

TURTLE CREEK RESIDENTIAL DEVELOPMENT LAND

VERO BEACH, FL | INDIAN RIVER COUNTY

283 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 283 ± acres

Sale Price: \$9,000,000

Price per Acre: \$31,803

Permitted Lots: Previous preliminary approvals for 550 Single-Family Lots and 200 Multi-Family Units

Price per Lot: \$12,000

Lot Inventory: Previously received preliminary approval for 750 units.

Site Address: 1395 27TH AV SW, Vero Beach, FL 32968

County: Indian River

Zoning/FLU: PUD- approximately 1/4 with a Future Land Use of L-1 allowing 3 units per AC and 3/4 - L-2 allowing up to 6 units per AC

Uplands/Wetlands: Approximately 264.2 acres uplands 18.1 wetland

Utilities & Water Source: Available to the site



Taxes: \$58,381.45 - 2019

Planning/Permits: Previously received preliminary approval for a PUD Golf community called "The Colony".

Nearest Intersection: 17th St SW and 27th Ave

Nearest Points of Interest: Property approximately 1/2 mile south of Oslo Rd with Publix anchored shopping center

Road Frontage: 1/2 mile on 43rd Ave, 1/2 mile on 17th St SW, 1/2 mile on 27th Ave and 4,500 FT on 13th St SW

Turtle Creek Residential Development Land is 283 acres located in Vero Beach in Indian River County. While this property remains mostly in its native state of pines and oak trees, the land provides good drainage and access infrastructure with roads on each side. Road frontage is located on 43rd Ave, 27th Ave and 13th St SW allowing for multiple access points for potential residential development. Out of the total 283 acres, 211 acres have a future land use of L-2 allowing up to six units per acre and 72 acres with a future land use of L-1 allowing up to three units per acre. The property is surrounded by popular neighborhoods including Millstone Landings, Facon Trace, The Grove and Majestic Oaks. Residential Builders in these communities include: GHO Homes, Lennar, GL Homes, Maronda Homes and DR Horton.

Turtle Creek Residential Development Land has little wetlands and was previously approved PUD for a golf course community. This site is approximately 1/2 mile south of Oslo Rd where a Publix is located in the anchored shopping center. This residential site is conveniently located 10-minutes to Vero Beach, 20 minutes to South Beach Park, and 20 minutes to Fort Pierce. This location provides endless possibilities in a well-developed area close to multiple beaches perfect for enjoying the coastal Florida lifestyle.





