

# ±38.96 Acres Vacant Land

State Road 60, Vero Beach, FL 32966

# NAI Southcoast



Presented by  
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FOR SALE:

# \$5,000,000

# ±38.96 Acres Vacant Land

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## Property Details

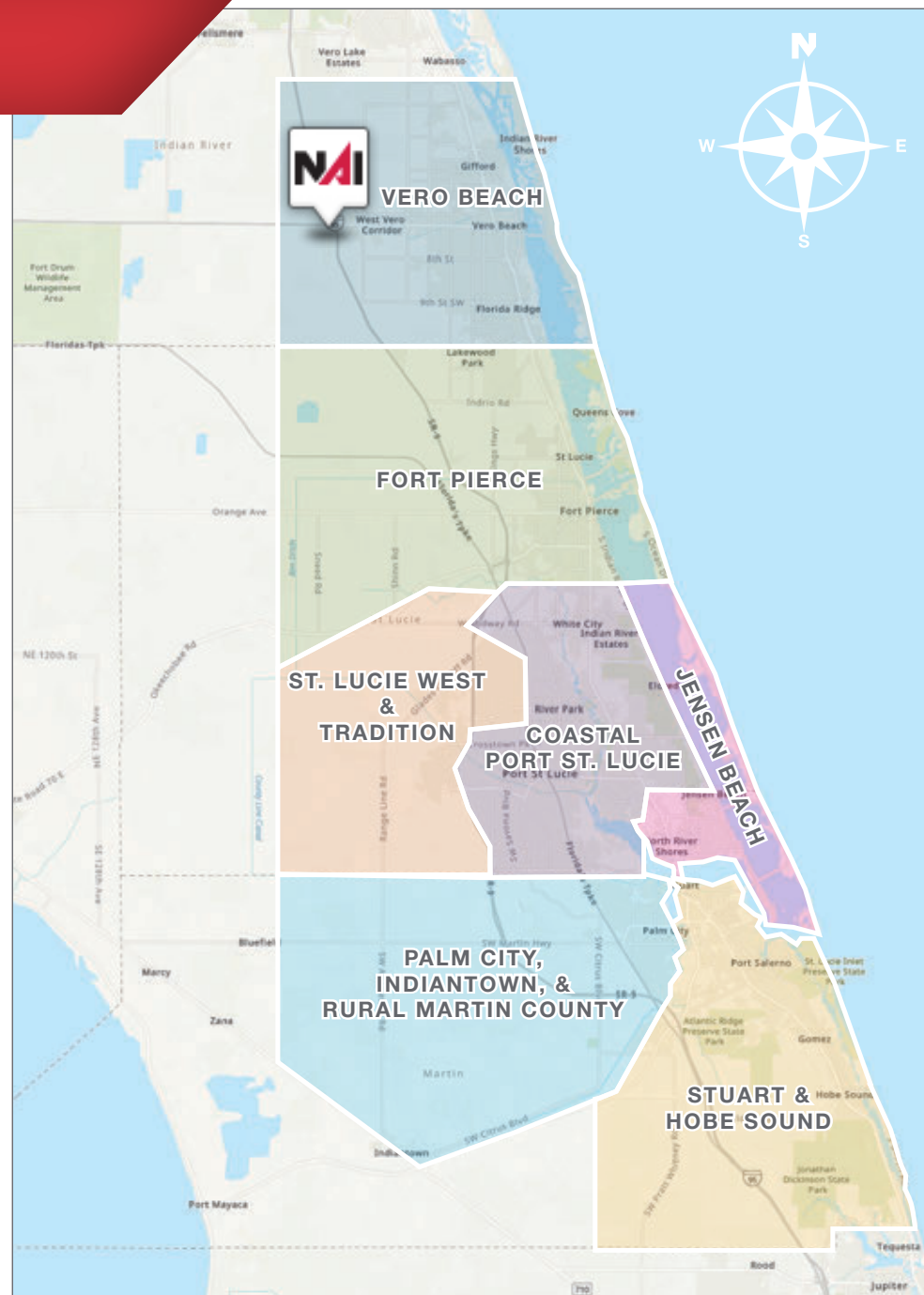
- Location: State Road 60, Vero Beach, FL 32966
- Parcel ID: 33380300001011000003.0  
33380300001011000004.0  
33380300001011000005.0
- Pricing: \$5,000,000
- Site Size: ±38.96 Acres
- Zoning: Commercial

