

FOR SALE

±41.1 ACRE INFILL REDEVELOPMENT SITE

400 SEBASTIAN BLVD, SEBASTIAN, FL 32958

SUBJECT

SEBASTIAN BLVD

POWERLINE RD

 CUSHMAN &
WAKEFIELD

OFFERING MEMORANDUM

PROPERTY INFORMATION

Positioned in the heart of Sebastian within Indian River County, 400 Sebastian Blvd is a rare large-scale institutional asset offered from the School Board portfolio. The property spans approximately 41.1 acres and includes an existing $\pm 54,136$ SF educational facility, offering immediate functionality with strong long-term repositioning or redevelopment potential.

Currently improved as Sebastian Elementary School, the site features established infrastructure, access points, and a functional campus layout adaptable to a range of future uses. Located along Sebastian Boulevard, a key east-west corridor linking U.S. Highway 1 and Interstate 95, the property benefits from strong accessibility and visibility, with surrounding residential, civic, and neighborhood retail supporting consistent demand and long-term growth.

Property Address: 400 Sebastian Blvd, Sebastian, FL 32958

Parcel IDs: 31390700000300000001.1

Total Building Size: $\pm 54,136$ SF

Year Built: 1987

Land Size: ± 41.1 Acres

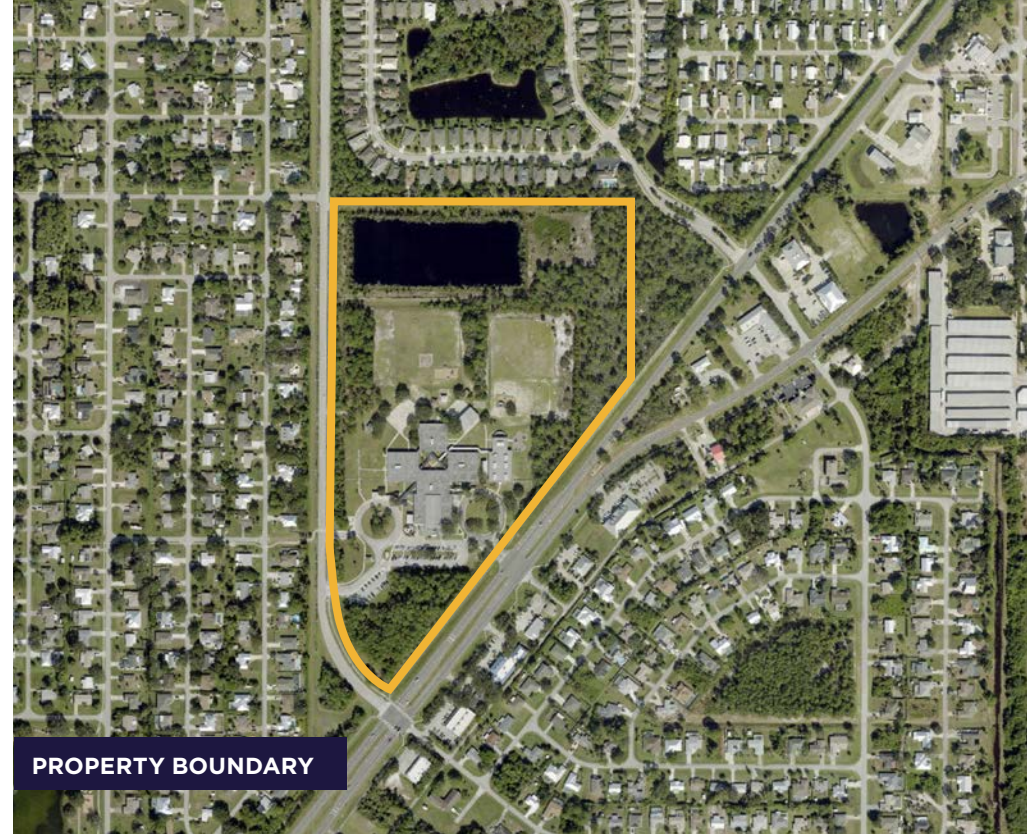
Zoning: PS

Future Land Use: Currently Institutional, adjacent uses are Commercial and Residential Low (5-UPA)

