

Future Unveiled

MAGIC | CITY[®]
INNOVATION DISTRICT
LITTLE HAITI

Unveiling the Future of Miami

Mission

To build and empower a community that evolves and rewrites history on how we live, work, play, learn, and give back – together.

Vision

By bringing together leading AI companies, strategic capital, talent, and Fortune 1000 industry players in one location, Magic City creates powerful network effects that accelerate innovation and drive sustained demand across office, residential, hospitality, and retail. This integrated model positions the Innovation District as a global hub for next-generation enterprise and community transformation.

30-Year Fully Vested Entitlement Approvals

Magic City Innovation District benefits from one of the most significant and flexible Special Area Plan (SAP) approvals in Miami, providing vested rights and entitlements to develop 17+ acres and approximately 7.8 million square feet of development in a large-scale, master-planned urban district with long-term optionality and phased execution. The SAP allows for the creation of a cohesive, walkable, campus-style environment, located directly on a commuter rail stop, integrating residential, office, retail, hospitality, and public space within a unified development framework.



District Pillars



Health and Wellness The Longevity District

Live longer. Perform better. Thrive.

A purpose-built health and performance ecosystem designed to support longevity. The District will integrate best-in-class fitness, recovery, medical, and longevity platforms—alongside nature, walkability, and a shaded, tree-lined promenade—creating a highly curated environment where residents, tenants, and visitors can live longer, perform at their highest level, and thrive.



Technology The AI and Innovation Ecosystem

Built to attract the companies shaping what's next.

A purpose-built technology hub to attract the world's most important AI companies and founders for the development, deployment, and scaling of AI-native companies, including leading technology companies, global asset managers, venture capital firms, and industry-leading corporations within a single, highly curated ecosystem.



Sustainability The Resilient Urban Core

Resilience is designed in.

A purpose-built district leveraging cutting-edge technology, forward-thinking urban planning, and conscious design to minimize environmental impact, ensure resilience, and maximize efficiency. By preserving and integrating hundred-year-old oak trees throughout a shaded, nature-driven promenade and capitalizing on its unique elevation 17+ feet above sea level—Magic City creates one of the most resilient and environmentally integrated urban environments in Miami.



Art and Culture The Cultural Destination

Art is made public, intentionally.

A purpose-built district anchored by an art-driven promenade, designed to create a globally recognized destination for culture and entertainment. Through curated programming, public art installations, and immersive global experiences, Magic City drives visitation, enhances placemaking, and builds long-term brand equity.



The Heart of Miami's Future Urban Core

3 Blocks

- Cushman School
- Biscayne Bay
- Morningside
- Little River
- Mimo District

5-10min

- Bay Point
- Design District
- Wynwood
- Midtown
- Edgewater

15min

- Miami Beach
- MIA Intl Airport
- Downtown
- Health District
- North Bay Village

20-25min

- Brickell
- Coconut Grove
- Bal Harbour
- Indian Creek





Fully Entitled SAP

The **Special Area Plan (SAP)** is the City-approved planning and zoning framework that allows Magic City to be developed as a cohesive, mixed-use district. These entitlements are fully vested for 30 years, providing long-term development certainty and flexibility for phased execution.

SAP Entitlements

30+

Acres of Land
Including Surrounding
Public Parks

17.75

Acres in the Special
Area Plan

7.8M

Gross SF

520,970

Retail SF

2,630

Residential Units

432

Hotel Keys

2.2M

Commercial SF

6K

Parking Spaces



DISTRICT KEY

- Office Spaces
- Residential Space
- Hotel Space
- Additional Properties Owned
- Train Station



The Pulse of Connectivity

Magic City Innovation District is strategically positioned as one of Miami's most accessible emerging neighborhoods — integrating immediate highway access, future commuter rail, and next-generation mobility infrastructure. This layered connectivity supports seamless daily access while positioning the District at the forefront of how people will move through cities in the future.

