

# FOR SALE

## 1.46 ac Commercial Site

**980 Old Dixie Highway, Vero Beach, FL 32962**



- Combine with adjacent south parcels for **3.49 ± ac** assemblage
- Within growing housing construction market of Southern Indian River County
- CH Zoning provides for wide variety of uses
- Motivated Seller—BRING OFFERS

**ASKING PRICE: \$289,000.00**

<b>Demographic Profile</b>			
<u>RADIUS</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	0,000	42,199	82,574
Households	3,946	19,182	36,572
Ave HH Income	\$43,405	\$61,366	\$67,450
Median Age	45.1	49	49.3
<u>DRIVE TIME</u>	<u>5 Min</u>	<u>10 Min</u>	<u>15 Min</u>
Population	2,737	11,867	65,087
Households	1,189	5,003	28,378
Ave HH Income	\$52,313	\$52,519	\$59,206
Median Age	48.5	44.1	47.4

**For More Information:**

**Michael A. Yurocko, CCIM, Vice President, Broker**

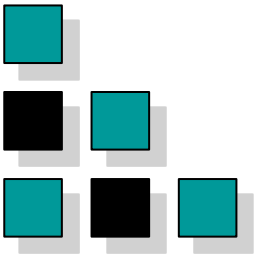
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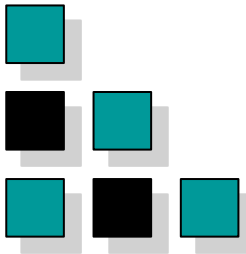
## PROPERTY SUMMARY

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### 980 Old Dixie Hwy, Vero Beach, FL 32962

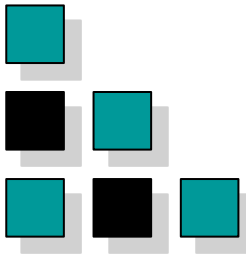
<b>PARCEL ID:</b>	33403000000300000012.0
<b>LAND AREA:</b>	1.46± ac
<b>RE TAXES:</b>	Estimated \$2,700.00 (based on lot re-plat)
<b>ZONING:</b>	CH - Heavy Commercial (Indian River County)
<b>LAND USE:</b>	C/I – Commercial / Industrial
<b>FRONTAGE:</b>	590 ft on Dixie Hwy
<b>UTILITIES:</b>	Water & Sewer on Oslo Rd
<b>FLOOD ZONE:</b>	X
<b>DESCRIPTION:</b>	Shared access with hard corner on Oslo Road. Located near far corner at signalized intersection one (1) block west of US –1 leading to central Vero Beach retail & business district. Oslo Road recently widened to four (4) lanes leading West to new residential developments. Site adjacent to New Dollar General. Permitted Uses include restaurants, (with drive thru), service stations/convenience stores, automotive retail uses, self storage, appliance stores, places of worship, small bank or credit institutions. Potential rezoning to include additional uses.
<b>ASKING PRICE:</b>	<b>\$289,000.00</b>



