

1680

TOWN PARK VILLAGES NO. 1 INC.

NW 4TH AVE. MIAMI, FL 33136

6 ACRES IN OVERTOWN FOR SALE



FLORIDA
REALTY

OF



MIAMI

DISCLAIMER AND NON DISCLOSURE

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Florida Realty of Miami, Corp. ("Florida Realty of Miami"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Florida Realty of Miami.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective users and/or investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, which may include leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs, including, but not limited to, feasibility of building on the Property, existence or not of easements of any type, wetlands, floodplains, floodways, and adverse environmental conditions. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Florida Realty of Miami nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

PROPERTY INFORMATION

PROPERTY OVERVIEW

Florida Realty of Miami is pleased to exclusively present an opportunity to acquire 6 acres in Overtown/Downtown, Miami, FL. This property would be best suited for a workforce housing developer. It is located in the heart of Downtown, Miami. With Jackson Memorial Hospital being right down the street and their need to continue to accommodate traveling nurses, the longtime residents and the 33 acres of public space that the city of Miami is going to use to build the Underdeck, this location is primed to be a home run for any developer that comes in and helps to continue to beautify the Overtown area.

Six acres for development DOES NOT EXIST in Miami-Dade County.

| | |
|----------------------|------------------------------|
| Parcel ID | 01-3136-067-0001 |
| Lot Size | 6.37 – acres +/- |
| Zoning | T6-8* |
| Highest and Best Use | 600+ units at 100 units/acre |

*May qualify for the SB102. 600 units may be able to be built in two phases, going up 8 stories.



LOCATION DESCRIPTION

MIAMI

Downtown Miami is the city's most well-known and visited area, as it hosts some of the most popular restaurants, arenas, museums, and shopping centers. Being in Downtown Miami is unmatched as you get to experience a different type of lifestyle compared to anywhere else, not only in Florida but in the U.S. Overtown is a part of this Downtown area.

Downtown has grown and expanded rapidly in recent years to become one of the fastest growing neighborhoods. It has a concentration of high-rises and is home to many museums, parks, banks, company headquarters, theaters, hotels, local businesses, and historical buildings. This includes this property being walking distance away from the Frost Museum, The Kaseya Center (formerly the American Airlines Arena) and Jackson Memorial Hospital. This location is just minutes away from Wynwood and the Venetian Causeway which takes you into Miami Beach.

Downtown Miami is a rapidly expanding area within an urban community. Affordable housing is still available downtown with moderately-priced, established condos (which is where you come in to continue to provide such housing). Ultra-high end new builds are developing rapidly in the area that have started to change the pricing averages within the neighborhood.

THE UNDERDECK

The Underdeck will be built alongside this property. A 33-acre public space project will use the shade of Interstate 395 in downtown Miami to create a connective outdoor space. The project, known as The Underdeck, stretches from Miami's historic Overtown neighborhood to Biscayne Bay near the Pérez Art Museum Miami. It will include:

Music, Play Areas, Biking, Healthy Food Stops, Splash Pads, Walking Areas, Community Gardens, Public Art, Dog Parks, Restaurants, Dance, Multi-use Recreational Courts, Farmer's Market, Performance Skate Park and food trucks.



AERIAL MAP

WYNWOOD WALLS

INTERSTATE
95

Miami Dade
College

Jackson
HEALTH SYSTEM

TOWN PARK VILLAGE
1680 NW 4th Ave. Miami, FL

INTERSTATE
395

TOLL
836

Adrienne Arsht Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY

VENETIAN
CAUSEWAY

INTERSTATE
395

FROST
SCIENCE

INTERSTATE
95

Kaseya
Center

DOUBLE-DECKED SR 836



SR 836 ENHANCEMENTS

This project is a continuation of GMX's work program to modernize the SR 836 corridor. The enhancements on SR 836 are from NW 17 Avenue to the Midtown Interchange. These enhancements include double-decking SR 836, beginning just east of the toll gantry at NW 17 Avenue, rising over the center of SR 836, and touching down at I-395, east of the I-95 interchange. The double-decked section will provide drivers with a direct connection to the MacArthur Causeway that is free of local entry and exit traffic. The existing SR 836 roadway and bridges will serve as a collector distributor system that allows drivers to enter and exit from the existing local roads and I-95. This collector distributor system will reduce the existing weaving movements resulting in enhanced safety and better traffic operations on SR 836. In addition, the existing eastbound SR 836 ramp to northbound I-95 will be widened to include an additional lane reducing the congestion that drivers currently experience.