Perfectly Located Commuter Rail Station

Magic City has been designated as a preferred station location for the Northeast Corridor Commuter Rail, with the planned station located just steps from the Promenade.

Direct Highway Access

Direct access to NE 2nd Avenue, Biscayne Boulevard (US-1), and a dedicated I-95 exit ensure seamless connectivity across Miami.

Next-Generation Mobility

Future-ready vertiport infrastructure planned for eVTOL air taxi service, enabling next-generation urban mobility.



MAGIC CITY INNOVATION DISTRICT – LITTLE HAITI
LITTLE HAITI RAIL STATION



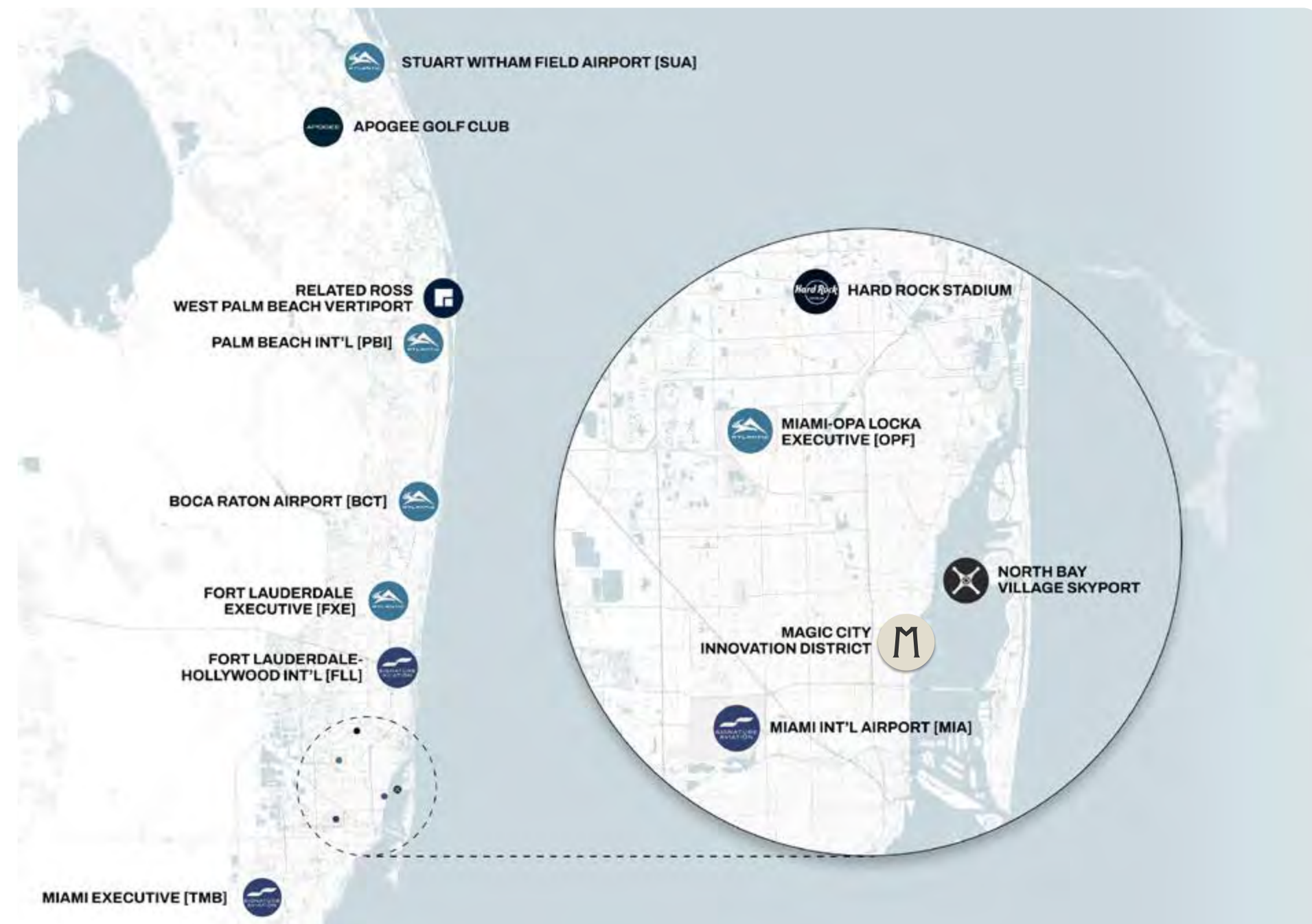
Commuter Rail

Arrive directly to Magic City via the Little Haiti rail station, a priority stop on the Northeast Corridor Commuter Rail — connecting Magic City to Downtown Miami and Aventura, with future service extending to West Palm Beach and Orlando. The station reestablishes Little Haiti as a major transit hub while seamlessly integrating the District into Miami’s expanding regional rail network.

Vertiports – Advanced Air Mobility (AAM) & Electric Air Taxi (eVTOL)

A planned vertiport, developed with Archer Aviation and Skyports, will support the rollout of electric air taxi (eVTOL) service in Miami – a new way to move quickly across the city by air. Designed for short, on-demand trips, air taxis offer quiet, zero-emission flights that can dramatically reduce travel times, making it easier to arrive, depart, or commute across the region without traffic.

Archer Aviation has committed to Miami as one of its flagship launch markets for its Midnight aircraft. As part of Archer's announced South Florida network, Magic City will be connected to Miami, Fort Lauderdale, Boca Raton, and West Palm Beach – as well as the region's three major international airports.



MAGIC CITY INNOVATION DISTRICT – LITTLE HAITI
EVTOL SERVICES



The Future Of Work

Dragon AI: The AI Ecosystem Campus

Dragon AI is a purpose-built, Class A+ AI-campus designed as an operating system for the AI economy—bringing together infrastructure, capital, enterprise deployments, and innovation within a single integrated environment. The campus will feature leading health and wellness, food and beverage, and event-driven amenities designed to support performance, longevity, collaboration, and innovation.