# SITE PLAN

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# DRIVE TIME MAP

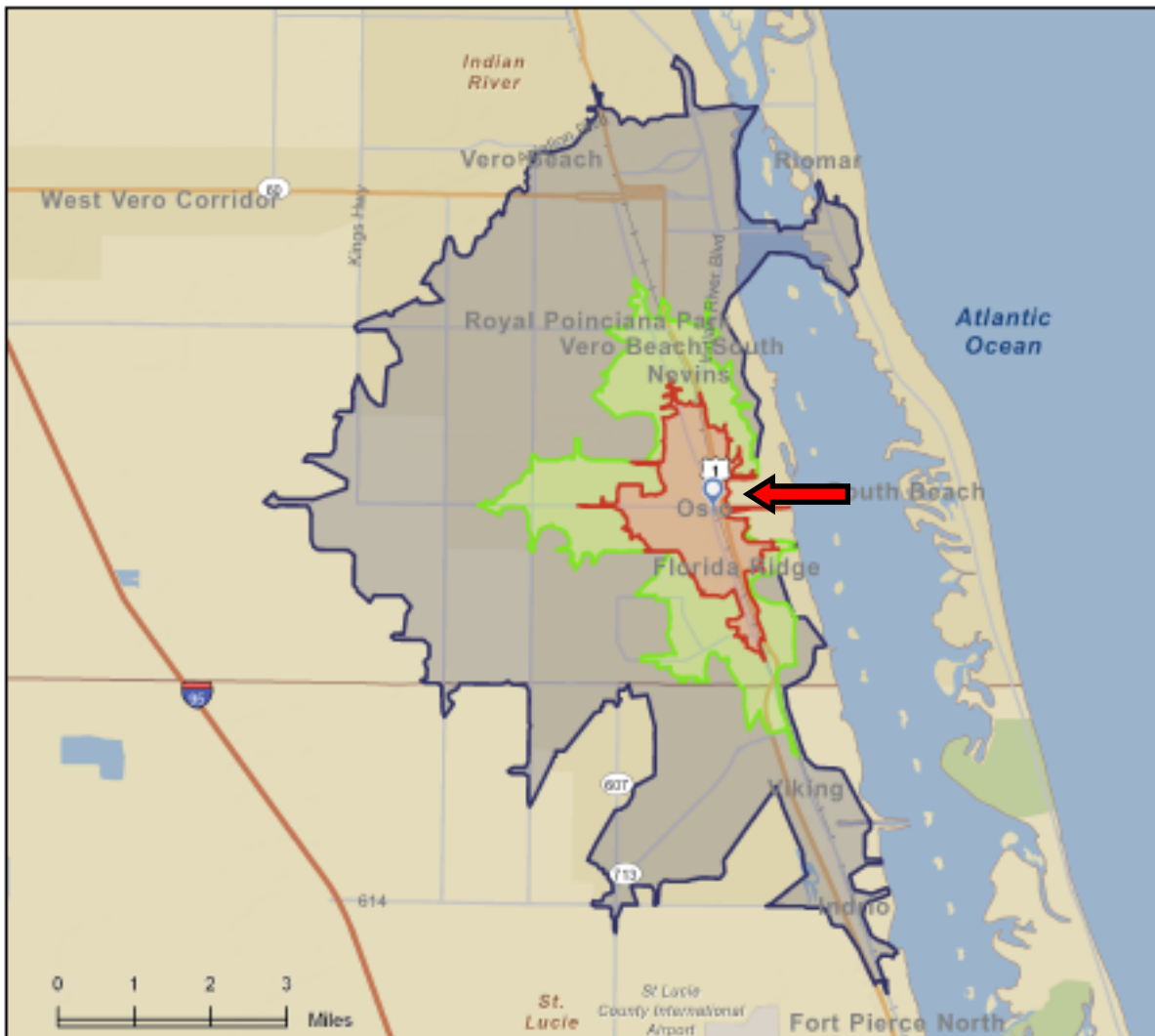
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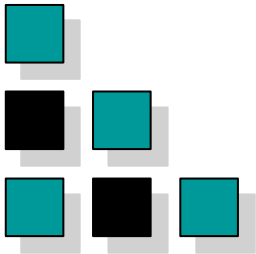


## Map of Drive Times to Site (3-10 minutes)

Oslo Dixie Vero Beach  
950 Old Dixie Hwy SW, Vero Beach, Florida, 32962  
Drive Time: 3, 5, 10 Minutes

