

Land: 1,338+- Continuous Acres **For Sale**

Vero Beach Opportunity Zone

St Road 60 & 110 Avenue



Capstone

Contact: Michael Keating, Principal Broker

Tel: 914-420-6269 Email: michael@caprealtyassociates.com

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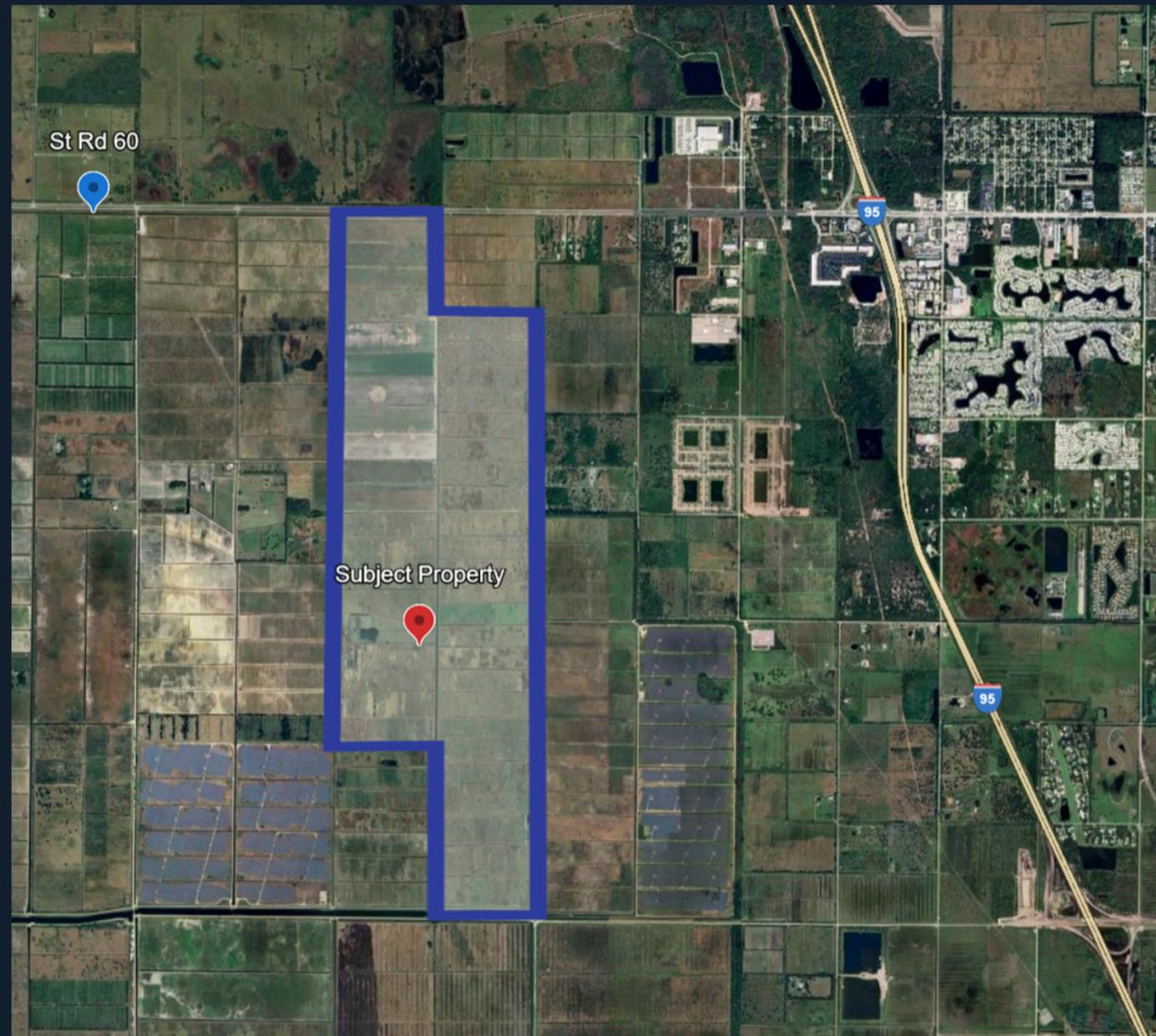
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Property Details

