

SOUTH VERO RESIDENTIAL

VERO BEACH, FL | INDIAN RIVER COUNTY

17.6 ± AC TOTAL





South Vero Residential is a 17.6-acre low-density residential parcel located adjacent to Millstone Landing South, with a paved spur to link the two. The current zoning is designated, RS-3 allowing three units per acre for a total of 53 units.

This property is 100% uplands with the perimeter fenced and is cleared pasture land, except for a small hammock located on the property's northern edge. City water and power are located on the adjacent property, with power available on both sides.

South Vero Residential is located 1.75 ± miles from Publix, CVS, Walgreens, and more with 600 ± FT of road frontage on 21st Street SW. The development tract offers excellent residential development potential in a developing area. National home builders in the area include GHO Homes, Lennar, GL Homes, Adams Homes, Maronda Homes, and DR Horton.



Current zoning allows
up to 53 units



SPECIFICATIONS & FEATURES

Acreage: 17.64 ± AC

Sale Price: \$704,000

Price per Acre: \$40,000

Site Address: 21st Street SW, Vero Beach, FL 32968

County: Indian River

Road Frontage: 600 ± FT on 21st Street SW

Predominant Soil Types:

- Manatee loamy fine sand - 13 ± AC
- Oldsmar fine sand - 4 ± AC
- Wabasso fine sand - 1 ± AC
- Winder Fine Sand - >0 AC

Uplands/Wetlands: 100% uplands

Irrigation/Wells: None

Water Source: City water and power is located on the adjacent property, with power available on both sides

Structures: None

Taxes: \$406.53 in 2019

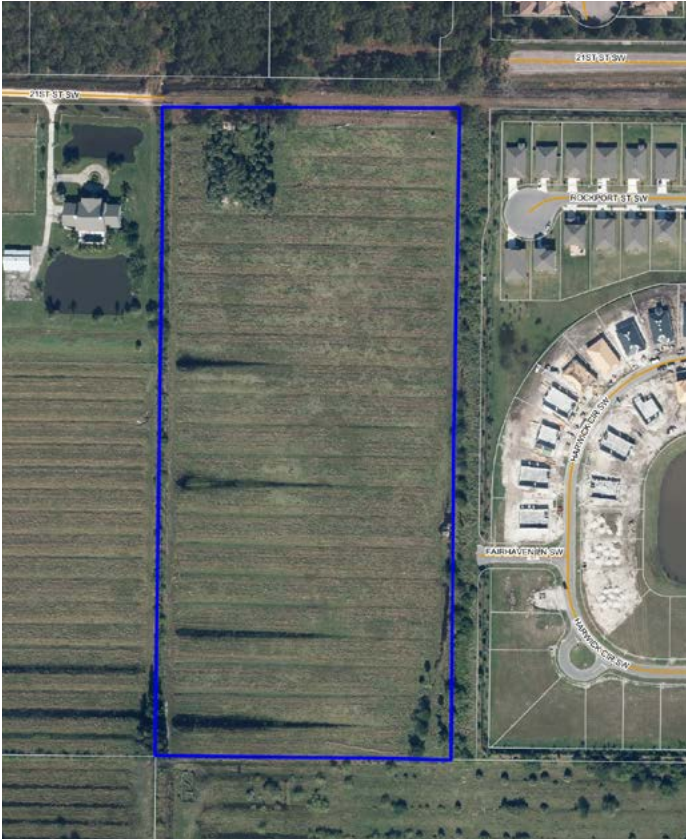
Fencing: Perimeter fenced

Zoning/FLU: RS-3 allowing 3 DU/AC for a total of 53 units

Land Cover: Property is cleared pasture land, except for a small hammock located on the northern edge of the property

Current Use: Cattle grazing

General Points of Interest: Property is located 1.75 ± miles from Publix, CVS, Walgreens, etc.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 33393400001011000001.0

