



INDIAN RIVER 143 ACRE RANCHETTE PUD

6830 77TH ST
VERO BEACH, FL 32967

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Property Overview



Sale Price **\$55,000 / ACRE**

OFFERING SUMMARY

Acreage: **143.5 Acres**
Price / Acre: \$55,000
City: Vero Beach
County: Indian River
Property Type: Residential Development

PROPERTY OVERVIEW

This 143+/- acre property is ideally situated east of I-95 just 1/4 mile east of the City of Sebastian off of 66th Ave. The property is a former citrus grove that has been subdivided into 30 ranchette properties. Each ranchette averages approximately 4.75 acres with county road frontage. The property could be consolidated into one parcel or sold as individual lots. Lots of this type are selling in the range of \$325,000 to \$439,000 each.

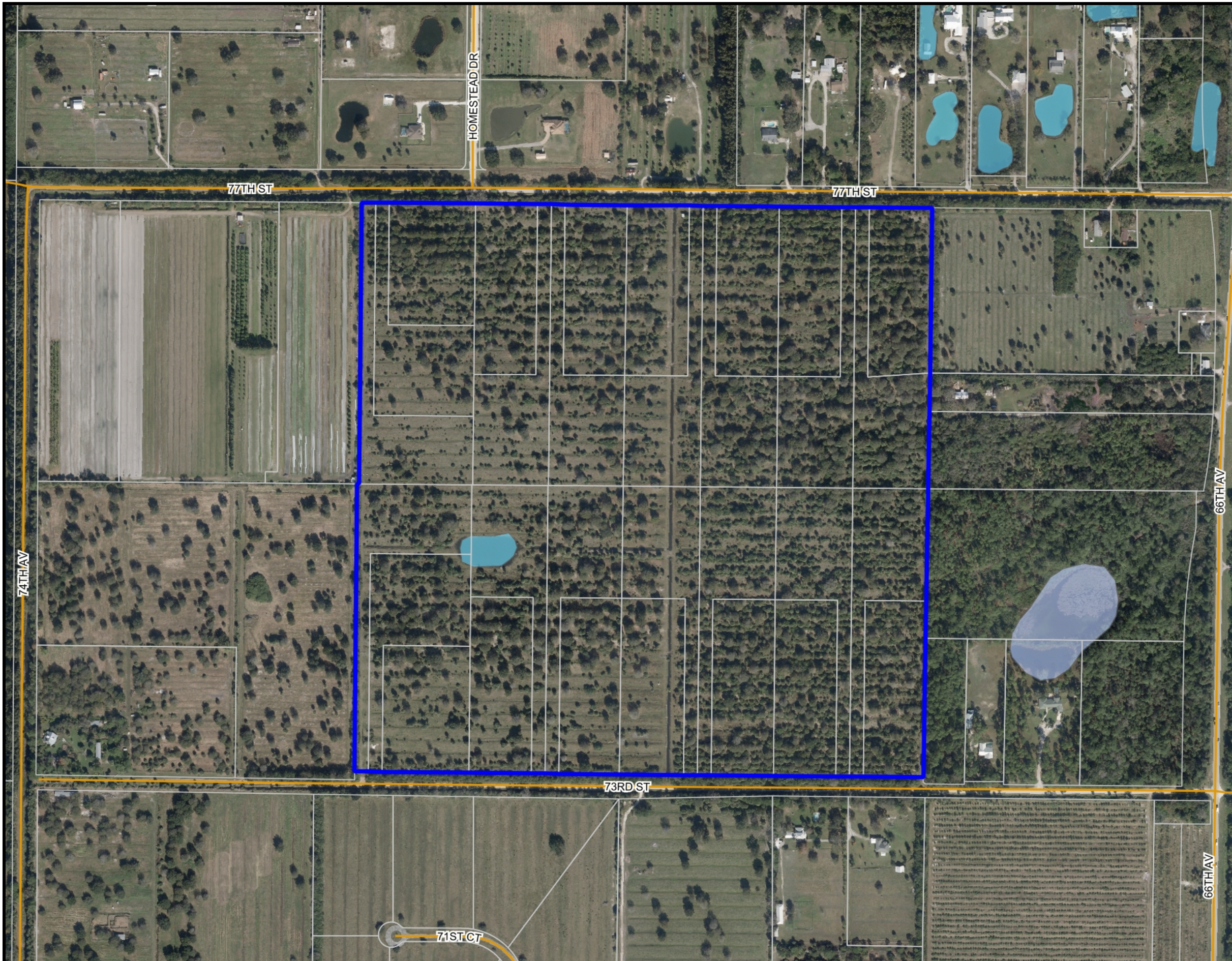
The "A" rated Liberty Magnet Elementary School is just a mile away to the north of the property, Sebastian High School is five miles away and Storm Grove Elementary is just 2.5 miles to the south. The recently expanded City limits of Sebastian are just 1/4 mile to the west and the 66th Ave is just 1/4 mile to the east. The rapid growth in the area inspired a \$57M expansion of 66th Ave to a four lane divided collector road, connecting SR 60 to the south and SR510 to the north.