Dragon AI will serve as the headquarters for leading technology companies, asset managers, venture firms, and AI-forward Fortune 1000 enterprises, alongside next-generation startups and AI platform providers. This high-density ecosystem of capital and intelligence creates powerful network effects, driving sustained demand, premium positioning, and establishing Dragon AI as one of the world's leading AI campuses.

873K

NSF of Commercial Space

70K

NSF of Retail Space

80K

SF Health & Wellness Deck

2

eVTOL Stations





MAGIC CITY INNOVATION DISTRICT – LITTLE HAITI
INNOVATION FLOOR



MAGIC CITY INNOVATION DISTRICT – LITTLE HAITI
OUTDOOR TERRACE





Living Finds A New Standard

Sixty Uptown: Thoughtful, Luxury Living

Sixty Uptown marks the District's first residential tower, an architectural expression of modern urban living designed by Arquitectonica. The 25-story tower introduces thoughtfully designed rental apartments ranging from studios to three-bedroom apartments, overlooking a vibrant pedestrian Promenade.

Two floors of condo-like amenities, including a rooftop pool with views to Biscayne Bay and Downtown Miami, a state-of-the-art gym, and a hospitality-inspired lobby experience offer an elevated retreat above the city. At the street level, ground-floor retail and food-and-beverage open directly onto the Promenade, a beautiful green space lined with majestic oak trees that serves as one of the District's defining amenities.

349

Residential Units

290K

NSF of Leasable Space

25

Stories

30K+

SF of Amenities

MAGIC CITY INNOVATION DISTRICT – LITTLE HAITI
ARRIVAL TO SIXTY UPTOWN RESIDENCES



A covered arrival sequence introduces residents and guests to Sixty Uptown through a more refined and welcoming entry experience. Natural materials, generous canopies, and a seamless transition from the public realm to the residential lobby help establish the tone from the moment of arrival.

