DETAILS

LOT SIZE	4,160 SF
ZONING	T4-R (Urban Center Transect Residential)
CURRENT USE	Vacant Residential Land
PRICE PER SQUARE FOOT	\$72.12/SF

**ASKING PRICE**  
**\$200,000**

# DEVELOPMENT POTENTIAL – T4-R ZONING

The property is zoned T4-R, which supports residential uses consistent with Miami's urban neighborhood framework.

## PERMITTED RESIDENTIAL USES

- Single-family residence
- Duplex
- Twin homes
- Townhomes
- Small multifamily (subject to site planning)
- Accessory dwelling unit where permitted

## POTENTIAL BUILD STRATEGIES

- Modern single-family residence
- Duplex for income-producing rental strategy
- Urban townhome-style configuration
- Primary residence with accessory income unit

T4-R zoning encourages pedestrian-oriented residential development while maintaining neighborhood scale, providing flexibility for end-users, investors, and small developers.

## INVESTMENT HIGHLIGHTS

- Vacant 4,160 SF residential lot
- Zoned T4-R allowing multiple residential configurations
- Offered at \$200,000
- \$72.12 per square foot land basis
- Infill development opportunity in improving submarket
- Located near Liberty Square redevelopment
- Strong rental demand in Liberty City
- Long-term appreciation potential
- Central Miami location with excellent connectivity



# LIBERTY SQUARE: A TRANSFORMATIONAL REDEVELOPMENT

Liberty Square is a transformative \$300 million master-planned redevelopment of the historic 55-acre Miami-Dade County public housing site in Liberty City.

The redevelopment will deliver approximately 1,455 mixed income residential units, along with new retail space, educational facilities, enhanced green space, and upgraded infrastructure creating a vibrant mixed-use environment designed for long-term sustainability and economic mobility.

Strategically positioned minutes from I-95, Downtown Miami, Wynwood, the Design District, Midtown, and Miami International Airport, Liberty City is becoming one of Miami's most centrally connected neighborhoods.

The New Liberty Square includes modern amenities such as community centers, retail offerings, recreational spaces, and enhanced infrastructure. The area's elevation has also gained attention amid Miami's climate migration trends, reinforcing long-term viability and desirability.

Proximity to this redevelopment provides meaningful upside through rising demand, improved infrastructure, and enhanced neighborhood perception.



# EMBRACE THE VIBRANT LIFESTYLE: LIBERTY CITY

## INVESTMENT IN LIBERTY CITY

Liberty City presents a rare opportunity to participate in the continued evolution of one of Miami's most historic neighborhoods.

- **RIISING DEMAND FOR HOUSING:** Miami's population growth continues to outpace housing supply. Liberty City's central location and infrastructure improvements make it an increasingly attractive residential option..
- **CULTURAL AND ECONOMIC REVITALIZATION:** Liberty City is seeing significant investments in economic revitalization, with new businesses, community programs, and infrastructure upgrades.
- **PROXIMITY TO KEY AREAS:** Acquiring land in Liberty City allows investors to enter an emerging submarket at a basis below surrounding neighborhoods while benefiting from Miami's broader urban growth trajectory.
- **SUSTAINABLE GROWTH OPPORTUNITY:** Acquiring land in Liberty City allows investors to enter an emerging submarket at a basis below surrounding neighborhoods while benefiting from Miami's broader urban growth trajectory



# CONTEXT MAP



# AERIAL PHOTO



# EAST VIEW



6435 NW 12<sup>th</sup> AVE  
MIAMI, FL 33147

# WEST VIEW

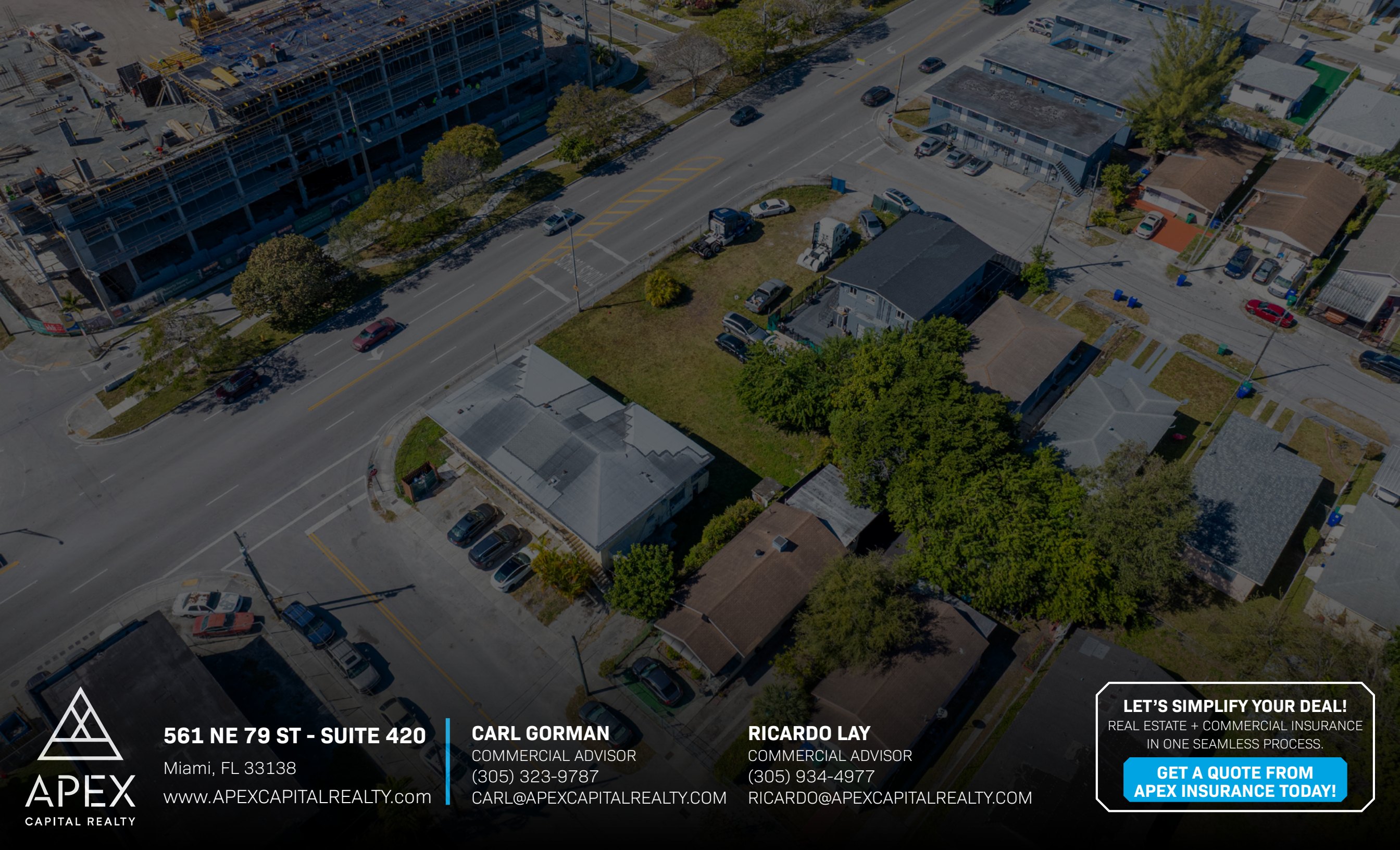


# SITE PHOTO



# SURROUNDING AREA PHOTO





**561 NE 79 ST - SUITE 420**

Miami, FL 33138

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