

QUAIL RIDGE

203 ± Acres | Residential Development Land | Vero Beach, Florida

Planned for an exclusive Community of 40 Lakefront Homesites



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SALE PRICE

\$6,995,000

OFFERING SUMMARY

ACREAGE:	202.63 Acres
PRICE / ACRE:	\$34,521
CITY:	Vero Beach
COUNTY:	Indian River
PROPERTY TYPE:	Land: Land Investment, Residential Development

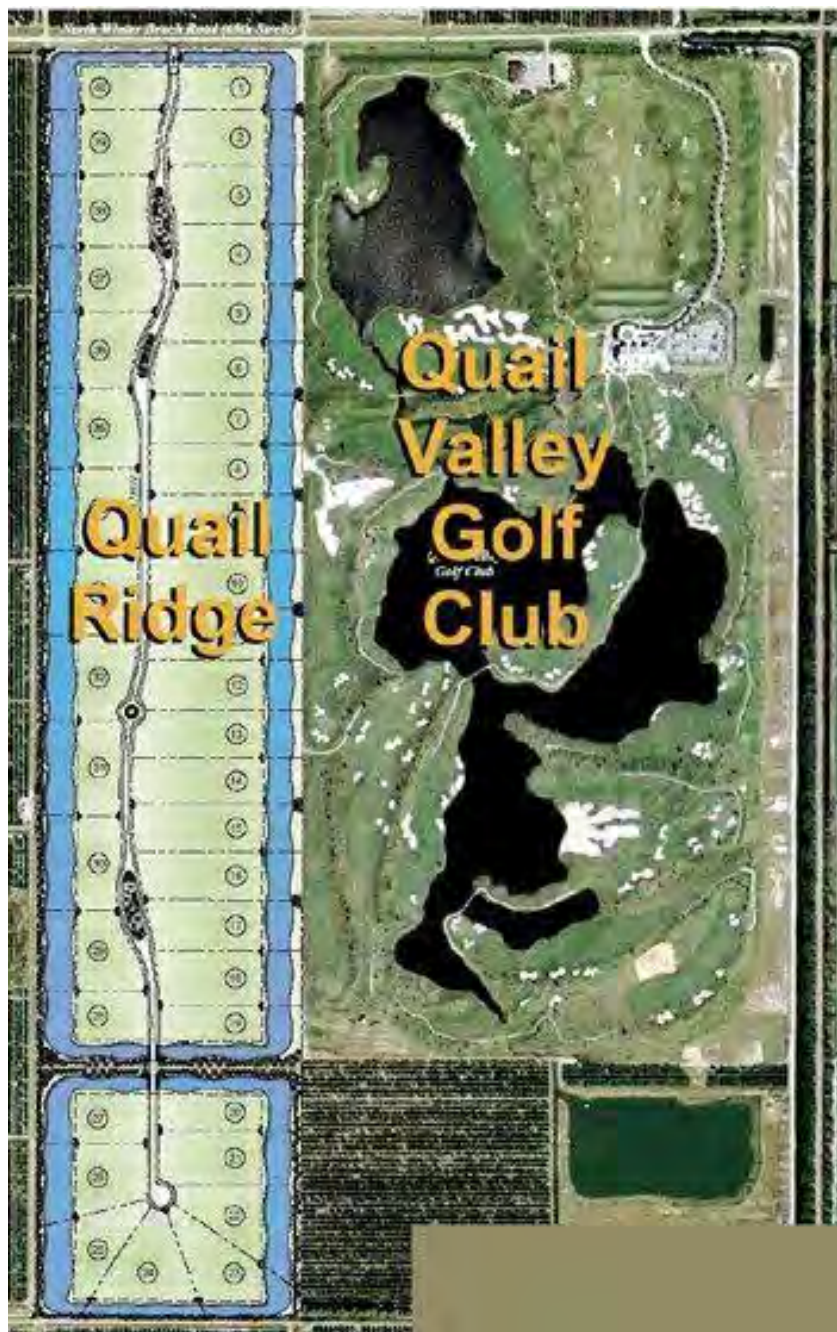
PROPERTY OVERVIEW

The Quail Ridge property is located adjacent to the exclusive Quail Valley Golf Club in the unincorporated area of north Indian River County. The property shares a border of over a mile with the golf club, offering beautiful views of the rolling hills.

