

ALLAPATTAH HEALTH DISTRICT

1244 NW 11th Street Rd, Miami, Florida 33136

DEVELOPMENT
OPPORTUNITY

FOR SALE



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TOTAL LOT SIZE:

7,813 SF ±

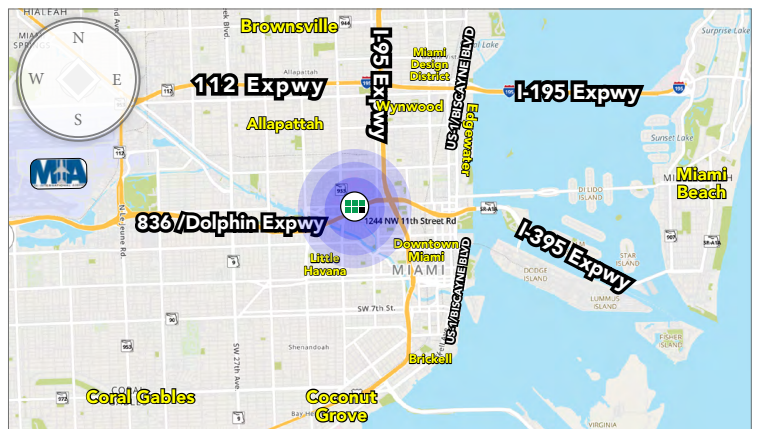
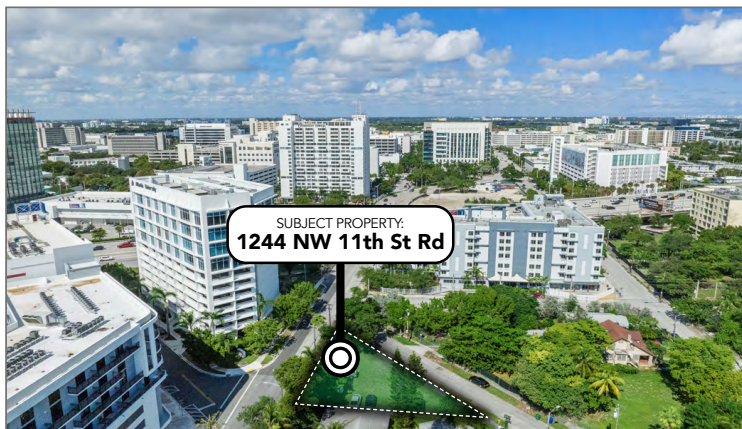
SALES PRICE:

\$1,400,000

ZONING:

T6-8-O

- Asking 1.4M
- Seller financing available
- Zoning: T6-8-O
- Approx 27 units are allowed
- Great for a mixed use development
- Located within the TOD district
- Perfect for Micro-Units
- Reduced parking by exception

THIS PROPERTY IS
IDEAL FOR:

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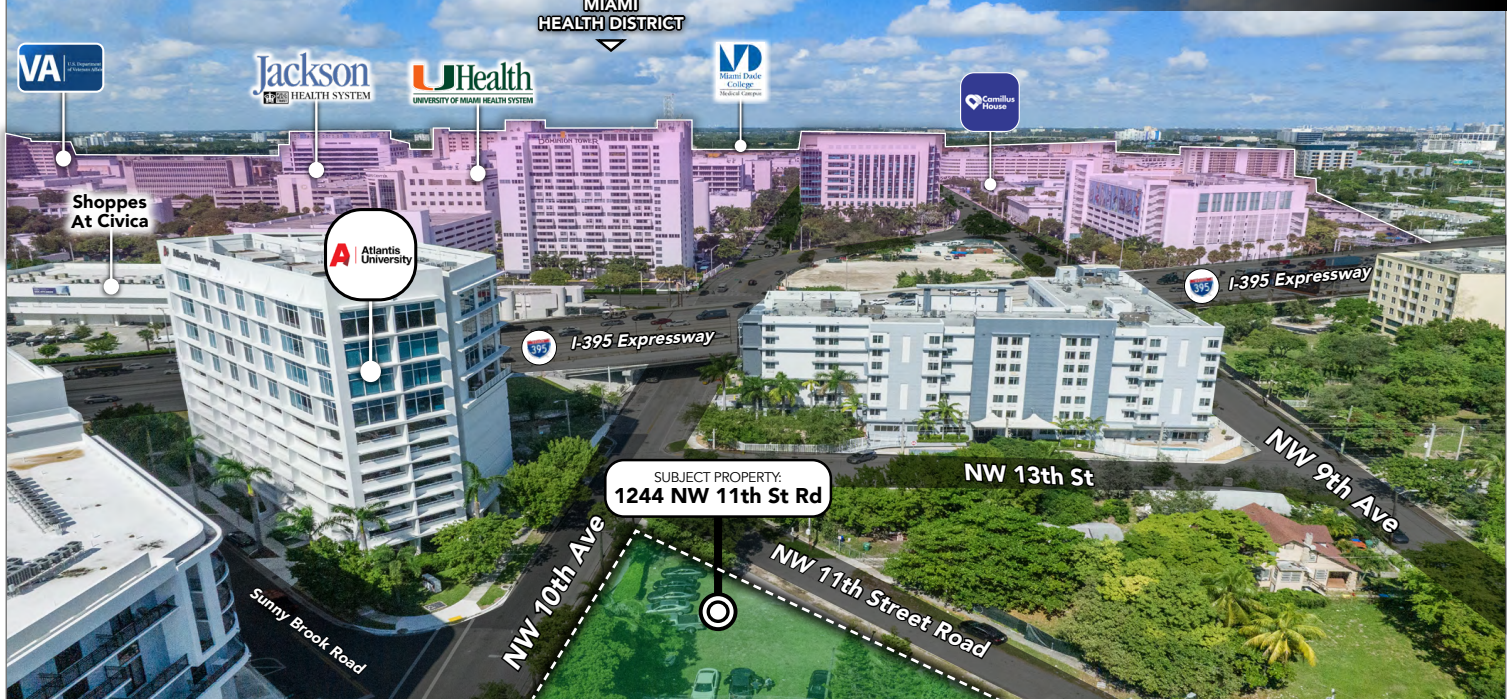
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S.E. TO N.W VIEW



SOUTH TO NORTH VIEW


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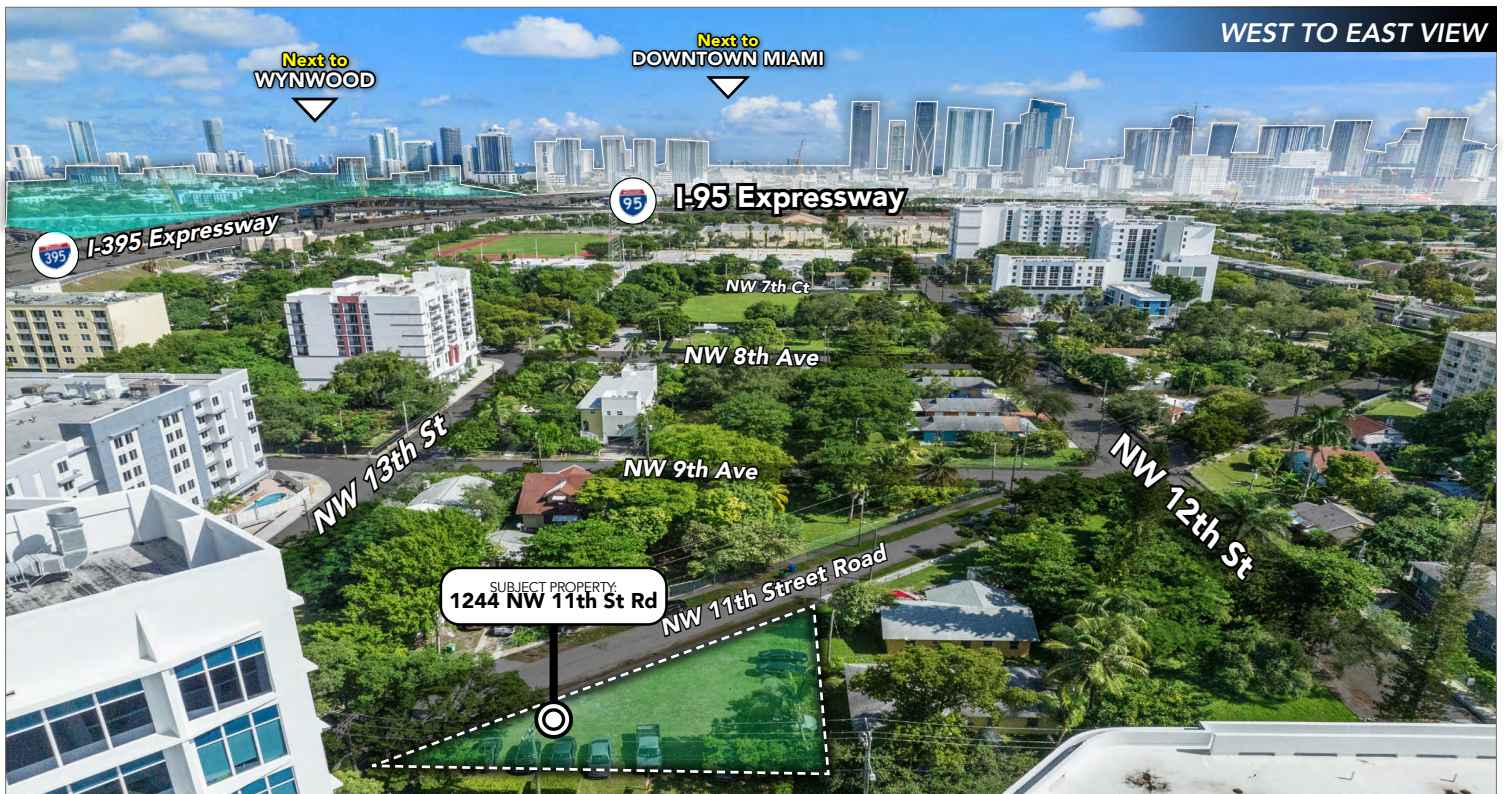
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TOP-DOWN VIEW