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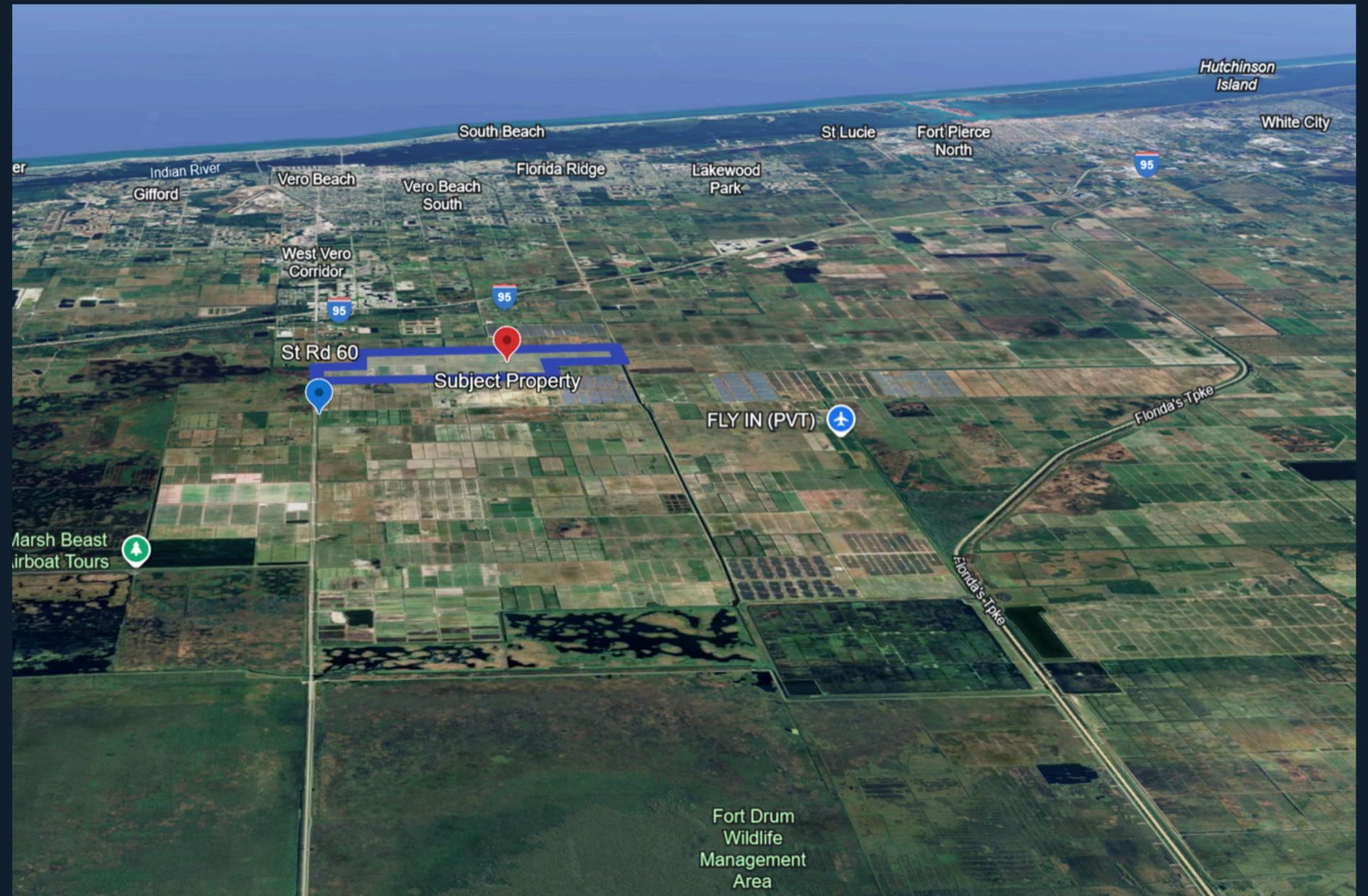
About Capstone



This land offering of prime agricultural land presents a highly compelling value proposition, uniquely enhanced by federal tax incentives, favorable state tax conditions, strong regional fundamentals, and long-term growth potential.* Vero Beach represents a desirable coastal market with strong demographic and economic trends, including population growth, quality-of-life migration, and sustained demand for real estate assets. These fundamentals strengthen the outlook for land value appreciation over a long-term investment horizon. Florida does not impose a state income tax. As a result, federal Opportunity Zone benefits are not offset by additional state capital gains taxation, enhancing the net after-tax return profile compared to many other jurisdictions. This property is income-producing from day one, offering the buyer a modest NOI, while holding for future potential appreciation and the possible tax benefits achieved by being in an Opportunity Zone. The land is currently being leased by a sod farm operation and a cattle operation, offering owners hands-free ownership responsibilities.

*Each prospective investor is advised to seek independent advice from qualified tax and legal professionals regarding the availability, suitability, and potential benefits of Opportunity Zone treatment in connection with this offering.

- **Total Acreage:** 1,338 +- contiguous acres
- **Zoning:** AG-10, allowing one residence per 10 acres
- **Total # of Wells onsite:** Numerous non-potable irrigation wells exist onsite
- **Frontage & Access:** Approximately 2,600 feet of frontage along St Rd 60 and 2,600 feet of frontage in the rear along 9 ST SW.
- **Distance from I-95:** Approximately Two Miles
- **Total # of Existing Buildings:** 2 (Two), totalling approximately 14,000 SF





Capstone Associates is a full-service commercial real estate brokerage firm providing strategic advisory, leasing, sales, and investment services to owners, investors, and occupiers. With deep market expertise and a client-focused approach, the firm delivers data-driven solutions designed to maximize value, mitigate risk, and support long-term success across all asset classes through its specialized divisions.

Capstone maintains offices in New York and Florida and leverages a broad network of owners, investors, brokers, and service providers throughout the United States and internationally. This offering is exclusively offered by Michael Keating of Capstone Associates.

Michael brings extensive experience in investment sales and leasing across all asset classes, with particular expertise in land transactions. He began his career in New York City and later expanded his practice into the Florida market.

Disclaimer

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