

**Land
Development.
Opportunity**

Vero Beach FL

79 Apartment

or

66 Townhouses

**4355 38th av Vero beach
,FL 32967**

RARE 6.68 ACRE LOT WITH RM-10 ZONING

UNIQUE MULTIFAMILY DEVELOPMENT OPPORTUNITY

Offered by
MAN Holdings
info@man-holdings.com
Haim 954-274-0551

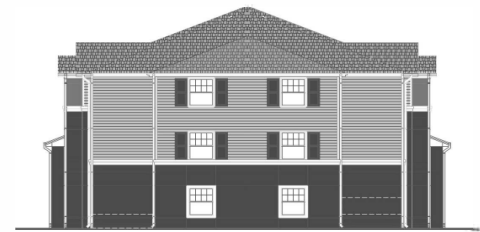




ELEVATION A



ELEVATION C



SAMPLE ELEVATIONS





VERO BEACH CONCEPTUAL SITE PLAN

4355 38TH AVE, VERO BEACH, FL 32967



QUICK FACT SHEET

\$1.85

MILLION

INVESTMENT

6.68

ACRES

RM-10

79 Apartment

Or

66 Townhouse

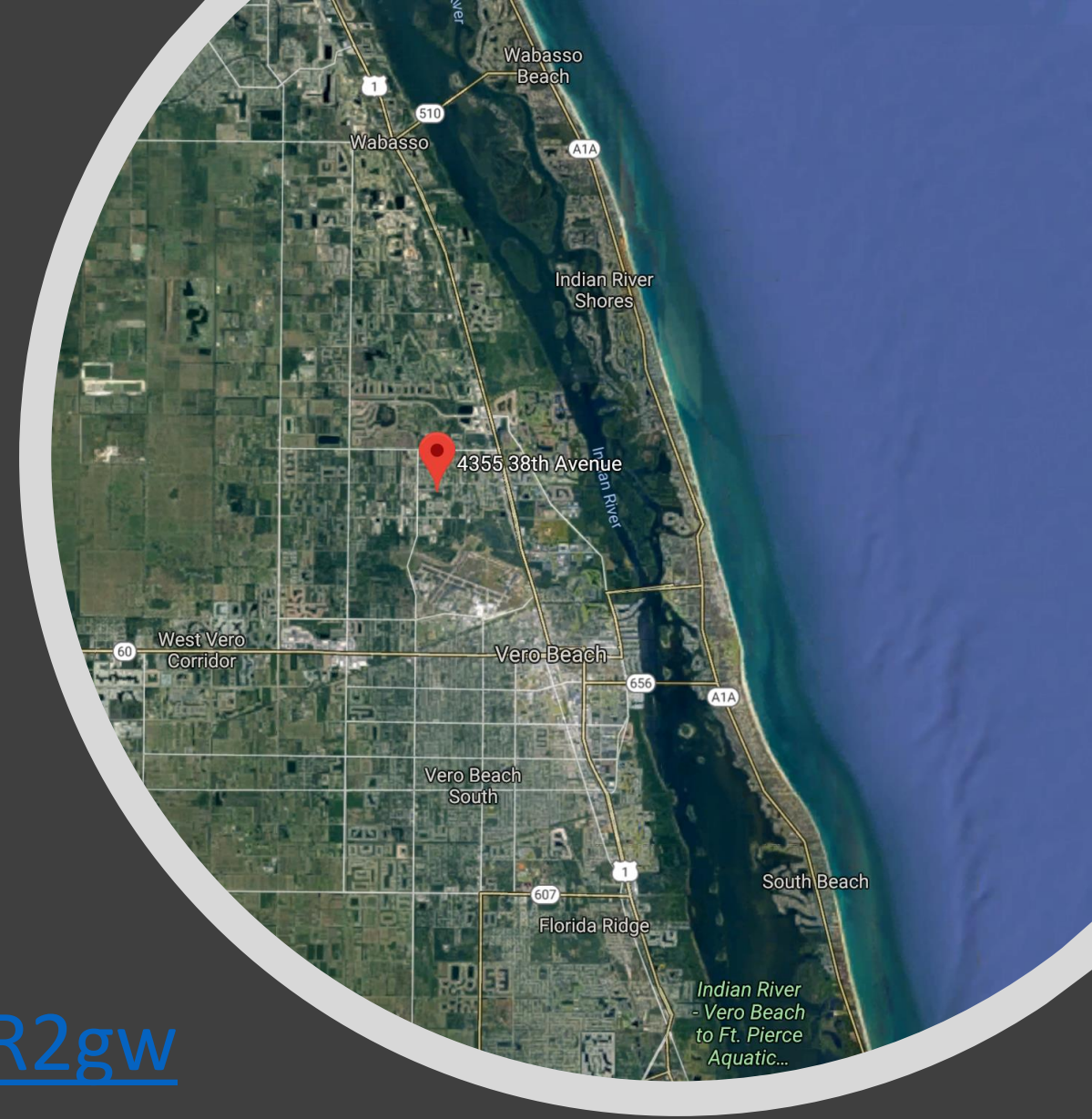
- CURRENT RM-10 ZONING CAN POTENTIALLY BE RE-ZONED TO ALLOW GREATER DENSITY EVENTUALLY ALLOWING CONSTRUCTION OF AFFORDABLE HOUSING PROJECT –approvals for 79 Units
- MLS H10682368