Prepared by Michael Yurocko, CCIM  
Latitude: 27.585159  
Longitude: -80.379901

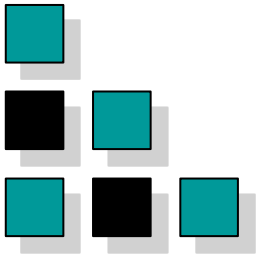




# PERMITTED USES

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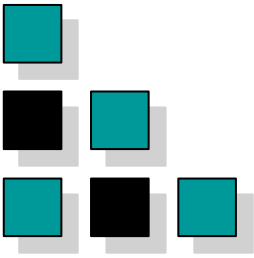
<b>Permitted Uses Indian River County</b>	
<i>Permitted = P Special Exception = S Administrative Permit Use = A</i>	<b>CH<sup>1</sup></b>
Horticultural and landscape plants and specialties	P
Kennels and animal boarding	A
Pet-grooming (no boarding)	P
Landscape services	P
Commercial fishery	P
General building contractors/special trade contractors/construction yards <sup>4</sup>	P
Small-scale banks and credit institutions	P
Linen supply	P
Carpet and upholstery cleaning	P
Drycleaning plants	P
Crematoriums	P
Advertising	P
Credit reporting and collection	P
Mailing, reproduction and stenographic services	P
Equipment rental and leasing	P
Employment agencies	P
Help supply services	P
Computer and data processing	P
Bail bondsman	P
Automotive rentals	P
Automobile parking and storage	P
Body and paint shops	P
General automotive repair	P
Carwashes	P
Automotive fluid sales and services (other than gasoline)	P
Electrical repair	P
Watch, clock, jewelry	P
Reupholsters and furniture	P
Welding	P
Production and distribution services	P
Drive in theaters (unenclosed commercial amusement)	S
Dance studios, school and halls, gyms	P
Enclosed commercial amusements	P
Unenclosed commercial amusements except miniature golf courses and driving ranges	S
Health and fitness centers	P



# PERMITTED USES

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Membership sports and recreation	P
Miniature golf courses	A
Driving ranges	A
Veterinarian clinic	A
Durable goods (not including demolition debris site, junkyards, recycling center)	P
Nondurable goods	P
Recycling center (including vegetation debris mulching)	A
Convenience stores	P
Building materials and garden supplies	P
Paint, glass and wallpaper stores	P
Hardware stores	P
Retail nurseries and garden supplies	P
Model mobile home display	P
Mobile home trailer sales	A
Flea market	A
Auction facilities, unenclosed	A
Auction facilities, enclosed	P
Used merchandise (including pawn shops)	P
New and used cars dealers	P
Used vehicle sales	A
Auto and home supply stores	P
Gasoline service stations	P
Boat sales and rentals	P
Recreational vehicle sales	A
Motorcycle dealers	P
Automotive fuel sales	P
Commercial marina	P
Marine repair and service	P
Furniture and home furnishing stores	P
Small-scale home furnishings showrooms (excluding furniture and major appliances)	P
Household appliance stores	P
Restaurants	P
Carry out restaurants	P
Drive through restaurants	P
Bars and lounges	P
Bottle clubs	A
Catalogue and mail order house	P

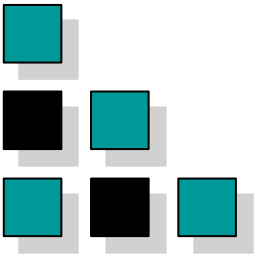


# PERMITTED USES

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Fuel Dealers	P
Food and Kindred Products	P
Fruit and vegetable packing houses	A
Fruit and vegetable juice extraction	A
Job training services	P
Residential treatment center	S
Place of worship	P
Group homes (residential centers)	S
Adult congregate living facility (21+ residents)	S
Emergency services	P
Printing and publishing	P
Machine shops	P
Rubber and plastic footwear	P
Hose, belts, gaskets packing	P
Assembly production (not including manufacturing)	P
Local and suburban transit	P
Trucking and courier services	P
Commercial warehousing and storage	P
Moving and storage	P
Trucking terminals	P
Self-service storage facilities	P
Outdoor storage	A
Vehicle storage lot (paved/unpaved) <sup>3</sup>	P
Post Office	P
Water transport services	P
Air transport services	P
Pipelines	P
Recycling centers	A
Freight transport arrangement	P
Telephone and telegraph	P
Radio and television broadcasting	P
Cable and pay T.V.	P
Communications towers (wireless facilities)	A <sup>5</sup>

<sup>5</sup> For wireless commercial facilities regulations, see subsection 971.44(5), Section 4 use table.



## **DISCLAIMER**

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