Specifications & Features



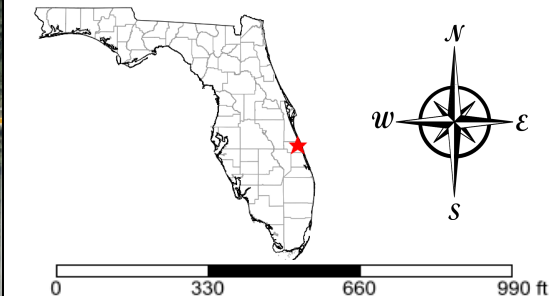
SPECIFICATIONS & FEATURES

Land Types:	Residential Development
Uplands / Wetlands:	141.9 acres uplands 1.6 acres wetlands
Soil Types:	<ul style="list-style-type: none">• 116 acres Wabasso Fine Sand• 16 acres Pineda Fine Sand
Zoning / FLU:	Ag-1 one unit per 5 acre
Fencing:	Property has barbed wire perimeter fencing
Current Use:	Cattle grazing
Permitted Lots:	Platted as [30] roughly 4.5 acre lots, each with their own public road access.
Average Lot Size:	4.5 acres
Lot Inventory:	30
COA or HOA:	Bylaws for a future HOA have been filed but none currently in place
Plats or Engineering Information:	Legal descriptions and parcels are available for each lot.



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
5300	Reservoirs	.7
TOTAL WETLANDS		0.7
TOTAL UPLANDS		142.8
TOTAL ACRES		143.5



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Location



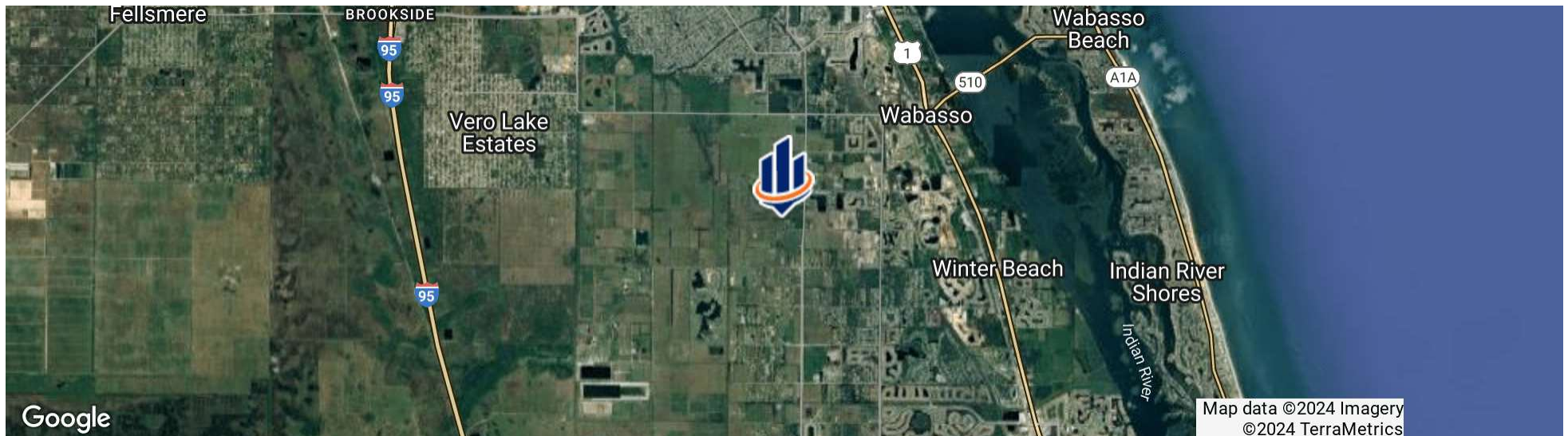
LOCATION & DRIVING DIRECTIONS

Parcel: 32390600003000000002.0

GPS: 27.727839, -80.466758

Driving Directions: From the intersection of I-95 and SR-60 travel E on SR-60 3.5 mi to 66th Ave Turn left and travel N 5.5 mi to 74th St Take a left and travel W 1/4 of a mi Property on right

Showing Instructions: Contact Jeff Cusson



Additional Photos





JEFF CUSSON, CCIM

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PROFESSIONAL BACKGROUND

Jeff Cusson, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate working out of Vero Beach.

Jeff specializes in agricultural, transition, industrial, and general commercial real estate properties. Since joining the team in 2009, Jeff has been involved in over \$300 million in real estate transactions.

He received a Bachelor of Science degree in agriculture/fruit crops and a Master of Science degree in business/entrepreneurship from the University of Florida, earning induction into the Beta Gamma Sigma Honor Society.

With over 25 years in the agricultural and real estate industries, Jeff served as grove manager, general manager/executive vice president, and ultimately a president/director. He would become involved in diversifying the company into commercial real estate and establishing one of the state's largest nursery/tree farms.

Jeff is currently a member of the Agricultural Advisory Committee for Indian River State College, the Board of Directors for the Judge Foundation, and Chairman of the Church Council for the First Methodist Church. He has served on the Hobe St. Lucie Conservancy District Board of Supervisors, Florida Citrus Production Managers Association, the Board of Directors for Becker Holding Corp, and more than a dozen international mission trips.

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