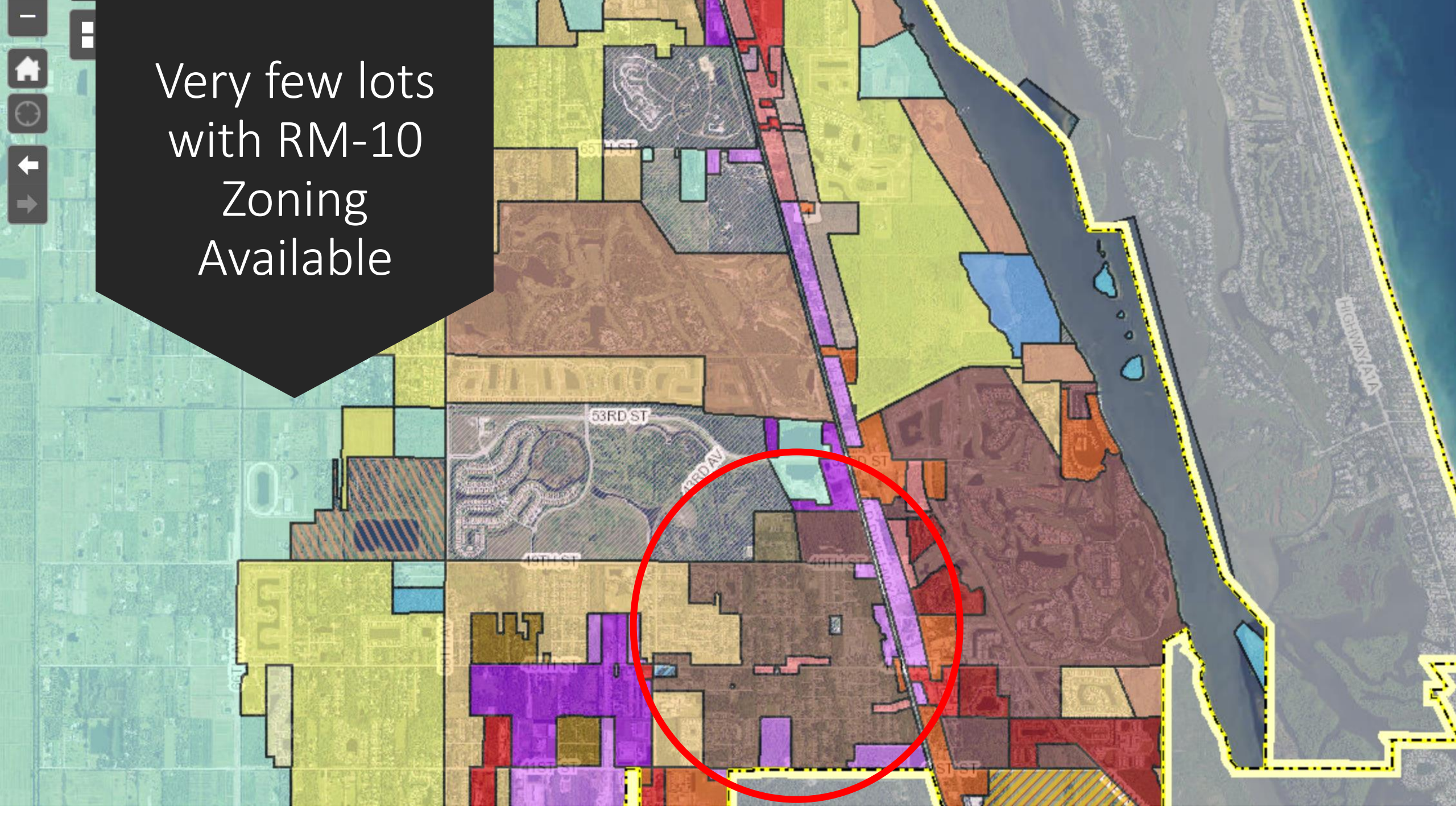
Location:

**Vero Beach
Indian River County
Florida**

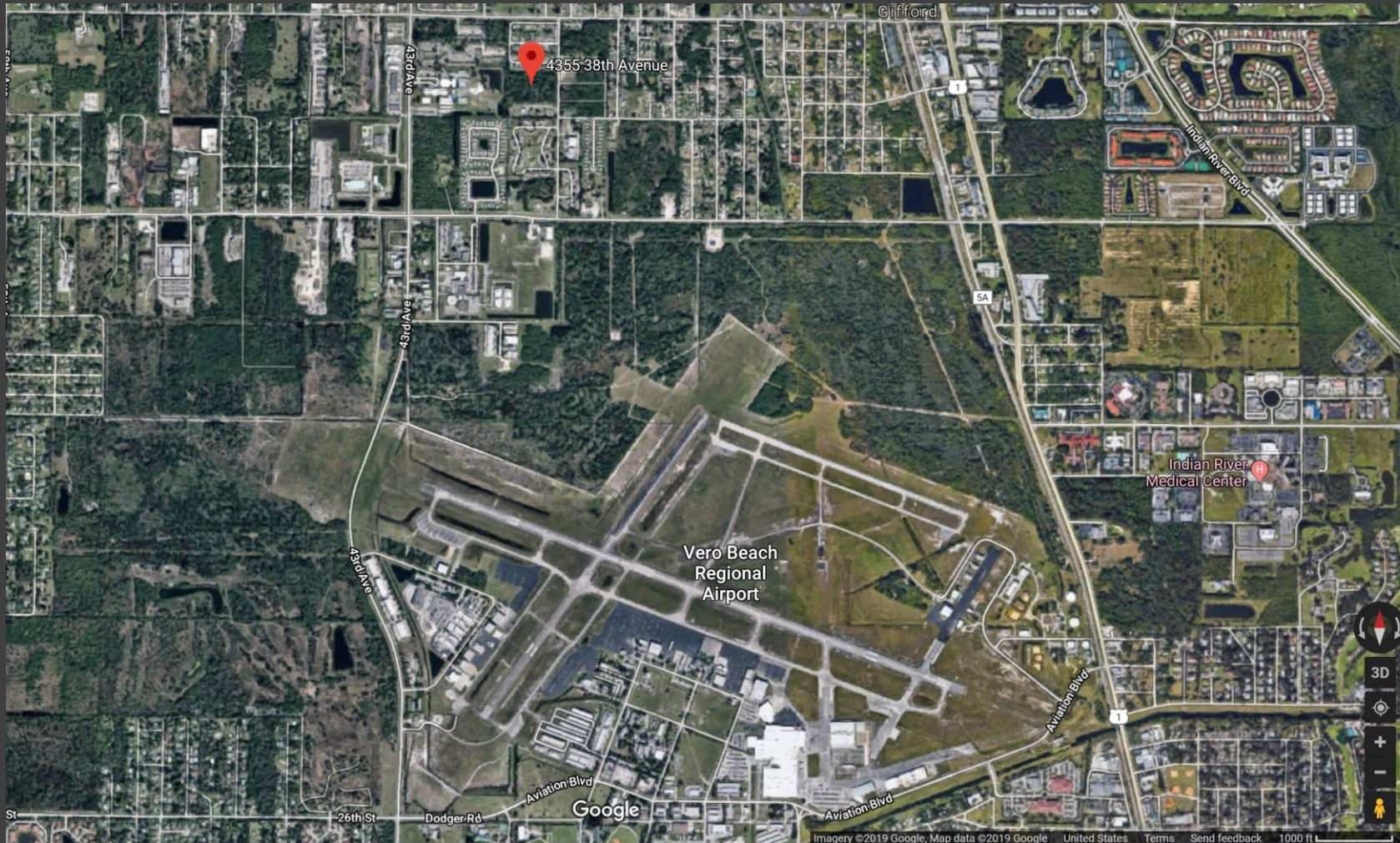
<https://goo.gl/maps/zWSrjC9R2gw>



Very few lots
with RM-10
Zoning
Available



Location:



Excellent location for multifamily residential development.