With a zoning of A-1 and a Future Land Use of Ag-1, there is potential for a maximum density of one unit per five acres. The land has been mostly cleared of trees, leveled, and lakes built as an amenity for development. Located east of I-95 and 3.5 miles northwest of Vero Beach in Indian River County, it is on 69th Street with approximately 1,350 feet of frontage.

The property's area is undergoing a transition, and Quail Ridge is sitting in the middle of that transition. There are primarily several large ranches, former and active citrus groves, and sand mines to the north and south. To the east of the property, from the urban service line to what would be 74th ave, has developed mainly as rural ranchettes and is starting to grow.

Winter Beach Road, a paved east-west road in the county's north, provides direct access to US 1. The property was previously planned for an exclusive community of 40 Lakefront estate homesites with panoramic views of the neighboring golf club. Indian River County is primarily a retirement community located on Florida's Treasure Coast with 162,000 residents. Surrounding businesses and employers include the Indian River Memorial Hospital, citrus industry, county government, and Piper Aircraft. Quail Ridge is 202 acres ready to develop a residential property suitable to develop a residential community in a growing area.



SPECIFICATIONS & FEATURES

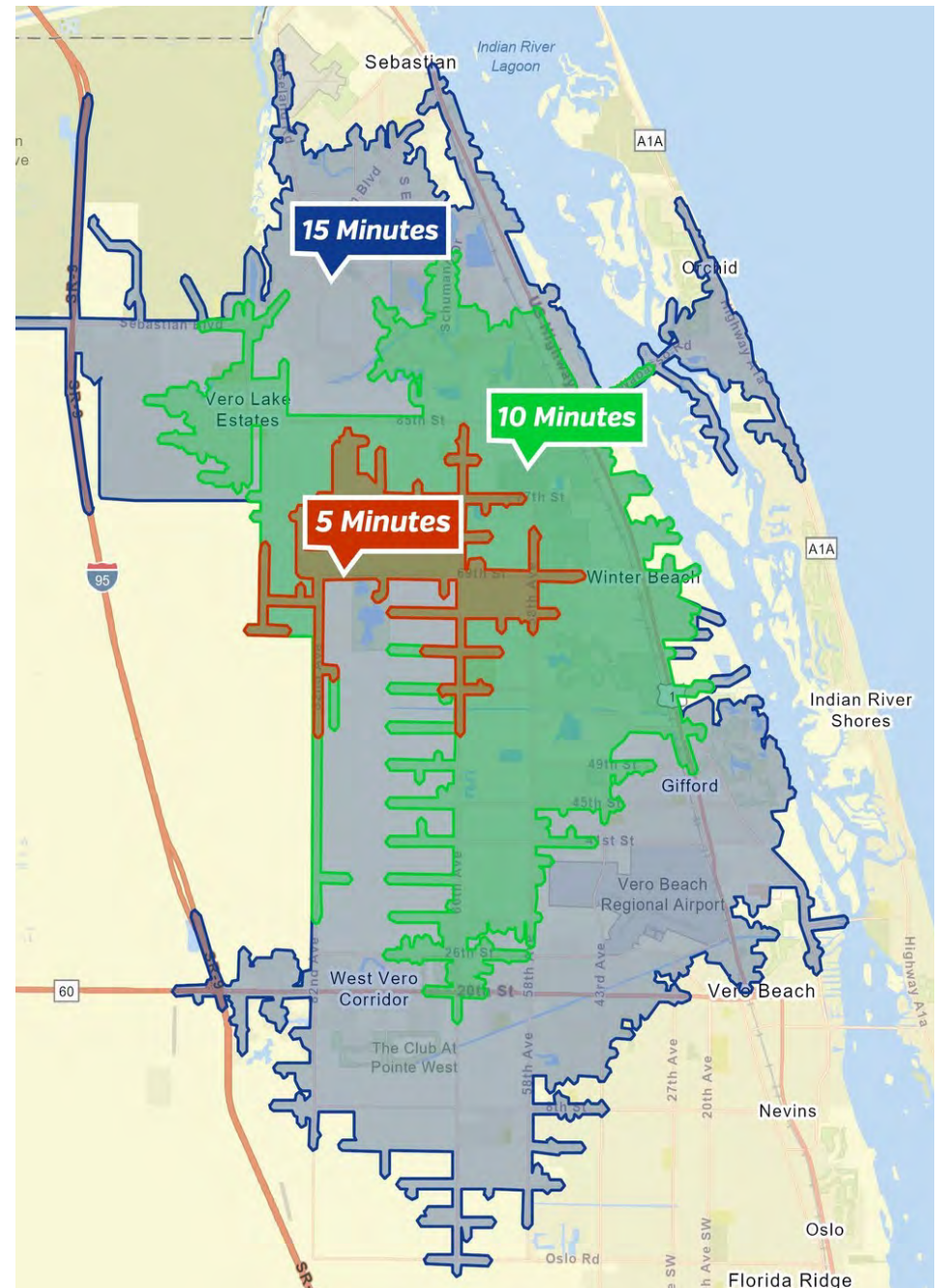
LAND TYPES:	<ul style="list-style-type: none"> • Land Investment • Residential Development
UPLANDS / WETLANDS:	9.7 acres of reservoirs, 5.9 acres of wet praries, .8 acres of emergiant aquatic vegetation
SOIL TYPES:	<ul style="list-style-type: none"> • 161 acres of Wabasso Fine Sand • 16 acres of Pineda Fine Sand
TAXES & TAX YEAR:	\$6,956.88 in 2021
ZONING / FLU:	A-1 allowing one unit per 5 Acres
LAKE FRONTAGE / WATER FEATURES:	Approximately 10 acres of ponds along the western edge of the property
WATER SOURCE & UTILITIES:	Power is available along the western edge and northern end across the road
ROAD FRONTAGE:	Approximately 1,350 feet of frontage on 69th St
FENCING:	Perimeter and cross fencing
CURRENT USE:	Currently used as cattle grazing allowing for a lower tax base and to keeping maintenance costs low
PERMITTED LOTS:	Property had previous preliminary approval for a 40 lot community



