

SHADOW HIDEAWAY

VERO BEACH, FL | INDIAN RIVER COUNTY

42.6 ± ACRES TOTAL



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Jeff Cusson, CCIM, 772.473.8497 & Tom Jerkins, Grow Florida Land Realty, 772.473.9754



SPECIFICATIONS & FEATURES

Acreage: 42.6 ± acres

Sale Price: \$550,000

Price per Acre: \$12,900

Site Address: 200 90TH Ave., Vero Beach, FL 32968

County: Indian River

Road Frontage: 1/2 mile on 90th Ave and 125 FT on 4th St. and 2,800 FT along I-95

Predominant Soil Types: Riviera Fine Sand 16 AC, Winder Fine Sand 12 AC, Malabar Fine Sand 8 AC, Chobee Loamy Fine Sand 7 AC

Uplands/Wetlands: 100% uplands

Grass Types: Native Florida grasses

Irrigation & Wells: 6" Artesian well

General Points of Interest: Property is conveniently located just 2 miles south of SR 60.

Current Use: Property is currently leased for cattle retaining the property's agricultural exemption.

Taxes: \$1,501 in 2019

Zoning/FLU: Ag-2 allowing one unit per 10 acres

Fencing: Property is completely fenced

Land Cover: Cleared and fenced

Shadow Hideaway is a former citrus grove that has been cleared and fenced for cattle. Located at the corner of 90th ave and 4th street at I-95, the property holds good investment potential. The site has an agricultural exemption and is located in the Indian River Farms Drainage District keeping taxes very reasonable. This property has potential for a landscape company, nursery, or similar operation that requires acreage with a convenient location and good exposure.

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 333814-00001-0120-00002.0

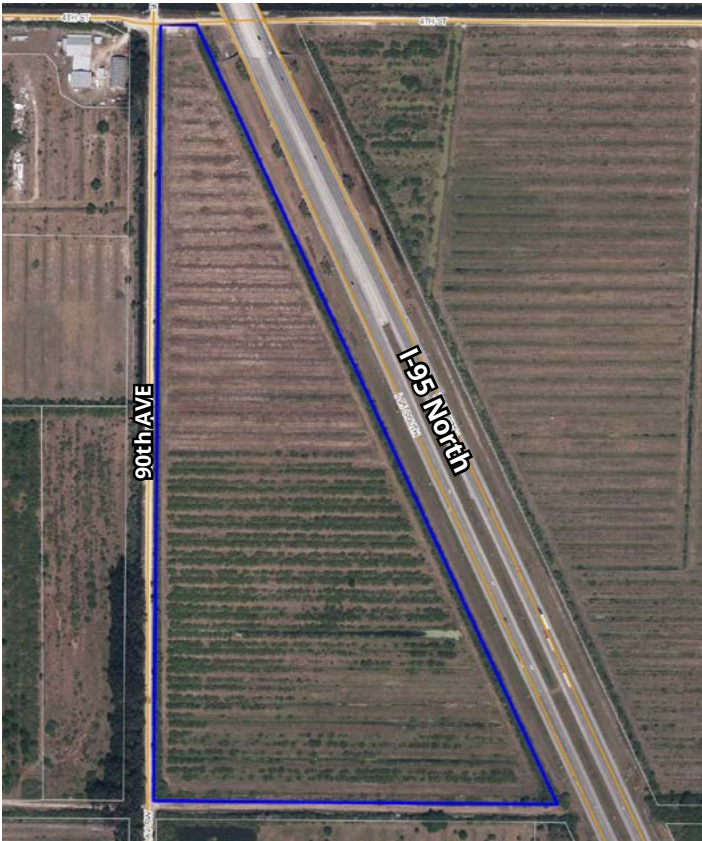
GPS Location: 27.604504, -80.511121

Driving Directions:

- From the intersection of I-95 and SR60 in Vero Beach, travel east 1/4 mile to 90th Ave (at the Dunkin'),
- Turn right and travel south 2 mile to the property on the left (500' after crossing under I-95).

Showing Instructions: Contact the listing agents Jeff Cusson, 772.473.8497 or Tom Jerkins, Grow Florida Land Realty, 772.473.9754 for more information.

1/2 mile of exposure on I-95





1723 Bartow Rd
Lakeland, Florida 33801



625 66th Ave SW
Vero Beach, FL 32968

42.6 ± Acres • 1/2 mile of exposure on I-95
Holds good investment potential
1/2 mile of frontage on 90th Ave

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