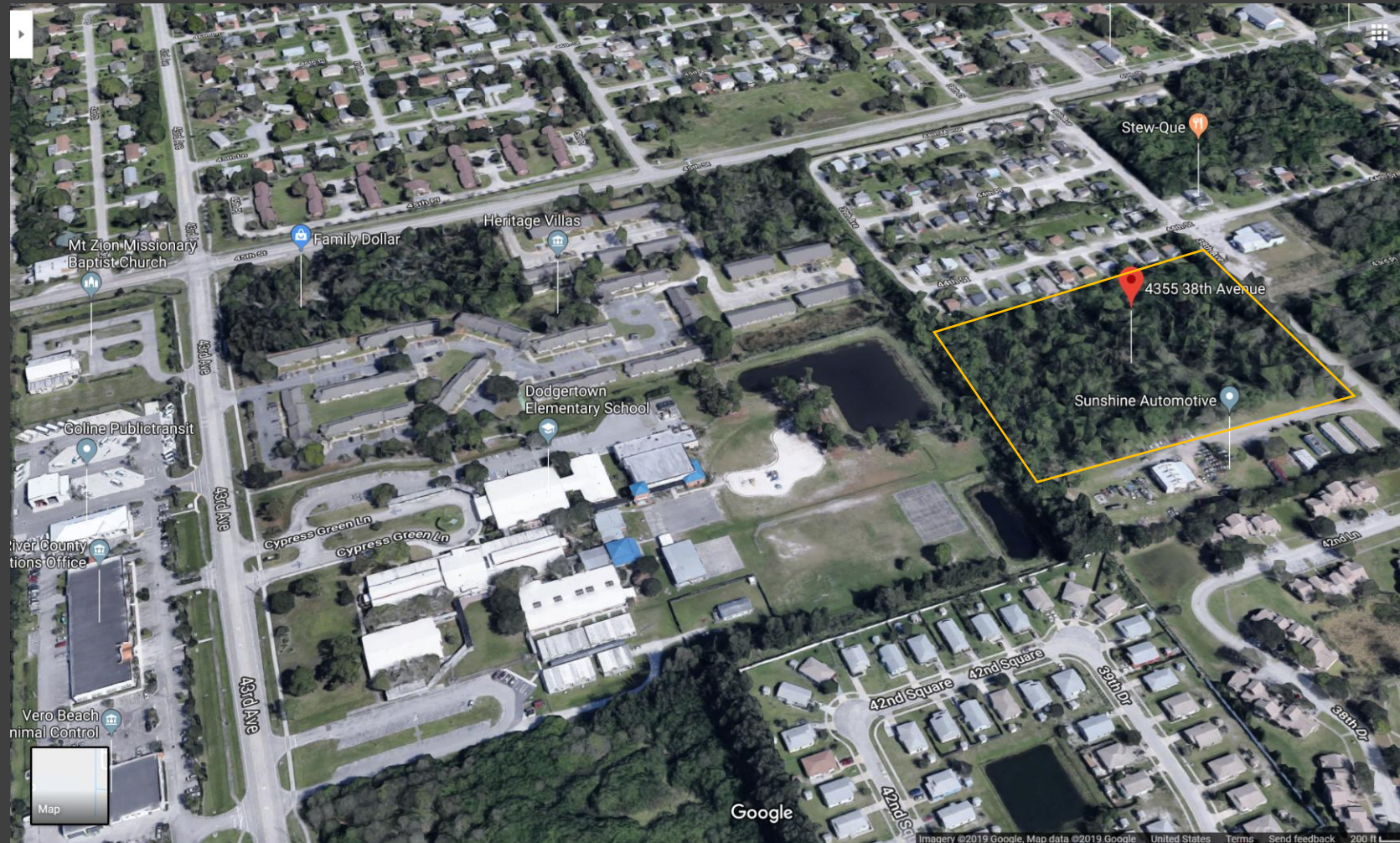
Within minutes of the beach access, conveniently located near the airport

