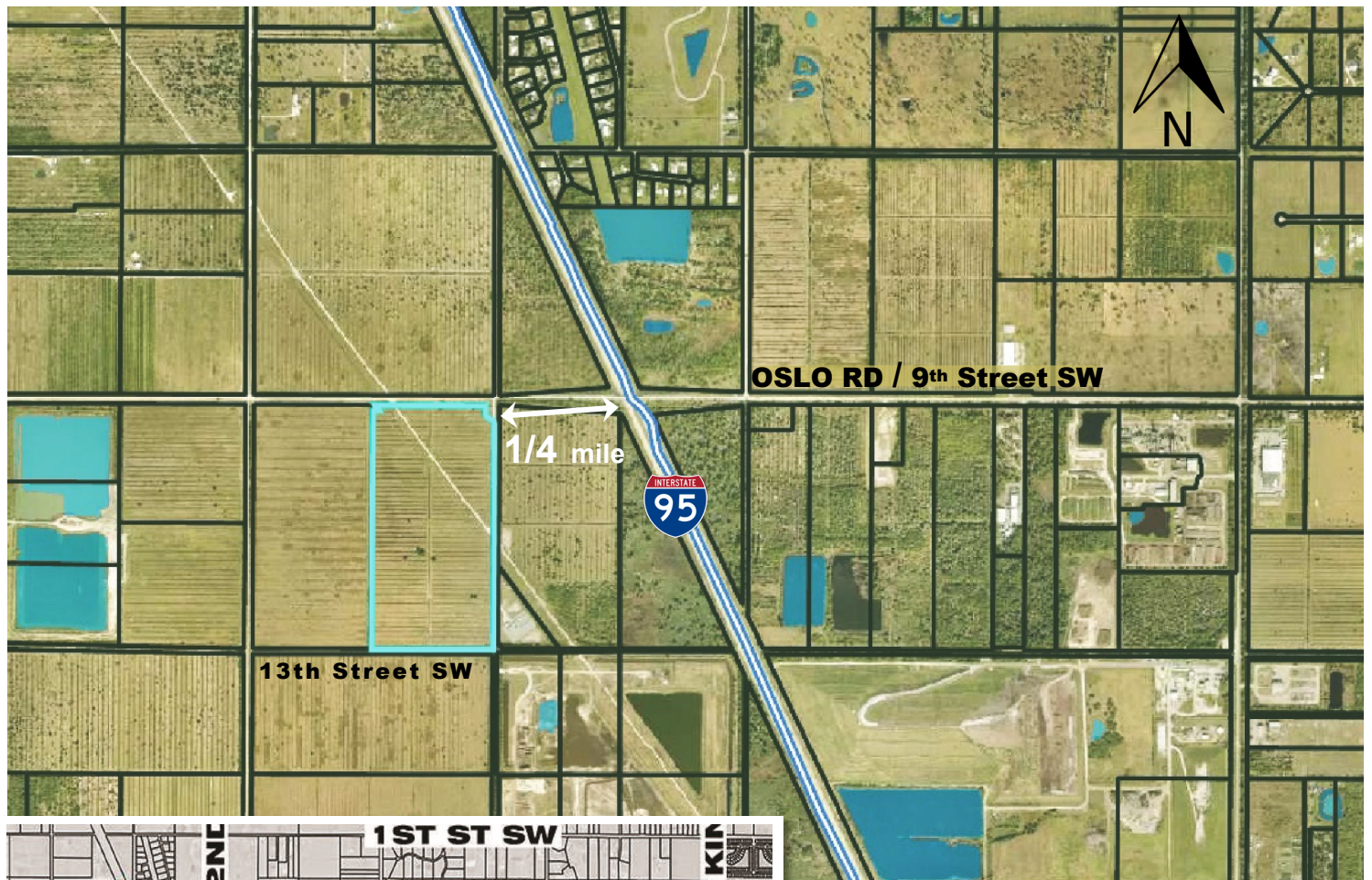


76[±]ac Future Development Site

Adjacent to Planned I-95 Interchange

8795 9th St SW / Oslo Road, Vero Beach, Indian River County, FL 32968



- FDOT Approved Project, Final Design
- Currently in Right-of-Way Phase
- 1,268' Frontage on new 13th St SW
- 2,579' Frontage on 86th Ave SW
- 3 Adjacent Utility Easements
- Zoning A-2: 1 dwelling unit per 10ac
- Agricultural Taxes for Cattle Grazing
- 2020 Real Estate Taxes: \$1,828.39

