



LAND FOR SALE

13350 US Hwy I

13350 US Hwy I Sebastian, FL 32958

FOR SALE | SUBJECT TO OFFER

presented by:

ROB BECKNER, SIOR

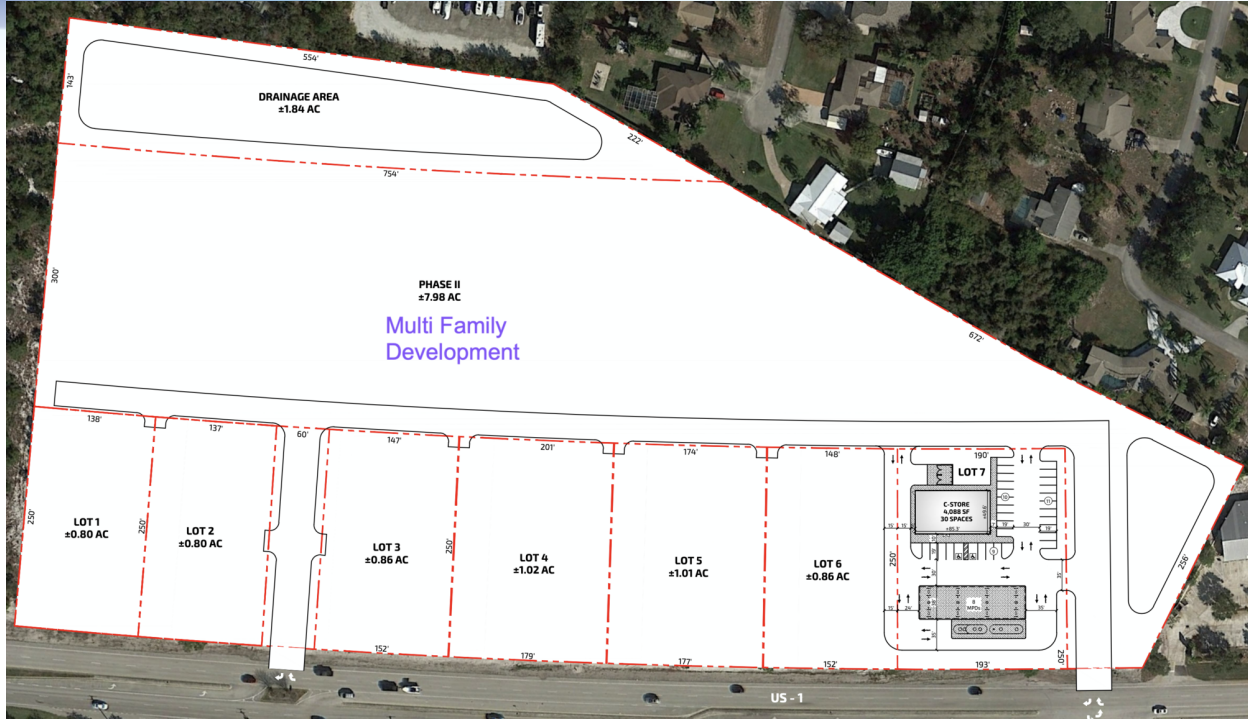
Principal

321.722.0707 X11

rob@teamlbr.com

EXECUTIVE SUMMARY

• 13350 US Hwy I Sebastian, FL 32958



OFFERING SUMMARY

Sale Price: Subject To Offer

Price / Acre: -

Lot Size: 1.0 Acres

APN#:

PROPERTY OVERVIEW

This vacant land is located in Sebastian, Florida in Indian River County on US Hwy I. It is a +/- 15.85-acre (690,426 SF) parcel of commercially-zoned land.

The first phase of this commercially zoned land will be subdivided into smaller parcels that are available for purchase and are closest to US I.

For the second phase, the developer will consider Multifamily development on the East portion of the site.

The property is well-situated, with frontage on a major commercial roadway, in an established commercial area, with proximity to major land uses, such as the Sebastian River Medical Center and Sebastian Municipal Airport.

LOCATION OVERVIEW

Highway US I in Sebastian.

