



**Subject
Property**
2.6 Acres

**VERO BEACH
LAND**

- Price: \$599,000
- 2.6 Acres Development site
- Direct Frontage on US Hwy 1 and Dixie Hwy
- Liberal CL Zoning allows most of commercial uses



RE/MAX 5 STAR REALTY

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Vero Beach Land | 7985 US Hwy 1 | Vero Beach, FL 32967



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Property Summary

Vero Beach Land | 7985 US Hwy 1 | Vero Beach, FL 32967



Property Summary

Purchase Price	\$599,000
Property Type	Land
APN	31393300000700 00023.0 and 31393300000700 000023.5
Zoning	CL
Lot Size	2.60 Acres

Location and Economy Overview

Indian River County is a county located in the Treasure Coast region of the U.S. state of Florida. As of the 2010 census, the population was 138,028. Its seat is Vero Beach. It is Florida's 7th richest county and in 2000 was the 87th richest county in the U.S. by per capita income. Indian River County comprises the Sebastian-Vero Beach, Florida Metropolitan Statistical Area, which is included in the Miami-Fort Lauderdale-Port St. Lucie, Florida Combined Statistical Area.

Property Description

Vero Beach Land | 7985 US Hwy 1 | Vero Beach, FL 32967



Vero Beach Development Site

The subject property is 2.6 acres of undeveloped land located between Old Dixie Highway and U.S. Highway 1 in Vero Beach Florida. A+++ location. Only 3.2 miles West of The Beach and has direct US Highway 1 frontage. Vero Beach is considered to be an international destination for travel and is one of the fastest growing areas in the United States.

The property is zoned CL which allows most commercial uses including retail, office and allows automotive uses (indoor)

Perfect location for a freestanding restaurant, strip center, office building or flex building.

This property is priced to sell at only \$230,384.62 per acre. Recent comparable CL land sales included in package show some have sold as high as \$950,000 an acre.

Excellent opportunity to build your dream project. For additional information contact John DeMarco 954-453-1000.

Property Photos

Vero Beach Land | 7985 US Hwy 1 | Vero Beach, FL 32967



Sale Comps Map & List Report

Sale Comparables

8

Avg. Cap Rate

-

Avg. Price/AC

\$396K

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$844,000	\$1,676,500	\$1,425,000	\$2,968,000
Price Per SF	\$5	\$11	\$8	\$25
Cap Rate	-	-	-	-
Time Since Sale in Months	1.1	8.4	9.0	16.2
Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Floors	-	-	-	-
Typical Floor	-	-	-	-
Vacancy Rate at Sale	-	-	-	-
Year Built	-	-	-	-
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.1	★ ★ ★ ★ ★ 2.0	★ ★ ★ ★ ★

Sale Comps Map & List Report

Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate
1	Wawa Outparcel 1.1... US Vero Beach, FL 32960	Land ★★★★★	-	1.1 AC	-	1/5/2022	\$1,200,000	\$1,090,909/AC	-
2	Commercial Land Op... 9627 N US Highway 1 Sebastian, FL 32958	Land ★★★★★	-	4.04 AC	-	12/22/2021	\$925,000	\$228,961/AC	-
3	Will Divide 901 20th St Vero Beach, FL 32960	Land ★★★★★	-	3.75 AC	-	11/17/2021	\$2,325,000	\$620,000/AC	-
4	7400 20th St Vero Beach, FL 32966	Land ★★★★★	-	3.0 AC	-	6/1/2021	\$1,250,000	\$416,667/AC	-
5	Preston Estates - Lots... 1205 11th Ave Vero Beach, FL 32960	Land ★★★★★	-	7.98 AC	-	4/16/2021	\$2,968,000	\$371,930/AC	-
6	4.46 ACRE SR 60... 9670 State Road 60 Ave Vero Beach, FL 32966	Land ★★★★★	-	4.46 AC	-	12/22/2020	\$1,600,000	\$358,744/AC	-
7	Barrier Island Com... 2500 93rd St Orchid, FL 32963	Land ★★★★★	-	7.27 AC	-	12/2/2020	\$2,300,000	\$316,369/AC	-
8	Orchard Park PD 5545-5764 W 1st Sq SW Vero Beach, FL 32968	Land	-	2.3 AC	-	10/2/2020	\$844,000	\$366,957/AC	-

1 5545-5764 W 1st Sq SW - Orchard Park PD**SOLD****Vero Beach, FL 32968****Indian River County**Recorded Buyer: **D.R. Horton, Inc.**
1341 Horton Cir
Arlington, TX 76011
(817) 390-8200Recorded Seller: **Showcase Designer Homes, LLC**
3393 SW 42nd Ave
Palm City, FL 34990
(772) 546-5144True Buyer: **D.R. Horton, Inc.**True Seller: **Showcase Designer Homes, LLC**Sale Date: **10/02/2020** Land Area: **2.30 AC (100,188 SF)**
Sale Price: **\$844,000 - Full Value** Lot Dimensions: -
\$/AC Land Gross: **\$366,956.52 (\$8.42/SF)** Proposed Use: **Single Family Development**Density: - Zoning: **RS-3**
Topography: - Sale Conditions: -Parcel No: **33-39-16-00014-0000-00016.0, 33-39-16-00014-0000-00017.0, 33-39-16-00014-0000-00018.0 [Partial List]**

Financing: -

Comp ID: **5306315** - Research Status: **Full Value****2 1205 11th Ave - Preston Estates - Lots 1-55****SOLD****Vero Beach, FL 32960****Indian River County**Recorded Buyer: **Lennar Homes, LLC**
8895 N Military Trl
Palm Beach Gardens, FL 33410Recorded Seller: **NRH Homes Vero Beach LLC**
PO Box 540669
Lake Worth, FL 33454True Buyer: **Lennar Homes LLC**True Seller: **Nick Heine**Sale Date: **04/16/2021 (388 days on mkt)** Land Area: **7.98 AC (347,609 SF)**
Sale Price: **\$2,968,000 - Confirmed** Lot Dimensions: -
\$/AC Land Gross: **\$371,929.61 (\$8.54/SF)** Proposed Use: **MultiFamily**Density: - Zoning: **Residential**
Topography: **Level** Sale Conditions: -Parcel No: **33-39-12-00000-3000-00021.0**

Financing: -

Comp ID: **5494942** - Research Status: **Confirmed****3 901 20th St - Will Divide****SOLD****Vero Beach, FL 32960****Indian River County**Recorded Buyer: **Vero Storage 1 Llc**
5775 Collins
Miami Beach, FL 33140Recorded Seller: **Tv 20 Llc**
3850 20th St
Vero Beach, FL 32963True Buyer: **Dean Jernigan**True Seller: **South Bay Builders LLC**Sale Date: **11/17/2021** Land Area: **3.75 AC (163,350 SF)**
Sale Price: **\$2,325,000 - Confirmed** Lot Dimensions: -
\$/AC Land Gross: **\$620,000.00 (\$14.23/SF)** Proposed Use: **Commercial ...**Density: - Zoning: **C1-B**
Topography: **Level** Sale Conditions: -Parcel No: **33-39-01-00027-0030-00001.0**

Financing: -

Comp ID: **5793534** - Research Status: **Confirmed**

4 7400 20th St**SOLD****Vero Beach, FL 32966****Indian River County**

Recorded Buyer: **Blackfin 60 Vb Llc**
 4440 Pga Blvd
 Palm Beach Gardens, FL 33410
 (561) 299-0036

Recorded Seller: **Buildex Inc**
 5000 16th St
 Vero Beach, FL 32966
 (772) 473-4555

True Buyer: **Blackfin Partners Investments, Inc.**

True Seller: **George M. Beuttell Real Estate**

Sale Date: **06/01/2021** Land Area: **3 AC (130,680 SF)**
 Sale Price: **\$1,250,000 - Confirmed** Lot Dimensions: -
 \$/AC Land Gross: **\$416,666.67 (\$9.57/SF)** Proposed Use: **Bank, Commercial ...**
 Density: - Zoning: **CN**
 Topography: **Level** Sale Conditions: -
 Parcel No: **33-38-01-00001-0080-00001.1**
 Financing: -
 Comp ID: **5552555** - Research Status: **Confirmed**

5 2500 93rd St - Barrier Island Commercial**SOLD****Orchid, FL 32963****Indian River County**

Recorded Buyer: **Orchid Island Golf & Beach Club**
 1 Beachside Dr
 Vero Beach, FL 32963
 (772) 388-2350