## Property Overview

Final Phase of the Horizons DRI (Vero Outlet Mall Development of Regional Impact). Access from State Road 60 with cross access with the outlet mall. Nearby developments include an existing Lennar community and a proposed community by DR Horton to contain 900+ new homes. A 300 pad RV Park is proposed south of the mall providing an influx of disposable income from vacationers. Ideally suited for a mix of uses including retail, flex and multi-family.

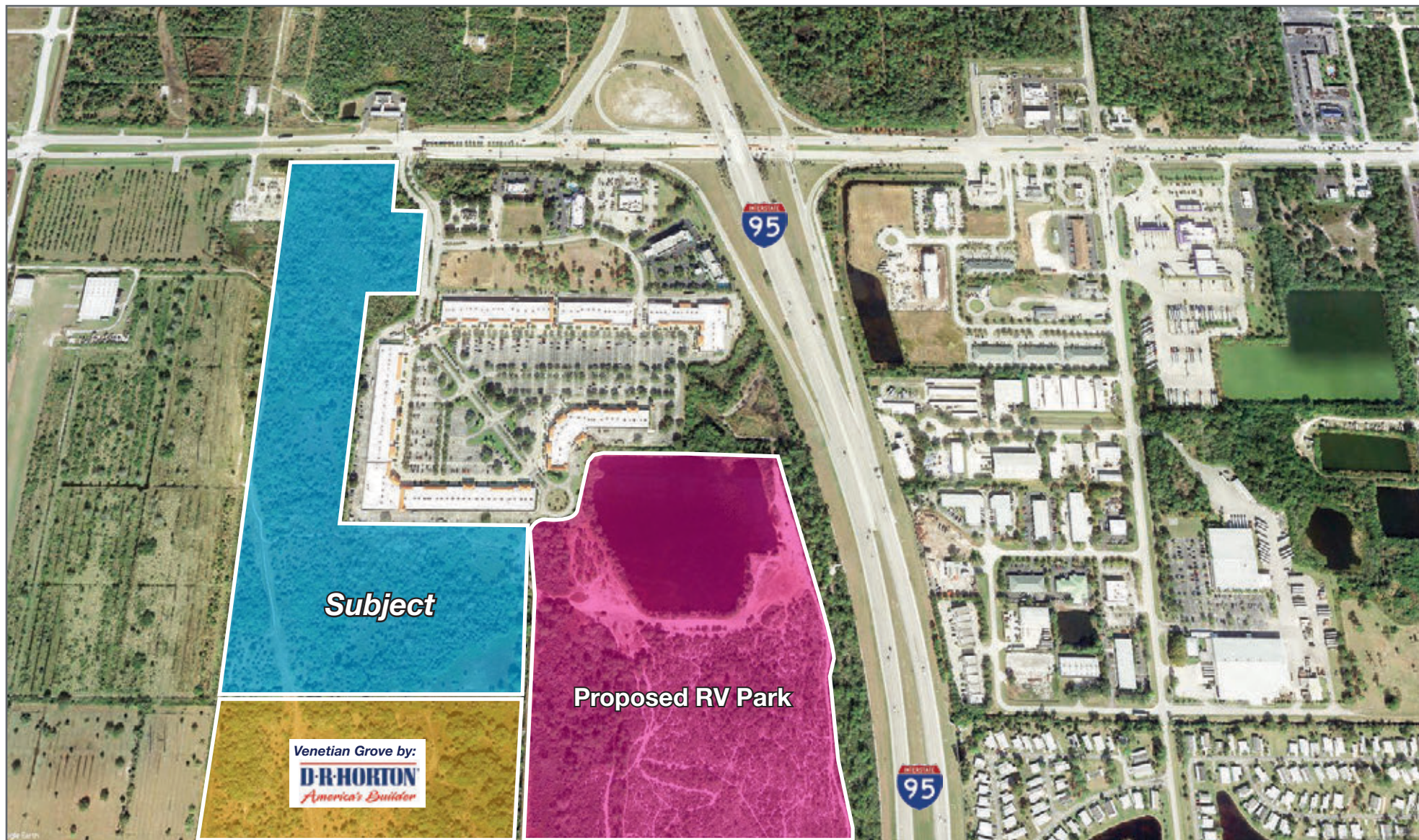
## Property Features

- Corner Parcel at Vero Outlet Mall entrance
- Hundreds of proposed residential units in the area
- Close proximity to I-95
- Adjacent to Steak N Shake, Cracker Barrel, Hampton Inn & Holiday Inn