LOCATION & DRIVING DIRECTIONS

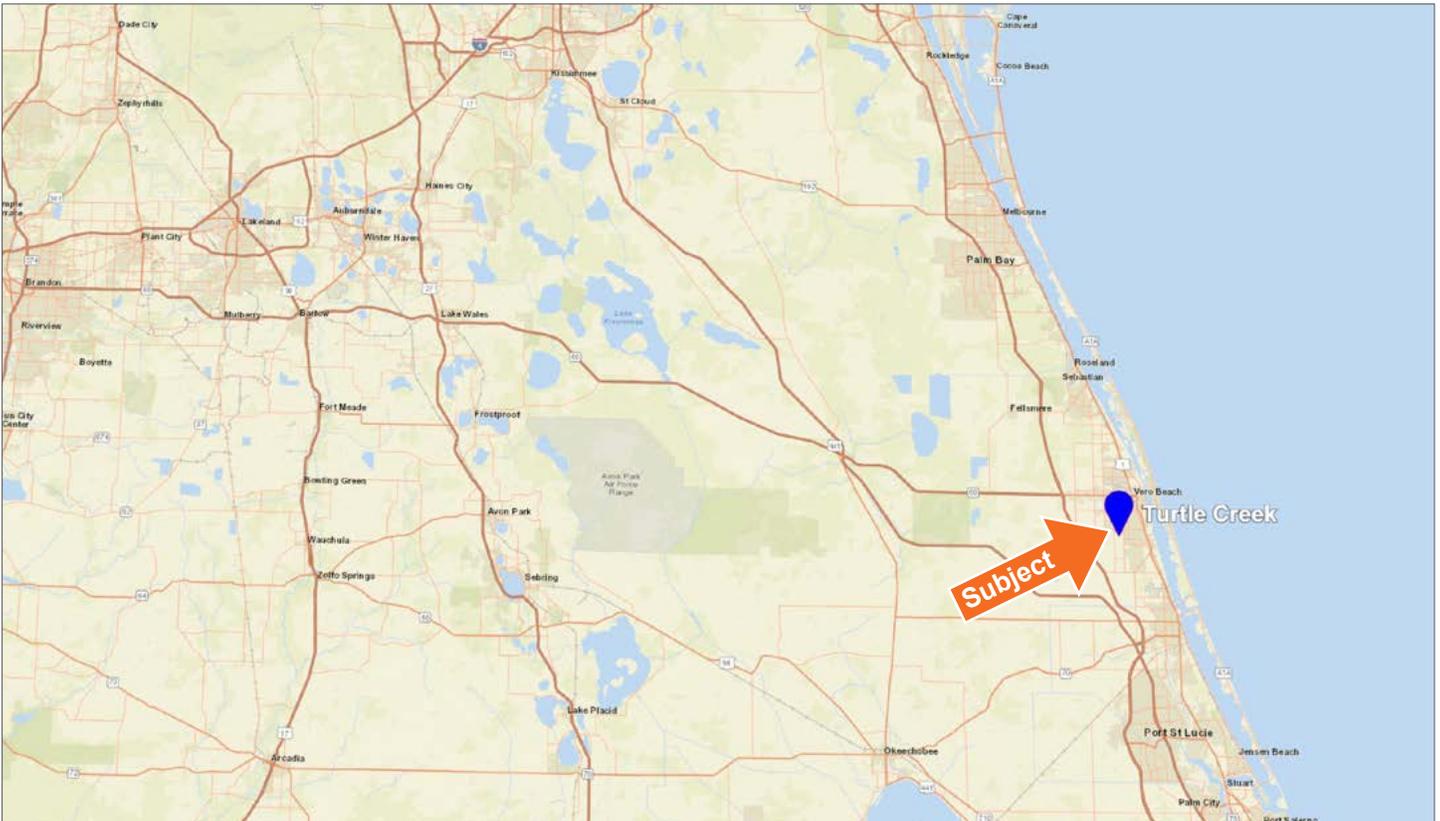
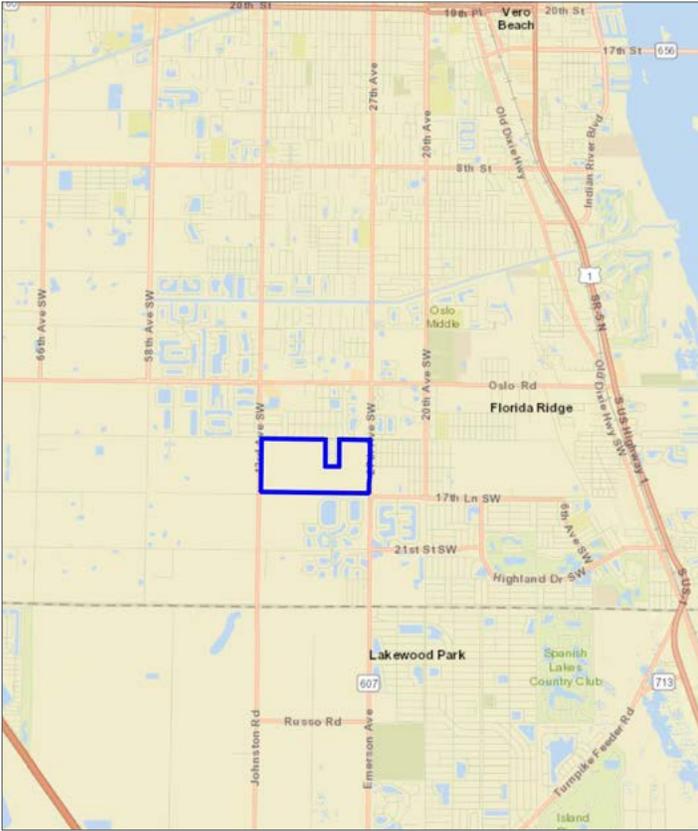