Recorded Seller: **KGP II-Orchid LLC**
 700 20th St
 Vero Beach, FL 32960

True Buyer: **Orchid Island Golf & Beach Club**

True Seller: **Vincent J. Boyle**

Sale Date: **12/02/2020** Land Area: **7.27 AC (316,681 SF)**
 Sale Price: **\$2,300,000 - Full Value** Lot Dimensions: **619x619**
 \$/AC Land Gross: **\$316,368.84 (\$7.26/SF)** Proposed Use: **Commercial**
 Density: - Zoning: **CL**
 Topography: - Sale Conditions: -
 Parcel No: **31-39-22-00001-0000-00000.8**
 Financing: -
 Comp ID: **5422127** - Research Status: **Full Value**

6 9670 State Road 60 Ave - 4.46 ACRE SR 60 CORNER!**SOLD****Vero Beach, FL 32966****Indian River County**

Recorded Buyer: **Stuart Petro Holdings**
 17240 Northway Cir
 Boca Raton, FL 33496

Recorded Seller: **St Lucie Enterprises**
 1201 Oakland Dr
 Brandon, FL 33511

True Buyer: **Muhammad R. Jafri**

True Seller: **William D & Kathryn A Mcknight**

Sale Date: **12/22/2020** Land Area: **4.46 AC (194,278 SF)**
 Sale Price: **\$1,600,000 - Confirmed** Lot Dimensions: -
 \$/AC Land Gross: **\$358,743.66 (\$8.24/SF)** Proposed Use: -
 Density: - Zoning: **CG**
 Topography: - Sale Conditions: -
 Parcel No: **33-38-03-00004-0000-00001.0**
 Financing: -
 Comp ID: **5355579** - Research Status: **Confirmed**

7 US @ 45th Street - Wawa Outparcel 1.1 acres US #1 and 45th St**SOLD**

Vero Beach, FL 32960

Indian River County

True Buyer: -

Recorded Seller: **Quality Fruit Packers Of Irc**
4425 N US Highway 1
Vero Beach, FL 32967True Seller: **Quality Fruit Packers of Indian River, Inc**

Sale Date: **01/05/2022 (778 days on mkt)** Land Area: **1.10 AC (47,916 SF)**
 Sale Price: **\$1,200,000 - Confirmed** Lot Dimensions: -
 \$/AC Land Gross: **\$1,090,909.09 (\$25.04/SF)** Proposed Use: **Car Wash ...**
 Density: - Zoning: **CG**
 Topography: **Level** Sale Conditions: -
 Parcel No: **32392600000300000003.2**
 Financing: -
 Comp ID: **5827639** - Research Status: **Confirmed**

8 9627 N US Highway 1 - Commercial Land Opportunity 4.04/AC**SOLD**

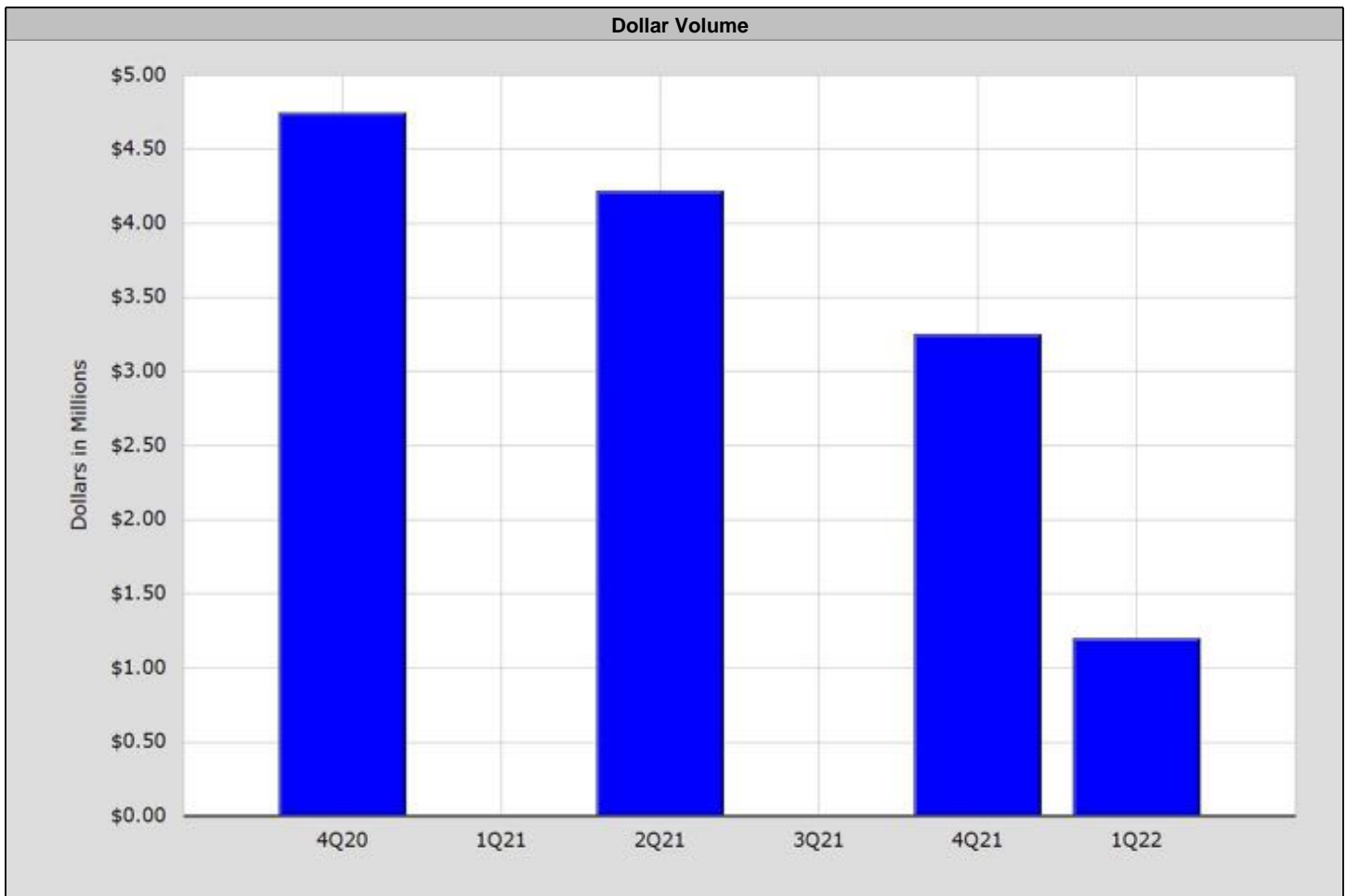
Sebastian, FL 32958

Indian River County

Recorded Buyer: **CC Cypress, LLC**
742 N 530 E
Orem, UT 84097Recorded Seller: **Plaza of Cottages, LLC**
1265 36 St
Vero Beach, FL 32960True Seller: **Harbor Trade Centre Llc**

Sale Date: **12/22/2021 (154 days on mkt)** Land Area: **4.04 AC (175,982 SF)**
 Sale Price: **\$925,000 - Confirmed** Lot Dimensions: -
 \$/AC Land Gross: **\$228,960.92 (\$5.26/SF)** Proposed Use: **Commercial**
 Density: **General Commercial** Zoning: **General Commercial**
 Topography: **Level** Sale Conditions: -
 Parcel No: **31392000000100000018.0**
 Financing: -
 Comp ID: **5815741** - Research Status: **Confirmed**

Trend Report



Report Time Frame: 10/1/2020 - 2/9/2022

Legend:

Current Survey
Sold Transactions



Time Interval - Quarterly

Sold Transactions

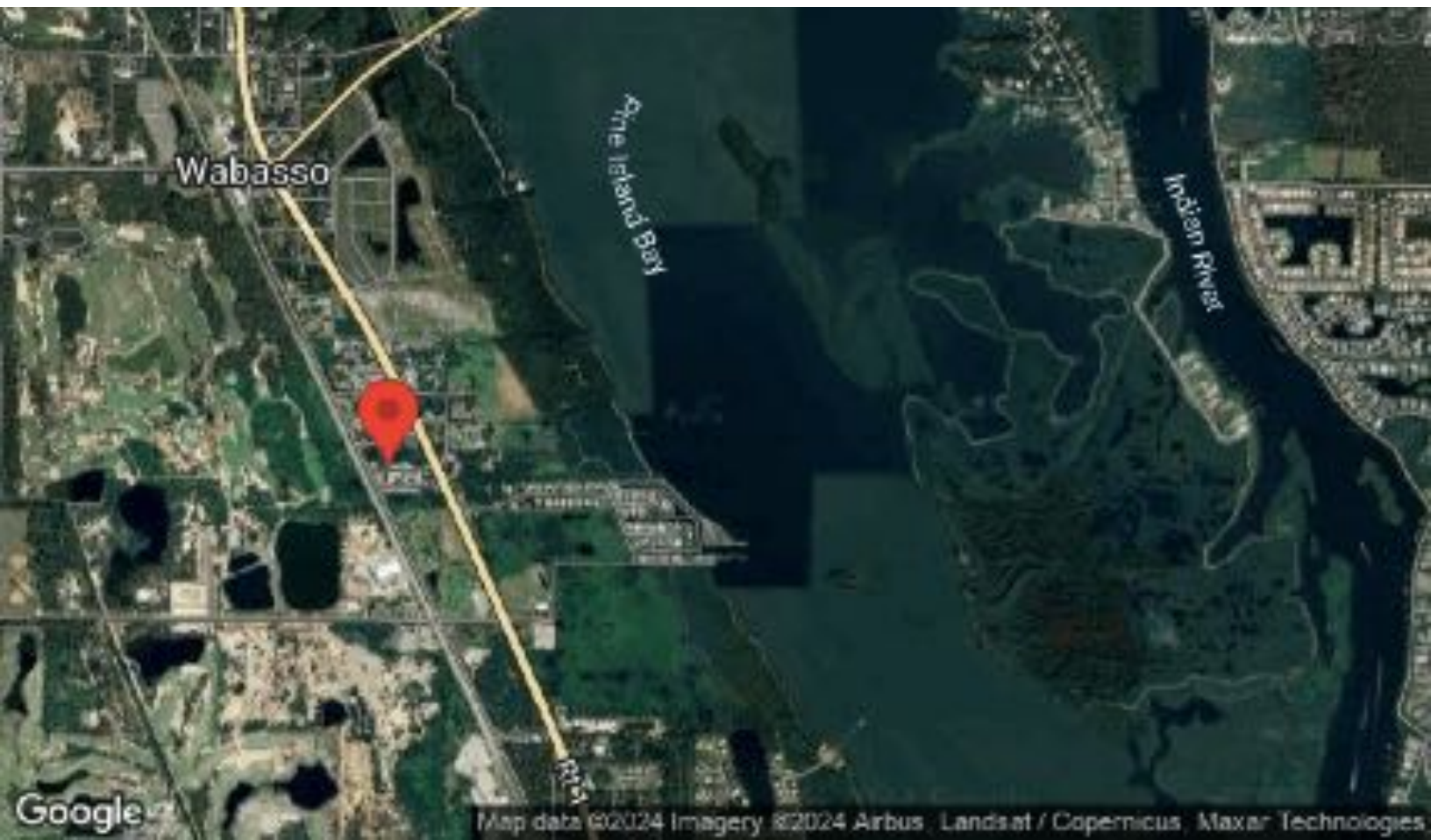
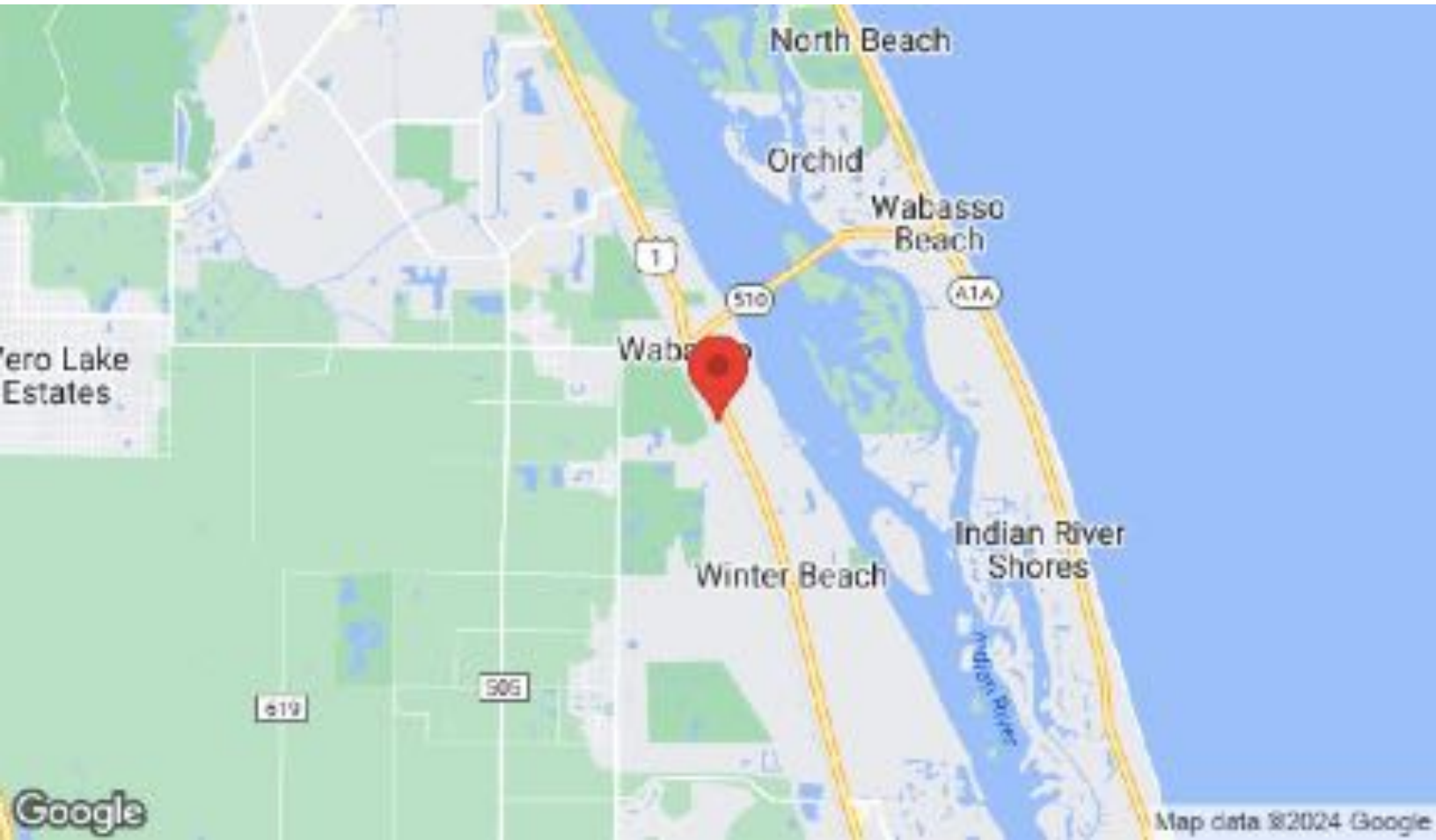
Number of Transactions	8
Total Dollar Volume	\$13,412,000
Total Bldg Square Feet	0
Total Land in Acres	33.90
Total Land in SF	1,476,684
Average Price	\$1,676,500
Average Number of SF	0
Average Price Per Bldg SF	-
Median Price Per SF	-
Average Number of Acres	4.24
Average Number of SF(Land)	184,586
Average Price Per Unit	-
Median Price Per Unit	-
Average Number of Units	-
Average Price Per Acre	\$395,634
Average Price Per SF(Land)	\$9.08
Median Price Per Acre	\$369,443
Median Price Per SF(Land)	\$8.48

Trend Report

	4Q20 10/1-12/31/20	2Q21 04/1-6/30/21	4Q21 10/1-12/31/21	1Q22 01/1-2/9/22
	Sold Transaction	Sold Transaction	Sold Transaction	Sold Transaction
Number of Transactions	3	2	2	1
Total Dollar Volume	\$4,744,000	\$4,218,000	\$3,250,000	\$1,200,000
Total Bldg Square Feet	0	0	0	0
Total Land in Acres	14.03	10.98	7.79	1.10
Total Land in SF	611,147	478,289	339,332	47,916
Average Price	\$1,581,333	\$2,109,000	\$1,625,000	\$1,200,000
Average Number of SF	0	0	0	0
Average Price Per Bldg SF	-	-	-	-
Median Price Per SF	-	-	-	-
Average Number of Acres	4.68	5.49	3.90	1.10
Average Number of SF(Land)	203,716	239,144	169,666	47,916
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Average Price Per Acre	\$338,133	\$384,153	\$417,202	\$1,090,909
Average Price Per SF(Land)	\$7.76	\$8.82	\$9.58	\$25.04
Median Price Per Acre	\$358,744	\$394,298	\$424,480	\$1,090,909
Median Price Per SF(Land)	\$8.24	\$9.05	\$9.74	\$25.04

Location Maps

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CHAPTER 911. - ZONING

CL – Commercial / industrial & public

Section 911.10. - Commercial districts.