Walking distance from Dodgertown Elementary School

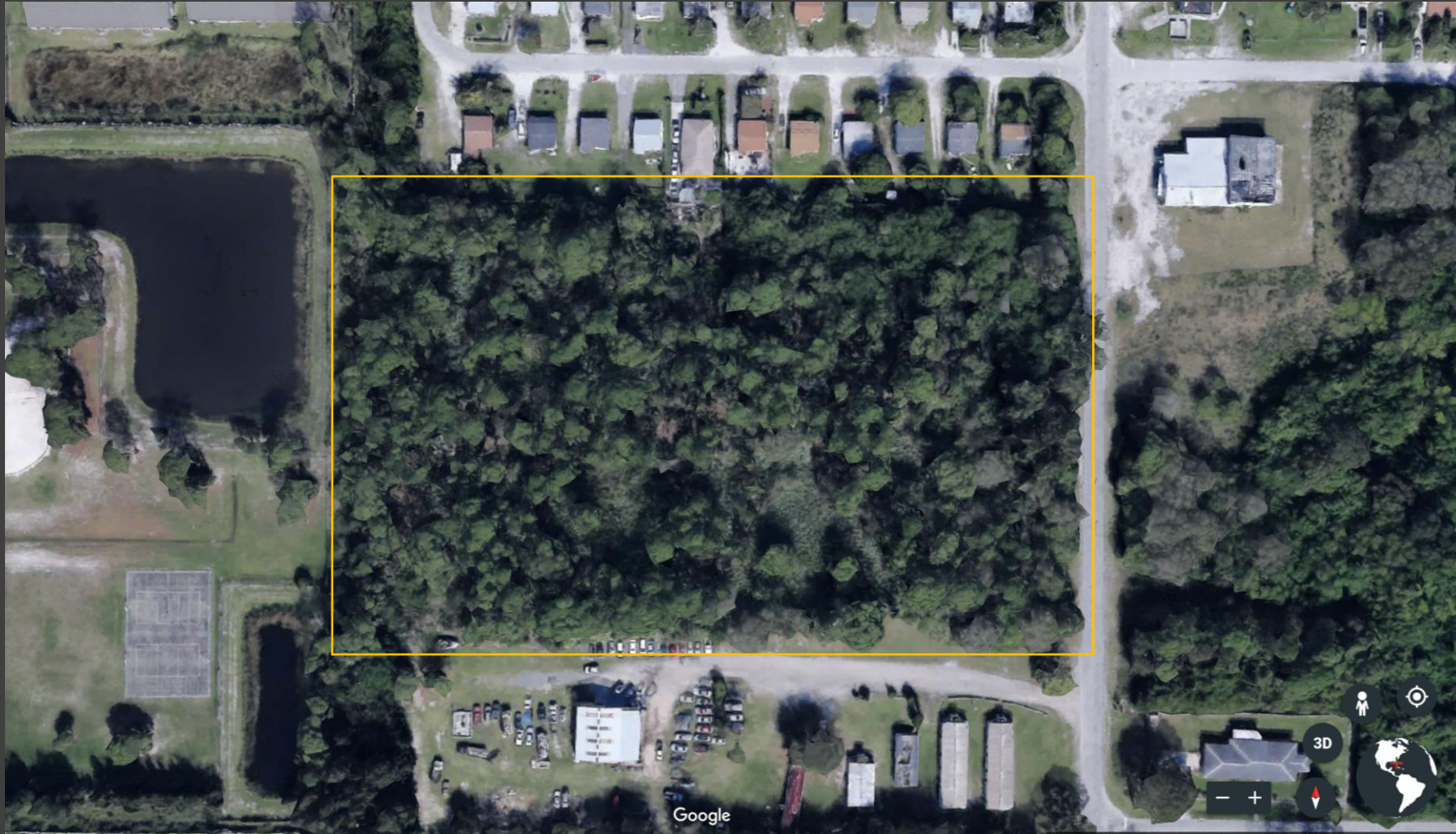
Top ten appreciating area in Vero Beach



Location:



Location:



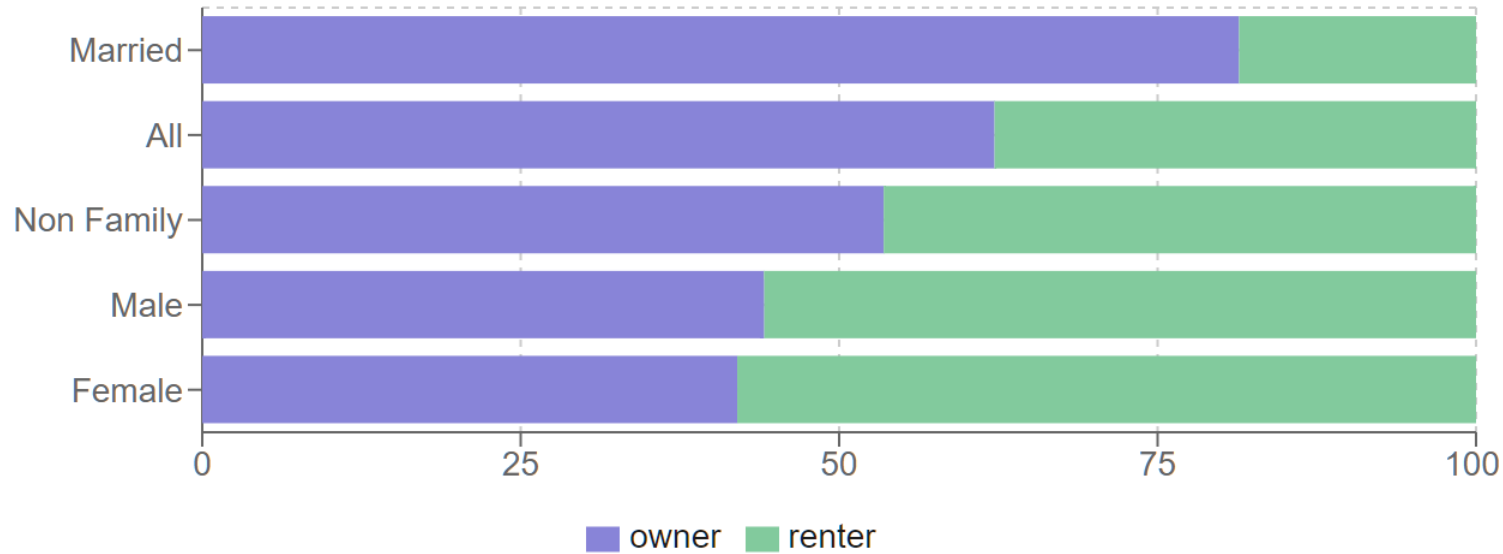
Demographics of Vero Beach, FL

- **Population: 17k**
- **Density: 1.47k / sqm (ppl) -**
- **Median Household Income: \$87k**
- **Median Rent: \$855 / month**
- **Median House: 4.7 rooms**
- **Median Value: \$225k**

Rank in State: 124th
State: Florida
County: Indian River County
Time Zone: Eastern Time Zone
Land Area: 11.45 mi²
Water Area: 1.90 mi²
Type: City
Density (mi²): 1,477.29



Vero Beach FI Renter vs Owner Occupied by Household Type



Data via US Census (2017 ACS 5-Year Survey): [Table S1101](#)

Vero Beach FI Household Types

Type	Owner ▼	Renter
Married	81.4%	18.6%
All	62.2%	37.8%
Non Family	53.5%	46.5%
Male	44.1%	55.9%
Female	42%	58%

62.2%

Rate of Home Ownership

Demographics of Vero Beach, FL



Vero Beach FI Households by Type

Type	Count ▼	Average Size	Owned
All	7,066	2.29	62.2
Non Family	3,649	1.3	53.5
Married	2,552	2.7	81.4
Female	602	5.11	42
Male	263	5.52	44.1

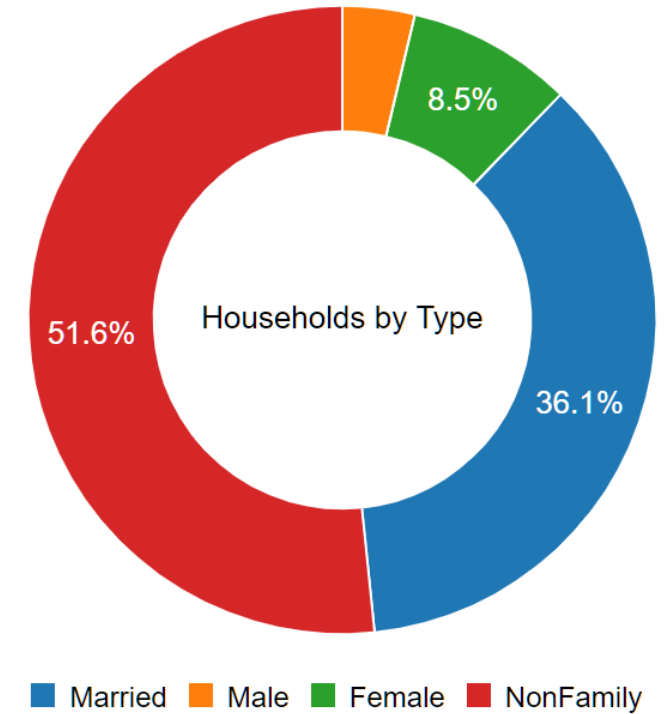
3.23 Average Family Size [?](#)

