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## Miami Multifamily: How High Can It Go?

**Miami's multifamily market** has risen so high so fast, it seems like there's **nowhere** else for it to go (besides down). **Not so**, according to the speakers at *Bisnow's [Miami Multifamily Summit](#)* on **Nov. 18**, beginning at 7:30am at the Hyatt Regency.



Grass River Property principal **Chris Cobb**, another speaker, tells us that everything **east of I-95** is ripe for **infill development**. He points out that the history of development in Miami started at the water's edge (late 19th century), moved inland (to the west) for 100 years until it hit the Everglades, and then **in the 21st century, development started moving back toward the sea**. While vacant land can be found almost anywhere, the vast majority of the **buildable land** in Miami-Dade County has already had something built on it. Many of these one- and two-story buildings will **need to come down** to make way for larger buildings.



Chris also says that a **main challenge** for the region remains **transportation infrastructure**. "While we have a complete network of roadways, most are only two lanes, and all result in **vehicle congestion** in the town and city centers," he says. Metrorail, People Mover and Tri-Rail, can only do so much. Chris says South Florida **needs more trolleys and buses, bicycles and sidewalks**. "The next 100 years is going to see four times more development east of I-95 than west of I-95," he predicts. [Sign up for our Miami Multifamily Summit here.](#)