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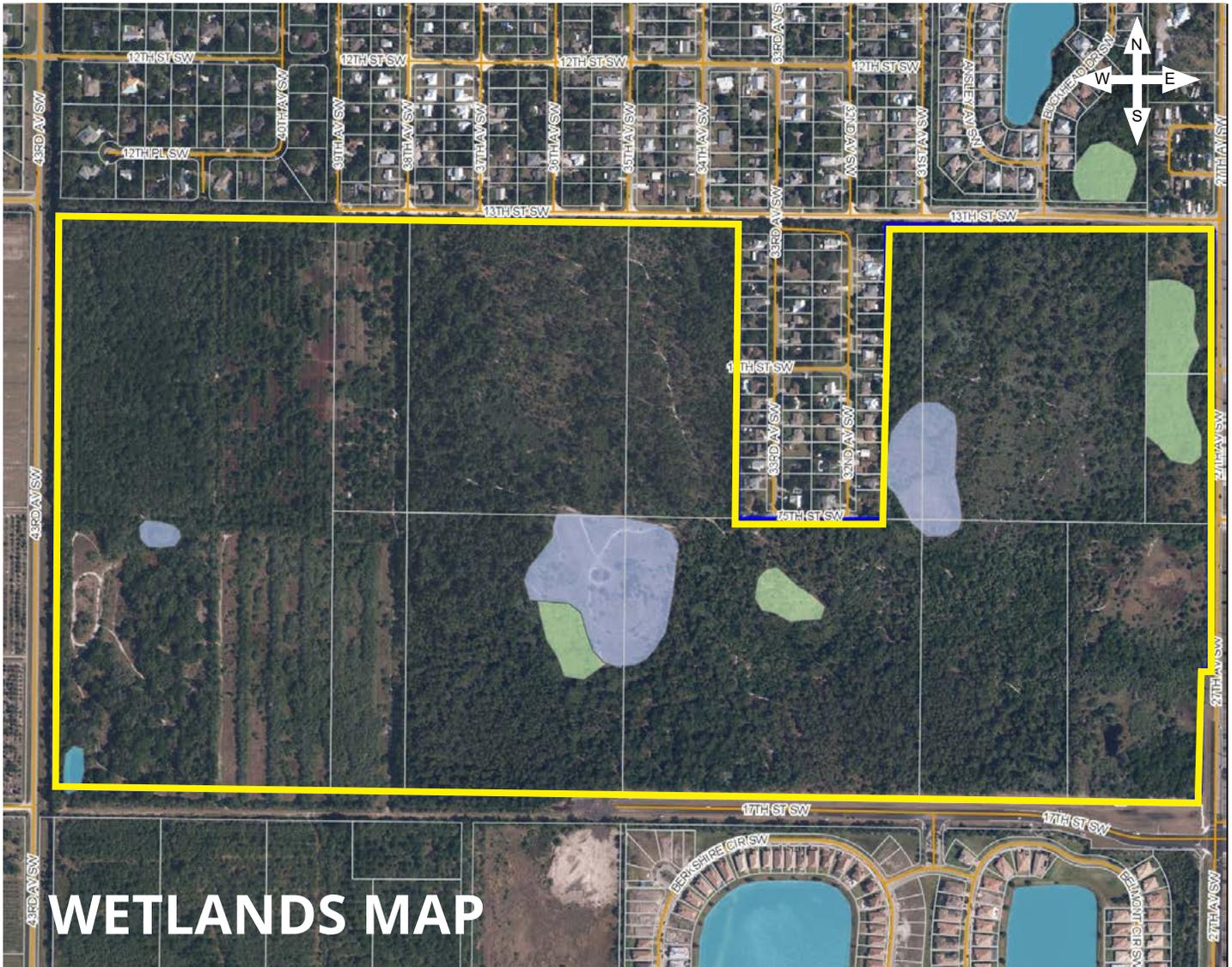
GPS Location: 27.578966, -80.415158