MAGIC CITY INNOVATION DISTRICT – LITTLE HAITI
SIXTY UPTOWN AMENITY DECK



A Promenade for Tomorrow

At the heart of the District, a 2.5-acre public promenade unfolds as a walkable green spine—designed to be experienced, not passed through. Shaded by existing, hundred-year-old oak trees preserved as part of the master plan and layered with new exotic landscaping, this pedestrian-first environment invites residents, workers, and visitors to slow down, gather, and engage with the District on foot.

More than a pathway, the Promenade functions as an open-air museum, where large-scale works, sculptural moments, and integrated art installations are woven seamlessly into the landscape. The Promenade extends directly to the future train station, providing immediate regional access and linking the District to South Florida and beyond. Food and beverage, retail, gallery spaces, and cultural programming activate the Promenade from day to night, reinforcing Magic City's identity as a destination for innovation, creativity, and culture.

2.5

Acre Promenade

520K

SF of Retail Space



The Art of Progress

The Promenade is brought to life through a rotating public art and cultural program that ensures the District remains dynamic, expressive, and ever-changing. A flexible curatorial framework introduces new artists and installations throughout the year, allowing the public realm to continuously evolve and reflect Miami's creative energy.

Seasonal rotations and a new annual program launch each November to align with the city's most significant cultural moments, including Art Basel and Miami Art Week, positioning the District as an active participant in the global arts conversation.



A Milestone For Magic City

DuPont Registry Tower designed by Pininfarina marks a defining milestone for Magic City as the first purpose-built office tower in the District. Approved by the City of Miami Urban Design Review Board, the project establishes an early benchmark for architectural quality, program ambition, and market confidence within Phase II.

Designed by the iconic Italian design house Pininfarina, the 12-story tower delivers approximately 370,000 square feet of cutting-edge office space, supported by curated ground-floor retail, a rooftop event venue, and a members-only private car club. The building is conceived as both a workplace and a destination — blending performance-driven design with experiential amenities.

12

Stories

370K

NSF of Class-A Space

94K

NSF of Private
Garage Space

20K

SF Rooftop Event
Space



DuPont Registry Tower will serve as the global headquarters for DuPont Registry Group, a global platform for luxury automotive lifestyle. As an anchor tenant, the headquarters reinforces Magic City's ability to attract internationally recognized brands and positions the District as a hub for innovation, media, and next-generation business enterprise.



