

LAND FOR SALE

48 Acre Waterfront Residential Development Site

77TH ST

Vero Beach, FL 32967

PRESENTED BY:

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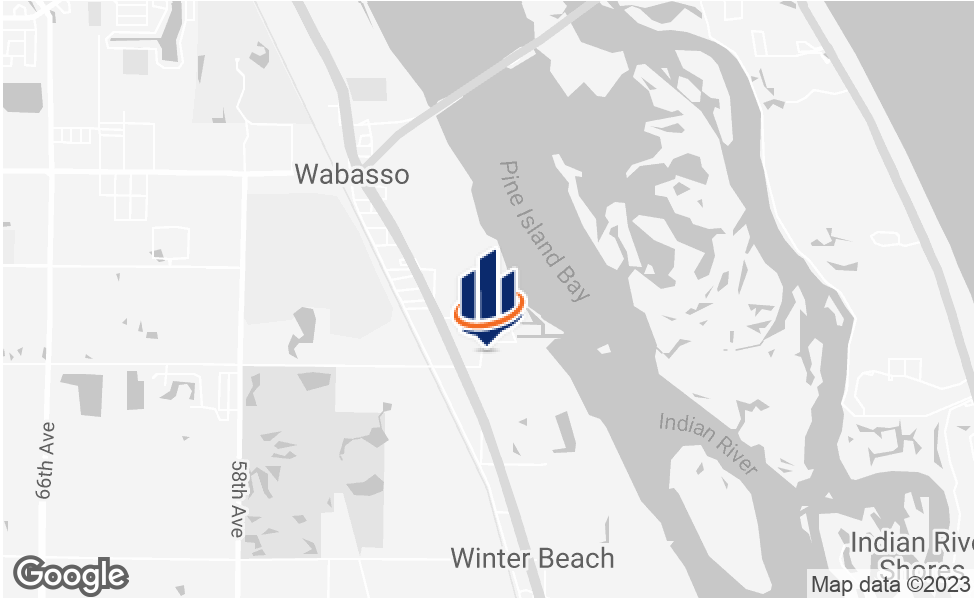
FL #SL3444746

Indian River

77th St



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,000,000
GROSS ACRES:	48.35 Acres
WETLAND ACRES:	24 Acres
COUNTY:	Indian River
ZONING:	RM-6, RM-3, RS-3
LAND USE	L-2 & C-2
APN:	313934000000004000001.0, 323903000000001000001.0, 323903000000300000001.1

PROPERTY OVERVIEW

This property is located just east of Hwy 1 and a few miles north of Vero Beach, Florida. The property provides easy access to the Atlantic Ocean, I-95, and State Road 60. The property has roughly 1,300 ft of water frontage on the Indian River. The property benefits new development in the immediate area including a new Publix shopping center one mile to the north, a Pulte luxury residential neighborhood less than a mile to the north, and numerous high-end private golf clubs such as John’s Island Club, RedStick, Quail Valley, and Bent Pine.

The property consists of 48.35 gross acres with around 24 acres of wetlands. An environmental study completed on the site concluded that a development footprint of 26.8 acres is possible. The property has numerous land uses and zoning designations - see the enclosed map. The land uses are L-2/Low Density Residential & C2/Conservation. Zoning on the site includes RM-6, RM-3 & RS-3 Low-density residential. Based on the current zoning, roughly 105 units/lots have been considered for the site (roughly 2.5 units/acre). However, given the land use allows up to 6 units per acre, there could be the ability to increase the density to 150-160 units. Additionally, up to 12 boat slits with boardwalk access is permitted.