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Venetian Grove by:  
**D-R-HORTON**  
*America's Builder*

**Subject**

**VERO BEACH  
OUTLETS™**

**Proposed RV Park**

Holiday Inn Express  
Hampton Inn  
by HILTON  
Cracker Barrel  
Old Country Store  
Steak 'n Shake

**STATE ROAD 60**

**95**

**95**

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*Subject*

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State Road 60, Vero Beach, FL 32966

Proposed RV Park

Venetian Grove by:  
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*America's Builder*

*Subject*

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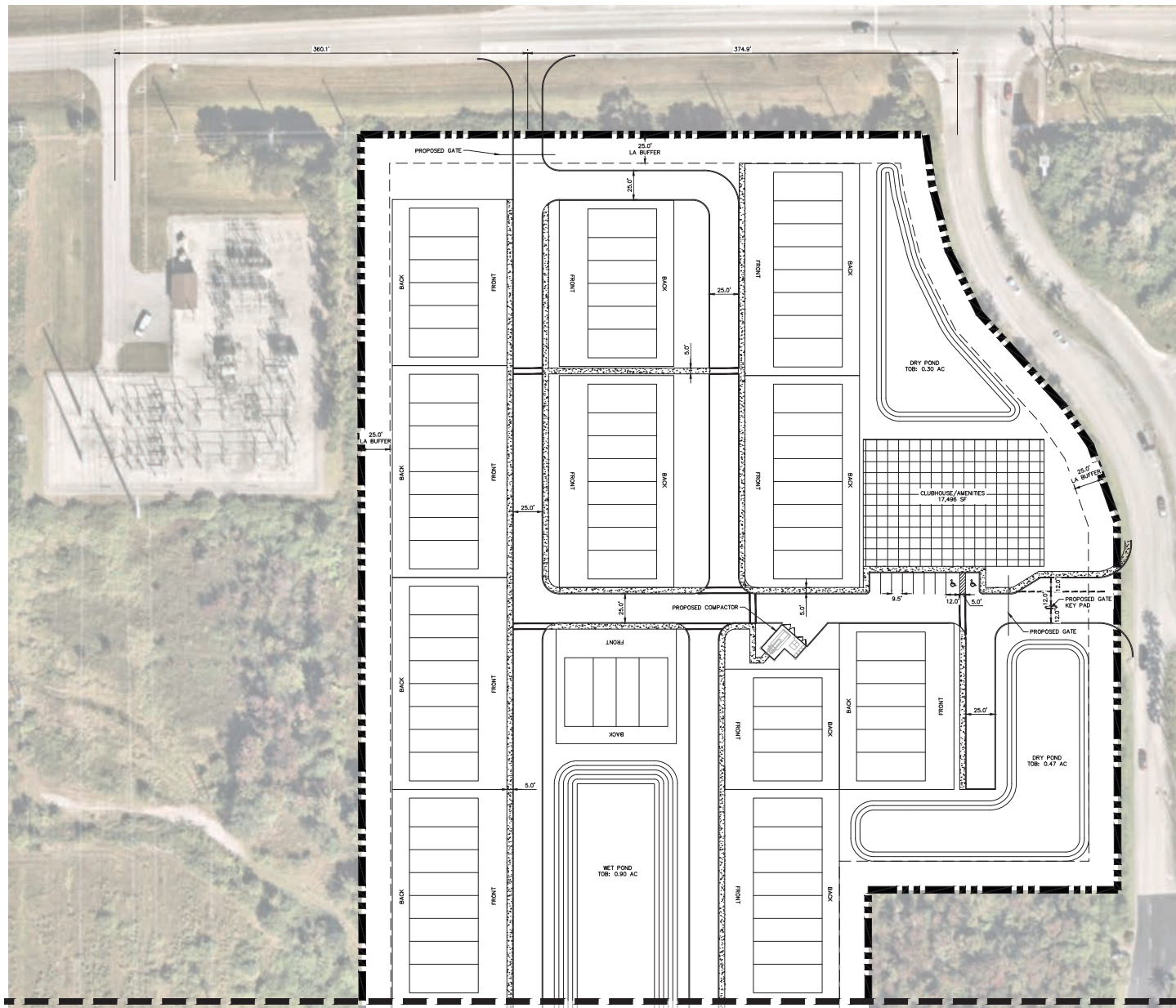