County: Indian River County

Sale Price: Call for Pricing Guidance

400 SEBASTIAN BLVD, SEBASTIAN, FL 32958



PROPERTY BOUNDARY

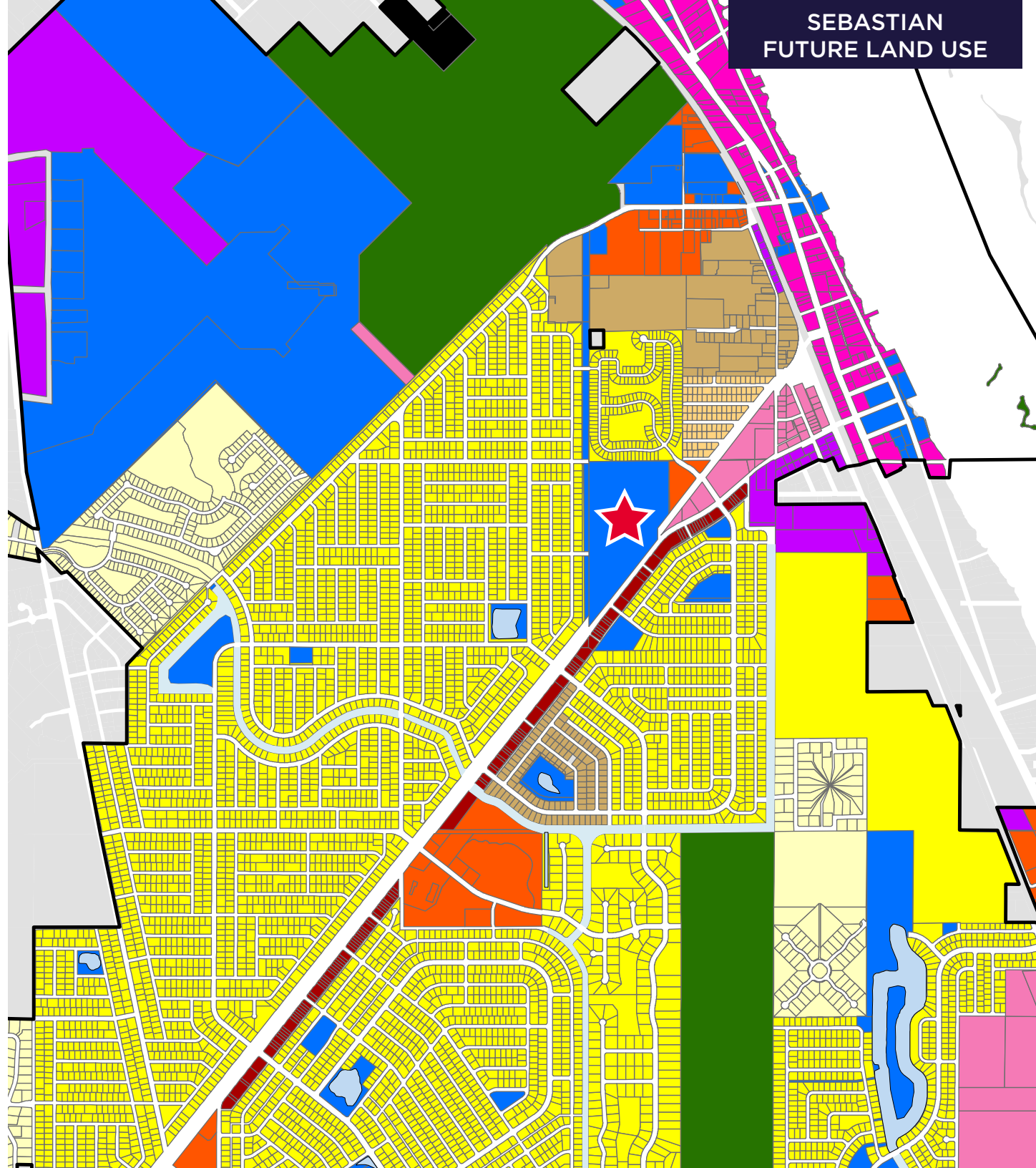


400 SEBASTIAN BLVD, SEBASTIAN, FL

SEBASTIAN FUTURE LAND USE

★ **SUBJECT PROPERTY**
400 Sebastian Blvd
Sebastian, FL 32958

- COMMERCIAL 512 (0.5 FAR)
- COMMERCIAL GENERAL (1.0 FAR)
- COMMERCIAL LIMITED (0.6 FAR)
- CONSERVATION (0.25 FAR)
- HEAVY INDUSTRIAL (0.5 FAR)
- INDUSTRIAL (0.5 FAR)
- INSTITUTIONAL (0.6 FAR)**
- MIXED USE (0.6-1.0 FAR, 10-12 du/ac)