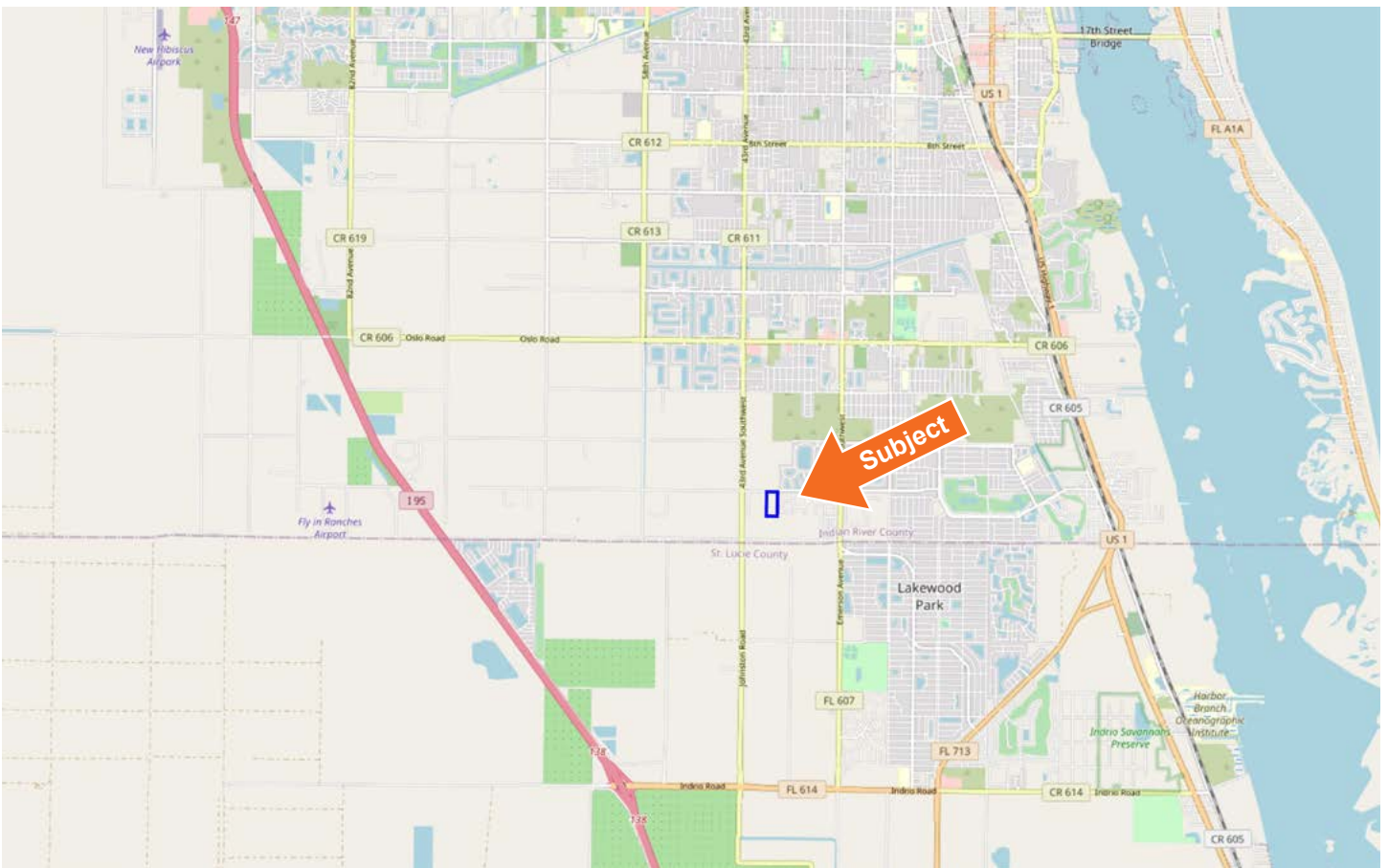
GPS Location: 27.563703, -80.426069

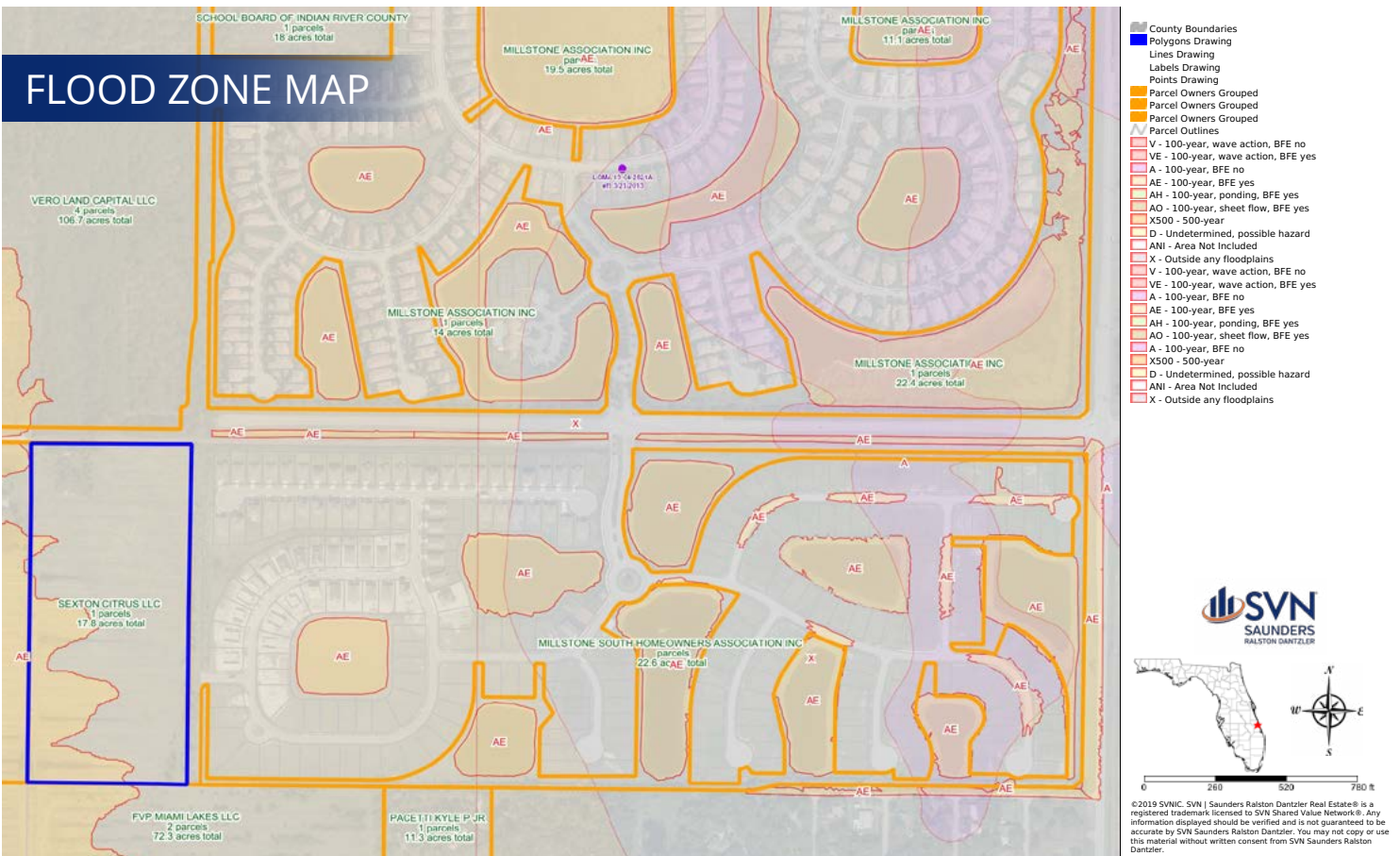
Driving Directions:

- From the intersection of I-95 and SR 60, travel east 5.4 miles on SR 60 to 43rd Avenue
- Turn right onto 43rd Avenue and travel south 5 miles to 21st Street SW
- Turn left and travel ¼ mile east until a gate crosses the road. The property is on the right

Showing Instructions: Contact Advisor Jeff Cusson, 772.473.8497, to learn more or schedule a showing.