I-95 CONCRETE PAVEMENT RECONSTRUCTION

These enhancements are from NW 8 Street to NW 29 Street and include the total replacement of the concrete pavement for both the northbound and southbound travel lanes.

An auxiliary lane will be added along northbound I-95 from north of NW 17 Street to NW 29 Street to receive the additional traffic from the eastbound SR 836 ramp to northbound I-95 and enhance the flow of traffic through the Midtown Interchange.

The project also includes the construction of a new connector ramp from southbound I-95 to westbound SR 836.

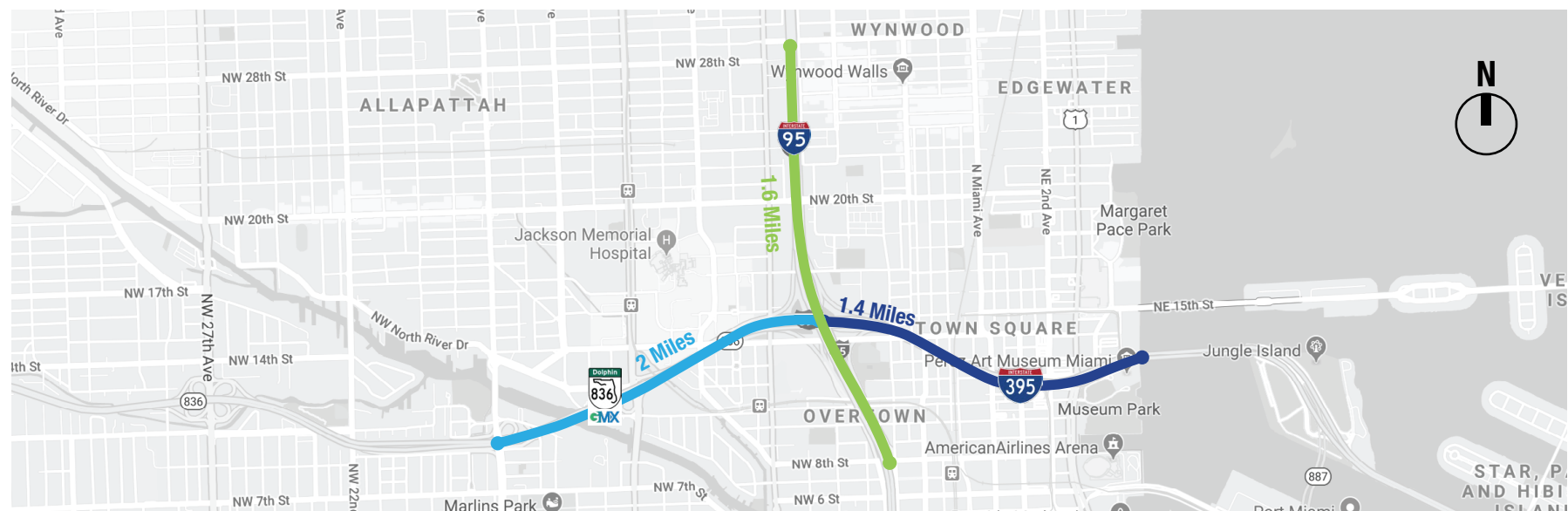
This new connector ramp will enhance the flow of traffic and reduce weaving movements. This portion of the project will also enhance safety.

I-395 RECONSTRUCTION ENHANCEMENTS

Enhancements along I-395 are from the SR 836/I-95/I-395 (Midtown) Interchange to the MacArthur Causeway, approximately 1.4 miles long. The project will completely reconstruct the existing facility and create a signature bridge that will span 1,025 feet over NE 2 Avenue and SR5/Biscayne Boulevard, redefining the Miami skyline with its six sweeping arches.

The project will create additional capacity on I-395 with a total of three through lanes in each direction and provide separate connector ramps for traffic to and from I-95.

The existing I-395 eastbound off-ramps at NE 2 Avenue will be moved west to North Miami Avenue, and the westbound on-ramps at NE 1 Avenue will be shifted to the west of North Miami Avenue. NW 2 Avenue will also be reconnected under I-395, providing residents greater access.