- MOBILE HOME SUBDIVISIONS LOW-MEDIUM DENSITY (5 du/ac)
- RESIDENTIAL LOW DENSITY (5 du/ac)
- RESIDENTIAL MEDIUM DENSITY (10-12 du/ac)
- RESIDENTIAL VERY LOW DENSITY (3 du/ac)
- RIVERFRONT MIXED USE (0.6-1.0 FAR, 8-10 du/ac)



AREA AMENITIES

RESTAURANTS

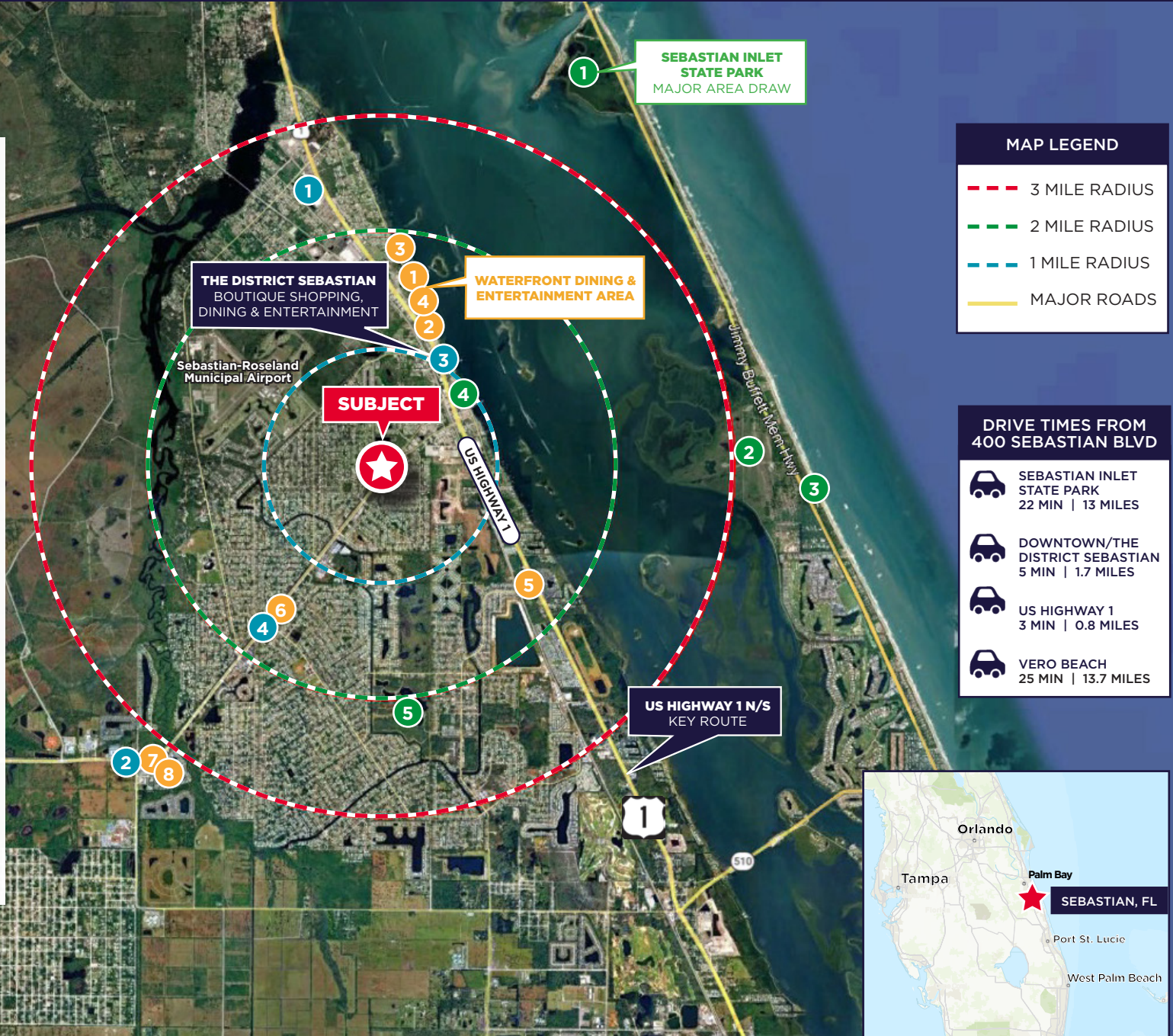
- 1 Squid Lips
- 2 Mo Bay Grill
- 3 Sebastian Saltwater Marina Restaurant
- 4 Blackfins Riverfront Grill
- 5 Sebastian's Roadside Restaurant
- 6 Giuseppe's Pizzeria & Italian Cuisine
- 7 Las Palmas Cuban Restaurant
- 8 Farm and Flame