Located 1.75 ± miles from Publix,
CVS, Walgreens, and more

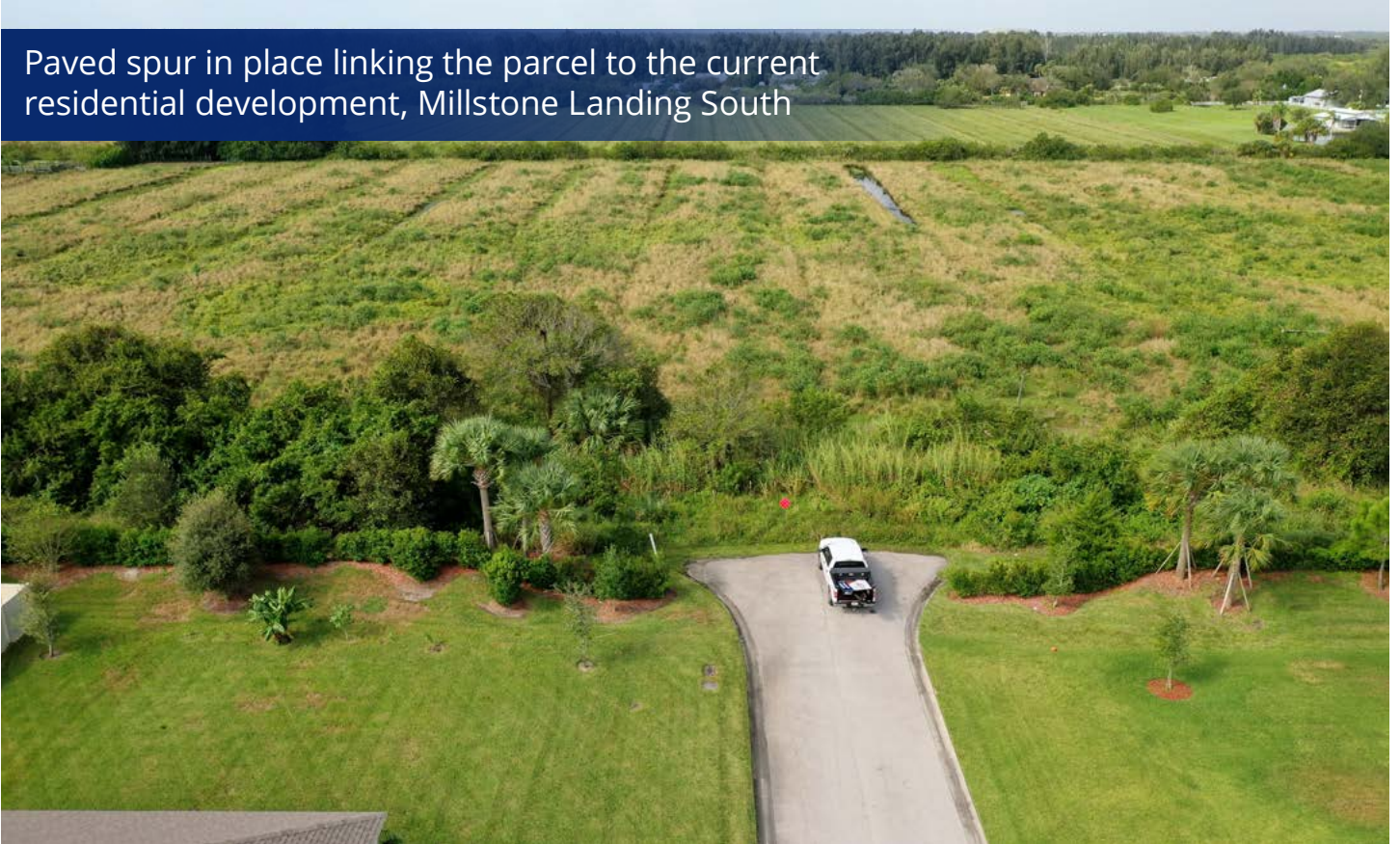




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Paved spur in place linking the parcel to the current residential development, Millstone Landing South





114 N. Tennessee Ave.
Third Floor
Lakeland, FL 33801

17.6 ± AC • Cleared pasture land
Great residential development site • 100% uplands
Current zoning allows up to 53 units

Visit SVNsaunders.com and Search For: **South Vero**

Jeff Cusson, CCIM, 772.473.8497 | jeffcusson@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave.
Third Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Ave.
Lake City, FL 32055
386.438.5896

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