WEST TO EAST VIEW


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MEET THE VISIONARIES FOCUSING IN ALLAPATTAH

DEVELOPER/
INVESTOR NAMEPREVIOUS
ACQUISITIONS/
DEVELOPMENTS

HISTORY

ALLAPATTAH
INVESTMENT

Rubell Family

New York
Wynwood
Miami Beach

Don and Mera Rubell say goodbye to Wynwood, their Miami neighborhood of 26 years, and say hello to their collection's new home in the adjacent Allapattah. The Rubell Family Collection reopened under a new roof and a new name: **the Rubell Museum, a 100,000-square-foot campus of 40 galleries, a library, and a restaurant in a former food processing complex. The Rubells, taken by its 80-by-80 square feet of column-free space, bought the Trujillos' space in 2015 for \$4 million. In 2016, they also bought the property across the street for \$8.4 million.** From 2014 to 2018, land prices in Allapattah rose from \$58 per square foot to \$275, stoking fears of gentrification as major Miami developers started making sweeping purchases of area properties. **From Superblue Miami, to the Rubell Museum and much more, It is evident that the Rubell family are the main pioneers in Allapattah.**

Owns over 200,000 SF of properties, and has invested north of \$30MM in the Allapattah area.



Robert Wennett

Miami Beach
Allapattah

In 2005, developer Robert Wennett bought a SunTrust Bank that included an adjacent surface parking lot. Wennett decided not to eliminate the existing structure, but instead build something next to it of equal height - parking garage know today as **1111 Lincoln Road** located at the western end of Lincoln Road. The resulting structure cost to build was \$65MM, designed by internationally know Herzog & de Meuron. Bayerische Versorgungskammer (BVK), a German investment fund, has purchased the iconic, mixed-use parking garage from developer Robert Wennett. The deal was reached at **\$283 million and includes adjacent retail space at 1664 Lenox Avenue and 1666 Lenox Avenue. The total assemblage comes to around 146,327 SF, all roughly equating to around \$1,932 SF on the sale.**

Owning over 10 acres of land, proposing 1.4M Square-Foot Mixed-Use Project, for Miami's Produce Center.



Moishe Mana

Wynwood
Allapattah
Downtown Miami

In 2009 Mana began purchasing acres and acres of underused warehouses and vacant land. (**MANA Wynwood assemblage**). Mana has gotten approval from the city to start building a ten million square foot hub that will facilitate all trade between the far east, south america, and north america, named the China-Latin America Trade Hub. The facility is designed to service companies involved in the trade stream. **Mana Common Project - Flagler District** is another project in Miami Mana is pursuing. It will be located in the Flagler District of Downtown Miami. It will consist of over 45 assembled buildings spanning four streets, all of which he has purchased from 2013 to present day. **Mana is seeing the same potential in Allapattah as he has in other areas in Miami he has pioneered. It should not be ignored that Moishe Mana's undisputable success in Wynwood & Downtown, says alot about Allapattah's future.**

Owning over 10 acres of land in different pockets of Allapattah, most of which are located on NW 7th Ave, along with the former McArthur Dairy Site.