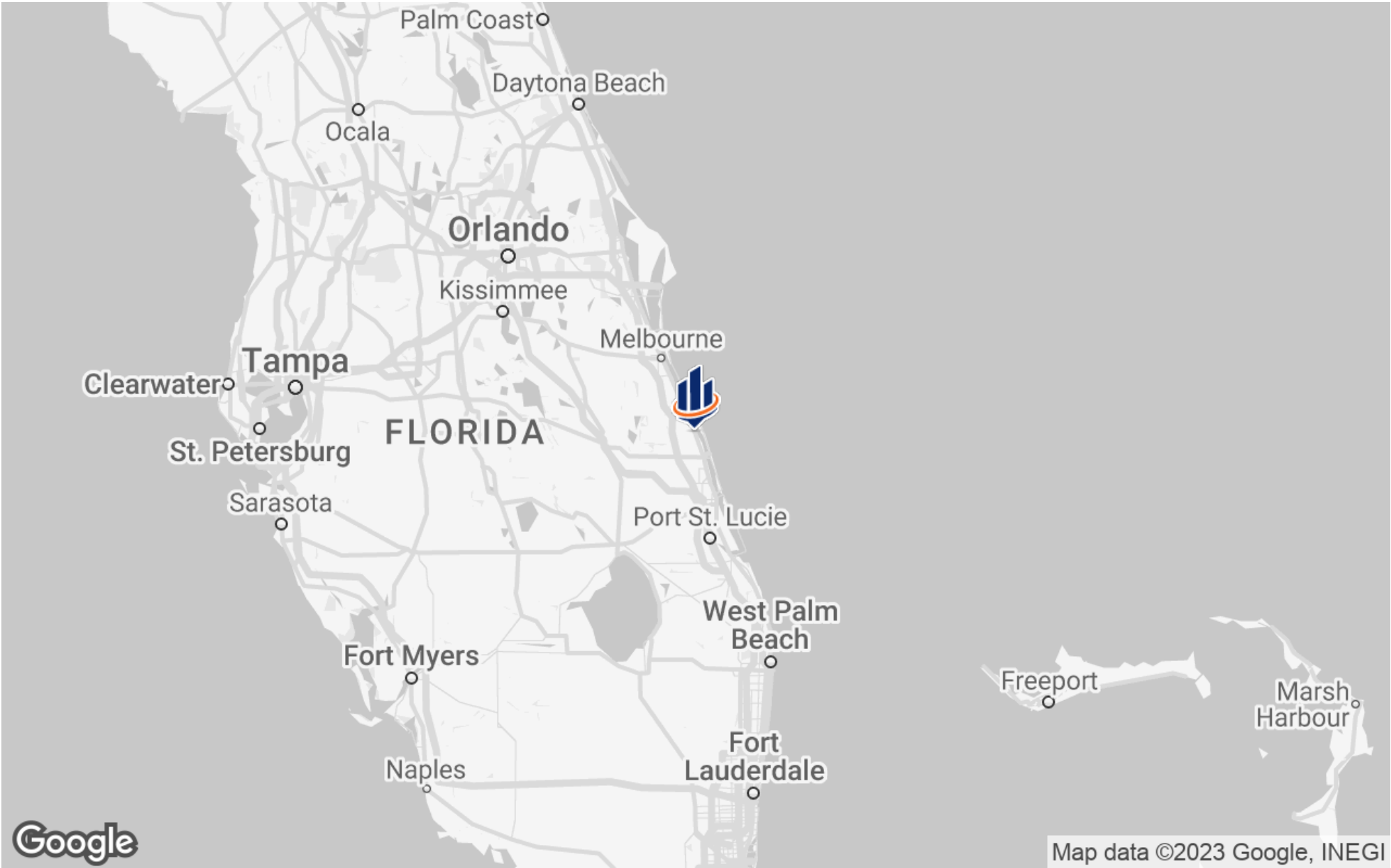
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