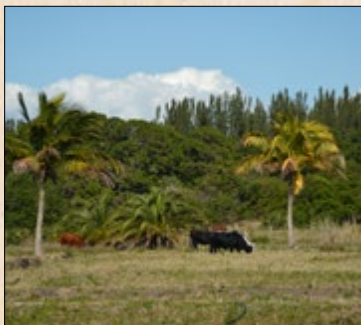


# EARRING POINT

Vero Beach, FL • Indian River County

## 18.32 +/- ACRES





# EARRING POINT 18 ACRES

Vero Beach, FL • Indian River County

Located just off of the recently expanded 66th Avenue, this well located property offers easy access to US 1 or Indian River Boulevard, as well as the Treasure Coast Mall and all the related amenities. Just a 1/4 mile to the west of the property sits the beautiful new Palema Trotting Facility, providing an outstanding setting for the equestrian buyer. With 660 +/- feet of frontage on 53rd street, this would be an ideal location for homesites, a nursery, or a landscaping business.



**Sale Price:** \$425,000

**Price per Acre:** \$23,198.69

**Total Acres:** 18.32 +/- acres

**County:** Indian River

**Site Address:** 53rd Street, Vero Beach, FL 32967

**Road Frontage:** 660 +/- FT on 53rd Street

**Utilities & Water:** Utilities are available at the property, FP&L, and Indian River County for sewer and water

**Wells:**

- Artesian well on property
- Water Use Permits not current

**Fencing:** Completely fenced and gated

**Soil Types:** Winder, Eau Gallie, and Oldsmar Fine Sands

**Uplands/Wetlands:** 100% Uplands

**Zoning/FLU:** A-1

**Current Land Use:** Tree farm and cattle grazing

**Inventory:** Approximately 400 Canary Island Date Palms and a handful of Coconut Palms in varying conditions

**Taxes:** \$704.44 (2015)

**Parcel IDs:**

- 32391700001014000002.0
- 32391700001014000003.0

**GPS Location:** 27.691455, -80.455076

**Driving Directions:**

- From I-95, exit at SR 60 (exit 147), travel east 3.3 miles
- Turn left on 66th Avenue
- Travel 3.5 miles and turn right on 53rd street
- Property will be approximately 4/10 mile on your left

**1-3 Mile Radius**

**Drive Times 5-10-15 Min.**



## Demographics 5-10-15 Miles

2015	5 Miles	10 Miles	15 Miles
Population	41,865	136,901	168,653
Households	19,138	60,587	75,190
Median Income	\$41,117	\$45,362	\$42,761

**2.5 +/- Miles to US-1**

**6 +/- Miles to Vero Beach**

**7 +/- Miles to I-95**

For additional details, go to:

**[www.SaundersRealEstate.com/EarringPoint](http://www.SaundersRealEstate.com/EarringPoint)**



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