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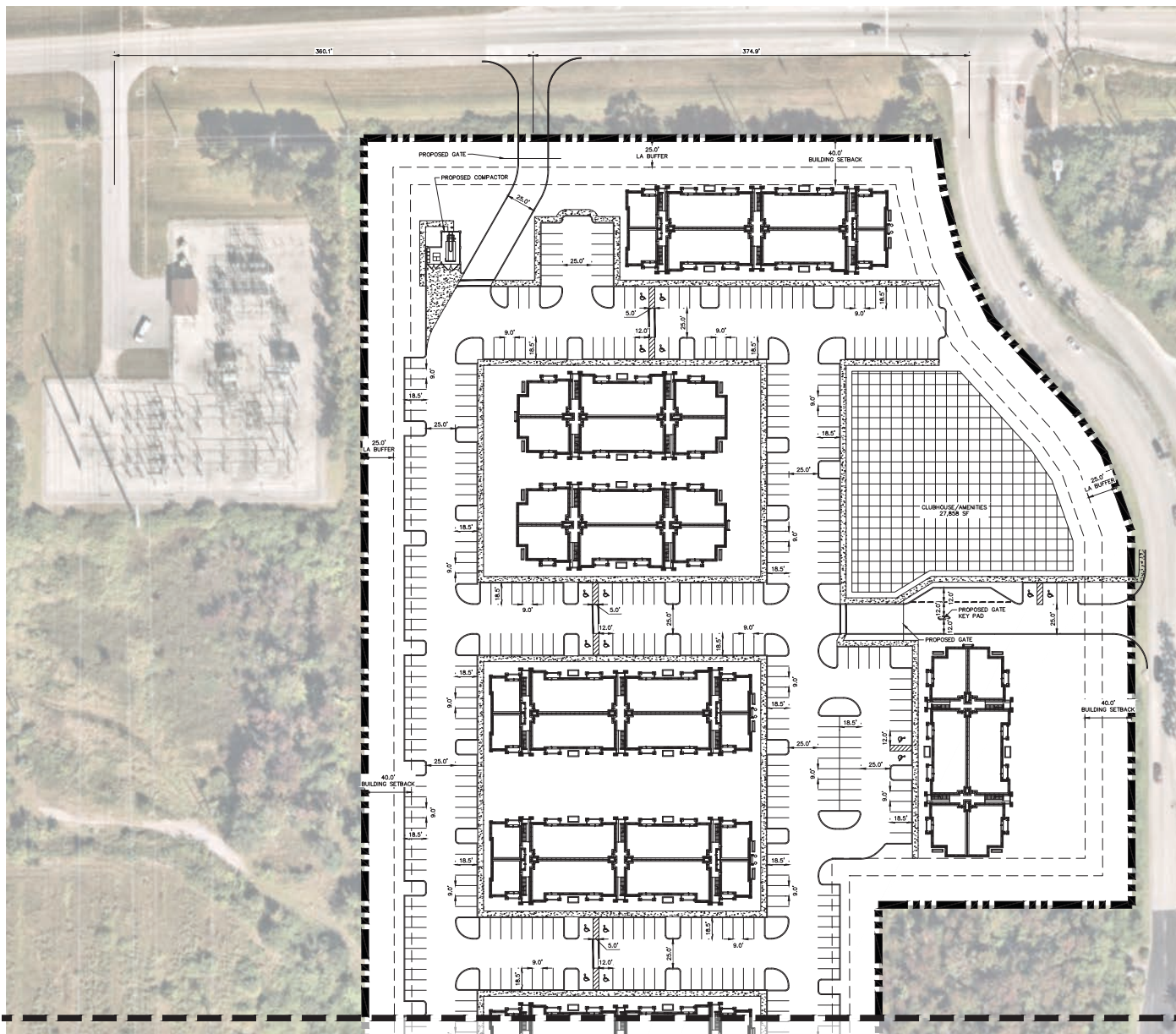
## Townhome Concept