RETAIL CENTERS & SHOPPING

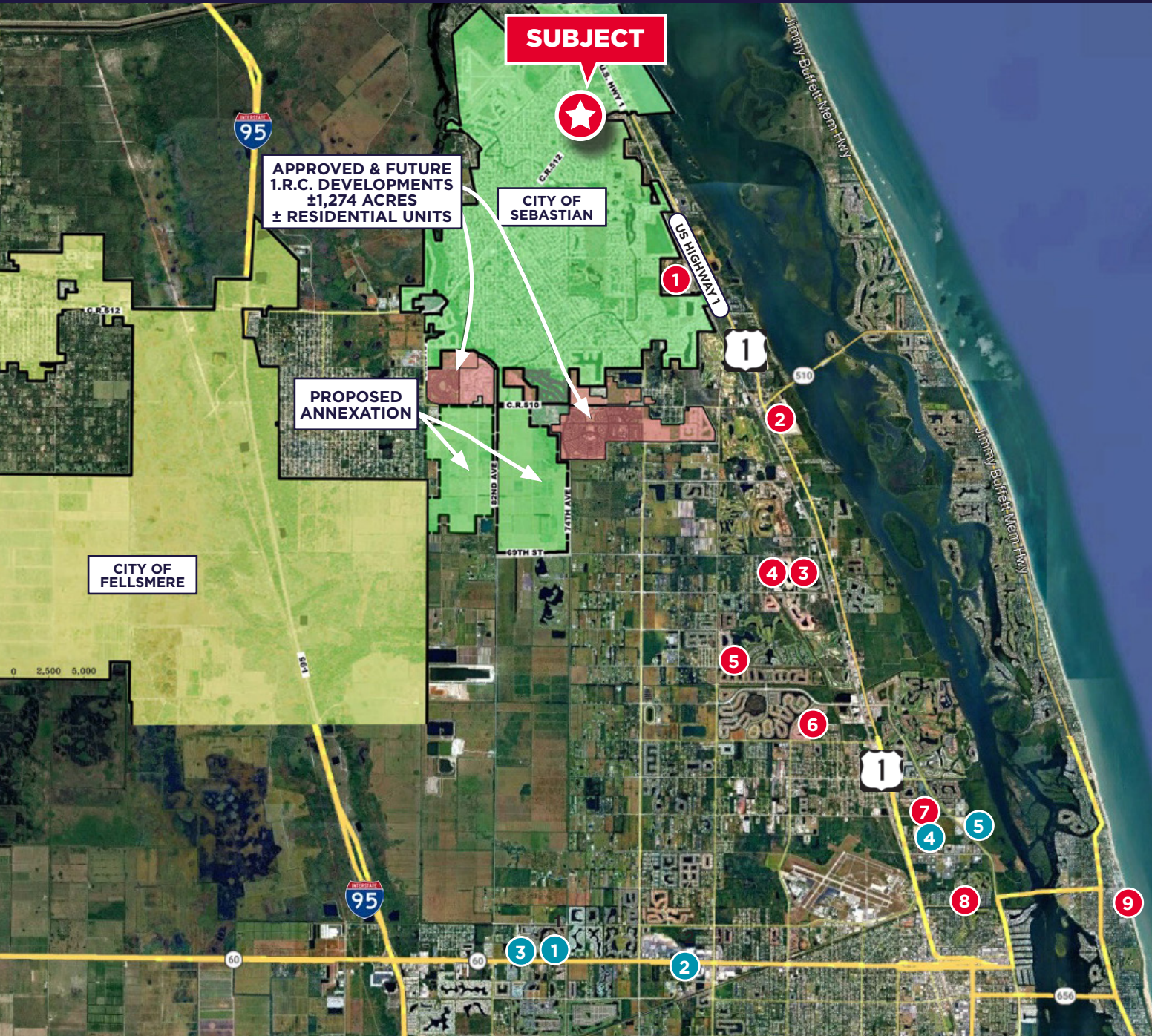
- 1 Riverwalk Shopping Center
- 2 The Shoppes of Sebastian
- 3 The District Sebastian
- 4 Additional Retail Cluster (Sebastian Blvd Corridor)