Driving Directions:

- From the intersection of SR60 and I-95 in Vero Beach,
- Travel east on SR60 6.3 Miles to 27th Ave.
- Turn right on 27th ave and travel south 3.5miles to Oslo Rd.
- Continue south on 27th Ave another 1/2 mile to the property on the right.

Showing Instructions: Contact the listing agents Jeff Cusson, 772.332.9070 or Tom Jerkins, Grow Florida Land Realty, 772.473.9754 for more information.





WETLANDS MAP

-  Streets MapWise
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  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



114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

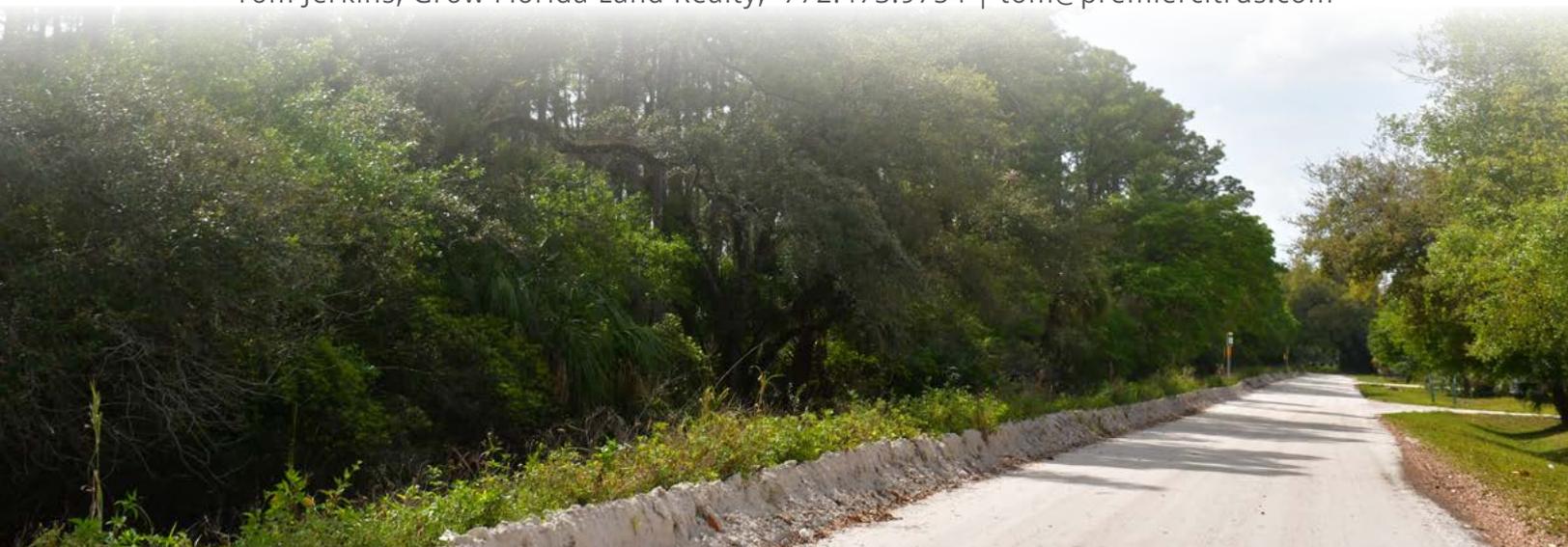
625 66th Ave SW
Vero Beach, FL 32968

283 ± Acres • Property has frontage on 43rd Ave, 27th Ave and 13th St SW
211 ± acres with a Future Land Use of L-2 allowing up to six units per acre
72 ± acres with a Future Land Use of L-1 allowing up to three units per acre

Visit SVNsaunders.com and search for: **Turtle Creek**

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