

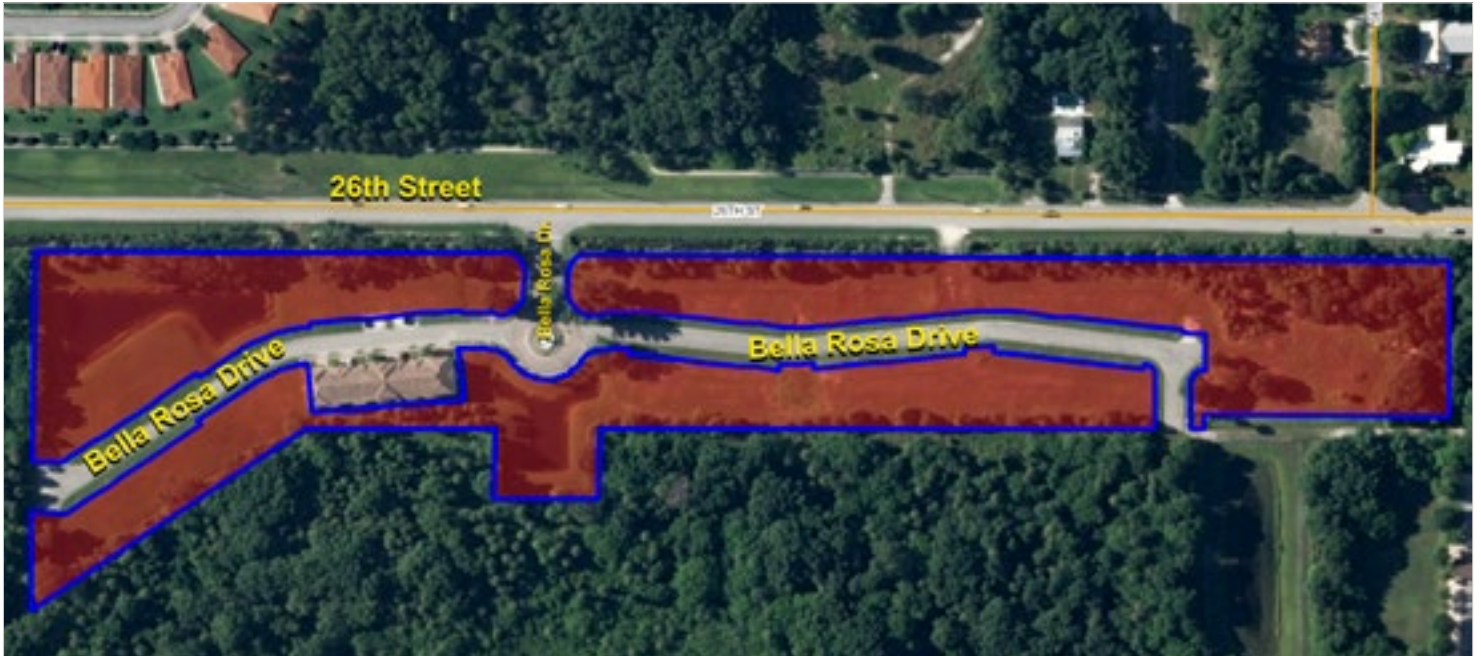


VERO BEACH DEVELOPMENT PORTFOLIO

VERO BEACH, FL | INDIAN RIVER COUNTY

60 +/- GROSS ACRES FOR:
Multifamily | Residential | Mixed Use

BELLA ROSA MULTIFAMILY DEVELOPMENT Vero Beach, FL | Indian River County



LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- 3390500000100000002.0 Et al
- 75 PINs - please inquire