Lissette Calderon

Allapattah
Little Havana

After earlier breaking away from Related Group to launch Neo Group, Lissette Calderon rejoined Related Group to lead its international and strategic projects division. Now, she's back in the development game with Neology Life after **buying River Oaks Tower & Marina for \$56 million.** The Real Deal reported that Calderon plans a 13-story, 192-unit apartment building in the emerging Allapattah neighborhood at 1569-1652 NW 17th Ave., which is about four blocks north of the river. **With Pier 19, Calderon is at nearly 1,500 units for her projects, but a lot more is coming.**

Has developed right under 200 units at No.17 Luxury Residences, while having over 500 units in the making at The Julia, and Allapattah 14.


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Russell Galbut

Miami Beach
Edgewater

Russel Galbut along with his cousin Bruce Menin and business partner Sonny Kahn, co-founded Crescent Heights, a real estate development company, in 1989. In Miami Beach, they built **The Alexander, The DecoPlage, Carriage Club, and The Casablanca**. They also built residential units across the United States. With their national presence they have been involved in many interesting projects. In February 2015, the firm sold its development site at 325 Fremont Street in San Francisco to Fulton Street Ventures for \$28.5 million. Later that year, they acquired Hotel Paris on the Upper West Side of Manhattan for \$150 million and bought Burnham Pointe, a 298-unit building in the South Loop. The company acquired a building at 165 East 66th Street in Lenox Hill on the Upper East Side for \$230 million to remodel it into condominiums. In 2016, the company agreed to purchase the 55-story, 600-apartment North Harbor Tower in Chicago, for an estimated \$200 million. **Not to be overlooked, that with Crescent Heights's national presence taking an interest in Allapattah, only brings more value to the neighborhood.**

Owns in Allapattah, among all his investments all over the world/US.

Jorge Perez/
Related GroupMiami-Dade
Broward County

To date, **Related has built and managed more than 100,000 luxury and affordable condominium and apartment projects world-wide.** Related doesn't just create neighborhoods...it builds legacies. Jorge M. Pérez, Chairman and Chief Executive Officer of Related Group, has been at the forefront of South Florida's complex urban evolution for over 40 years. A commitment to 'building better cities,' and a natural ability to identify emerging trends has made him one of the most trusted and influential names in real estate. Armed with a dynamic selection of land parcels, new financing techniques, the collective strength of Related's management team and a pipeline of more than 80,000 residential units, Mr. Pérez is set to answer the demands and desires of a new generation. **Just as Jorge Perez saw potential in Wynwood, he is seeing it with Allapattah, which explains why Related Group is targeting their focus in this neighborhood.**

Most of his holdings remain in Miami-Dade and Broward County, including el Espacio 23 in Allapattah for his private art collection.

Deco Capital
GroupSunset Harbour
South Beach
Wynwood

At Deco Capital Group, Bradley Colmer has led the acquisition, financing, managerial operation and pre-development of the Company's joint venture properties in Sunset Harbour and the Alton/Lincoln road corridor, as well as managing and redeveloping the Company's joint venture properties in Surfside and Miami (Coconut Grove), FL. In addition to the company's equity and development book, **Mr. Colmer has helped originate and consulted on over \$100,000,000 worth of bridge loan transactions for third party owned commercial properties in South Florida.**

Owning about 2 acres of land, Group plans to develop about 400,000 SF of medical offices, a hotel, and retail space with a freestanding garage.



Roland DiGasbarro

Wynwood
Allapattah
Overtown

Roland DiGasbarro was actively looking to invest in Allapattah two years before purchasing his first building there in early 2014 because it's an important and appealing urban location like Wynwood, but at a fraction of the price. The owner of Windsor Investments, a family-owned South Florida real estate investment company, has been very involved over the past decade in the region's urban locations, including downtown Miami, Coral Gables and Wynwood. At the beginning of the year, however, Mr. DiGasbarro sold his last property in Wynwood, where he owned a number of buildings. **Two years after venturing into Allapattah and buying that first building for \$70 a square foot, he now owns almost a dozen properties in the area, which is northwest of downtown and a few miles east of Miami International Airport.**

Owning just under 2 acres, with possible plans in the future to develop.