4.6% Unmarried (Opposite Sex) [?](#)

2.29 Average Household Size [?](#)

0.6% Unmarried (Same Sex) [?](#)

Vero Beach FI Households

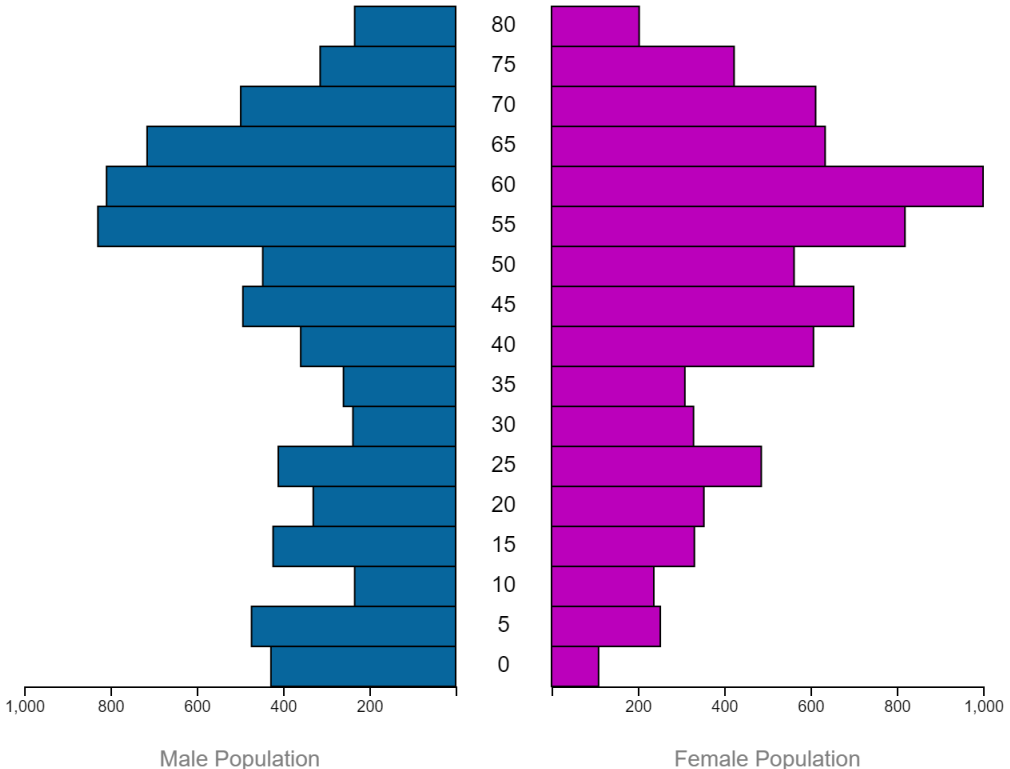


Demographics of Vero Beach, FL



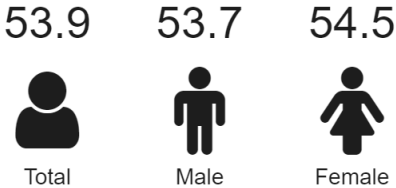
Demographics of Vero Beach, FL

Vero Beach FI Population Pyramid 2019



Data via US Census (2017 ACS 5-Year Survey); Table S0101

Vero Beach FI Median Age



Vero Beach FI Adults

There are 14,121 adults, (4,433 of whom are seniors) in Vero Beach FI.

