

# SHADOW HIDEAWAY

*VERO BEACH, FL | INDIAN RIVER COUNTY*

42.6 ± ACRES TOTAL





## SPECIFICATIONS & FEATURES

**Acreage:** 42.6 ± acres

**Sale Price:** \$550,000

**Price per Acre:** \$12,900

**Site Address:** 200 90TH Ave., Vero Beach, FL 32968

**County:** Indian River

**Road Frontage:** 1/2 mile on 90th Ave and 125 FT on 4th St. and 2,800 FT along I-95

**Predominant Soil Types:** Riviera Fine Sand 16 AC, Winder Fine Sand 12 AC, Malabar Fine Sand 8 AC, Chobee Loamy Fine Sand 7 AC

**Uplands/Wetlands:** 100% uplands

**Grass Types:** Native Florida grasses

**Irrigation & Wells:** 6" Artesian well

**General Points of Interest:** Property is conveniently located just 2 miles south of SR 60.

**Current Use:** Property is currently leased for cattle retaining the property's agricultural exemption.

**Taxes:** \$1,501 in 2019

**Zoning/FLU:** Ag-2 allowing one unit per 10 acres

**Fencing:** Property is completely fenced

**Land Cover:** Cleared and fenced

Shadow Hideaway is a former citrus grove that has been cleared and fenced for cattle. Located at the corner of 90th ave and 4th street at I-95, the property holds good investment potential. The site has an agricultural exemption and is located in the Indian River Farms Drainage District keeping taxes very reasonable. This property has potential for a landscape company, nursery, or similar operation that requires acreage with a convenient location and good exposure.



