

# 2.1 ACRES OF LAND

FOR SALE

## 8799 20TH ST

*Vero Beach, FL 32966*

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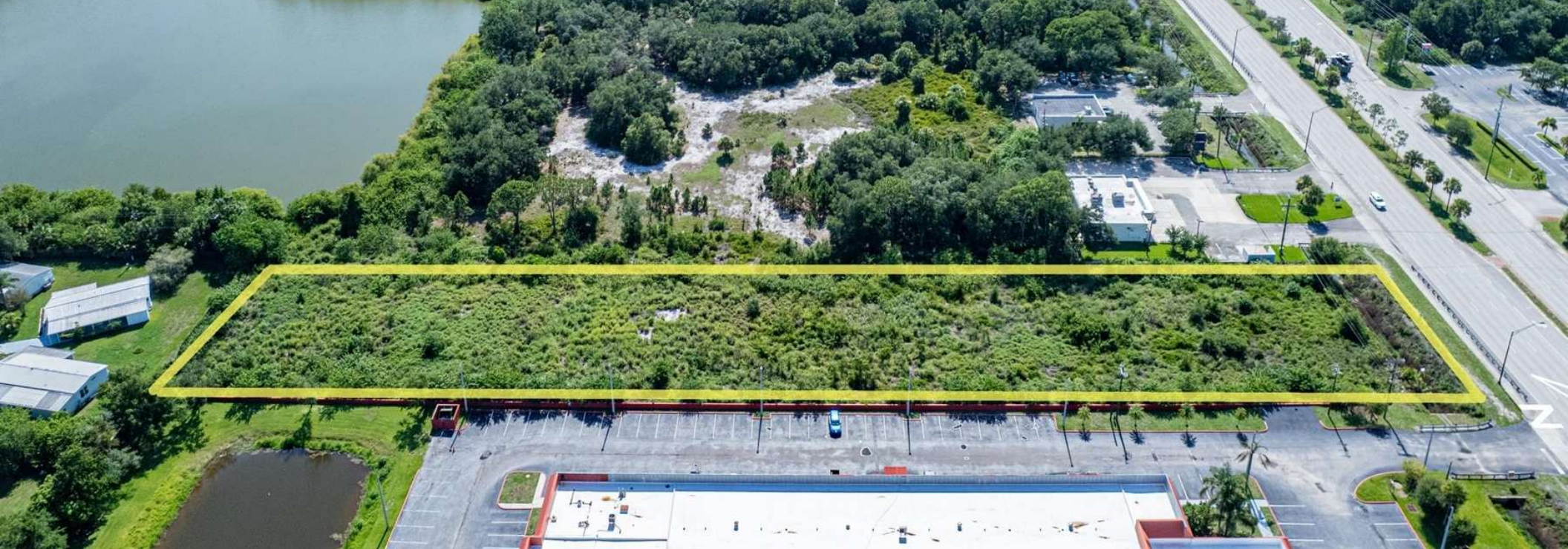
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Legal, tax, and title matters should be discussed with appropriate professionals. Property condition and compliance queries should involve engineers, architects, contractors, and relevant governmental agencies. All properties are marketed in accordance with fair housing and equal opportunity laws.

*For Sale By*

**NATIVE**  
REALTY®





### PROPERTY DESCRIPTION

Now available for sale, the subject property represents a strong opportunity to develop in one of Vero Beach's more established and easily accessible commercial areas.

Vero Beach continues to experience steady population and income growth, driven by both new residents and business expansion. The property benefits from strong traffic counts, being located directly off I-95, and direct frontage on Osceola Blvd. The surrounding area is anchored by national credit tenants, including a popular luxury outlet mall and several QSF retail stores.

The site's adaptable zoning and strong local demographics support a broad range of uses, including retail, self storage, hotel and multifamily development.

The property is perfectly suited for owner users, investors and developers seeking long-term utility in a steadily growing market. It has excellent visibility along a main thoroughfare and convenient access to major airports and roadways. The property is well-positioned for both local and national operators.

With steady municipal growth and ongoing economic development, combined with the site's flexible zoning and centralized location, this property represents a prime opportunity for development in one of Florida's most desirable and livable coastal markets.