PARKS & RECREATION

- 1 Sebastian Inlet State Park
- 2 Pelican Island National Wildlife Refuge
- 3 Treasure Shores Park
- 4 Riverview Park
- 5 Sebastian Storm Water Park
- 6 North County Regional Park



LAND DEVELOPMENT MAP



SUBJECT
 400 Sebastian Blvd
 Sebastian, FL 32958

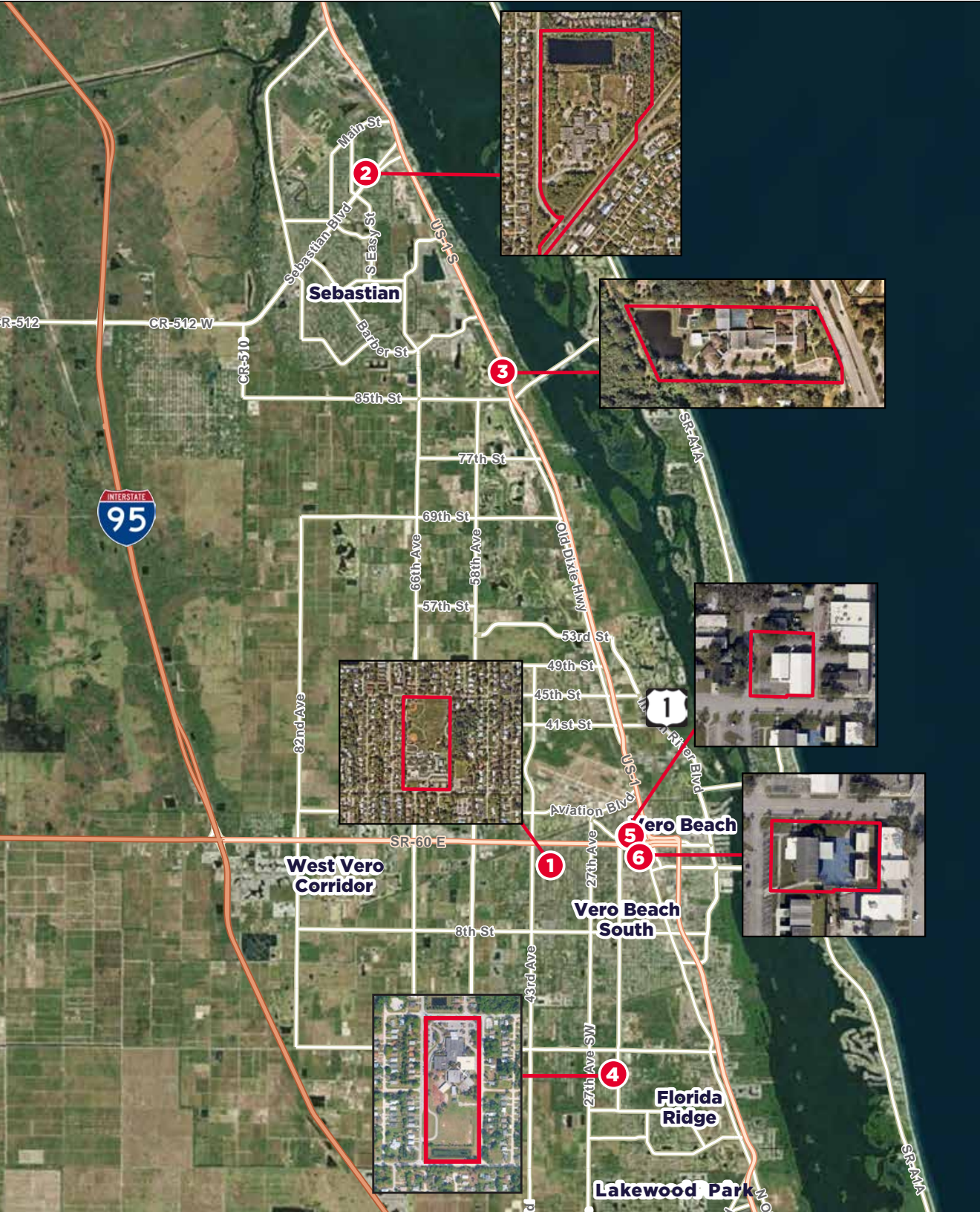
KEY SUBDIVISIONS

- 1 Laurel Reserve | GHO Homes
- 2 Harbour Isle | DiVosta
- 3 Lost Tree Preserve | Ryan Homes
- 4 High Pointe | GHO Homes
- 5 Bent Tree Reserve | GHO Homes
- 6 Preserve at Waterway Village | DiVosta
- 7 Lucaya Pointe | GHO Homes
- 8 Costa Pointe | DiVosta
- 9 The Falls at Grand Harbour | GHO Homes

KEY APARTMENT DEVELOPMENTS

- 1 Aspire Vero Beach
- 2 The Reserve at Vero Beach
- 3 The Griffon at Vero Beach
- 4 Thompson Thrift Verift Luxury Apartments
- 5 The Vivian Apartments vero Beach

SDIRC BUILDING PORTFOLIO



1 Rosewood Magnet School
Address: 3850 16th Street, Vero Beach, FL 32960
Parcel ID: 33390300001014000011.0
Acres: 20.75
IRC Zoning/Land Use: Muni

2 Sebastian Elementary School
Address: 400 Sebastian Blvd, Sebastian, FL 32958
Parcel ID: 31390700000300000001.1
Acres: 41.1
IRC Zoning/Land Use: Muni

3 Wabasso School
Address: 8895 U.S. Highway 1, Sebastian, FL 32958
Parcel ID: 31392800000500000001.0
Acres: 3.61
IRC Zoning/Land Use: Commercial General (CG)

4 Osceola Magnet School
Address: 1110 18th Ave SW, Vero Beach, FL 32962
Parcel ID: 33392600001007000001.0
Acres: 14.92
IRC Zoning/Land Use: L-2