- (1) *Purpose and intent.* The commercial districts are established to implement the Indian River County Comprehensive Plan policies for commercial development. These districts are intended to permit the development of commercial property to provide an efficient use of land and public infrastructure, promote the economic well being of the county, protect the natural resources and beauty of the county and ensure commercial development compatible with existing and proposed development.

In order to achieve this purpose, these districts shall regulate the size, scope, and location of commercial uses and provide standards to ensure development compatible with the built and natural environment.

- (2) *Districts.* The following districts are established to implement the provisions of this chapter:

- (a) *PRO: Professional office district.* The PRO, professional office district, is designed to encourage the development of vacant land and the redevelopment of blighted or declining residential areas along major thoroughfares in selected areas of the county. The selected areas will be deemed as no longer appropriate for strictly single-family use but which are not considered appropriate for a broad range of commercial uses, as permitted in a commercial zoning district. The PRO district may serve as a buffer between commercial and residential uses or be established in areas in transition from single-family to more intensive land uses. The PRO district shall be limited in size so as not to create or significantly extend strip commercial development.

In order to further encourage redevelopment, any legally nonconforming structure may continue to be utilized, and its use may be changed from one nonconforming or conforming use category to another use category permitted in the PRO district, provided the change of use of the legally nonconforming structure receives site plan approval, or any other necessary approvals.

- (b) *OCR: Office, commercial, residential district.* The OCR, office, commercial, residential district, is intended to provide areas for the development of restricted office, commercial, and residential activities in a manner which will be compatible with surrounding neighborhoods. The OCR district is further intended to provide land use controls for ensuring the separation of potentially incompatible activities, such as intense commercial uses, from established residential areas.
- (c) *MED: Medical district.* The MED, medical district, is intended to provide a variety of uses which support a major medical facility, and to protect such major medical facility from encroachment by land uses which may have an adverse effect on the operation and potential expansion of the facility. Land uses that could cause an adverse effect would generally include those uses that are likely to be objectionable to neighboring properties because of noise, vibration, odors, smoke, amount of traffic generated, or other physical manifestations.
- (d) *CN: Neighborhood commercial district.* The CN, neighborhood commercial district, is intended to provide areas for the development of highly restricted commercial activities to serve primarily the residents of the immediate area. The CN district is further intended to limit the intensity of commercial activities in order to ensure compatibility with nearby residential uses.
- (e) *CL: Limited commercial district.* The CL, limited commercial district, is intended to provide areas for the development of restricted commercial activities. The CL district is intended to accommodate the convenience retail and service needs of area residents, while minimizing the impact of such activities on any nearby residential areas.
- (f) *CG: General commercial district.* The CG, general commercial district, is intended to provide areas for the development of general retail sales and selected service activities. The CG district

is not intended to provide for heavy commercial activities, such as commercial service uses, heavy repair services nor industrial uses.

- (g) *CH: Heavy commercial district.* The CH, heavy commercial district, is intended to provide areas for establishments engaging in wholesale trade, major repair services and restricted light manufacturing activities. The CH district is further intended to provide support services necessary for the development of commercial and industrial uses allowed within other nonresidential zoning districts.

- (3) *Relationship with land use map.* The commercial districts may be established in the following land use designations:

District	Commercial Land Use Designation		
	C/I	PUB	RC
PRO ¹	X	-	-
OCR	X	-	-
MED	X	-	-
CN ²	-	-	-
CL	X	X	-
CG	X	X	X
CH	X	X	-

C/I - Commercial industrial

PUB - Public

RC - Regional commercial

¹ PRO may also be established in L-1, L-2, M-1, and M-2 land use designations.

² CN may also be established in AG-1, AG-2, AG-3, R, L-1, L-2, M-1, and M-2 land use designations.

- (4) *Uses.* Uses in the commercial districts are classified as permitted uses, administrative permit uses, and special exception uses. Site plan review shall be required for the construction, alteration and use of all structures and buildings except single-family dwellings.

Commercial uses and activities shall be contained within an enclosed area unless otherwise specifically allowed herein or unless allowed as an accessory or temporary use approved by the community development director.

Zoning CL

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	District						
	PRO	OCR	MED	CN	CL	CG	CH ₁
<i>Agriculture</i>							
Agricultural Production							
Horticultural and landscape plants and specialties	-	-	-	-	P	P	P
Kennels and animal boarding	-	-	-	-	-	A	A
Pet-grooming (no boarding)	-	-	-	-	P	P	P
Agricultural Services							
Landscape services	-	-	-	-	-	P	P
Commercial fishery	-	-	-	-	-	A	P
<i>Commercial</i>							
Construction							
General building contractors/special trade contractors/construction yards ⁴	-	-	-	-	-	-	P
Finance, Insurance, Real Estate, Legal Services							
Banks and credit institutions	-	P	-	P	P	P	-
Small-scale banks and credit institutions	A	P	-	P	P	P	P
Security and commodity brokers	P	P	-	P	P	P	-
Insurance agents, brokers and service	P	P	-	P	P	P	-

Zoning CL

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Automatic teller machines	-	P	P	P	P	P	-
Real Estate	P	P	-	P	P	P	-
Holding and other investment offices	P	P	-	P	P	P	-
Legal services	P	P	-	P	P	P	-
Services							
Lodging facilities hotels and motels	-	P	P	-	P	P	-
Boardinghouses	-	A	-	A	A	P	-
Bed and breakfast	P	A	A	A	A	A	-
Membership based hotels	-	-	-	-	-	P	-
Personal Services							
Laundries and laundromats (excluding drycleaners)	-	-	-	P	P	P	-
Garment pressing and drycleaners drop-off/pickup	-	-	-	P	P	P	-
Linen supply	-	-	-	-	-	P	P
Carpet and upholstery cleaning	-	-	-	-	-	P	P
Drycleaning plants	-	-	-	-	-	-	P
Photographic studios	-	A	-	P	P	P	-
Beauty shops	-	A	-	P	P	P	-
Barber shops	-	A	-	P	P	P	-
Shoe repair	-	A	-	P	P	P	-

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Funeral homes	-	-	-	-	-	P	-
Funeral chapels	-	-	-	-	P	P	-
Crematoriums	-	-	-	-	-	P	P
Business Services							
Advertising	P	P	-	-	P	P	P
Credit reporting and collection	P	P	-	-	P	P	P
Mailing, reproduction and stenographic services	-	P	-	-	P	P	P
Equipment rental and leasing	-	-	-	-	P	P	P
Employment agencies	P	P	-	-	P	P	P
Help supply services	-	-	-	-	-	P	P
Computer and data processing	P	P	-	-	P	P	P
Bail bondsman	-	-	-	-	P	P	P
General and professional office ⁴	P	P	-	P	P	P	-
Auto Repair, Services and Parking							
Automotive rentals	-	-	-	-	-	P	P
Automobile parking and storage	-	-	-	-	-	P	P
Body and paint shops	-	-	-	-	-	-	P
General automotive repair	-	-	-	-	-	P	P
Carwashes	-	-	-	-	P	P	P
Automotive fluid sales and services (other)	-	-	-	-	A	P	P

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than gasoline)							
Miscellaneous Repair							
Electrical repair	-	-	-	-	P	P	P
Watch, clock, jewelry	-	-	-	-	P	P	P
Reupholsters and furniture	-	-	-	-	-	-	P
Welding	-	-	-	-	-	-	P
Motion Pictures							
Production and distribution services	-	-	-	-	-	P	P
Motion picture theaters	-	-	-	-	P	P	-
Drive in theaters (unenclosed commercial amusement)	-	-	-	-	-	-	S
Video tape rentals	-	-	-	P	P	P	-
Amusement and Recreation							
Dance studios, school and halls, gyms	-	-	-	-	P	P	P
Theatrical production including music	-	-	-	-	P	P	-
Enclosed commercial amusements	-	-	-	-	P	P	P
Unenclosed commercial amusements except miniature golf courses and driving ranges	-	-	-	-	-	-	S
Health and fitness centers	-	-	-	A	P	P	P
Membership sports and recreation	-	-	-	-	P	P	P
Coin-operated amusements	-	-	-	P	P	P	-

