

# 6250 US1 Residential

Vero Beach, FL • Indian River County

20.26 +/- Acres



## Residential & Commercial Development

Area of Exclusive  
Gated Communities

1.25 Miles to New  
Publix Shopping Center

Easy Access to  
Golf and Public Beaches.

Additional 5+/- Acres  
Adjacent Available



# 1-3-5 Mile Radius



## 2016 Demographic & Income Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	1,070	16,479	38,373
Households	420	7,007	17,425
Median Age	48.6	53.4	56.8
Owner Occupied Units	334	4,533	11,920
Renter Occupied Units	85	2,474	5,505
Median HH Income	\$60,966	\$52,581	\$53,805
Average HH Income	\$86,304	\$93,330	\$92,073
Per Capita Income	\$33,402	\$40,521	\$42,470

**Located in an area of upscale priced homes on the mainland of Vero Beach,** the property is adjacent to DR Horton's Antilles Development to the north and close to Grand Harbor Development to the south and east. To the southwest is Waterway Village, a large Pulte Development.



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This is an outstanding residential and commercial development property located in an active area of US1 in Vero Beach.

The zoning and location provide an ideal property for single family, mixed use, or multi-family development. Commercial corner totaling 1.8+/- acres allows for convenience store usage or additional multi-family zoning of 8 units/acre.

The adjacent 5+/- acres are for sale as a separate purchase to create a larger footprint if desired.

The site plan includes a 6-acre preserve and retention area.

A draw to the property is the convenient US1 location that provides easy access to golf courses, public beaches, and is only 1.25 Miles to the new Publix shopping center.

**Surrounded by  
Upscale Developments**

**Road Frontage on Busy US1  
23,926 ADT**

**Utilities Available**

**Great Location!  
Close to Shopping &  
Recreational Amenities**

**Acreage:** 20.26 +/- acres

- 1.79 +/- acres commercial
- 18.47 +/- acres RM3 equates to RM-8 for multifamily
- **Permitted Lots:** Current RM3 Zoning along with the Commercially Zoned acreage allows up to 70 total units

**Sale Price:** \$972,480

**Price per Acre:** \$48,000

**County:** Indian River

**Site Address:** 6250 US1, Vero Beach, FL 32967

**Nearest Intersection:** US1 & 63rd Street

**Road Frontage:**

- 825 +/- FT on US1
- 815 +/- FT on 63rd Street

**Utilities & Water:** Water and sewer available at both US1 and 63rd Street

**Zoning/FLU:**

- Zoning: Current RM-3 zoning allows for 3 units/acre multifamily and CG zoning adheres to RM-8 regulations for multifamily
- FLU: L-1 (allowing 3 multifamily units per acre)
- Site plan will include a 6-acre preserve and retention area to protect an off site eagle's nest

**Uplands/Wetlands:** 100% uplands

**Taxes:** \$6,590.39 (2016)

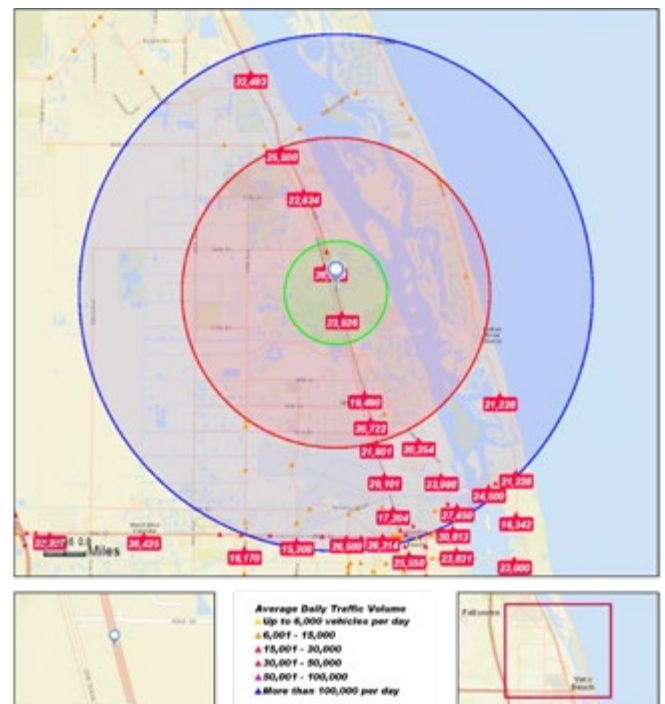
**Parcel IDs:** 32391000000700000029.0

**GPS:** 27°42'27.65"N, 80°25'2.91"W

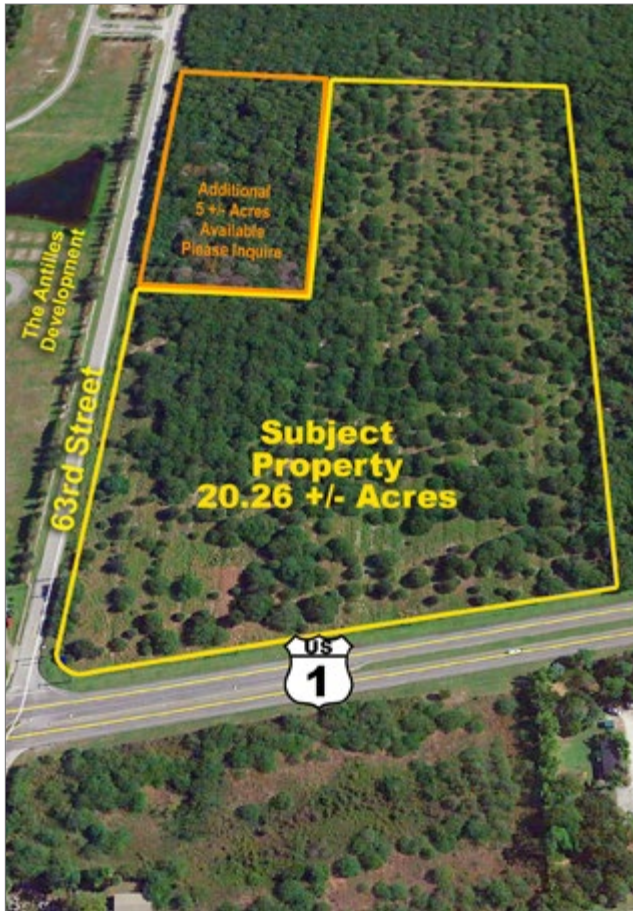
**Driving Directions:**

- From the intersection of US1 and SR 60 in Vero Beach, travel north on US1 for 4.9 miles
- The property is located at the southeast corner of US1 and 63rd Street

## Traffic Counts



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**SREland.com/US1Res**



**Potential Site Plan**



**Additional 5+/- Acres  
Adjacent Available**



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