GPS: 27.645496, 80.451571

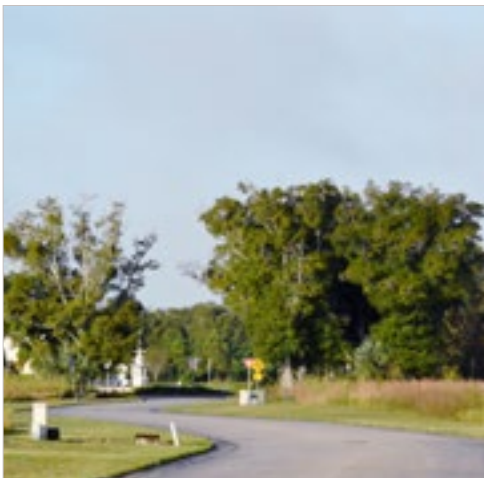
Driving Directions:

- From I-95, take exit 147 at SR 60
- Travel east 3.3 miles and turn left onto 66th Avenue
- Travel 1/2 mile and turn right onto 26th Street
- Travel 1/2 mile and property entrance will be on your right

Bella Rosa is a development perfectly placed within walking distance of numerous quality stores, restaurants, and entertainment.

The development planning takes advantage of the serene natural beauty of the land, featuring stately oaks and relaxing ponds.

The property has been platted and infrastructure is in place, allowing builders to start construction almost immediately!



SPECIFICATIONS & FEATURES

Acreage:

- Total 11.7 +/- acres, including HOA acreage
- 9.07 +/- development acres

Sale Price: \$3,000,000

Price per Acre: \$256,410

Permitted Lots: 72

Average Lot Size: 0.03 +/- acres

Lot Inventory:

- 72 lots constructed
- 12 lots with preliminary approval

County: Indian River

Site Address: Bella Rosa Lane,
Vero Beach, FL 32966

Nearest Intersection: 26th Street &
58th Avenue

Road Frontage:

- 2,250 +/- FT on 26th Street
- 1,800 +/- FT of internal roads

Water Features: 0.4 +/- acre reservoir

Utilities/Water:

- County water and sewer in place
- Lift station is constructed for the entire property
- City of Vero Beach Electric

Zoning/FLU: RM8

Uplands/Wetlands: 0.4 +/- acre reservoir; remainder uplands

Planning/Permits:

- Approvals in place for 72 units
- Phase two included 1.7 +/- acres with preliminary plans for an additional 12 units

Structures: The 4 units included with this sale were constructed in 2007

HOA: Bella Rosa Homeowners Association

Infrastructure: In place for 72 units with capacity for an additional 12 units

Taxes: \$15,653.39 (2016)

Prime Location for
Multifamily
Development!

Walking Distance
to Retail &
Restaurants

Upscale
Neighborhood!

Ready Today for Development!
SREland.com/BellaRosa

8 Upscale Townhomes Exist on the Property
4 are Included in the Sale



BELLA VISTA ISLE RESIDENTIAL DEVELOPMENT
Vero Beach, FL | Indian River County



LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- 33390500001004000001.0
- 33390500001004000002.0

GPS: 27.645448, -80.461942

Driving Directions:

- From I-95, take exit 147 at SR 60.
- Travel east 3.3 miles and turn left onto 66th Avenue
- Travel 1/2 mile and turn right onto 26th Street
- Property entrance will be on your right before the Indian River Mall entrance (65th Avenue)