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Miniature golf courses	-	-	-	-	-	S	A
Driving ranges	-	-	-	-	-	A	A
Health and Medical Services							
Offices and clinics	P	P	P	P	P	P	-
Total care facilities	-	-	P	-	-	-	-
Hospitals	-	-	P	-	-	-	-
Medical and dental laboratory	-	-	P	-	P	P	-
Home health care services	-	-	P	-	P	P	-
Specialty outpatient clinics	-	-	P	-	P	P	-
Veterinarian clinic	-	-	-	-	A	A	A
Wholesale Trade							
Durable goods (not including demolition debris site, junkyards, recycling center)	-	-	-	-	-	-	P
Nondurable goods	-	-	-	-	-	-	P
Recycling center (including vegetation debris mulching)	-	-	-	-	-	-	A
Retail Trade							
Convenience stores	-	-	-	P	P	P	P
Building materials and garden supplies	-	-	-	-	-	A	P
Paint, glass and wallpaper stores	-	-	-	-	P	P	P
Hardware stores	-	-	-	-	P	P	P

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Retail nurseries and garden supplies	-	-	-	-	P	P	P
Model mobile home display	-	-	-	-	-	A	P
Mobile home trailer sales	-	-	-	-	-	-	A
General Merchandise							
Department stores	-	-	-	-	A	P	-
Variety stores	-	-	-	-	A	P	-
Flea market	-	-	-	-	-	-	A
Auction facilities, unenclosed	-	-	-	-	-	-	A
Auction facilities, enclosed	-	-	-	-	-	P	P
Used merchandise (including pawn shops)	-	-	-	-	P	P	P
Food Stores							
Grocery stores	-	-	-	P	P	P	-
Meat and fish markets	-	-	-	P	P	P	-
Fruit and vegetable markets	-	-	-	P	P	P	-
Candy, nut and confectionery stores	-	-	P	P	P	P	
Dairy product stores	-	-	-	P	P	P	-
Retail bakeries	-	-	-	P	P	P	-
Automotive Dealers and Services							
New and used cars dealers	-	-	-	-	-	P	P
Used vehicle sales	-	-	-	-	-	S	A

Zoning CL

Vero Beach Land | 7985 US Hwy 1 | Vero Beach, FL 32967



Auto and home supply stores	-	-	-	-	P	P	P
Gasoline service stations	-	-	-	-	A	P	P
Boat sales and rentals	-	-	-	-	-	A	P
Recreational vehicle sales	-	-	-	-	-	A	A
Motorcycle dealers	-	-	-	-	-	P	P
Automotive fuel sales	-	-	-	A	A	P	P
Commercial marina	-	-	-	-	-	A	P
Marine repair and service	-	-	-	-	-	A	P
Apparel and Accessory Stores	-	-	-	P	P	P	-
Furniture and Home Furnishings							
Furniture and home furnishing stores	-	-	-	-	A	P	P
Small-scale home furnishings showrooms (excluding furniture and major appliances)	-	A	-	-	P	P	P
Household appliance stores	-	-	-	-	A	P	P
Radio, television and computer stores	-	-	-	P	P	P	-
Eating and Drinking Establishments							
Restaurants	-	-	A	P	P	P	P
Carry out restaurants	-	A	A	P	P	P	P
Drive through restaurants	-	-	-	-	-	P	P
Bars and lounges	-	-	-	-	S	P	P
Bottle clubs	-	-	-	-	-	S	A

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Miscellaneous Retail							
Drug stores	-	-	P	A	P	P	-
Liquor stores	-	-	-	P	P	P	-
Miscellaneous shopping goods	-	-	-	-	P	P	-
Florists	-	-	P	P	P	P	-
News stands	-	-	P	P	P	P	-
Sporting goods	-	-	-	-	P	P	-
Optical goods	-	-	P	P	P	P	-
Gift stores	-	-	P	P	P	P	-
Book and card store	-	-	P	P	P	P	-
Catalogue and mail order house	-	-	-	-	-	P	P
Fuel Dealers	-	-	-	-	-	P	P
Food and Kindred Products	-	-	-	-	-	-	P
Fruit and vegetable packing houses	-	-	-	-	-	A	A
Fruit and vegetable juice extraction	-	-	-	-	-	-	A
<i>Community Services</i>							
Educational Services							
Educational centers including primary and secondary schools	-	A	A	A	A	A	-
Colleges and universities	-	A	A	-	A	A	-
Libraries	A	A	A	A	P	P	-

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Vocational, technical and business	-	P	P	P	P	P	-
Institutional							
Individual and family services	-	-	P	-	P	P	-
Job training services	-	-	-	-	P	P	P
Child care and adult care	A	A	P	A	P	P	-
Homes for aged, including nursing homes and rest homes	-	-	A	-	S	S	-
Residential treatment center	-	-	P	-	S	S	S
Place of worship	P	P	-	-	P	P	P
Group homes (residential centers)	-	-	P	-	S	S	S
Adult congregate living facility (21+ residents)	-	-	P	-	S	S	S
Cultural and Civic Facilities	P	P	A	-	P	P	-
Civic and social membership organizations	-	-	A	-	P	P	-
Public Administration							
Government administrative buildings	A	P	A	P	P	P	-
Courts	-	-	-	-	P	P	-
Emergency services	P	P	P	P	P	P	P
<i>Industrial</i>							
Printing and publishing	-	-	-	-	-	-	P
Machine shops	-	-	-	-	-	-	P

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Chemicals and Plastics							
Rubber and plastic footwear	-	-	-	-	-	-	P
Hose, belts, gaskets packing	-	-	-	-	-	-	P
Assembly production (not including manufacturing)	-	-	-	-	-	-	P
<i>Transportation and communication</i>							
Railroad/Bus Transportation Services							
Local and suburban transit	-	-	-	-	-	P	P
Trucking and courier services	-	-	-	-	-	-	P
Commercial warehousing and storage	-	-	-	-	-	-	P
Moving and storage	-	-	-	-	-	-	P
Trucking terminals	-	-	-	-	-	-	P
Self-service storage facilities	-	-	-	-	S	A	P
Outdoor storage	-	-	-	-	-	-	A
Vehicle storage lot (paved/unpaved) ³	-	-	-	-	-	-	P
Post Office	P	P	P	P	P	P	P
Water transport services	-	-	-	-	-	-	P
Air transport services	-	-	-	-	-	-	P
Pipelines	-	-	-	-	-	-	P
Heliport/helipad	-	-	S	-	-	S	-
Recycling centers	-	-	-	-	-	-	A

Zoning CL

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Travel and tour agencies	-	P	-	-	P	P	-
Freight transport arrangement	-	P	-	-	-	P	P
Communications							
Telephone and telegraph	-	P	-	-	P	P	P
Radio and television broadcasting	-	P	-	-	P	P	P
Cable and pay T.V.	-	P	-	-	P	P	P
Communications towers (wireless facilities)	A ⁵	A ⁵	A ⁵	A ⁵	A ₅	A ⁵	A ⁵
Communications towers (non-wireless facilities) ⁴							
Amateur radio (accessory use)							
Less than 80 feet	P	P	P	P	P	P	P
80 feet or taller (see 971.44(4) for special criteria)	S	S	S	S	S	S	S
Commercial							
Up to 70 feet:							
Camouflaged	P	P	P	P	P	P	P
Non-camouflaged	P	P	P	P	P	P	P
70 feet to 150 feet:							
Camouflaged	A	A	A	A	A	A	A
Monopole (minimum of 2 users)	A	A	A	A	A	A	A
Not camouflaged and not monopole	S	S	S	S	S	S	S

Over 150 feet:							
All tower types (see 971.44(1) for special criteria)	-	-	-	-	-	-	-
Public and private utilities, limited	A	A	A	A	A	A	A
Public and private utilities, heavy	-	-	-	-	-	-	S
<i>Residential Uses</i>							
Single-family dwelling	P	P	-	-	-	-	-
Duplex	P	P	-	-	-	-	-
Multifamily dwelling	P	P	A	A	A	A	-
Accessory housing (watchman)	-	-	-	-	-	-	P

P = Permitted use

A = Administrative permit use

S = Special exception use

¹ No industrial use shall be permitted in the CH district unless public sewer service is provided to the subject property.