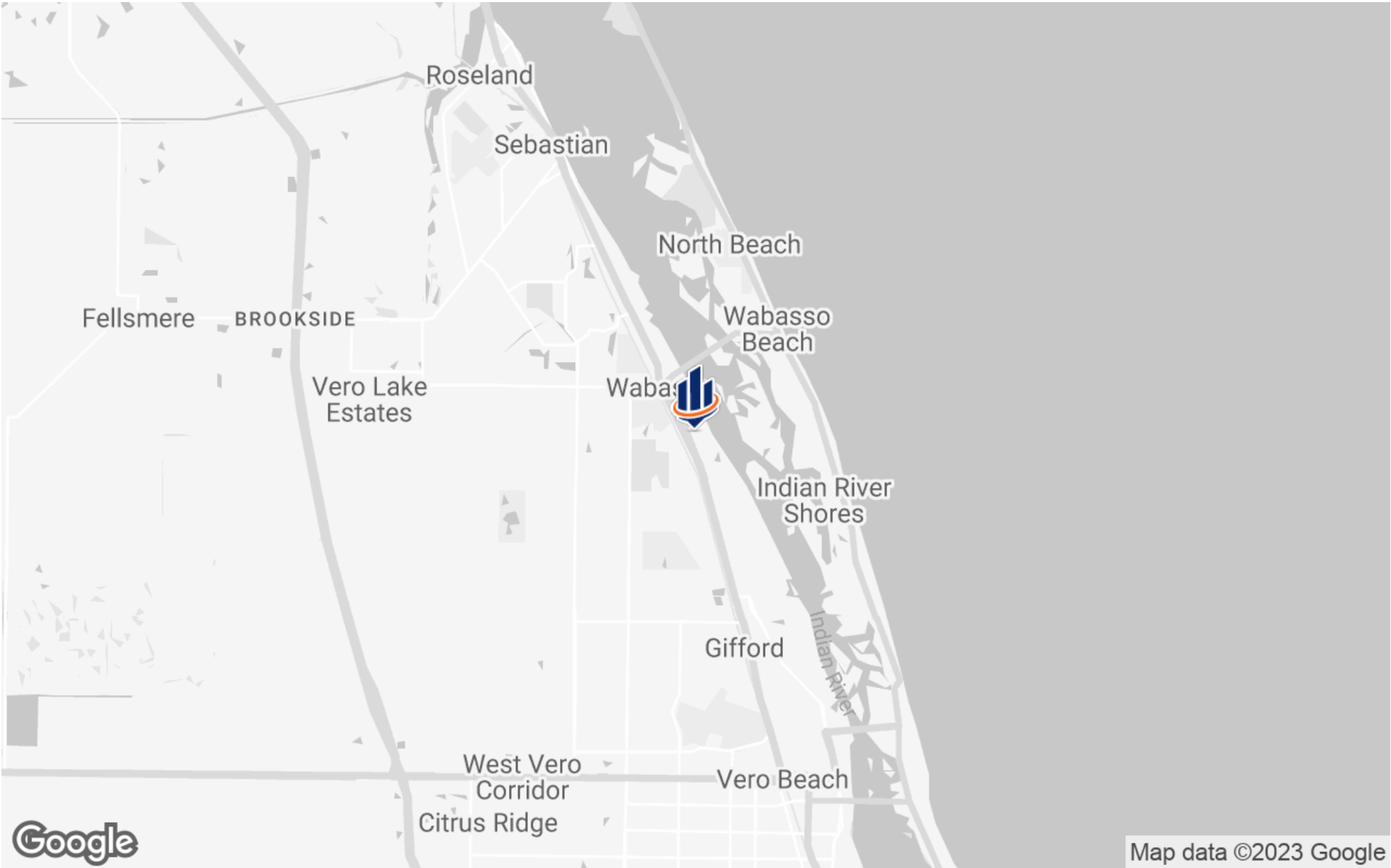
ADDITIONAL PHOTOS