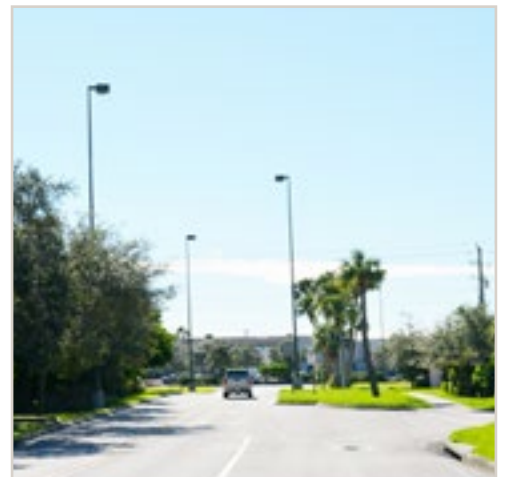
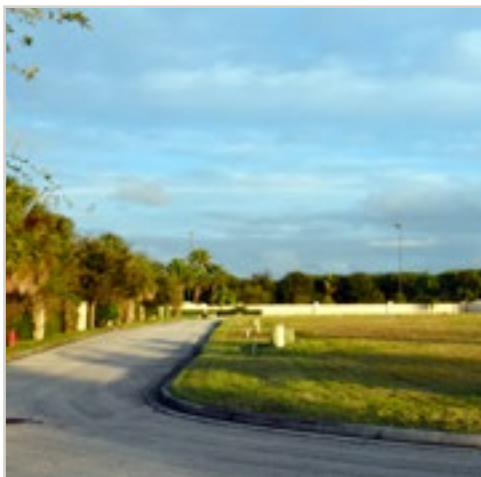
Bella Vista Isle is the perfect location for an active residential community.

The property is conveniently located within walking distance to the best shopping on the Treasure Coast, as well as dining, golf, movies and other forms of entertainment.

Property has approvals and infrastructure in place to start construction almost immediately.

The development is surrounded by several very successful residential developments.

Outstanding Infill Location Start Construction Today!



SPECIFICATIONS & FEATURES

Acreage: 8.05 +/- acres

Sale Price: \$3,010,054

Price per Acre: \$373,919

County: Indian River

Site Address: 2575 66th Avenue,
Vero Beach, FL 32966

Nearest Intersection: 66th Ave. & 26th St.

Permitted Lots: 64

Price per Lot:

- \$30,000/unit
- Impact & utilities fees reimbursement of \$570,000

Average Lot Size: 25 FT per townhome

Lot Inventory: 60 units plus 4 complete units

Water Features: 1 +/- acre lake

Uplands/Wetlands: 0.75 acre retention pond, remainder uplands

Zoning/FLU: RM8

Road Frontage:

- 825 +/- FT on 66th Avenue
- 605 +/- FT on 26th Street
- 415 +/- FT on 65th Avenue (Indian River Mall entrance road)

Utilities/Water:

- Indian River County water & sewer
- City of Vero Beach electric

Structures: 4 completed townhomes, included with sale that are currently rented with discounted value of \$160,000/unit

HOA: None

Infrastructure: Roads, entrance, sewer and water have been completed, as well as four townhomes

Taxes: \$11,286.08 (2016)