 VIDEO TOUR

### PROPERTY HIGHLIGHTS

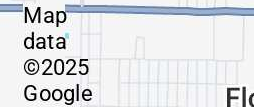
- Fully cleared and development-ready land
- High visibility with 29,000 vehicles per day (VPD) passing directly in front of the property.
- Approximately 138.43 feet of prime frontage, enhancing visibility and access.
- Flexible zoning allows for a wide-variety of uses such as retail, light industrial, or mixed-use development
- Ideal for owner-users, investors, or developers
- High-visibility site along a major thoroughfare in Vero Beach
- Located in a growth market with rising population and household income

### OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	90,584 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	7,955	13,943	31,981
Total Population	14,770	28,931	71,240
Average HH Income	\$90,156	\$99,511	\$95,353





PARCEL ID:  
333802  
000010  
110000010

589'49'14"E 138.43' (M.)  
N89'34'30"E 138.43' (P.)

6" WOOD  
FENCE  
73.5'

PARCEL ID:  
333802  
000010  
120000041

PARCEL ID:  
333802  
000010  
110000012

N00'25'21"E 660.80' B.B. (M.)  
N00'38'15"E 660.80' (P.)

Subject  
Property

S00'25'35"W 660.73' (M.)  
S00'38'15"W 660.08' (P.)

PARCEL ID:  
333802  
000010  
120000040

0.7' BLOCK  
WALL  
0.9'E

589'49'14"E 138.43'  
S89'34'30"W 138.43' (P.)

FND 1' IP  
1.3'E

PARCEL ID:  
333802  
000010  
120000030

138.43'

FND 3/4" IP  
0.3"N 0.3"W

CONC. HEAD  
WALL

PAVEMENT  
DRIVE

2' CURB

METAL  
GUARD RAIL

20TH STREET (S.R. 60)