² The requirements of subsection 917.06(11), of the Accessory Uses and Structures Chapter, shall apply to towers less than 70’.

³ Standards for unpaved vehicle storage lots are found in subsection 954.08(6).

⁴ Uses, such as limousine services, construction offices, and contractors trades offices shall be considered general office uses if the following conditions are met:

- All types of vehicles [reference 911.15(3)(a)] kept on site shall be limited to those types of vehicles allowed in residential areas, except that commercial vehicles completely screened from adjacent streets and properties shall be allowed to be kept on site. All commercial vehicles allowed to be kept on site shall be parked in designated paved spaces.

- The number of vehicles used for business purposes and that meet the above condition and that are kept on site shall be limited to twenty-five (25) percent of the number of parking spaces required for the office use.
- Except for vehicle parking, all uses shall be conducted within an office building.

⁵ For wireless commercial facilities regulations, see subsection 971.44(5), Section 4 use table.

- (5) *Accessory uses and structures* as provided in Chapter 917.
- (6) *Required improvements.* All future subdivisions and site plans for development in commercial districts shall install the following improvements, designed and constructed to meet the requirements and specifications of the Code of Laws and Ordinances of Indian River County, Florida.

	District						
	PRO	OCR	MED	CN	CL	CG	CH
Bikeways	x	x	x	x	x	x	x
Sidewalks	x	x	x	x	x	x	x
Streetlights	x	x	x	x	x	x	x

- (7) *Size and dimension criteria:*

	PRO	OCR	MED	CN	CL	CG	CH
Min. Lot Size sq. ft.	10,000	10,000	20,000	20,000	10,000	10,000	10,000
Min. Lot Width ft.	100	100	100	100	100	100	100
Min. Yards ft.							
Front	25	25	25	25	25	25	25
Rear	25	20	20	20	10	10	10
Side	20	20	20	20	10	10	10
Max. Building Coverage %	35	40	40	40	40	40	40/50*

Min. Open Space %	35	35	30	30	25	25	20
Max. Building Height ft.	35	35	35	35	35	35	35
Residential District Regulations	RM-6	RM-6	RM-8	RM-8	RM-8	RM-8	RM-8
Hotel and motel minimum square feet of land area per unit	-	1200	1200	-	1200	1200	-

Notes:

Yards - Front Yards abutting S.R. 60 shall be seventy-five (75) feet;

Rear Yards (CH only) 0 if abutting FEC Railroad;

Side Yards (MED, CL, CG, CH) 0 if abutting a nonresidential use with interconnected parking and approved access easement 0 if abutting FEC Railroad (CH only).

Height - See section 911.15 for exceptions.

Maximum FAR (Floor Area Ratio):

- Retail trade 0.23 FAR
- Office, business/personal services, recreational, schools, institutional 0.35 FAR
- Industrial, storage, wholesale/distribution, utilities, heavy repair 0.50 FAR

*Maximum building coverage for a single story warehouse or industrial building is fifty (50) percent.

(8) Required buffer yards:

District	Abutting Use/District	
	Single-Family Buffer Type	Multi-Family Buffer Type
PRO	C - 6 ft. Opaque	C - 3 ft. Opaque
OCR	C - 6 ft. Opaque	C - 3 ft. Opaque
MED	C - 6 ft. Opaque	C - 3 ft. Opaque

CN	B - 6 ft. Opaque	C - 6 ft. Opaque
CL	B - 6 ft. Opaque	C - 6 ft. Opaque
CG	B - 6 ft. Opaque	C - 6 ft. Opaque
CH	B - 6 ft. Opaque	B - 6 ft. Opaque

Buffer yards are required along rear/side property lines and measured at right angles to lot lines. All screening and buffering requirements shall meet the standards established in section 926, Landscaping and buffering. No parking or loading shall be permitted within buffer yards.

When a loading dock is proposed to serve a use that normally requires frequent deliveries (e.g., grocery store, department store, big box retail), and when the loading dock is to be located adjacent to a residentially designated site, and when the loading dock will not be screened from view from an adjacent residential site by an intervening building or structure, an eight-foot high wall shall be required between the loading dock and the residential site. Wall height shall be measured from the grade elevation of the parking area adjacent to the loading dock. Plantings along the wall are required in accordance with the standards of landscape section 926.08.

(9) *Special district requirements.*

(a) *PRO—Professional office district.*

1. *Location and land use.*

- a. The PRO district may be established in areas designated as L-1, L-2, M-1, M-2 or commercial on the future land use map.
- b. The PRO district may be established on residentially designated land if located on an arterial or collector road as identified in the comprehensive plan.

2. *District size.* The PRO district shall have a minimum district size of five (5) acres and a maximum district size of twenty-five (25) acres. The PRO district may be reduced to two and one-half (2½) acres if the parcel(s) under consideration to be zoned PRO satisfies all of the following criteria:

- a. The parcel(s) abuts a commercial node or corridor; and
- b. The parcel(s) is located within a substantially developed area; and
- c. The parcel(s) is located in an area dominated by nonresidential uses.

3. *District depth.* The PRO district shall have a maximum district depth of three hundred (300) feet, measured from the adjacent collector and/or arterial roadway. The maximum depth may exceed three hundred (300) feet for platted lots of record where the majority of the lot is within three hundred (300) feet of the collector on arterial roadway.

(b) *CN—Neighborhood commercial district.*

- 1. *Land use and location.* The CN, neighborhood commercial, district has been established on various sites throughout the county that are designated AG-1, AG-2, AG-3, R, L-1, L-2, M-1 or M-2 on the future land use map. No new CN neighborhood commercial districts shall be established, and no existing CN district shall be expanded.

2. *Allowable uses.* Uses allowed within a neighborhood node shall be those uses allowed within the neighborhood commercial (CN) zoning district.

(Ord. No. 90-16, § 1, 9-11-90; Ord. No. 91-7, §§ 6, 8, 2-27-91; Ord. No. 91-48, §§ 20, 22, 23, 12-4-91; Ord. No. 92-11, §§ 3, 14, 24, 4-22-92; Ord. No. 92-39, § 8, 9-29-92; Ord. No. 93-8 §§ 13, 18, 3-18-93; Ord. No. 93-29, §§ 5D, 11C, 9-7-93; Ord. No. 94-1, § 2E, 1-5-94; Ord. No. 94-25, §§ 1, 13, 8-31-94; Ord. No. 96-24, § 6, 12-17-96; Ord. No. 97-16, § 3(5), 5-6-97; Ord. No. 97-21, § 4(A), 7-15-97; Ord. No. 97-29, §§ 2(A), 6, 12, 12-16-97; Ord. No. 98-9, § 9, 5-19-98; Ord. No. 99-13, § 7A, 5-5-99; Ord. No. 2000-039, § 1, 11-21-00; Ord. No. 2002-016, § 1E, 4-2-02; Ord. No. 2002-031, § 1E, 11-12-02; Ord. No. 2003-004, § 1, 2-4-03; Ord. No. 2010-017, § 1, 10-5-10; Ord. No. 2012-016, §§ 4, 7E, 8, 9, 7-10-12; Ord. No. 2015-005, § 1, 6-2-15; Ord. No. 2018-022, § 1, 9-18-18)

INDIAN RIVER COUNTY



Population:

147,981

Area:

617 sq mi (1,600 km²)

Median Age:

52.2

Median Household Income:

\$49,009

Median Property Value:

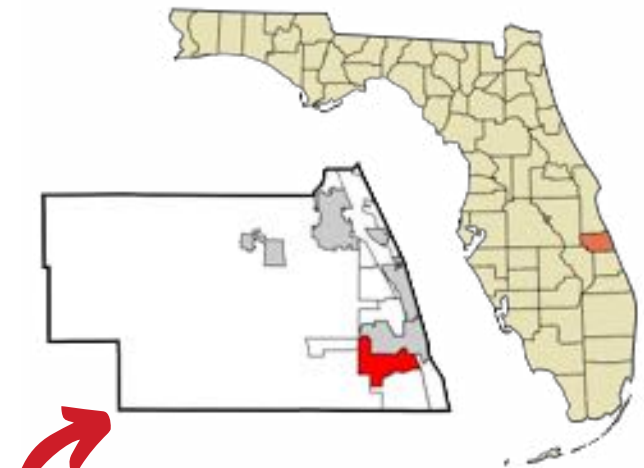
\$ 172,600

Climate:

Subtropical; average rainfall: 62 inches; average temperature: 75.4°; winter mean temperature: 66.5°; summer mean temperature: 84.2°

Education:

Indian River is made up of 4 public and charter schools with 8 private schools. The public schools are operated by the Indian River County School District. There are also 3 college/University campus.