Planning/Permits: Approved for 60 additional units

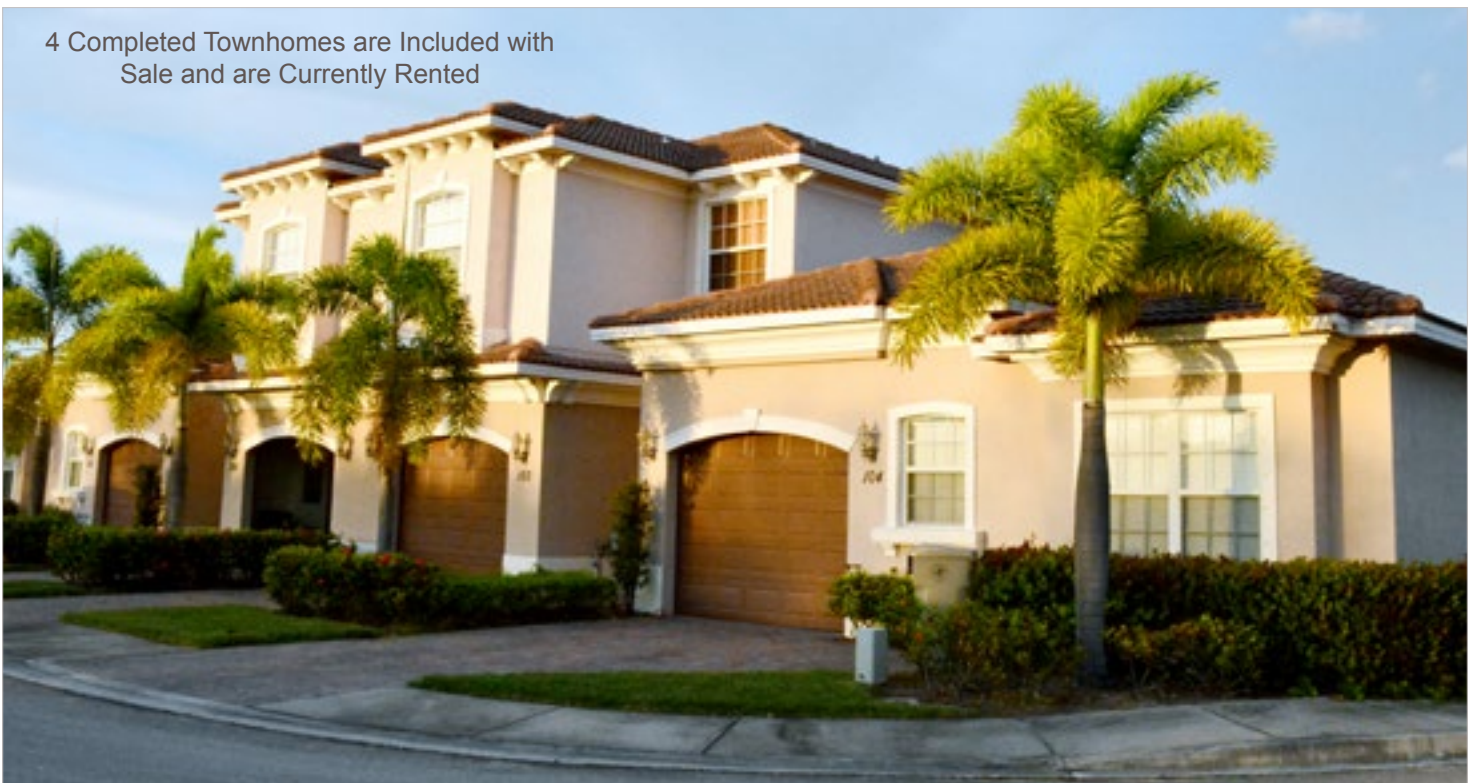
Prime Location for
Multifamily
Development!

Walking Distance
to Retail &
Restaurants

Upscale
Neighborhood!

SREland.com/BellaVista

4 Completed Townhomes are Included with
Sale and are Currently Rented



SUNNYSIDE MIXED USE DEVELOPMENT Vero Beach, FL | Indian River County



LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- 33390500000300000001.0, 33390500000100000003.3,
- 33390500000100000003.0, 33390500000100000002.0,
- 33390500000100000004.0

GPS: 27.645427, 80.454906

Driving Directions:

- From I-95, take exit 147 at SR 60
- Travel east 3.3 miles and turn left onto 66th Avenue
- Travel 1/2 mile and turn right onto 26th Street
- Property will be on your right, just past mall entrance, 65th Avenue.

Sunnyside is unique in the three-county Treasure Coast area for its combination of New Urbanist design concepts and its outstanding location.

Sunnyside is a walkable, mixed-use, all-age community that affords the flexibility of rental or the for-sale market.

Property Shares a 4000 FT property line with the Indian River Mall and a power center that includes Lowes, Best Buy, Michaels, plus more.

Sunnyside is one of the very best development locations on the mainland! It provides easy access to shopping, dining, and movies, as well as a golf course available to the public.

This beautiful property includes stately oaks and palms, overlooking a 13 +/- acre manmade lake to the south. This would be an ideal location for an active adult community, assisted living facility, single family, or multifamily homes.