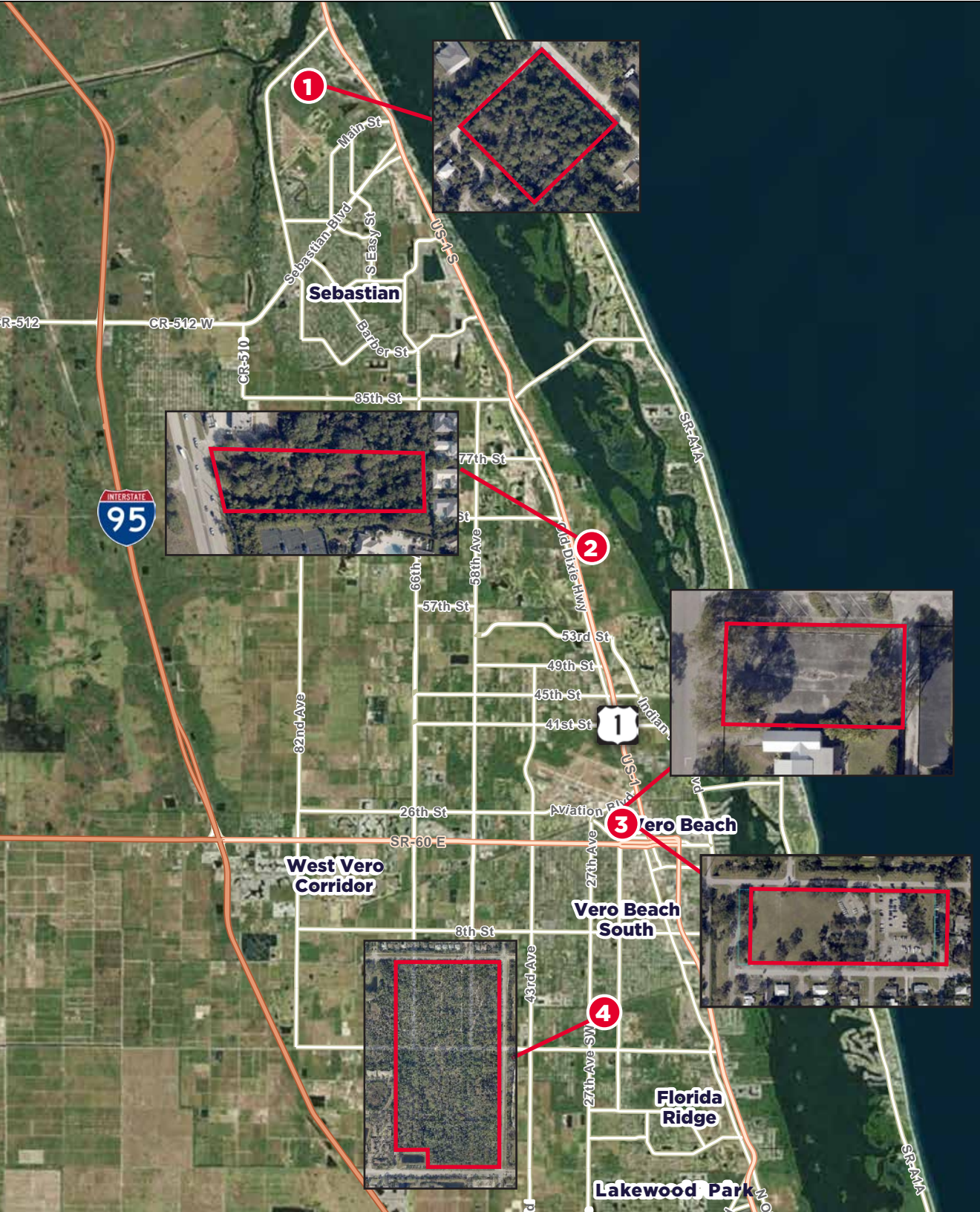
5 Downtown Office #1
Address: 1426 19th St, Vero Beach, FL 32960
Parcel ID: 33390200007009000019.1
33390200007009000019.0
33390200007009000020.0
33390200007009000021.0

Acres: 0.42
IRC Zoning/Land Use: Muni

6 Downtown Office #2
Address: 1427 19th St, Vero Beach, FL 32960
Parcel IDs: 33390200010002000002.0
33390200010002000006.0

Acres: 1.98
IRC Zoning/Land Use: Muni

SDIRC LAND PORTFOLIO



- 1** **12870 81st Ave, Sebastian, FL 32958**
Address: 12870 81st Ave, Sebastian, FL 32958
Parcel ID: 30382100005024000000.0
Acres: 1.93
IRC Zoning/Land Use: Single-Family Residential District
(up to 3 unit/acre) (RS-3)
- 2** **6580 US Highway 1, Vero Beach, FL 32967**
Address: 6580 US Highway 1, Vero Beach, FL 32967
Parcel ID: 32391000000100000023.0
Acres: 2.32
IRC Zoning/Land Use: Multiple-Family Residential District
(up to 3 units/acre) (RM-3)
- 3** **2462 20th Ave & 1840 25th St**
Address: 2462 20th Ave & 1840 25th St, Vero Beach, FL 32960
Parcel IDs: 33390200002009000010.0
33390200001006000001.0
Acres: 0.2 & 7.39 (total 7.41)
IRC Zoning/Land Use: Multiple-Family Residential District
(up to 10 units/acre) (RM-10/12)
- 4** **West Side of 20th Ave
between 9th Street SW and 5th Street S**
Address: 20th Ave,
Parcel IDs: 33392300010000000001.0
33392300001011000002.0
33392300001014000001.0
Acres: 56
IRC Zoning/Land Use: Future Land Use
(6 units per Acre Max) (L-2)

PROPERTY AERIAL

Indian River



SEBASTIAN BLVD

POWERLINE BLVD



CITY OVERVIEW



Sebastian, Florida

Sebastian is a coastal city in Indian River County along Florida's Treasure Coast, located on the Indian River Lagoon and just minutes from the Atlantic Ocean. The city is known for its relaxed lifestyle, scenic waterfront setting, and blend of small-town charm with everyday conveniences.