Location of Indian River County, Florida



DEMOGRAPHICS

As of the census of 2010 , there were 112,947 people, 49,137 households, and 32,725 families residing in the county. The population density was 224 people per square mile (87/km²). There were 57,902 housing units at an average density of 115 per square mile (44/km²). The racial makeup of the county was 87.43% White, 8.19% Black or African American, 0.25% Native American, 0.74% Asian, 0.03% Pacific Islander, 2.15% from other races, and 1.21% from two or more races. 6.53% of the population were Hispanic or Latino of any race.

In the county, the population was spread out with 19.20% under the age of 18, 6.00% from 18 to 24, 22.30% from 25 to 44, 23.30% from 45 to 64, and 29.20% who were 65 years of age or older. The median age was 47 years. For every 100 females there were 93.70 males. For every 100 females age 18 and over, there were 90.80 males. The median income for a household in the county was \$39,635, and the median income for a family was \$46,385. Males had a median income of \$30,870 versus \$23,379 for females. The per capita income for the county was \$27,227. About 6.30% of families and 9.30% of the population were below the poverty line, including 13.60% of those under age 18 and 5.70% of those age 65 or over.

POPULATION						
	1980	1990	1995	2000	2005	2017*
COUNTY	59,896	90,208	100,261	112,947	130,043	149,790
MUNICIPALITIES						
Fellsmere	1,161	2,179	2,354	3,813	4,322	5,550
Indian River Shores	1,254	2,278	2,599	3,448	3,654	4,201
Orchid	19	10	25	140	302	445
Sebastian	2,831	10,248	13,488	16,181	20,048	24,256
Vero Beach	16,176	17,350	17,681	17,705	17,895	16,539

Sources: University of Florida Bureau of Business and Economic Research, Statistical Abstract 2011;
*Applied Geographic Solutions, 3/2017

Race	Population	Percentage
White	130,147	86.20%
Black or African American	13,617	9.02%
Two or More Races	2,905	1.92%
Asian	1,949	1.29%
Some Other Race	1,897	1.26%
American Indian and Alaska Native	411	0.27%
Native Hawaiian and Other Pacific Islander	58	0.04%

Type	Count	Average Size	Owned
All	57,403	2.6	78.1
Married	29,974	3.03	88.5
Non Family	21,648	1.28	71.3
Female	4,177	5.32	62.2
Male	1,604	5.36	54.2

3.31 Average Family Size

4% Unmarried (Opposite Sex)

2.6 Average Household Size

0.2% Unmarried (Same Sex)



OUR LOCATION

Indian River County is conveniently located halfway between Miami and Jacksonville and directly across the state from Tampa. It is approximately 1 ½ hour from Orlando and Palm Beach, a big plus for visitors and business travelers. It is home to general aviation manufacturer Piper Aircraft and Velocity Aircraft as well as the CVS distribution Center. Indian River County enjoys a moderate climate with the average temperature of about 74 degrees. Agriculture has been the county's largest industry and is home to 'The World Famous Indian River Citrus' that is sold worldwide. The Indian River Lagoon is a hub for boating & fishing, water skiing, and other small-craft waterborne activities. Sheltered from the open ocean, the Indian River area of Vero has a number of public and private marinas and boat launch facilities. Indian River County has some of the best places in the country for surfing and the most unique places for diving and snorkeling as well as Nature Preserves to explore. Whether you prefer to spend your vacation in a setting closer to nature, or if you just want to spend a night or two shedding the trappings of civilization, Indian River County is a great place to visit parks and camping.

VERO BEACH MUSEUM OF ART

The Vero Beach Museum of Art is open to the general public. People with museum memberships and children under 17 years of age can attend all exhibitions free of charge. Admission to general exhibitions and educational wing exhibitions are free. For some special exhibitions, a variable admission fee will apply. The museum is comprised of several art galleries, a sculpture garden, and education wing.



HUMISTON PARK

Humiston park is a fun public park that's clean and has plenty of parking nearby. This beautiful oceanfront public park has a children's playground, picnic tables, BBQ grills, and shelters. Humiston is considered by many as one of the best beach access parks in all of Florida. This resource is highly recommended if you love the beach. It's also within close proximity specialty shops, boutique stores, and hotels.



MCKEE BOTANICAL GARDEN

McKee Botanical Garden provides tours and various classes such as Wood carving for Beginners and Yoga. McKee Botanical Garden is known for its 18-acre subtropical jungle hammock, filled with plants appropriate for horticultural growing zone 9B. This dense and diverse collection also features several restored architectural treasures.



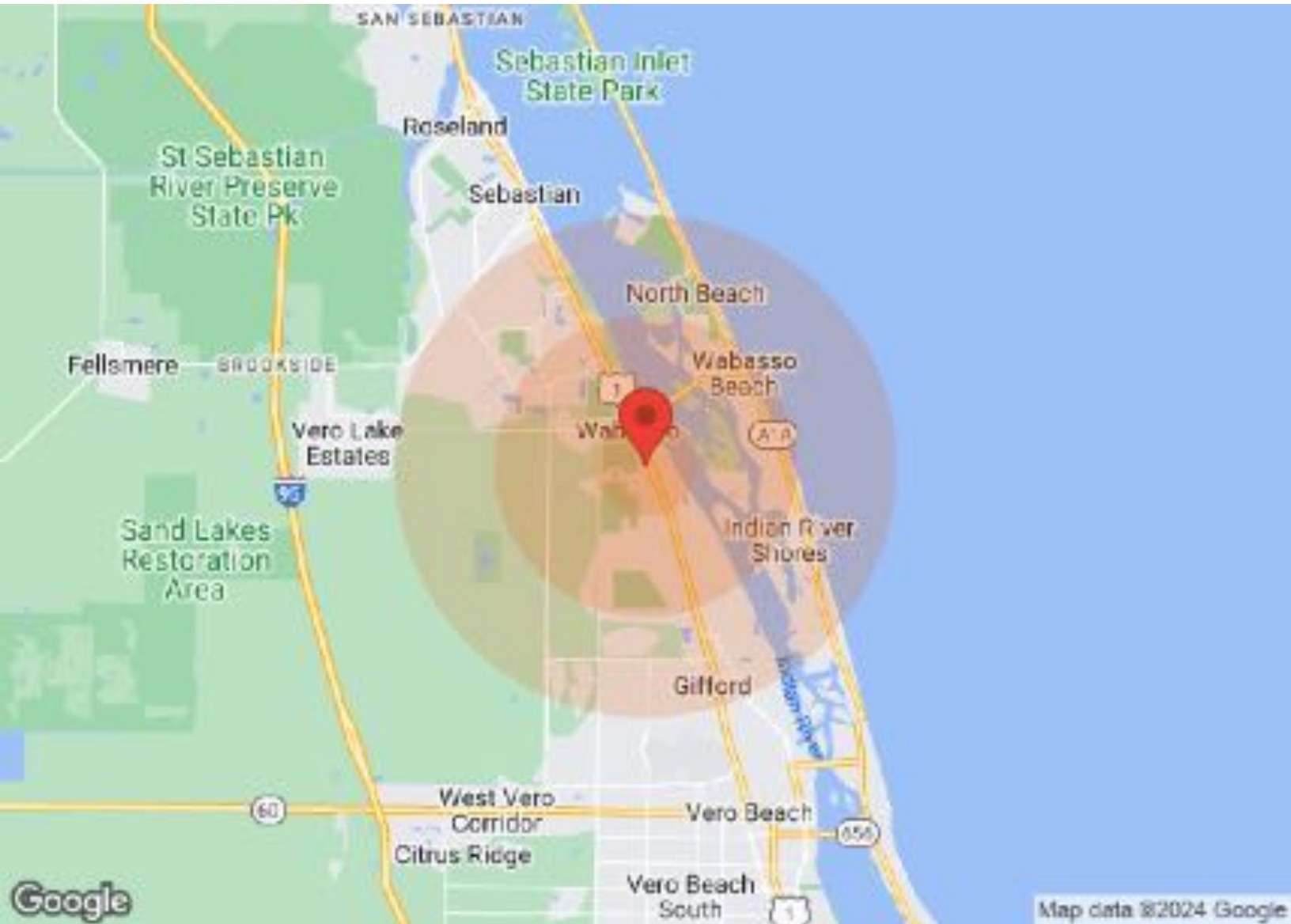
ENVIRONMENTAL LEARNING CENTER

Environmental Learning Center has events and activities such as hands-on sea life touch tank, nature walks, nature artists, guided tour with information regarding local flora and fauna, pontoon boat excursion, kayaking, bird watching, nature guide, Canoe Guides (Canoe Excursion), Boat Excursion to Pelican Island, and more.



