



28-ACRE DEVELOPMENT OPPORTUNITY VERO BEACH, FLORIDA

66TH AVE AND 53RD ST
VERO BEACH, FL 32967

Jeff Cusson, CCIM	Ken Rembert
772.473.8497	352.316.0101
jeffcusson@svn.com	ken.rembert@svn.com

Property Overview



Sale Price

\$1,714,195

OFFERING SUMMARY

Acreage:

28.81 Acres

Price / Acre:

\$59,500

City:

Vero Beach

County:

Indian River

Property Type:

Land:

PROPERTY OVERVIEW

This 28.8-acre property's location, at the southwest corner of 66th Ave and 53rd St in Vero Beach, provides tremendous long-range development potential for investors or an excellent current opportunity for a ranchette community developer. 66th Ave is in the process of a \$57 million expansion, to a four-lane divided highway, providing a key corridor connecting the growing cities of Vero Beach and Sebastian. Located 1/2 mile east of the property, in the urban service area, is the new development Mandela Village which will include a hotel and stores. As part of that development, 53rd St will undergo improvements in the area.

To the east of 66th Ave, 53rd St serves as a corridor connecting the northern terminus of Indian River Blvd, US 1, and through the Waterway Village Community to 66th Ave.. The 2040 long-range plans call for continued expansion of the road to I-95 and beyond with a proposed interchange at the site. For the long-term investor, the location provides a perfect opportunity for a potential commercial site.

The property's current Zoning and Future Land Use allow for one housing unit per 200,000 sf or approximately five acres. The property's nearly 2000 feet of road frontage would allow for a small ranchette development with minimal infrastructure.

Specifications & Features



SPECIFICATIONS & FEATURES

Uplands / Wetlands:	28.81 acres of uplands
Soil Types:	<ul style="list-style-type: none">• Winder Fine Sand 22 acres• Pineda Fine Sand 6 acres
Taxes & Tax Year:	\$702.52 in 2023
Zoning / FLU:	AG-1
Road Frontage:	960 feet on 66th Ave, 1135 feet on 53rd St
Fencing:	Perimeter fenced
Current Use:	Cattle
Land Cover:	Pasture with scattered oaks