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

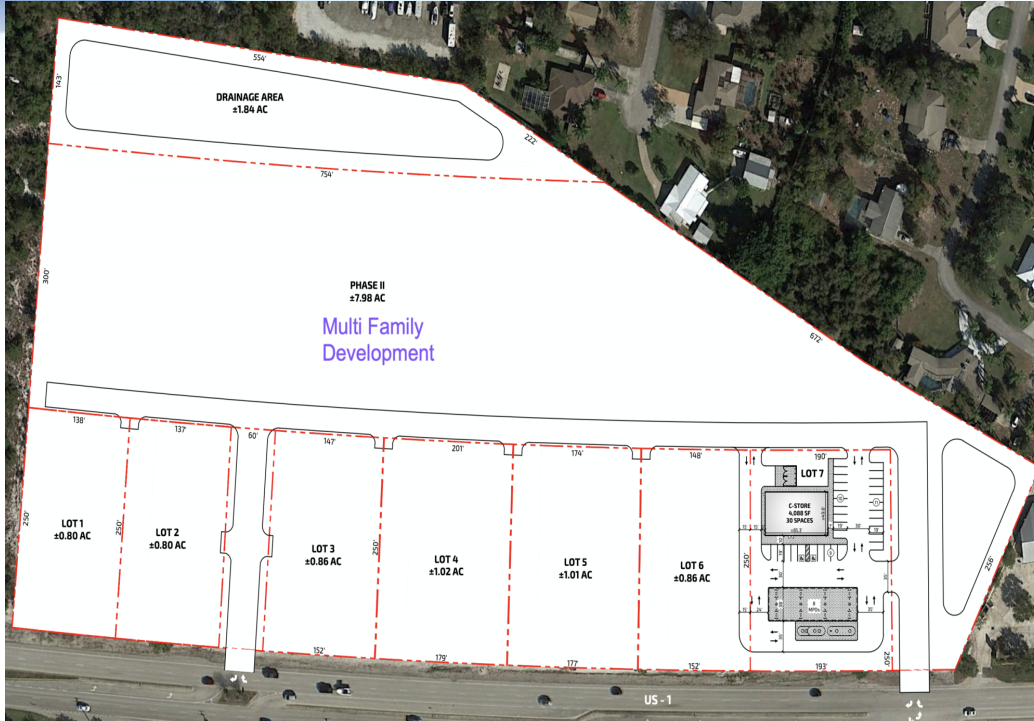
Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LAND LOTS

• 13350 US Hwy I Sebastian, FL 32958



STATUS	LOT #	SUB-TYPE	SIZE	ZONING
Available	1	Retail	0.8 Acres	CG
Available	2	Retail	0.8 Acres	CG
Available	3	Retail	0.86 Acres	CG
Available	4	Retail	1.02 Acres	CG
Available	5	Retail	1.01 Acres	CG
Available	6	Retail	0.86 Acres	CG
Available	7	Retail	1 Acres	CG
Available	8	Multifamily	7.98 Acres	

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

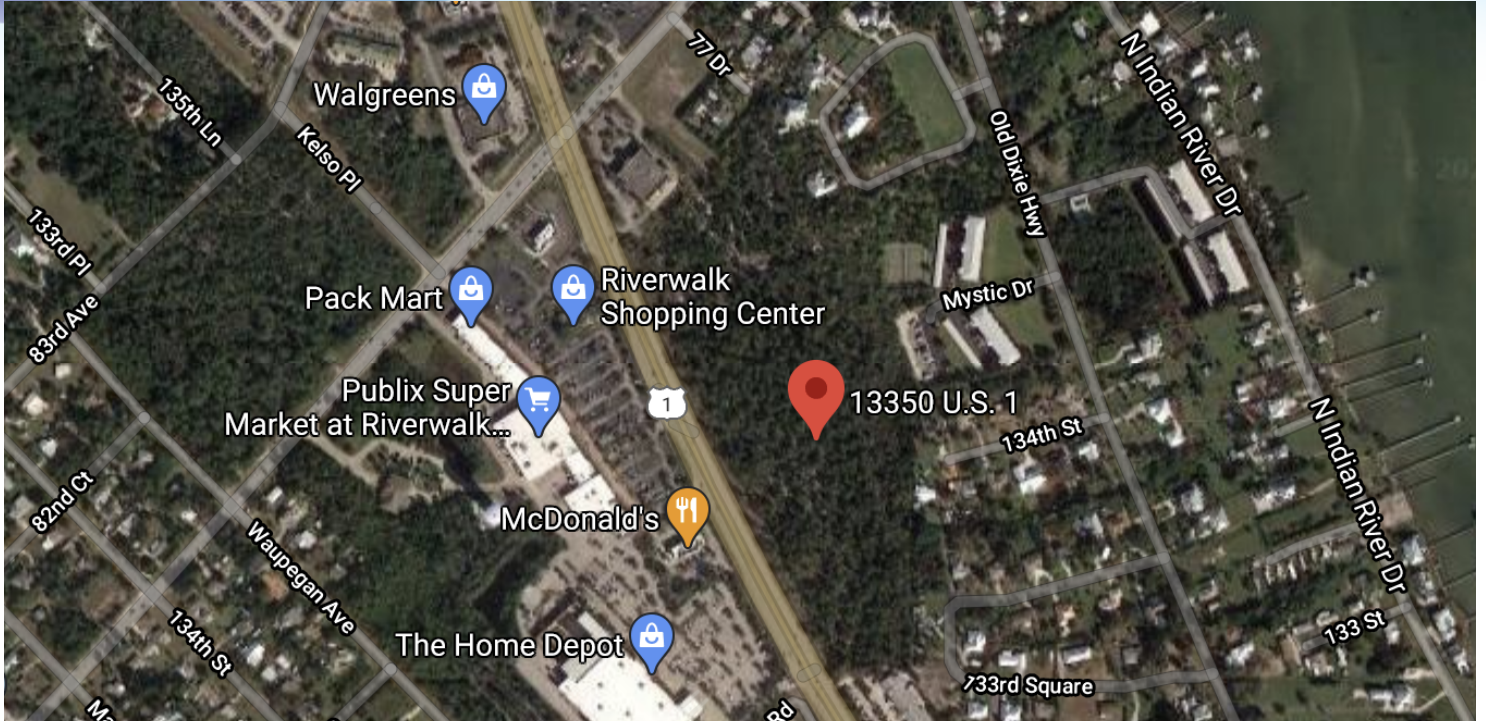
Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