SPECIFICATIONS & FEATURES

Sale Price: \$5,836,000

Price per Acre: \$144,814

Total Acres: 40.3 +/- acres

County: Indian River

Site Address: 26th Street, Vero Beach, FL 32960

Nearest Intersection: SR 60 and 66th Avenue

Permitted Lots: Approved PD for 350 residential units & 32,000 square feet commercial

Utilities/Water: Available through Indian River County

Water Features: Property overlooks 17 +/- acres of lakes that serve as the retention for the Indian River Mall

Road Frontage:

- 2250 +/- FT on 26th Street
- 430 +/- FT on 65th Avenue (north mall entrance road)

Zoning/FLU: Zoned PDTND

Uplands/Wetlands: 100% uplands

Taxes: \$22,423.52 (2016)

Planning/Permits:

- 350 residential units
- 32,000 SF commercial

Prime Location for
Multifamily
Development!

Walking Distance
to Retail &
Restaurants

Upscale
Neighborhood!



A Suite of Three Residential and Mixed-Use Properties Vero Beach, FL | Indian River County

- Together, nearly 500 total units
- Three properties sold individually or together
- Total investment of \$10,661,449 (discounted value for bulk sale of portfolio)
- Price includes \$570,000 in prepaid impact & utilities fees



Prime Location | Walking Distance to Retail & Restaurant | Upscale Neighborhood!

Demographics 1-3-5 Miles			
2013	1 Mile	3 Miles	5 Miles
Population	3,909	27,707	66,941
Households	2,058	12,360	29,953
Median Income	\$39,633	\$40,783	\$41,047

Assigned Schools:

- Dodgertown Elementary School
- Vero Beach High School
- Storm Grove Middle School

Demographics 1-3-5 Miles



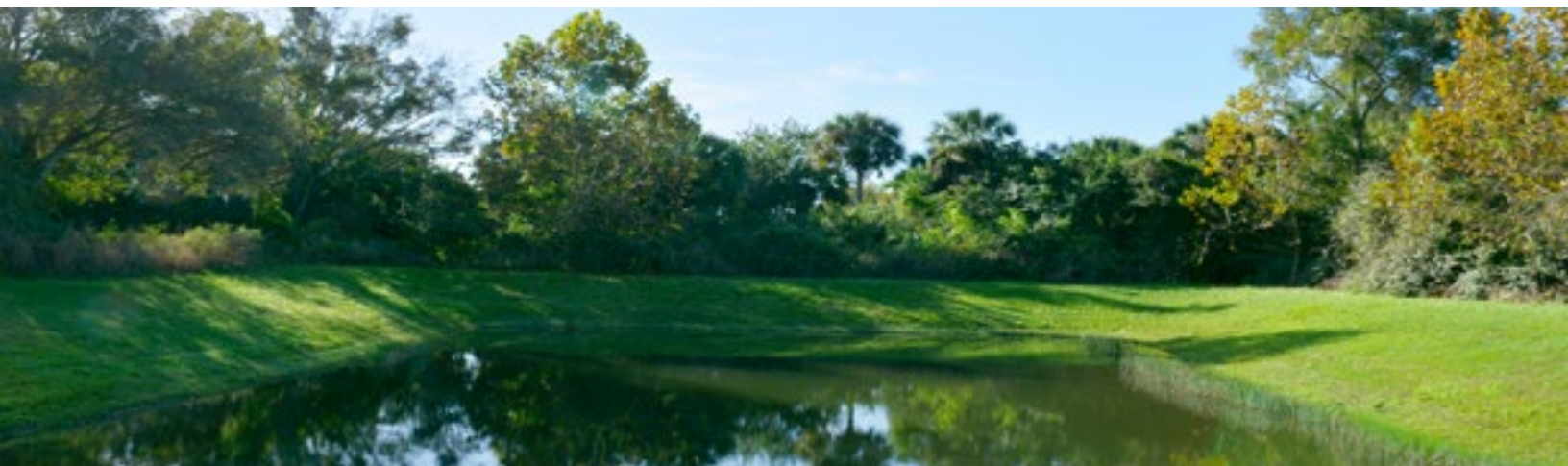
Drive Times 5-10-15 Min.



SREland.com/BellaRosa | SREland.com/BellaVista | SREland.com/Sunnyside

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