A Vision Unfolding

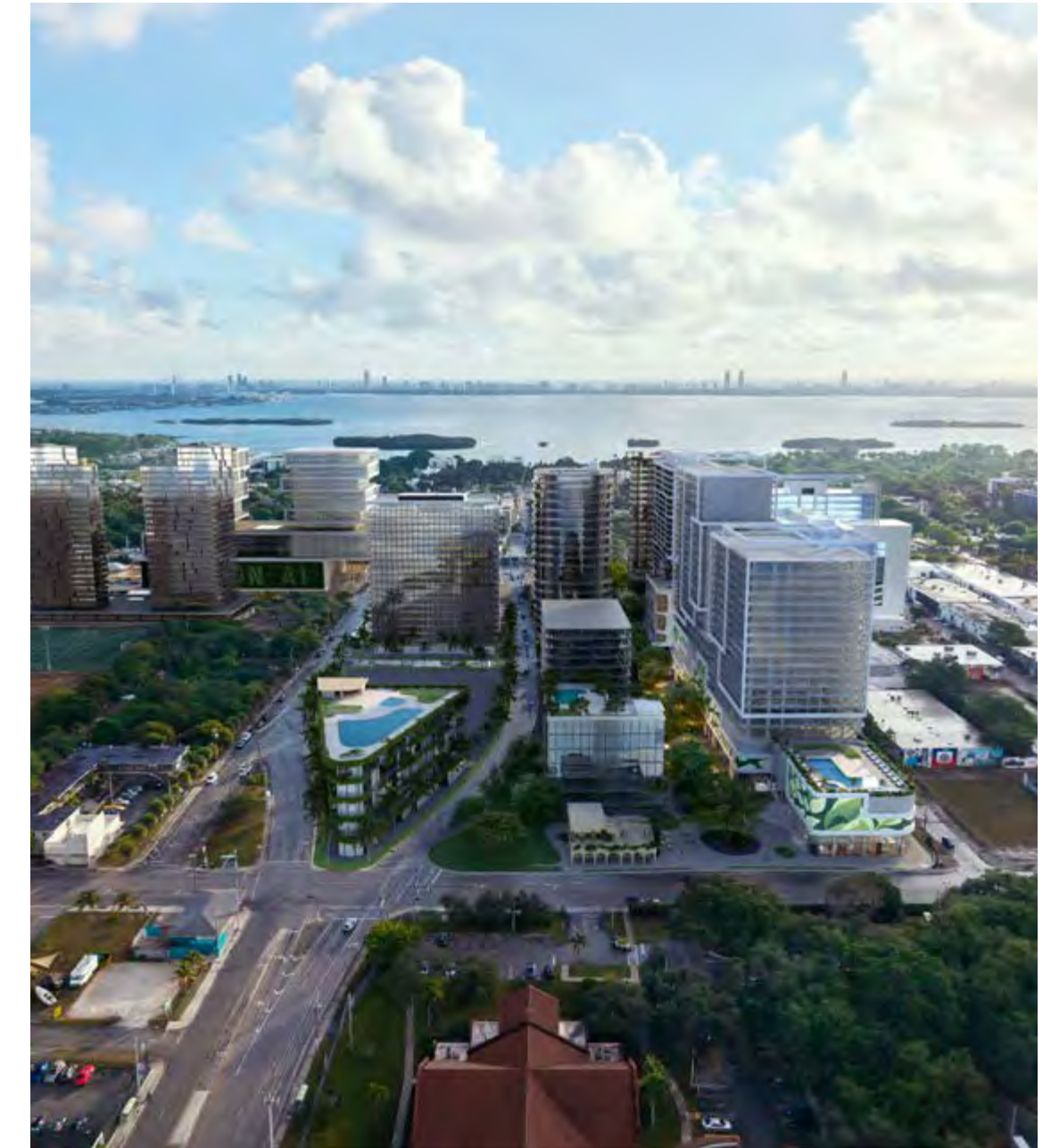
Magic City began with adaptive reuse, transforming existing buildings to preserve the historical and cultural character of the Little Haiti neighborhood. This first phase established a vibrant, working district rooted in creativity and community. Now entering Phase II, Magic City begins its next chapter as new buildings rise and the District's vision expands.



LEMON CITY



PLACEMAKING TENANTS



VERTICAL DEVELOPMENT

2012–2016

- Assemblage of the properties

2017–2021

Phase 1

- Adaptive reuse
- Placemaking tenants
- Special Area Plan approved

2022–2025

Phase 2

- Architectural planning and installation of promenade infrastructure
- Continued curation and placemaking of tenants

2026–2032

Phase 3

- Vertical construction of residential, office and retail
- Completion of promenade

The Team Shaping The Vision

Magic City Innovation District is shaped by a team with the experience to think big—and the reputation to deliver.

Led by Plaza Equity Partners and Dragon Global, the District brings together deep expertise in real estate development, AI leadership, strategic capital, innovation, and placemaking to transform vision into reality. Together, these partners set the foundation for a next-generation mixed-use district rooted in long-term value, design excellence, and community impact.

As Magic City continues to evolve, the team actively welcomes additional developers and partners who share this ambition—inviting collaboration from those ready to help shape the next chapter of the District.