REGIONAL MAP

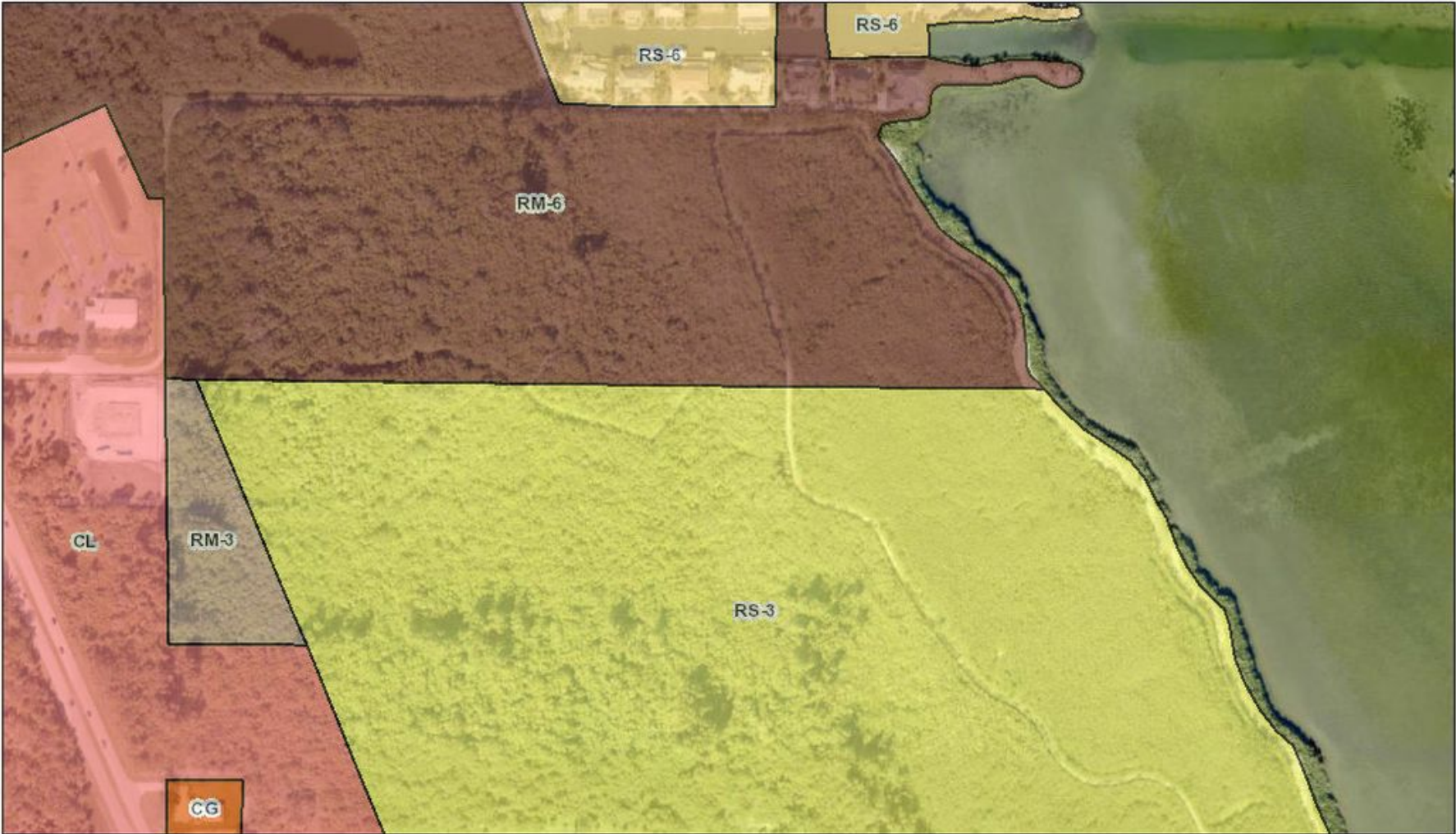


LOCATION MAP



ZONING MAP

Zoning, Indian River County, Florida



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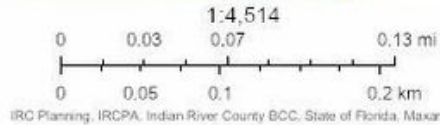
Urban Service Area

Zoning (Unincorporated Area, Indian River County)