Positioned between Vero Beach and Melbourne, Sebastian benefits from strong regional accessibility via U.S. Highway 1, Sebastian Boulevard, and nearby Interstate 95. This central location allows businesses to serve both local residents and the broader Treasure Coast and Space Coast markets.

Sebastian's economy is supported by a mix of retail, healthcare, tourism, marine-related uses, and service-oriented businesses. Popular waterfront amenities, a municipal marina, and proximity to Sebastian Inlet State Park contribute to year-round visitation and steady local activity. With a stable population, established neighborhoods, and a business-friendly environment, Sebastian continues to be an appealing market for retail and service users seeking a coastal presence.



IDEAL LOCATION

SEBASTIAN IS AN IDEAL LOCATION THANKS TO ITS UNCROWDED BEACHES AND RICH NATURAL ENVIRONMENT.



LIMITED SUPPLY & CONTROL

CONSTRAINED COASTAL AREA GEOGRAPHY AND CONTROLLED GROWTH LIMIT NEW SUPPLY



STABLE GROWTH & FAVORABLE DEMOGRAPHICS

STEADY POPULATION GROWTH AND DIVERSE DEMOGRAPHICS SUPPORT CONSISTENT RETAIL, HEALTHCARE, AND MIXED-USE DEMAND



BUSINESS-FRIENDLY ENVIRONMENT

INFILL OPPORTUNITY AND BALANCED GROWTH DRIVE SEBASTIAN'S APPEAL TO INVESTORS

DEMOGRAPHICS

5 MILES

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection			
Total Population	5,874	26,782	35,376
2025 Estimate			
Total Population	5,557	25,250	37,545
2010 Census			
Total Population	4,610	21,680	31,168
Daytime Population			
2025 Estimate	5,715	23,792	34,379

HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
2025 Estimate			
\$200,000 or More	2.5%	6.9%	7.9%
\$150,000 - \$199,000	3.4%	8.0%	8.0%
\$100,000 - \$149,999	20.3%	17.6%	17.4%
\$75,000 - \$99,999	18.0%	15.7%	15.1%
\$50,000 - \$74,999	24.3%	22.5%	21.3%
\$35,000 - \$49,999	8.8%	10.5%	10.8%
\$25,000 - \$34,999	5.5%	6.8%	6.5%
\$15,000 - \$24,999	7.9%	6.0%	6.2%
Under \$15,000	9.2%	6.0%	6.9%
Average Household Income	\$79,192	\$97,703	\$99,799
Median Household Income	\$68,769	\$72,785	\$72,841
Per Capita Income	\$38,560	\$45,041	\$45,578



37,545
TOTAL POPULATION
WITHIN 5 MILES



\$99,799
AVERAGE INCOME
WITHIN 5 MILES



REGIONAL OVERVIEW

Indian River County, Florida

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.

FECL 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.



FOR SALE

±41.1 ACRE INFILL REDEVELOPMENT SITE

400 SEBASTIAN BLVD, SEBASTIAN, FL 32958

SUBJECT

SEBASTIAN BLVD

POWERLINE RD

FOR MORE INFORMATION, PLEASE CONTACT:



KEN KRASNOW
Vice Chair
m: +1 914 589 5321
o: +1 772 678 7600
ken.krasnow@cushwake.com



NIKOLAUS M. SCHROTH, CCIM
Senior Director
m: +1 772 403 3752
o: 1 772 678 7601
nik.schroth@cushwake.com



JAMES MCKINNEY
Senior Associate
m: +1 772 349 3414
o: 1 772 678 7602
james.mckinney@cushwake.com