Detailed Demographics

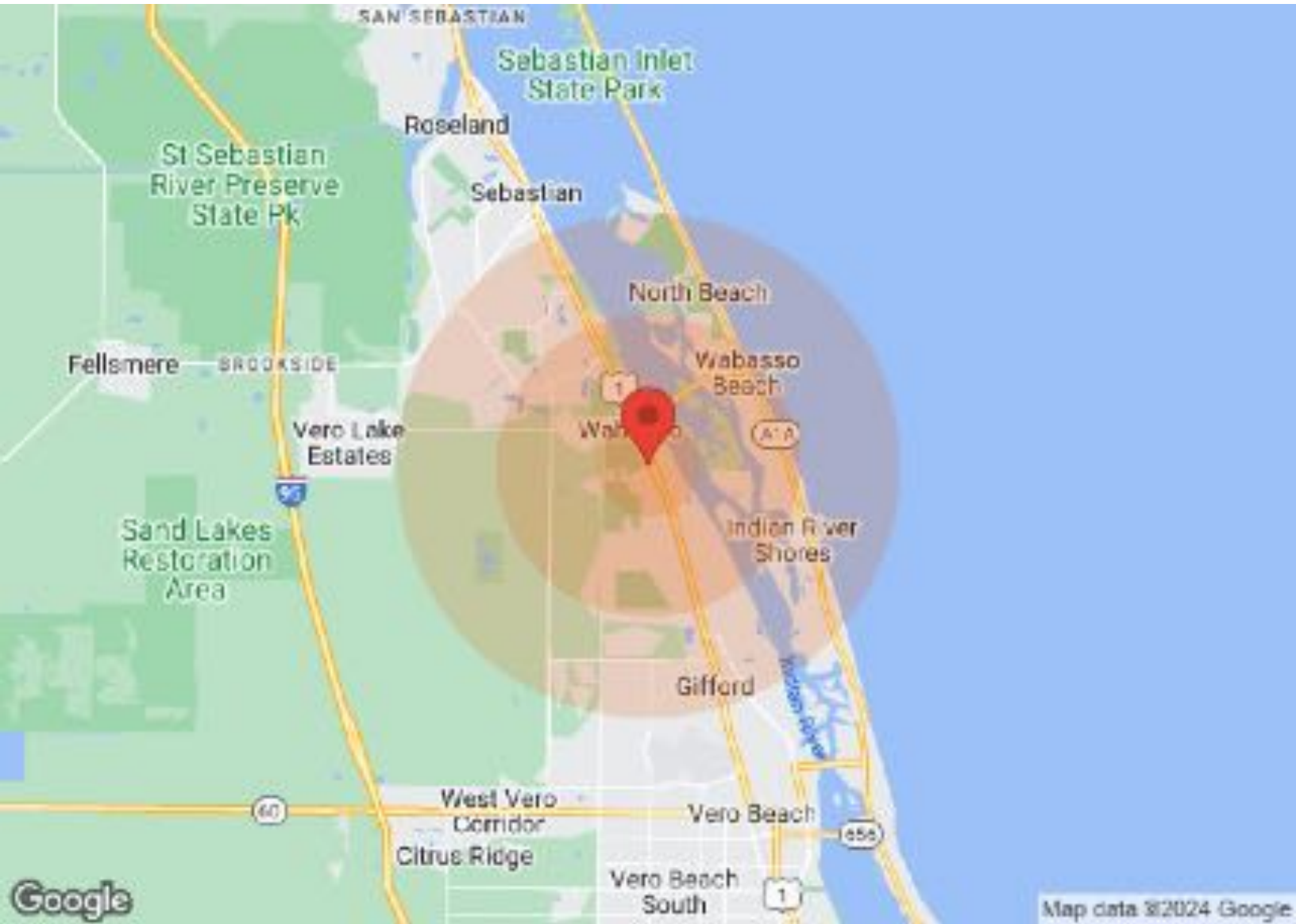
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Population	1 Mile	3 Miles	5 Miles
Male	N/A	3,861	18,328
Female	N/A	4,712	21,411
Total Population	N/A	8,573	39,739
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	5,738	23,234
Occupied	N/A	4,223	18,054
Owner Occupied	N/A	3,571	14,122
Renter Occupied	N/A	652	3,932
Vacant	N/A	1,515	5,180
Race	1 Mile	3 Miles	5 Miles
White	N/A	7,717	32,546
Black	N/A	712	6,014
Am In/AK Nat	N/A	N/A	14
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	380	2,186
Multi-Racial	N/A	222	2,034

Detailed Demographics

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	N/A	271	1,778	Median	N/A	\$43,241	\$47,804
Ages 5-9	N/A	360	2,131	< \$10,000	N/A	282	1,026
Ages 10-14	N/A	344	1,921	\$10,000-\$14,999	N/A	173	924
Ages 15-19	N/A	346	1,927	\$15,000-\$19,999	N/A	165	979
Ages 20-24	N/A	336	1,992	\$20,000-\$24,999	N/A	271	1,195
Ages 25-29	N/A	335	1,980	\$25,000-\$29,999	N/A	387	1,048
Ages 30-34	N/A	307	1,762	\$30,000-\$34,999	N/A	146	692
Ages 35-39	N/A	317	1,590	\$35,000-\$39,999	N/A	82	657
Ages 40-44	N/A	315	1,645	\$40,000-\$44,999	N/A	284	1,073
Ages 45-49	N/A	356	1,951	\$45,000-\$49,999	N/A	230	641
Ages 50-54	N/A	401	2,276	\$50,000-\$60,000	N/A	307	1,780
Ages 55-59	N/A	440	2,457	\$60,000-\$74,000	N/A	370	1,764
Ages 60-64	N/A	515	2,542	\$75,000-\$99,999	N/A	202	1,892
Ages 65-69	N/A	603	2,583	\$100,000-\$124,999	N/A	291	958
Ages 70-74	N/A	699	2,613	\$125,000-\$149,999	N/A	253	839
Ages 74-79	N/A	767	2,612	\$150,000-\$199,999	N/A	238	717
Ages 80-84	N/A	709	2,278	> \$200,000	N/A	322	1,501
Ages 85+	N/A	1,152	3,701				

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Full Service Property Management

The DeMarco Real Estate Group™ provide full service property management. Our goal is to maximizes client income while being mindful of customer service and property value appreciation. We provide each managed asset with a dedicated professional property manager. Our staff delivers the best service possible at very competitive and attractive rates.



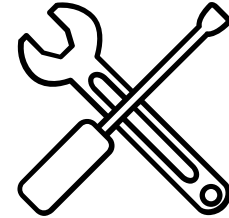
Lease Administration

Assist and negotiate all lease renewals, Review Leases for Compliance and Market all upcoming tenant space non-renewals to minimize vacancies.



Collections

Monthly statements, compliance letters to tenants when necessary, follow-up phone calls or tenant visits are conducted and Legal action with owner approval.



Maintenance

Dependable, independent, insured, and experienced contractors with competitive pricing, timely response to maintenance issues, preventative maintenance, and regular (weekly) property inspection.



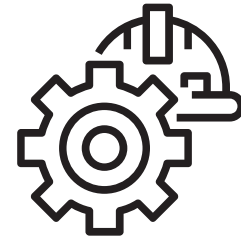
Financial Reporting and Services

Monthly operating reports, accounts payable/receivable, budgets, calculate all CAM charges and adjust quarterly and send CAM letter to each tenant, Full Bill pay (as needed), and Collect and pay all state sales tax as needed.



Tenant Retention

24-hour emergency answering service (after hours) and Dedicated full-time employee to your account.



Construction Supervision and City Services

Keep all city license and county license updated as needed, follow up on city inspections and violations, and Respond and correct of all initial repairs.