A-1

A-2

A-3	CL	CON-3	MED	PDMXD
AIR-1	CN	CRVP	MUNI	PDTND
CG	CON-1	IG	OCR	PRO
CH	CON-2	IL	PD	R-BCID

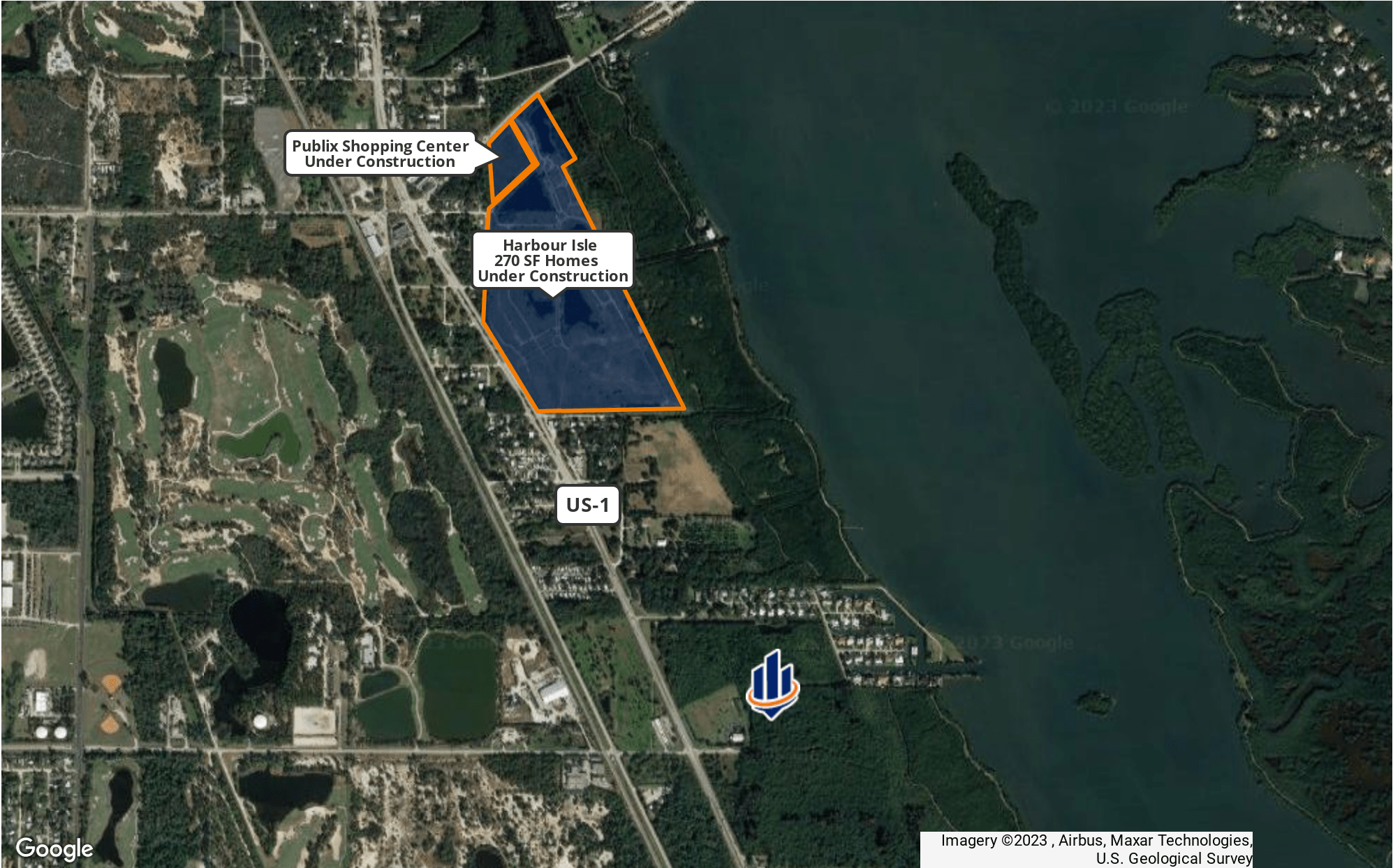


IRC Planning, IRCPA, Indian River County BCC, State of Florida, Maxar

WETLANDS MAP



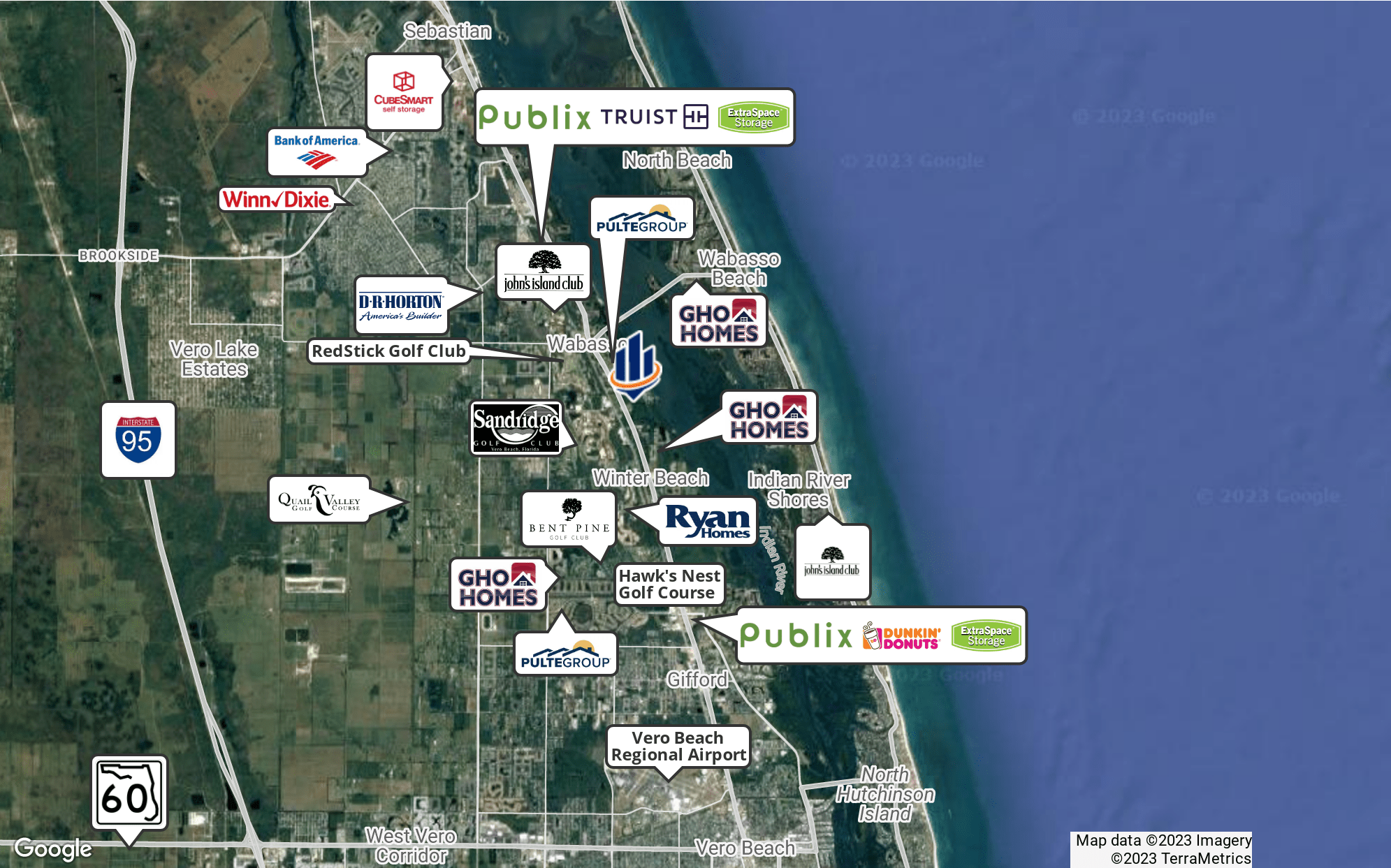
AERIAL MAP



ADDITIONAL PHOTOS



RETAILER MAP

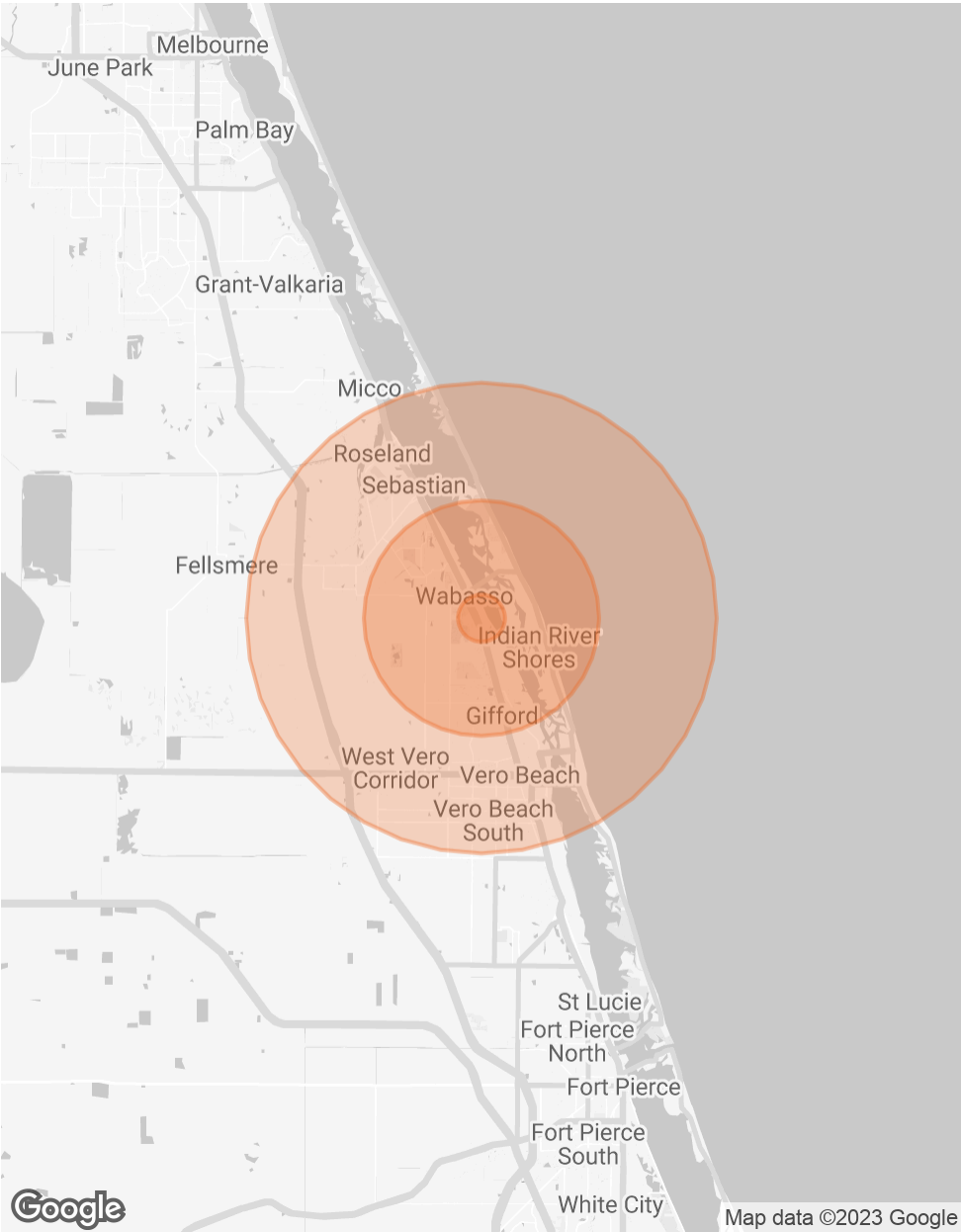


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	68	17,400	48,552
AVERAGE AGE	58.9	41.4	46.1
AVERAGE AGE (MALE)	63.4	40.3	45.4
AVERAGE AGE (FEMALE)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	38	7,432	22,257
# OF PERSONS PER HH	1.8	2.3	2.2
AVERAGE HH INCOME	\$38,430	\$43,136	\$44,682
AVERAGE HOUSE VALUE	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIOGRAPHY



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CFO/ Advisor

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PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country.

Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner’s Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor’s degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler serves as Vice President of the Florida Chapter of the Realtors Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.