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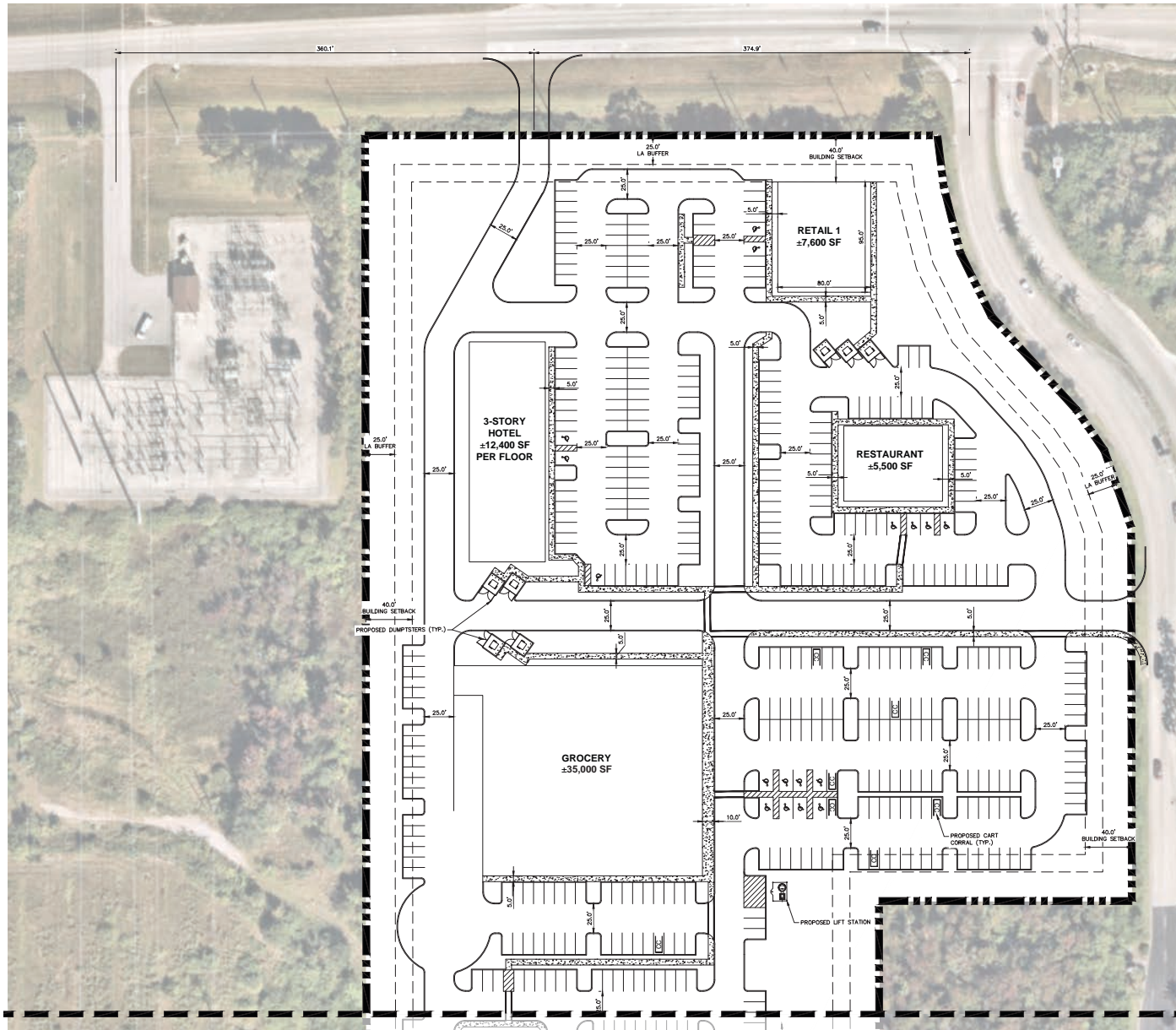
## Multifamily Concept