LOCATION & DRIVING DIRECTIONS

PARCEL:	32381200000300000002.0
GPS:	27.714055, -80.488917
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> From the intersection of SR 60 and I-95 travel east 3.3 miles to 66th Ave Turn left and travel north 5.5 miles to 69th St Turn left and travel west 1.6 miles passing Quail Valley Country Club The property is on your left









Adjacent Club House



Road Frontage



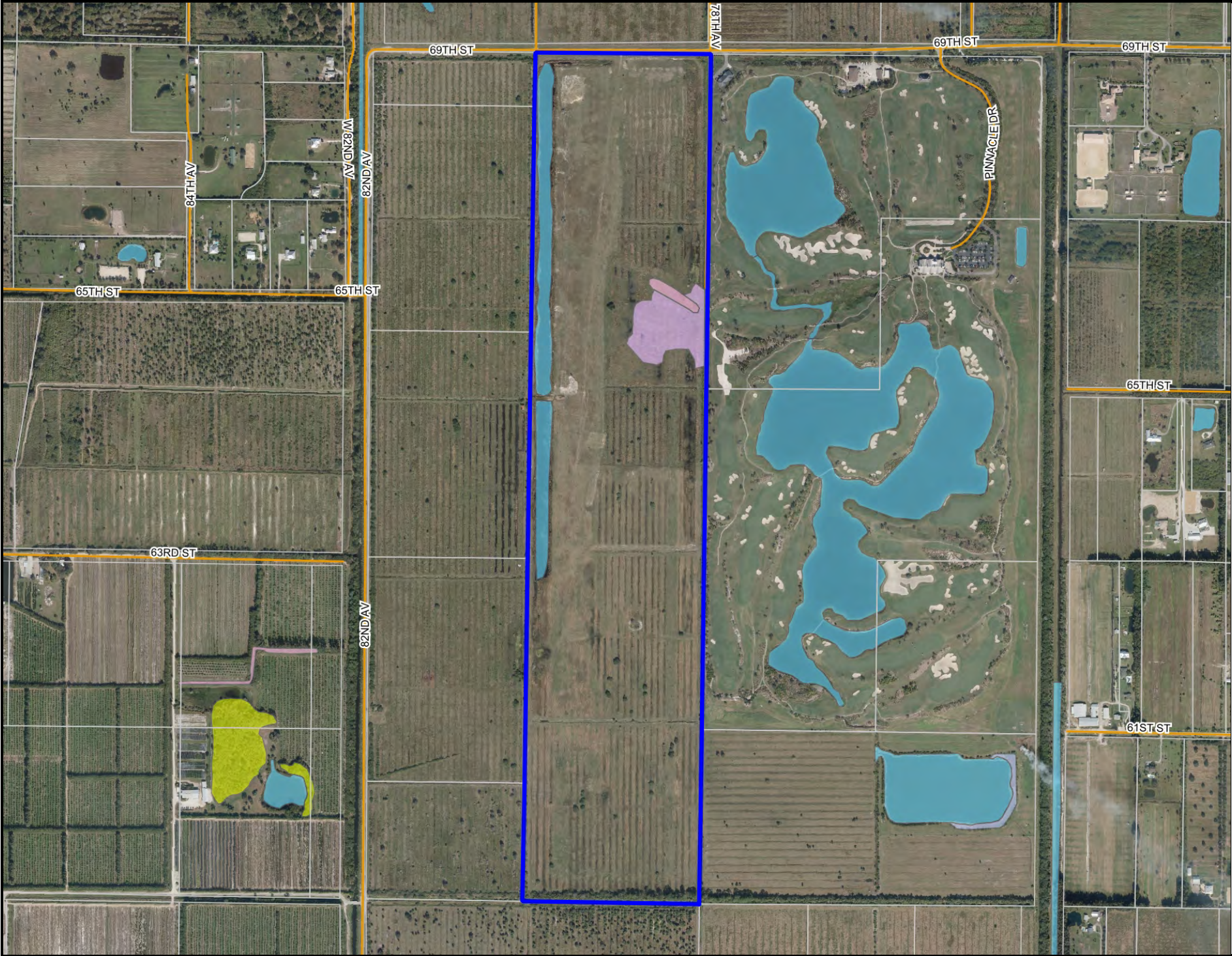
Northwest corner of the property looking southeast



QUAIL RIDGE 69th St Vero Beach, FL 32967



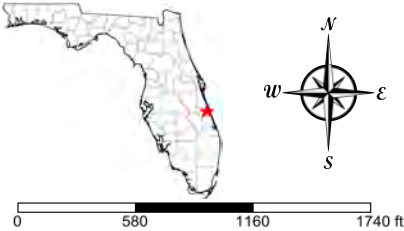




Quail Ridge

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

CODE	DESC	ACRES
5300:	Reservoirs	9.7
6430:	Wet Prairies	5.9
6440:	Emergent Aquatic Vegetation	.8
TOTAL WETLANDS		16.4
TOTAL UPLANDS		188.2
TOTAL ACRES		204.6



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JEFF CUSSON

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PROFESSIONAL BACKGROUND

Jeff Cusson, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate working out of Vero Beach.

Jeff specializes in agricultural, transition, industrial, and general commercial real estate properties. Since joining the team in 2009, Jeff has been involved in over \$150 million in real estate transactions.

He received a Bachelor of Science degree in agriculture/fruit crops and a Master of Science degree in business/ entrepreneurship from the University of Florida, earning induction into the Beta Gamma Sigma Honor Society.

With over 25 years in the agricultural and real estate industries, Jeff served as grove manager, general manager/executive vice president, and ultimately a president/director, diversifying the company into commercial real estate and establishing one of the state's largest nursery/tree farms.

He is currently a member of the Agricultural Advisory Committee for Indian River State College, the Board of Directors for the Judge Foundation, and Chairman of the Church Council for the First United Methodist Church. He has served on the Hobe St. Lucie Conservancy District Board of Supervisors, Florida Citrus Production Managers Association, the Board of Directors for Becker Holding Corp and more than a dozen international mission trips.

Jeff's personal interests include working on his personal farm, photography, travel, hunting, and reading, along with participating in church leadership and mission trips.

DISCIPLINES

Agricultural land
Transition land
Industrial properties
General commercial real estate

ADVISOR & OFFICE LOCATIONS

Saunders Ralston Dantzler Real Estate

SVN

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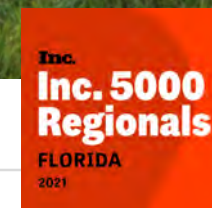
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