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 333814-00001-0120-00002.0

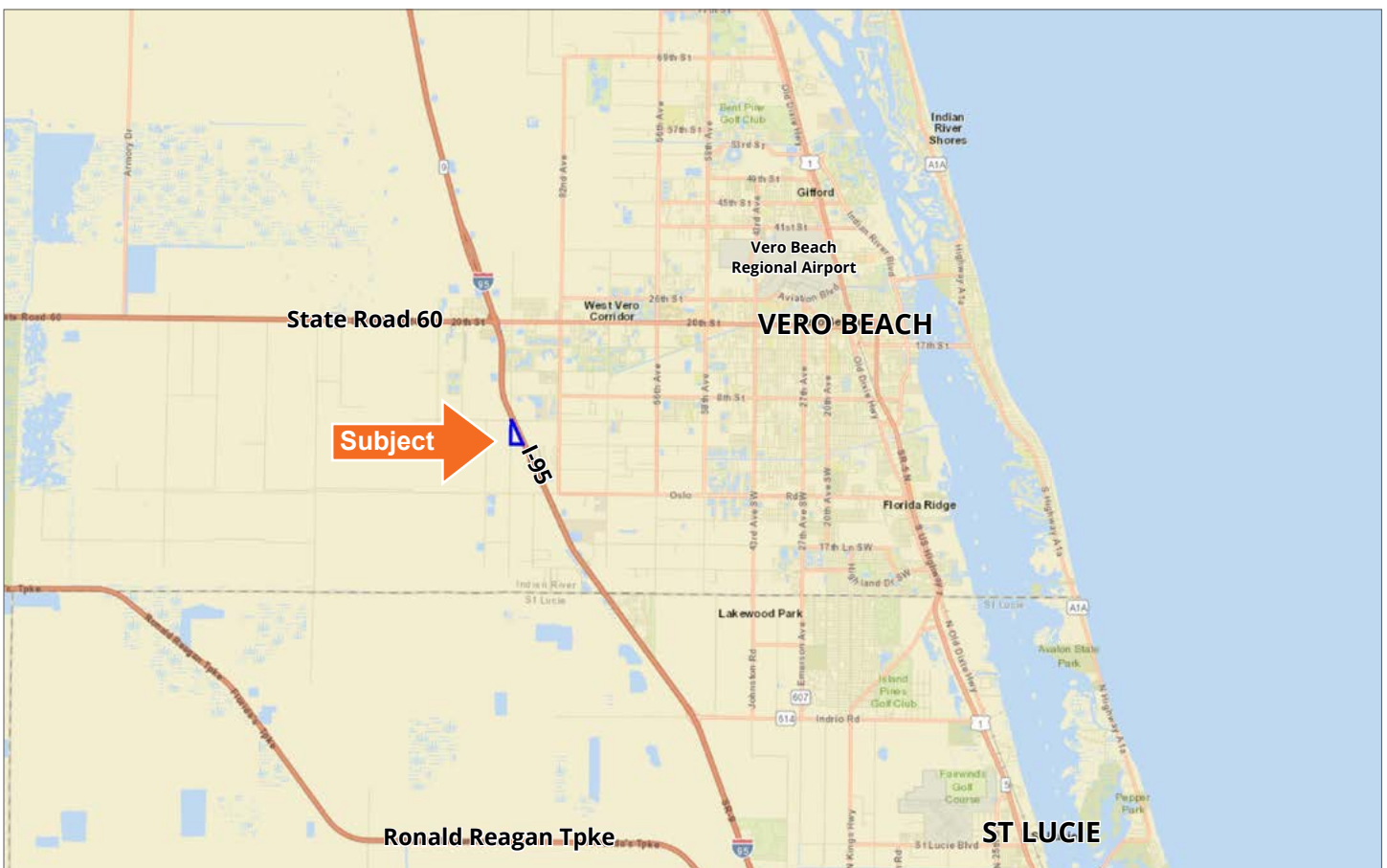
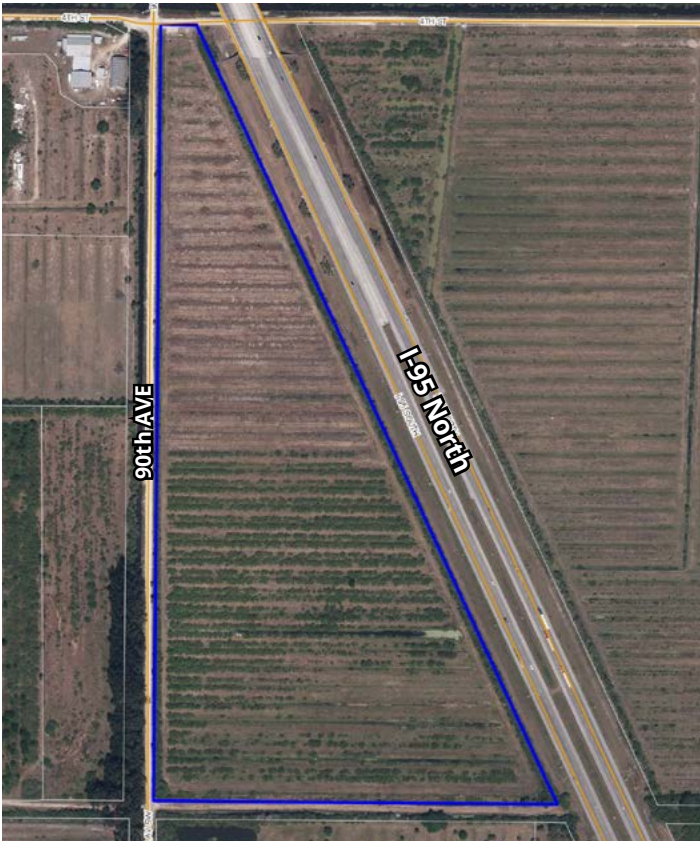
**GPS Location:** 27.604504, -80.511121

**Driving Directions:**

- From the intersection of I-95 and SR60 in Vero Beach, travel east 1/4 mile to 90th Ave (at the Dunkin'),
- Turn right and travel south 2 mile to the property on the left (500' after crossing under I-95).

**Showing Instructions:** Contact the listing agents Jeff Cusson, 863.738.3636 or Tom Jerkins, Grow Florida Land Realty, 772.473.9754 for more information.

1/2 mile of exposure on I-95





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

625 66th Ave SW  
Vero Beach, FL 32968

**42.6 ± Acres • 1/2 mile of exposure on I-95**  
Holds good investment potential  
1/2 mile of frontage on 90th Ave

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: Shadow

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