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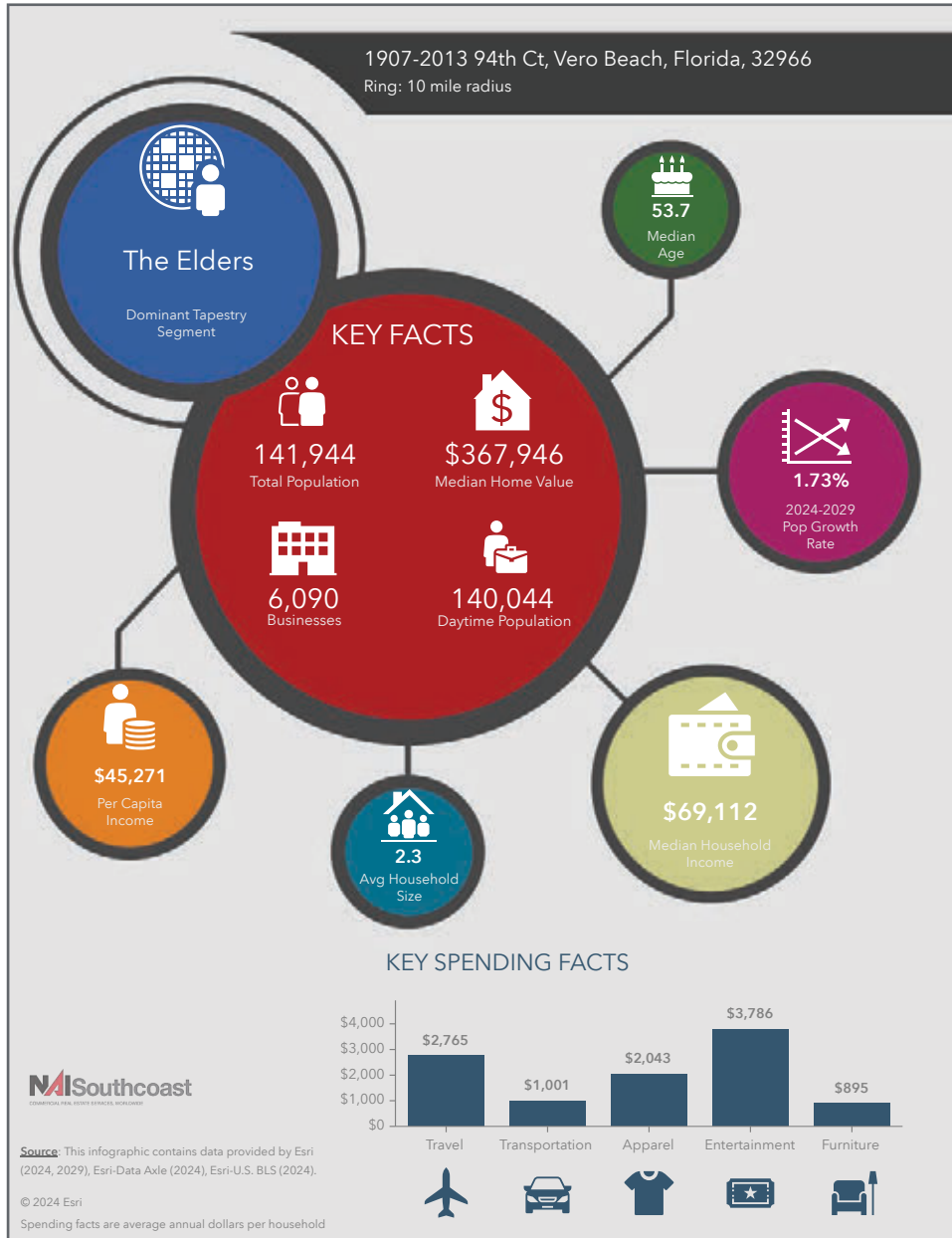
## Commercial Concept