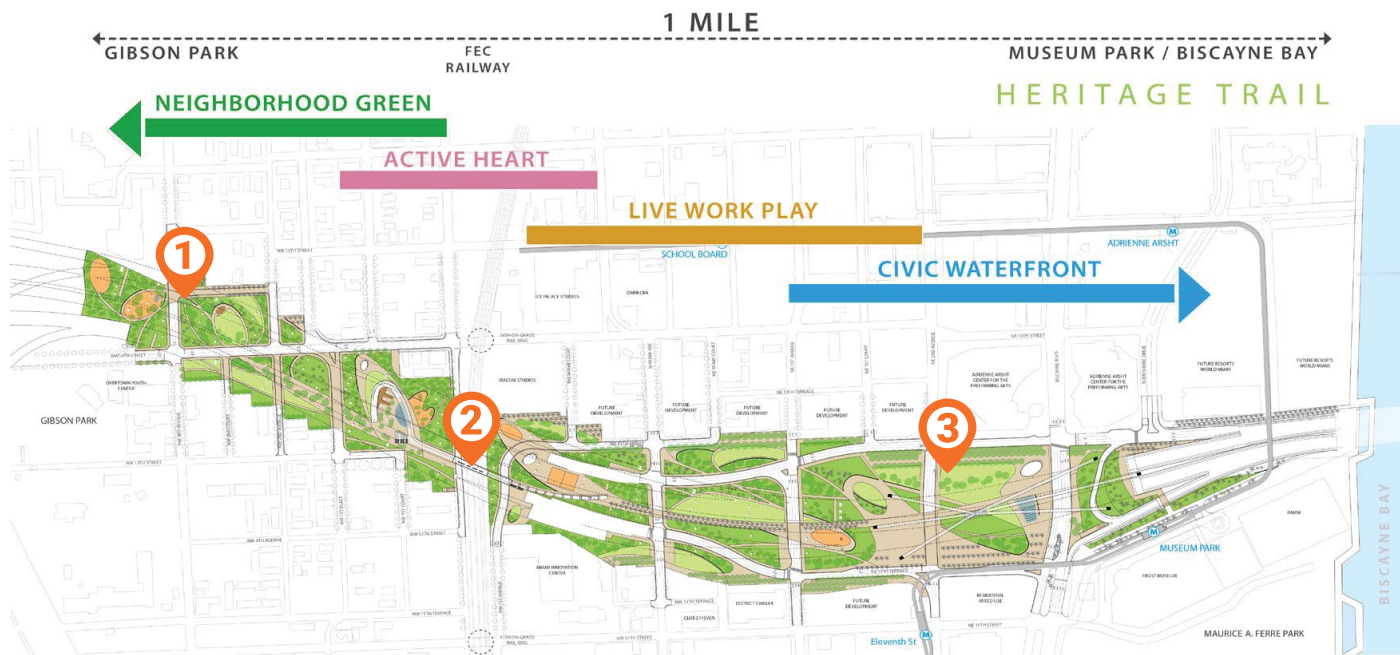
SIGNATURE BRIDGE



PROJECT BENEFITS INCLUDE

- Adding capacity to SR 836 from NW 17 Avenue to I-95 to enhance traffic flow
- The double-decked section of SR 836 will provide a direct connection to the MacArthur Causeway
- Adding an additional lane to the eastbound SR 836 ramp to northbound I-95, enhancing the flow of traffic and safety
- Adding an auxiliary lane along northbound I-95 from north of NW 17 Street to NW 29 Street to accommodate the additional traffic from the eastbound SR 836 ramp to northbound I-95
- New connector ramp from I-95 southbound to SR 836 westbound will enhance traffic flow and reduce weaving movements
- I-395 will provide three through lanes in each direction and provide separate connector ramps for traffic to and from I-95
- The existing I-395 on and off-ramps will be moved west to North Miami Avenue, resulting in improved traffic flow by allowing additional routes for traffic to travel north and south of I-395
- 30 acres of usable space will be created under the I-395 bridges including a continuous trail from NW 3 Avenue to Biscayne Boulevard
- A new pedestrian bridge over the FEC (Brightline) Railroad to allow for safer pedestrian crossing and connectivity

COMMUNITY ACTIVITY SPACES UNDER I-395



The centerpiece of this project is the signature bridge that changes the City's skyline and becomes an iconic symbol that our community can be proud of. The signature bridge and the adjoining structures will allow for the transformation of the area underneath to vibrant community spaces linked together by a contiguous trail for the enjoyment of Overtown residents, nearby communities and visitors. The Department and City of Miami are partnering to refine the design of the community spaces underneath I-395.

1



2



3



1680

NW 4TH AVE. MIAMI, FL 33136

6 ACRES IN OVERTOWN FOR SALE

Rene Perez

REALTOR ASSOCIATE

Florida Realty of Miami

305-766-6976

reneperezrealtor@gmail.com