Location



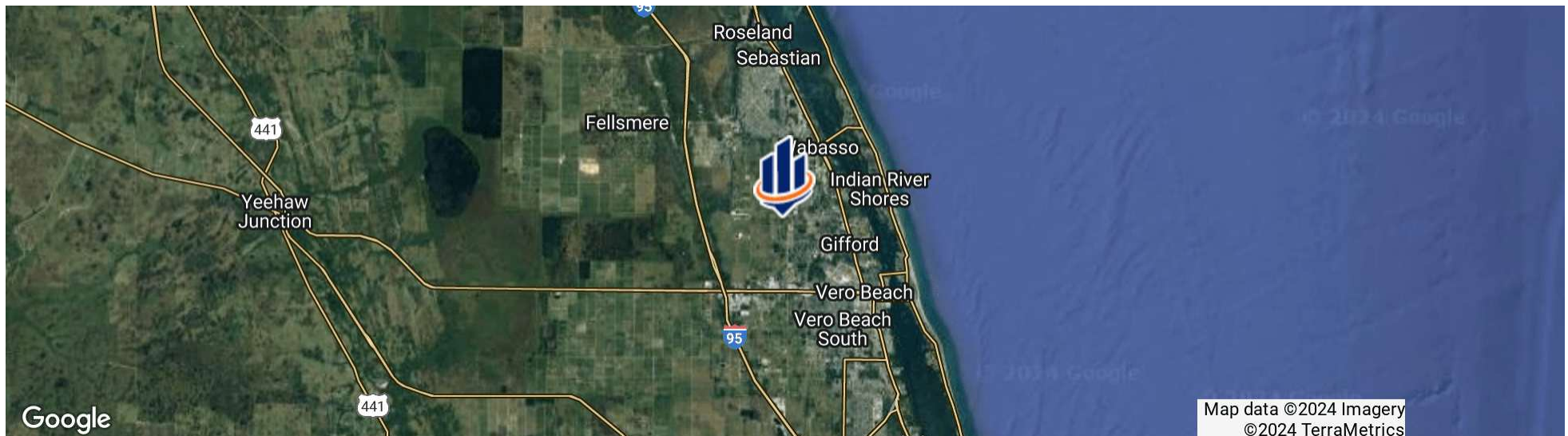
LOCATION & DRIVING DIRECTIONS

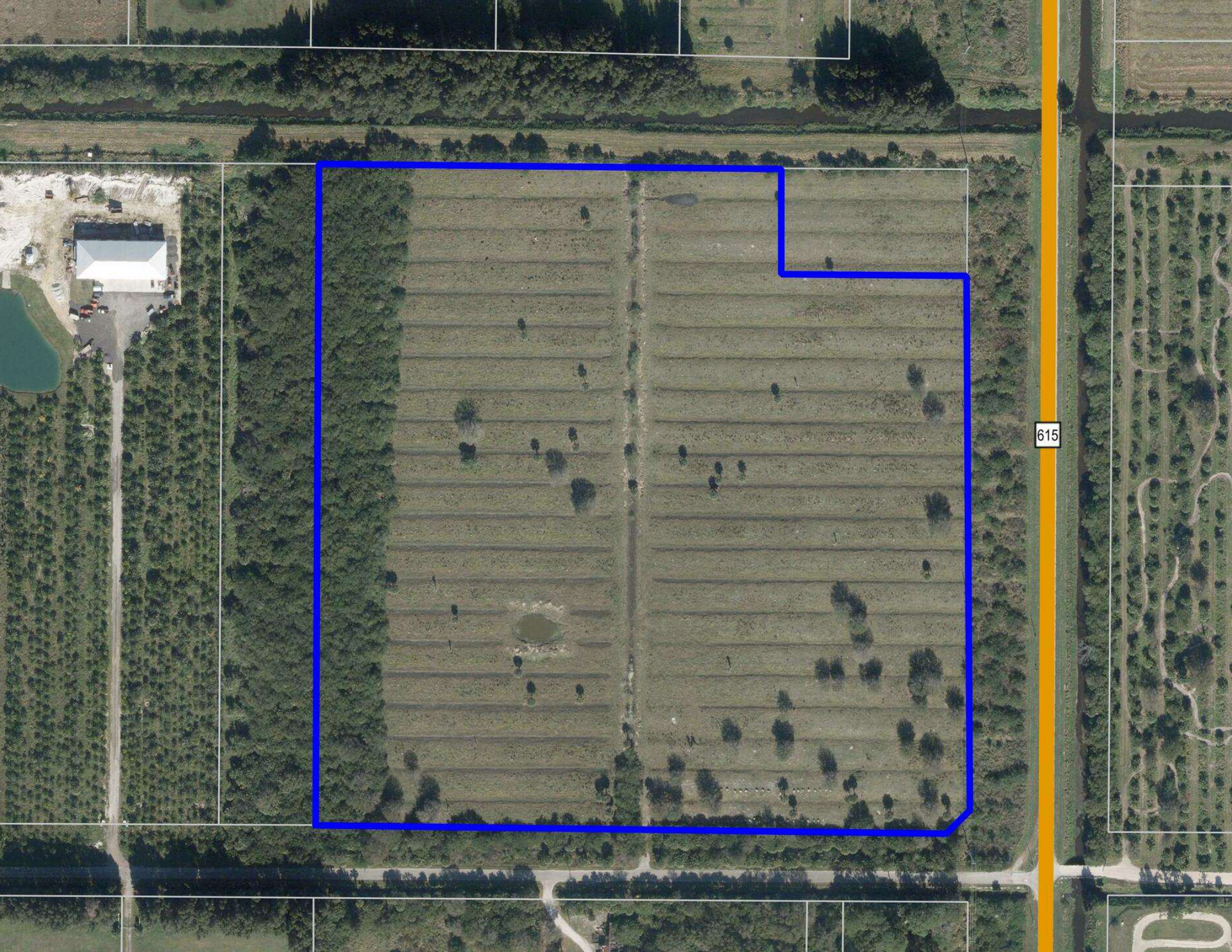
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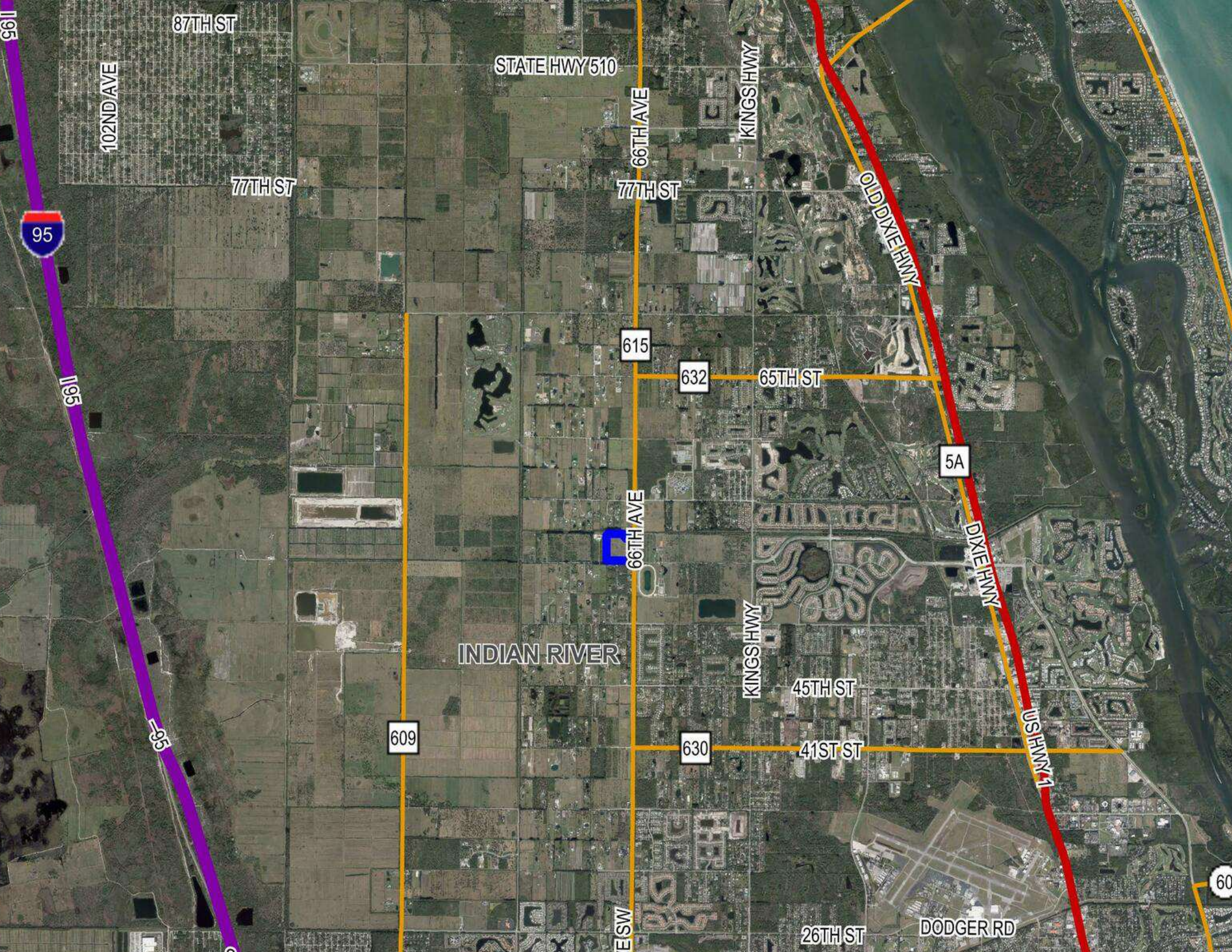
GPS: 27.691199, -80.464892