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## 2024 Demographics



### Population

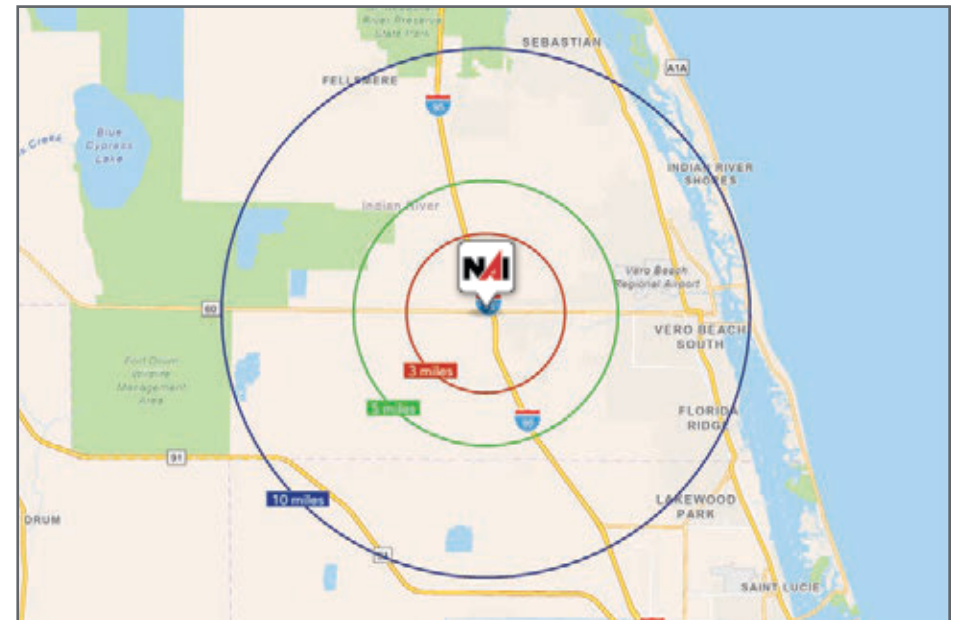
- 3 Mile: 10,664
- 5 Mile: 22,395
- 10 Mile: 141,944