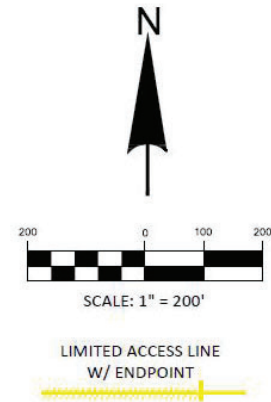


**mark walters
& company**
real estate brokers & auctioneers

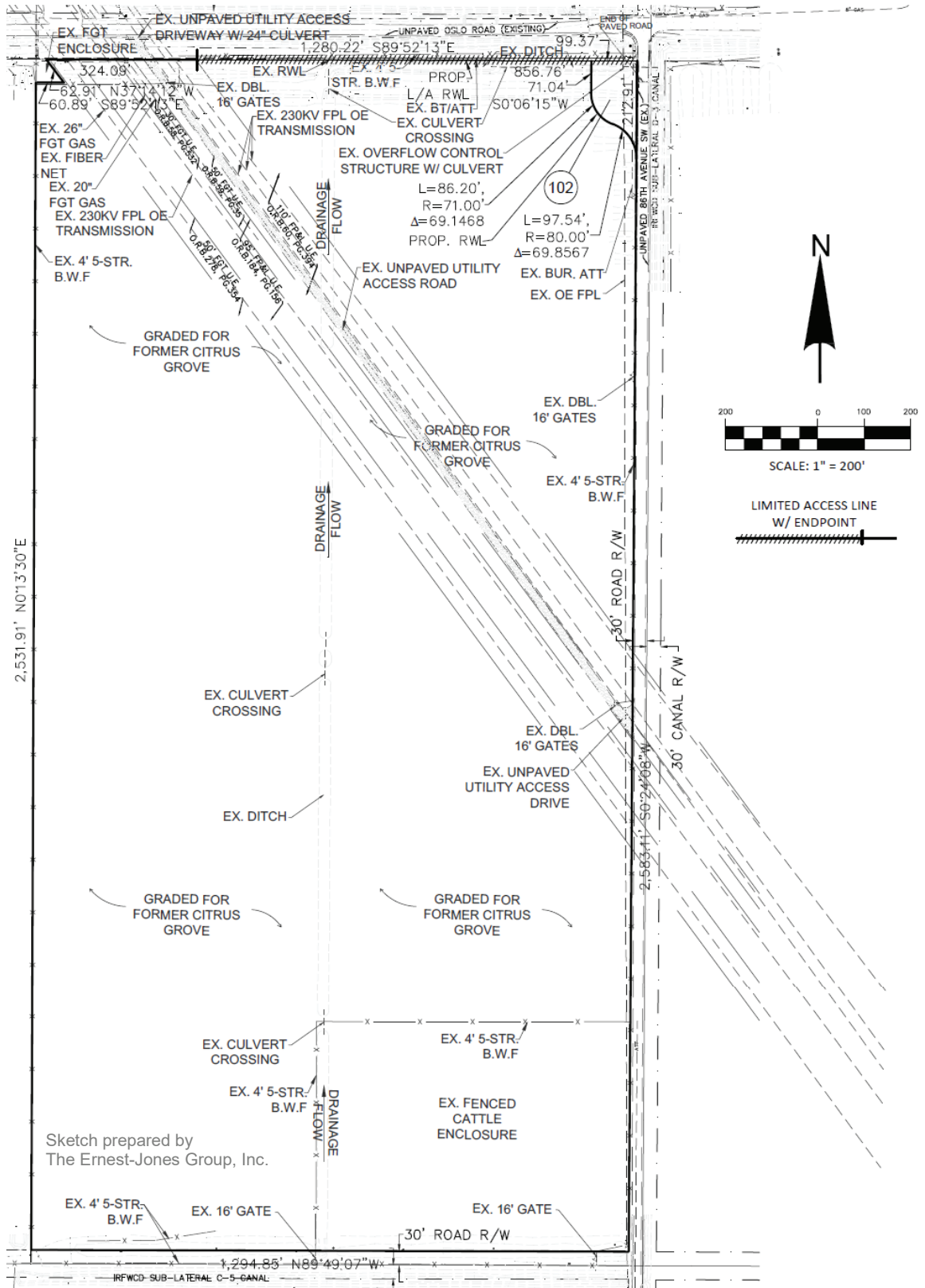
\$1,140,000.

