









## 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.



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

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, Eaugallie, 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

# Tree Farm Nursery with Inventory! Canary Island Date Palms, Coconut Palms Nursery or Landscaping Business

# Equestrian Homesites Potential Close to the New Palema Trotting Facility

For additional details, go to:

### www.SaundersRealEstate.com/EarringPoint



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