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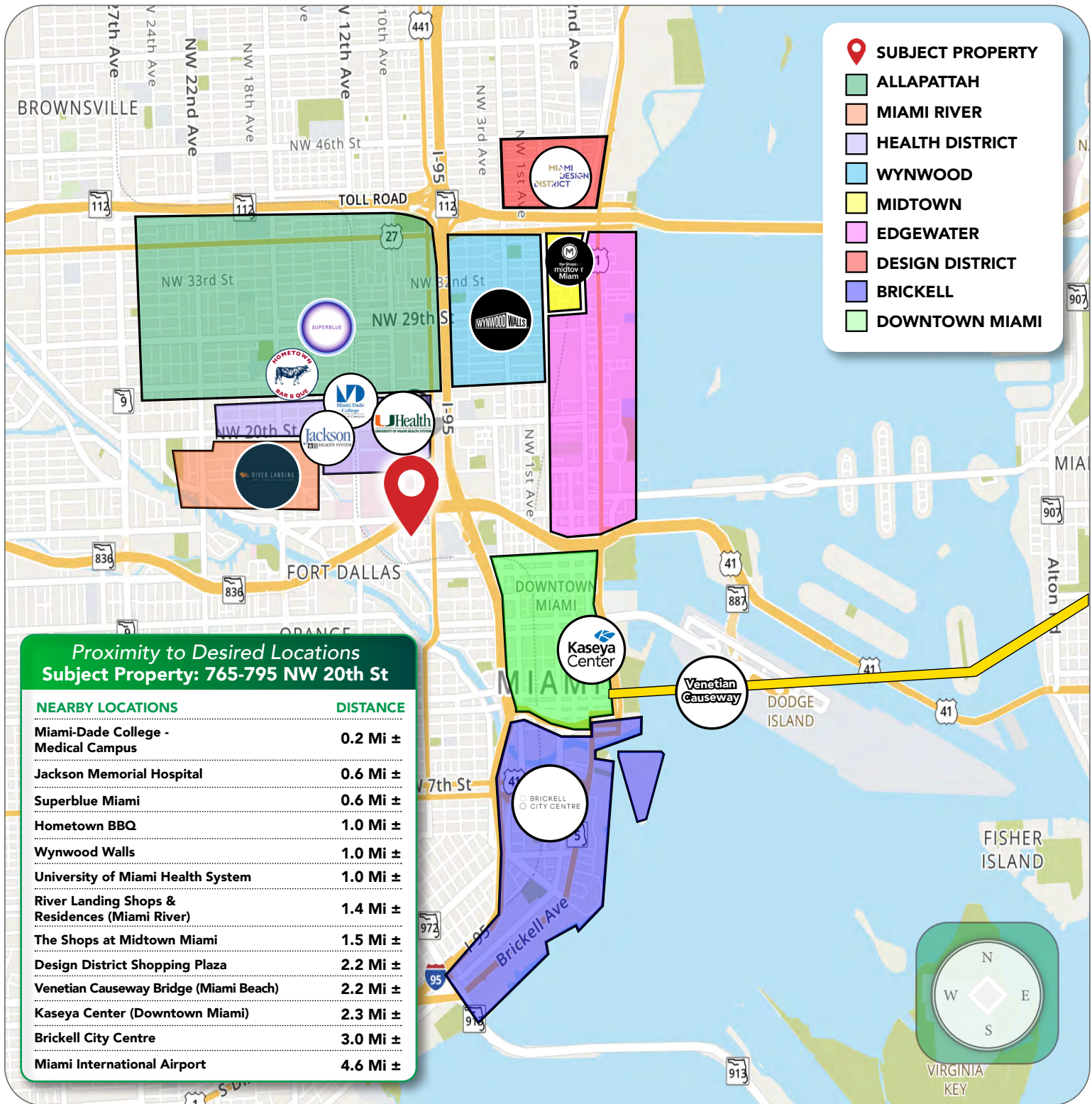
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EAST TO WEST VIEW



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