( 50' R/W ) 52' PAVEMENT

EASTBOUND

2' CURB

GRASS MEDIAN

40' PAVEMENT  
WESTBOUND

FND 1' IP  
1.0'E

FND 1' IP  
1.3'E

FND 1' IP  
1.3'E

FND 1' IP  
1.3'E

FND 1' IP  
1.3'E

FND 1' IP  
1.3'E

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FND 1' IP  
1.3'E

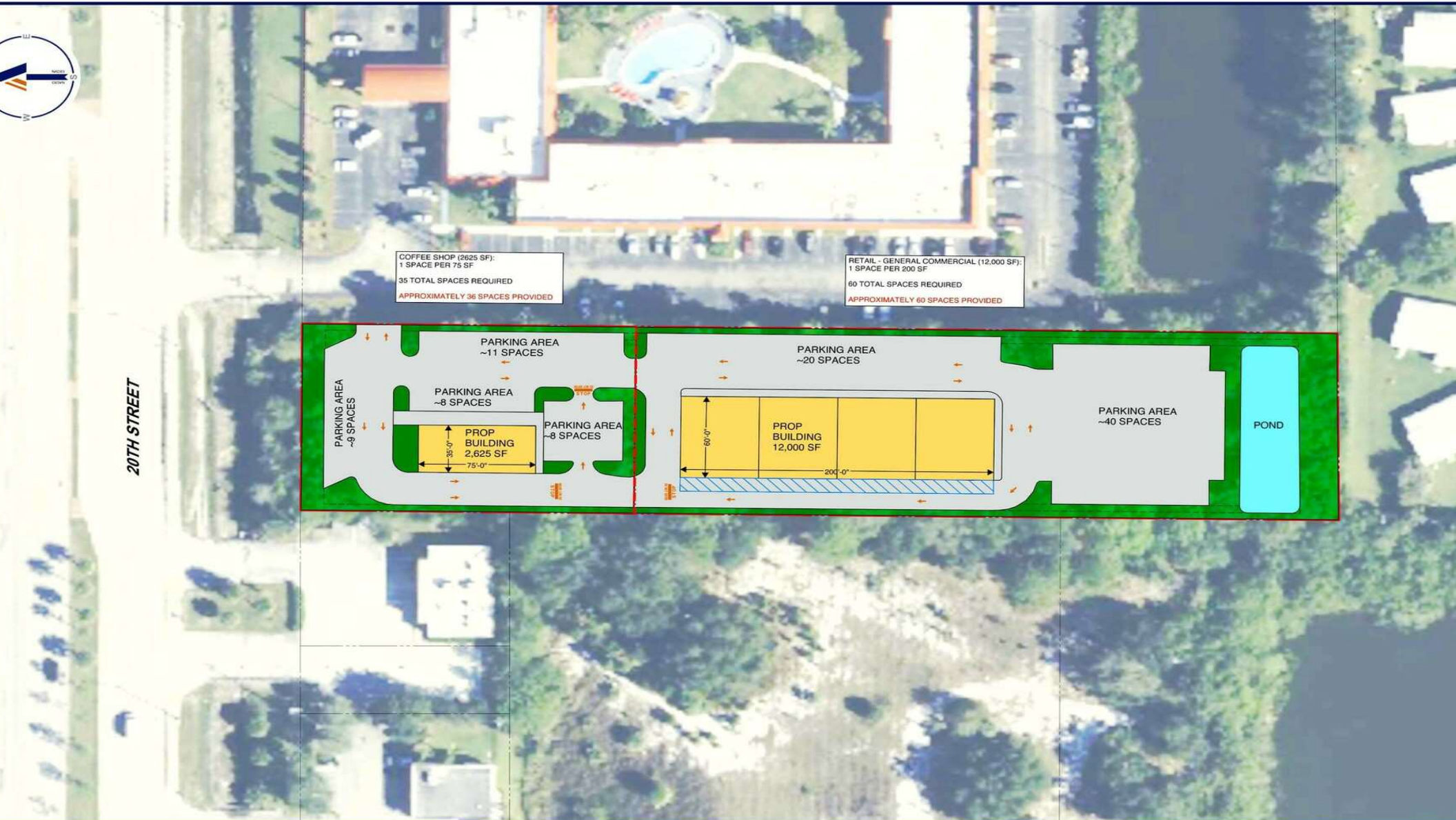
FND 1' IP  
1.3'E

FND 1' IP  
1.3'E

1334.30' (M.)  
1330.92' (P.)