Office: (772) 468-8306
Mark's Cell: (772) 201-5650
Email: mark@waltersco.com
www.WaltersCo.com

Aerial View of Tract and Corner Parcel 102

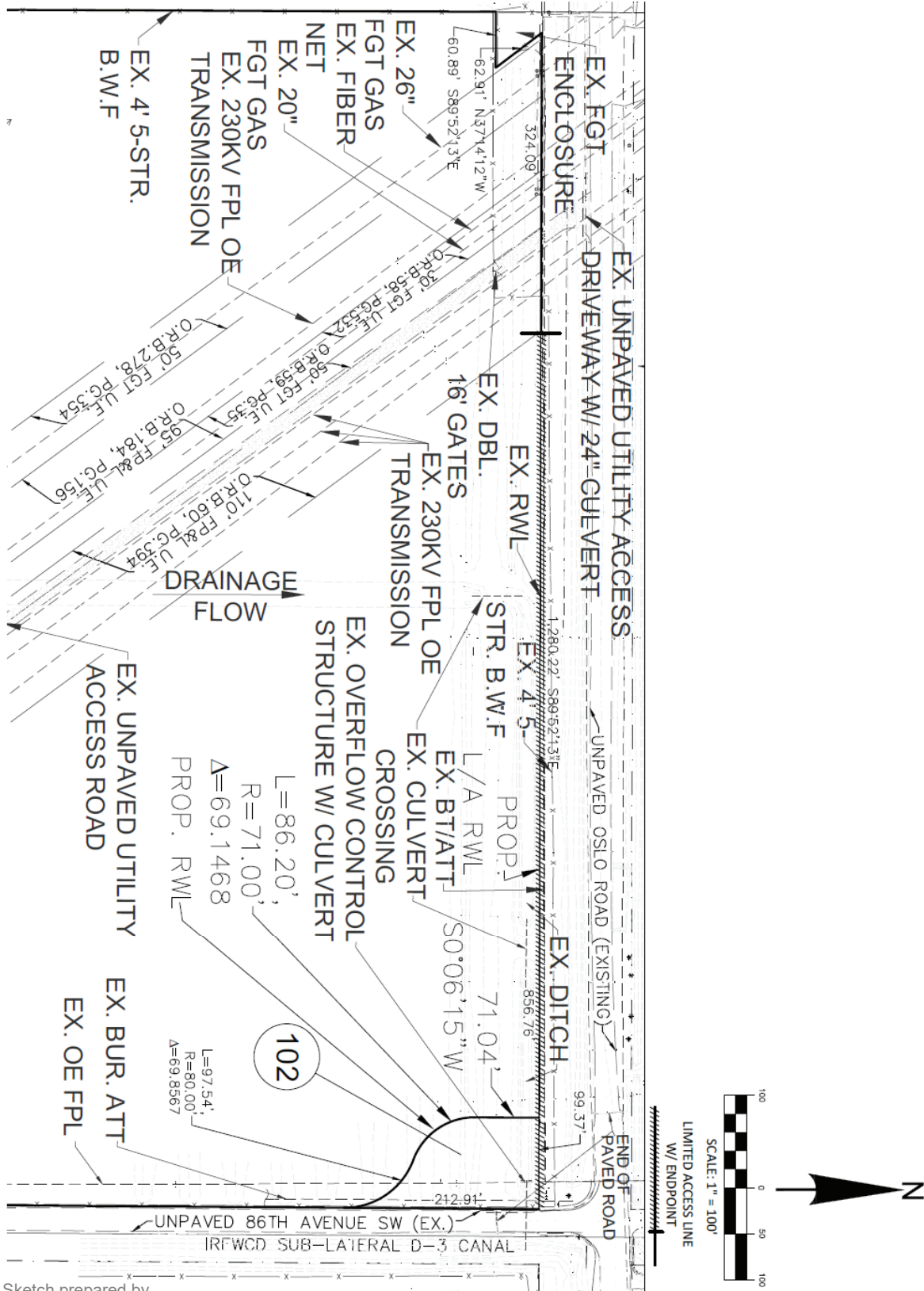


Sketch of Existing Conditions



Bertelle & Associates

Sketch of Existing Conditions



Sketch prepared by
The Ernest-Jones Group, Inc.