### Average Household Income

- 3 Mile: \$91,303
- 5 Mile: \$96,932
- 10 Mile: \$102,368

### Median Age

- 3 Mile: 65.1
- 5 Mile: 62.8
- 10 Mile: 53.7



# Regional Overview

Indian River County, FL

Indian River County has a friendly, unpretentious atmosphere. Centrally located 70 miles south of the Kennedy Space Center and an hour's drive north of West Palm Beach, the 543 square miles contain 26 miles of unspoiled beaches, groves of renowned Indian River grapefruit, immaculate oceanfront estates and riverfront communities - free from urban sprawl and congestion. Located within a 3-hour drive of 17.9 million potential customers - 90% of Florida's population.

Indian River County, Florida offers the best of both worlds: a desirable location for business and pleasure with a balance that helps build your business in the sun. Those who live, work or visit here find that the communities are safe, modern and loaded with ecological, cultural, educational and technological amenities. Indian River County also offers a cost-competitive place to grow or expand your business.

FECI introduced a proposal for a high-speed rail service known as Brightline, offering passenger service between Miami and Orlando with additional stations in Fort Lauderdale and West Palm Beach. Brightline has now been operational for several years, providing a convenient and efficient rail connection between these major Florida cities. The service includes a number of daily trains passing through Indian River County, improving regional transportation options.

The Brightline service has significantly reduced travel times and enhanced connectivity, catering to both local commuters and tourists. Trains now operate at high speeds, with a maximum proposed speed between West Palm and Cocoa, further streamlining travel between these key destinations. While the project faced extensive local government discussions during its initial announcement and planning stages, it has since become an integral part of the regional transportation network, contributing to the overall accessibility and convenience of Indian River County and its neighboring regions.

Over the past 20 years, the U. S. Highway No. 1 corridor south of Highway 60 was one of the most popular retail areas of Indian River County. As has been typical of most South Florida cities, growth has expanded westward. Over the past several years the State Road 60 corridor west of the City of Vero Beach has expanded rapidly with new retail and restaurant uses. Two large retail centers, The Outlets of Vero and the Indian River Mall, have opened.



# City Overview

Vero Beach, Florida

Vero Beach, located along Florida's scenic Treasure Coast, offers a unique blend of coastal charm, economic opportunity, and cultural richness. Known for its beautiful beaches, thriving arts scene, and upscale yet relaxed lifestyle, Vero Beach is a sought-after destination for both residents and businesses.

The city boasts 26 miles of pristine, uncrowded beaches along the Atlantic Ocean, making it a paradise for outdoor enthusiasts and those seeking tranquility by the sea. Vero Beach's natural beauty extends beyond its shores, with numerous parks, botanical gardens, and the Indian River Lagoon providing opportunities for hiking, kayaking, and wildlife observation. The area's famous Indian River grapefruit groves add to its reputation for high-quality agricultural products, and eco-tourism is a growing industry.

Vero Beach is also a hub for arts and culture on Florida's East Coast, featuring the renowned Vero Beach Museum of Art, the Riverside Theatre, and a vibrant historic downtown filled with galleries, boutiques, and restaurants. Its emphasis on preserving its unique charm is seen through strict zoning laws, which maintain the city's low-key character and limit the development of high-rise buildings. The community's dedication to environmental conservation is reflected in its many protected areas and the commitment to maintaining open, green spaces.

For businesses, Vero Beach offers a favorable environment with access to major transportation routes and a location within a 3-hour drive of 18 million potential customers—90% of Florida's population. The addition of the Brightline high-speed rail service passing through the area enhances connectivity to larger metropolitan centers like Miami and Orlando, making Vero Beach an attractive base for regional commerce. The city is home to various industries, including tourism, healthcare, agriculture, and retail, and it provides a cost-competitive landscape for business growth.





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