- Driving Directions:
- From the intersection of SR 60 and 66th Ave, Travel north on 66th ave 3.5 miles to 53rd St
 - Take a left and the property is on the immediate right.

Showing Instructions: Call for instructions







87TH ST

102ND AVE

77TH ST

STATE HWY 510

66TH AVE

KINGS HWY

77TH ST

OLD DIXIE HWY

615

632

65TH ST

5A

DIXIE HWY

66TH AVE

INDIAN RIVER

KINGS HWY

45TH ST

41ST ST

US HWY 1

609

630

26TH ST

DODGER RD

ESW



195

195

60

Additional Photos





JEFF CUSSON, CCIM

Senior Advisor

jeffcusson@svn.com

Direct: 877.518.5263 x317 | Cell: 772.473.8497

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 \$300 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. He would become involved in diversifying the company into commercial real estate and establishing one of the state's largest nursery/tree farms.

Jeff 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 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.

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801

Advisor Biography



KEN REMBERT

Advisor

ken.rembert@svn.com

Direct: 877.518.5263 x385 | Cell: 352.316.0101

FL #SL3458872

PROFESSIONAL BACKGROUND

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

Ken works with landowners and potential landowners to buy and sell property. He is deeply interested in maximizing the land's enjoyment by proper land management for hunting, fishing, and outside activities. Ken is a degreed forester who has worked in various business activities, including owning his restaurant chain for many years. His business acumen is a great advantage to his clients. Ken guides landowners through objective, data-based decisions without losing sight of the many subjective, personal goals associated with owning land.

Ken holds a B.S. in Forestry from the University of Florida and is a lifelong resident of North Florida, where he enjoys hunting and fishing. Ken has two sons, Will and Davis and he and his wife Belinda live in Alachua, Florida.

Ken specializes in:

- Forestry
- Recreational Land
- Land Management
- Wildlife Management

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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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