Plaza Equity Partners Strategic capital and master developer

Plaza Equity Partners is a Miami-based, full-service real estate development, finance, and project management firm with over 35 years of leadership experience in identifying and executing transformative real estate opportunities. The firm specializes in emerging markets and undervalued assets, delivering visionary master-planned developments through integrated services that span land acquisition, adaptive reuse, community infrastructure, and new construction.

Plaza Equity's disciplined, hands-on approach and deep market insight enable it to deliver high-quality, sustainable projects that generate long-term value for investors and the communities it serves, exemplified by its role as a development partner in the Magic City Innovation District.

DRAGON | GLOBAL

Dragon Global Strategic capital, AI investment, and placemaking leadership

Dragon Global is a leading, AI-powered, private investment firm focused on venture capital and real estate investments. The venture capital strategy focuses on investing in leading companies across Consumer Tech, Deep Tech, Enterprise, Space, and Sustainable Energy. The firm makes a small number of large, concentrated venture capital investments in AI-enabled businesses with addressable markets above \$100 billion in winner-take-most and winner-take-all opportunities led by Superhuman Founders and Builders with proven track records of building enduring enterprises at scale.

Over three decades, Dragon's Founder & CEO, Bob Zangrillo, has been a Founder, Chairman & CEO, and Investor in twenty-four (24) companies that have surpassed \$1 billion in market value, including eleven (11) companies above \$10 billion, five (5) companies above \$100 billion (including Uber, Anthropic, and xAI), and two (2) companies above \$1 trillion (Meta and SpaceX).

Dragon Global's same conviction shapes the firm's real estate strategy: building Magic City Innovation District, an AI-native, mixed-use community designed to build and empower a community that evolves and rewrites history on how we Live, Work, Play, Learn, and Give back — together. This 7.8-million-square-foot mixed-use development, located in the heart of Miami, is organized around four pillars: Health & Wellness, AI-native Technology, Sustainability & Resiliency, and Art, Entertainment & Culture. As the Founder of the Magic City Innovation District, Dragon Global is bringing this vision to Miami, where technology, culture, and community converge to define the next generation of urban living.

Progress with Purpose

The Magic City Innovation District is founded on the belief that progress should be purposeful, delivering infrastructure that supports a diverse ecosystem for local residents, businesses, makers, and educators. An independent economic impact study done by Lambert Advisory, LLC was conducted to measure both the near- and long-term benefits of this growing community.

Central to this vision is a long-term commitment to community well-being. Through the City-administered Little Haiti Revitalization Trust, funded by Magic City Innovation District, a \$31 million commitment, along with an additional \$9 million in City impact fees paid by Magic City, supports affordable housing, education, job training, environmental stewardship, and arts and cultural programming within Little Haiti. This broader effort also includes a \$250,000 STEM scholarship fund and internships and career pathways for local students at Florida Memorial University.

Together, these efforts ensure Magic City's success is measured not only by what is built, but by a lasting legacy that strengthens the community.

\$27M District Marginal Revenue

Upon stabilization, the District will generate more than \$27 million in annual marginal property tax and sales tax revenue.

\$31M Developer Contribution

Up to \$31 million will be contributed, with \$6 million already contributed to the Little Haiti Revitalization Trust, supporting affordable housing, education, workforce development, small businesses, and public spaces.

\$9M Impact Fee Contribution

Up to \$9 million in impact fees paid to the City of Miami will be contributed to the Little Haiti Revitalization Trust.

\$188M Future Expenditures

Future residents, visitors, and workers will generate \$188 million in annual local spending, strengthening the local economy.

\$500M Annual Job Wages

The creation of 930 annual short-term construction jobs resulting in approximately \$500 million in wages and expenditures.

\$640M Full-Time Job Wages

The creation of more than 11,680 direct and indirect full-time jobs resulting in approximately \$640 million in annual wages.

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INNOVATION DISTRICT
LITTLE HAITI

Prepared exclusively for prospective investors and partners.
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