Vero Beach FI Age Dependency

- 67.8 Age Dependency Ratio
- 45.8 Old Age Dependency Ratio
- 22.1 Child Dependency Ratio

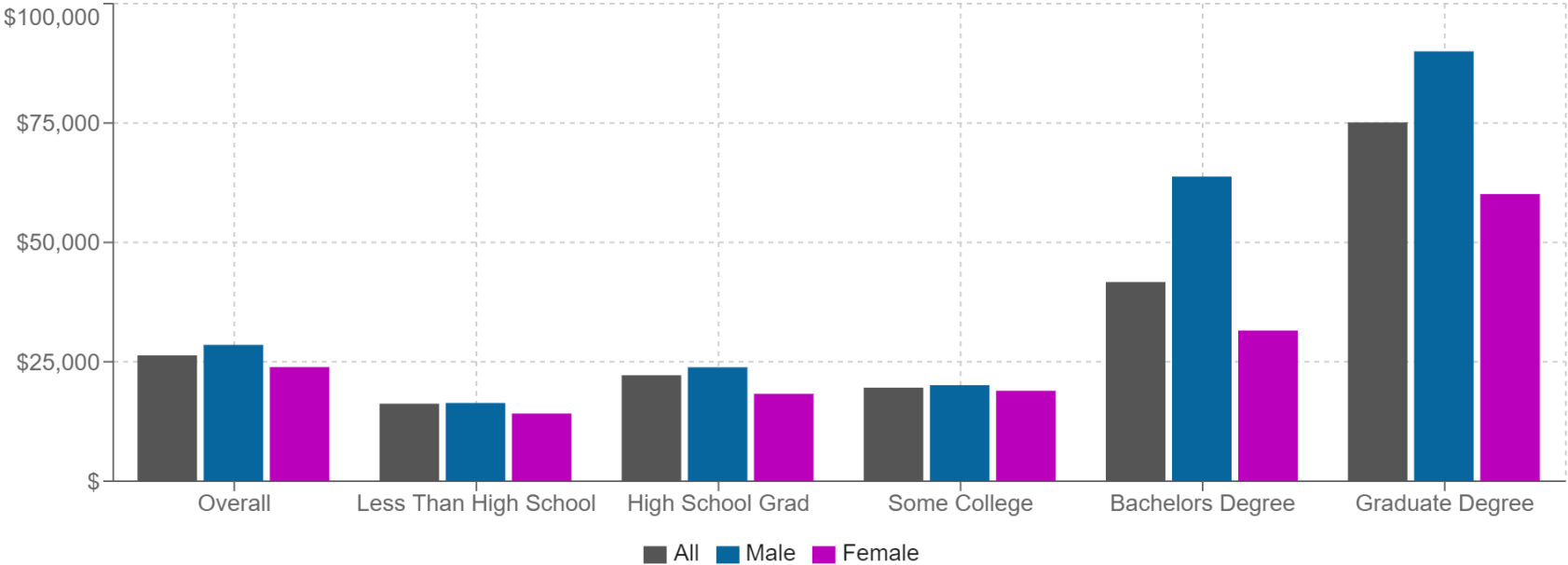
Vero Beach FI Sex Ratio

Female	8,480	52.15%
Male	7,781	47.85%



Demographics of Vero Beach, FL

Vero Beach FI Earnings by Educational Attainment



Name	Average	Male	Female	☰
Overall	\$26,346	\$28,545	\$23,889	
Less Than High School	\$16,229	\$16,376	\$14,167	
High School Grad	\$22,186	\$23,852	\$18,290	
Some College	\$19,583	\$20,103	\$18,938	
Bachelors Degree	\$41,696	\$63,789	\$31,547	
Graduate Degree	\$75,130	\$90,000	\$60,114	

\$26,346 Average Earnings

\$28,545 Average Male

\$23,889 Average Female



Builder Information:

- **Zoned for:**
 - **Construction of 66 townhomes**
 - **Construction of Condominiums**
- **Utilities & Infrastructure:**
 - **Water Source: City**
 - **Sewer Service: City**
 - **Existing Internal Roads: No**
 - **Perimetral Roads: Yes (Asphalt)**
- **Entitlements & Due Diligence:**
 - **Zoning: RM-10**
 - **Fully Entitled for proposed use: Yes (Multifamily)**



Builder Information:

- **Estimated Development Figures:**
 - 1,250 Sq ft home (app.)
 - \$25k / door
 - \$119 ft / sq ft of new construction on a range of \$96.44 to \$143.19



C.M.S.

- **No comparable properties within 1 mile radius according to criteria:**
 - **Townhouse**
 - **3 bed / 1+ Bathroom**
 - **1200-1600 sq ft**
 - **Closed 0-365 days**



Contact Information:

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