P.O.C.  
N.W. CORNER  
OF TRACT 12





**BOHLER //**

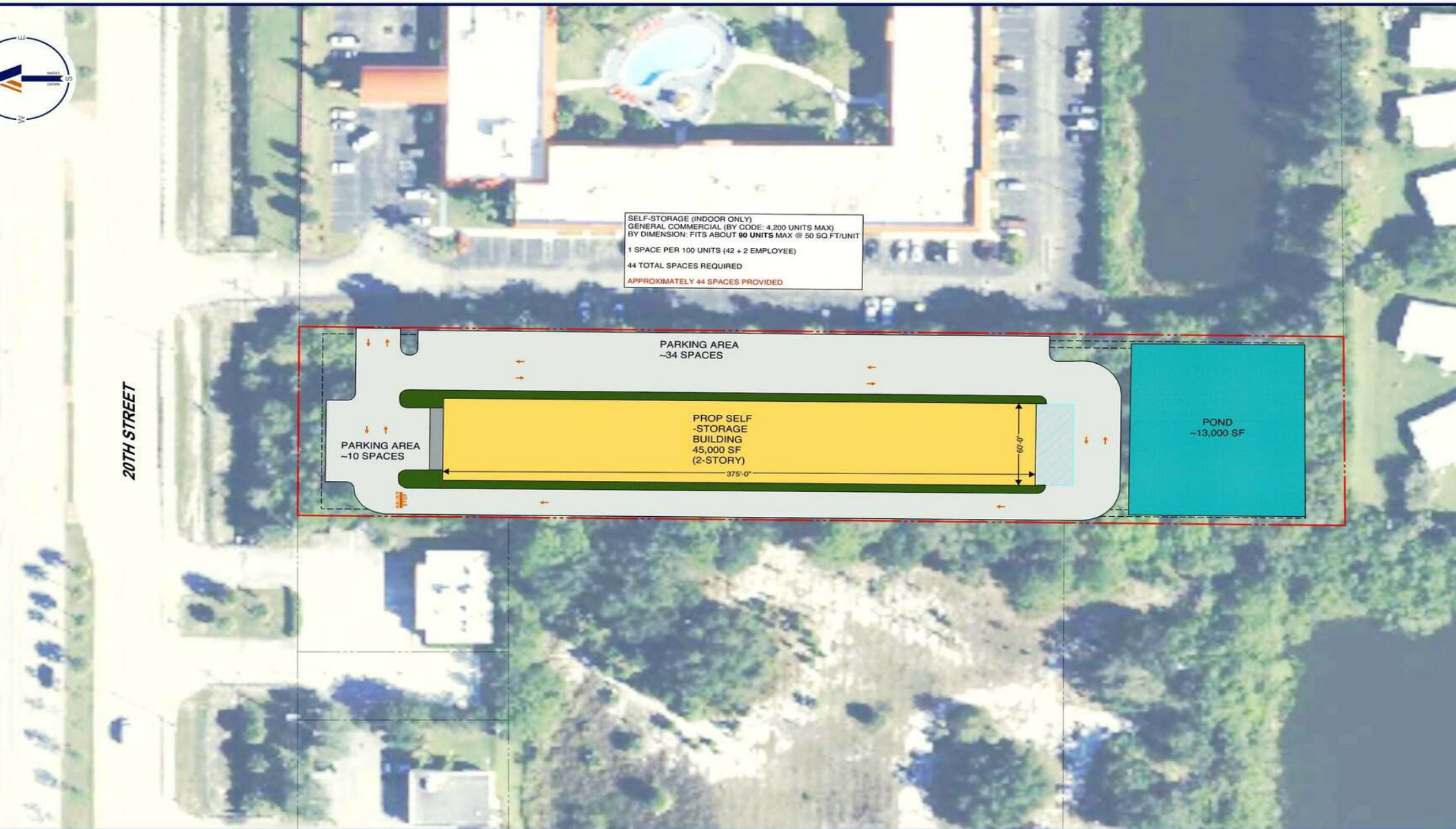
1900 NW CORPORATE BOULEVARD  
SUITE 101E  
BOCA RATON, FLORIDA 33431  
Phone: (561) 571-0280  
Fax: (561) 571-0281  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

## PROPOSED CONCEPT - OPTION 1

8799 20TH ST, VERO BEACH, FL 32966







**BOHLER //**

1900 NW CORPORATE BOULEVARD  
SUITE 101E  
BOCA RATON, FLORIDA 33431  
Phone: (561) 571-0280  
Fax: (561) 571-0281  
FLORIDA BUSINESS CERT. OF AUTH. No. 30789

## PROPOSED CONCEPT - OPTION 2

8799 20TH ST, VERO BEACH, FL 32966

30 15 7.5 0 30  
1"=30'





RIVER COUNTY - DEPARTMENT OF UTILITY SERVICES  
EXISTING WATER DISTRIBUTION  
AND SEWER COLLECTION SYSTEM  
8799 20TH ST - PRR 2024-1356

Fax: (561) 571-0281  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

**Legend**


- |                                  |                       |                             |
|----------------------------------|-----------------------|-----------------------------|
| Existing Water Transmission Main | Existing Fire Hydrant | Existing Force Sewer Main   |
| Butterfly                        | Gate                  | Existing Gravity Sewer Main |
| Corp.                            |                       |                             |

**8799 20TH ST, VERO BEACH, FL 32966**

0 25 50  
1 in = 50 feet Feet







**I-95**  
**VPD 51,000 FDOT**

This aerial map shows a region with a large body of water on the left, a central industrial area with several large buildings and parking lots, and a residential area on the right. A pink line representing a road runs diagonally from the top right towards the bottom right. An orange line representing a highway runs horizontally across the top. A yellow rectangle outlines a specific area in the lower-left quadrant, which is labeled as the 'SUBJECT PROPERTY'. The background is a mix of green trees and developed land.

**20TH STREET**  
**VPD 29,000 FDOT**

**SUBJECT  
PROPERTY**





















# NATIVE REALTY®

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