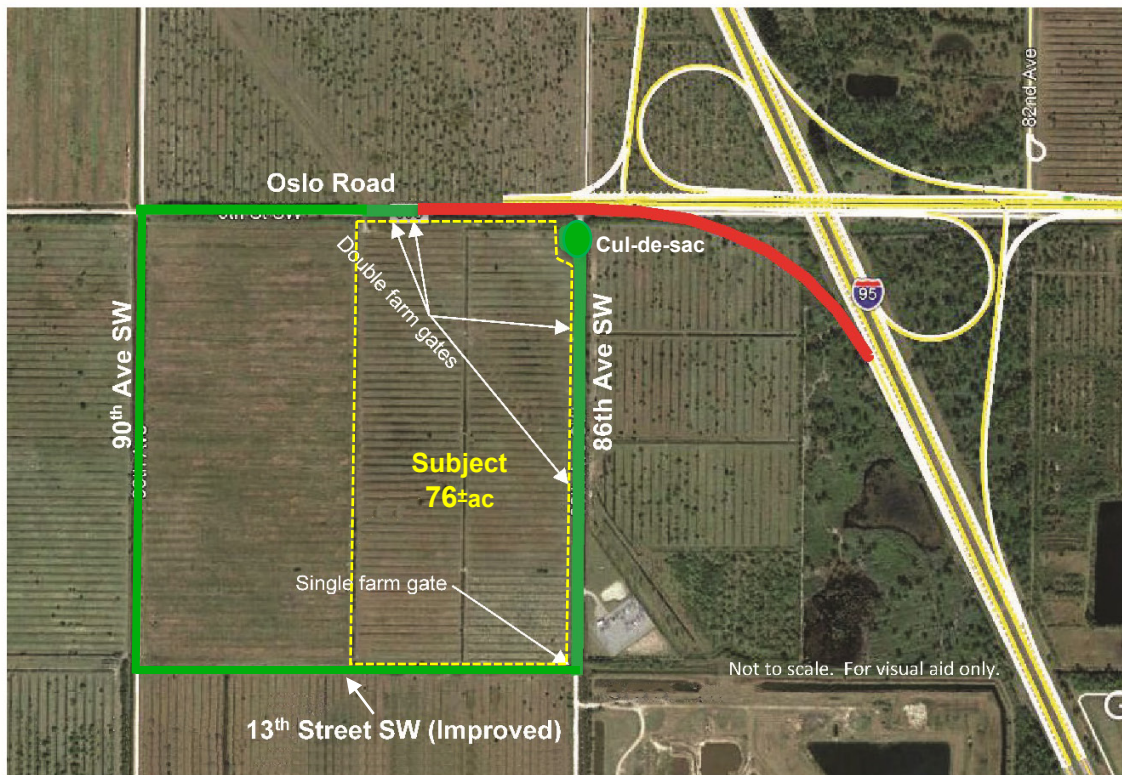
Bertelle & Associates

Property Access

Access in Before