• 13350 US Hwy I Sebastian, FL 32958



ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAPS

• 13350 US Hwy 1 Sebastian, FL 32958



ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

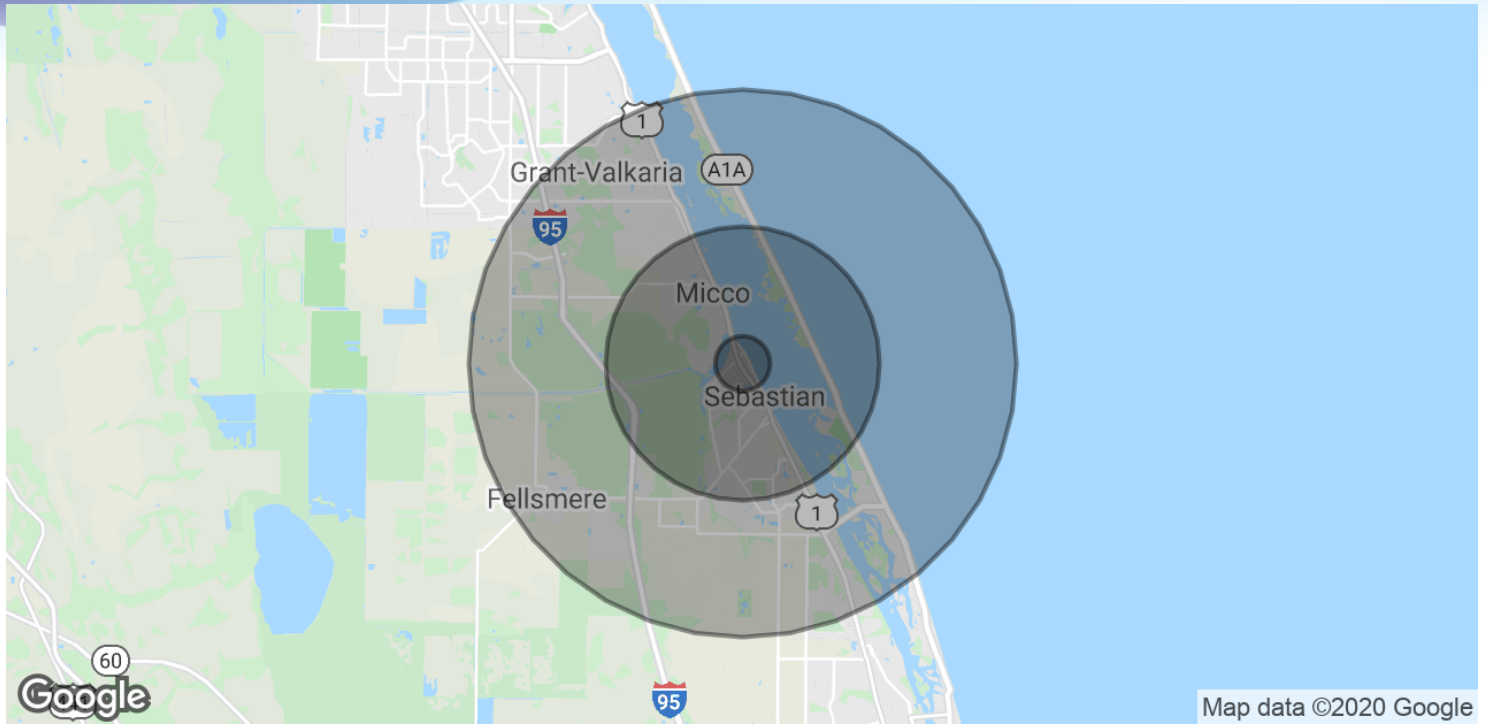
Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

DEMOGRAPHICS MAP & REPORT

• 13350 US Hwy 1 Sebastian, FL 32958



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,548	32,583	60,565
Average age	52.4	55.2	52.3
Average age (Male)	51.4	54.6	51.6
Average age (Female)	54.8	55.8	53.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	740	15,045	26,447
# of persons per HH	2.1	2.2	2.3
Average HH income	\$46,161	\$68,867	\$72,206
Average house value	\$226,754	\$247,583	\$253,108

* Demographic data derived from 2010 US Census

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.