Condition



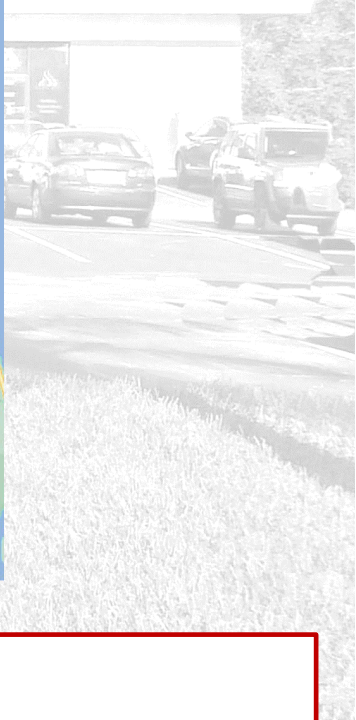
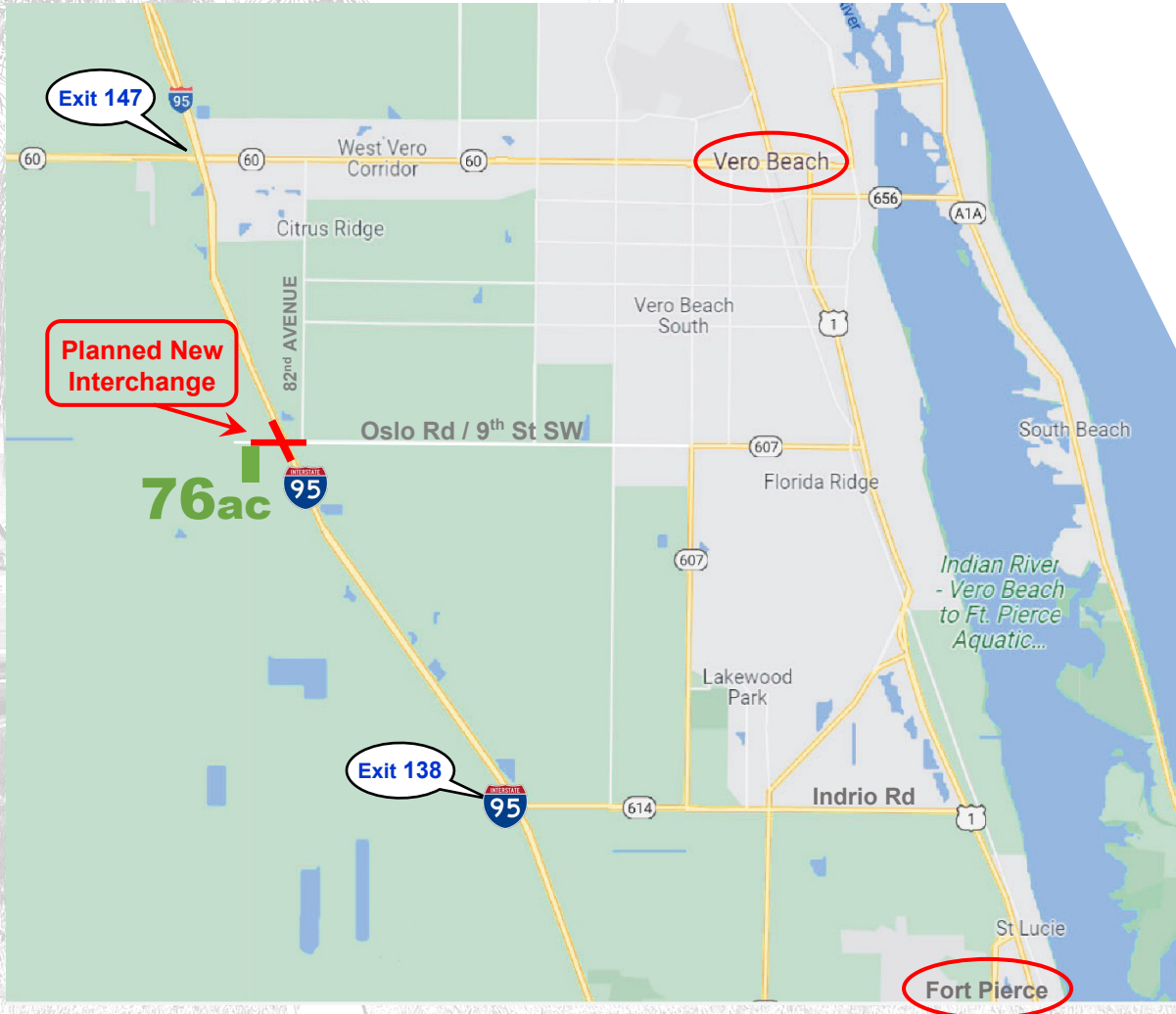
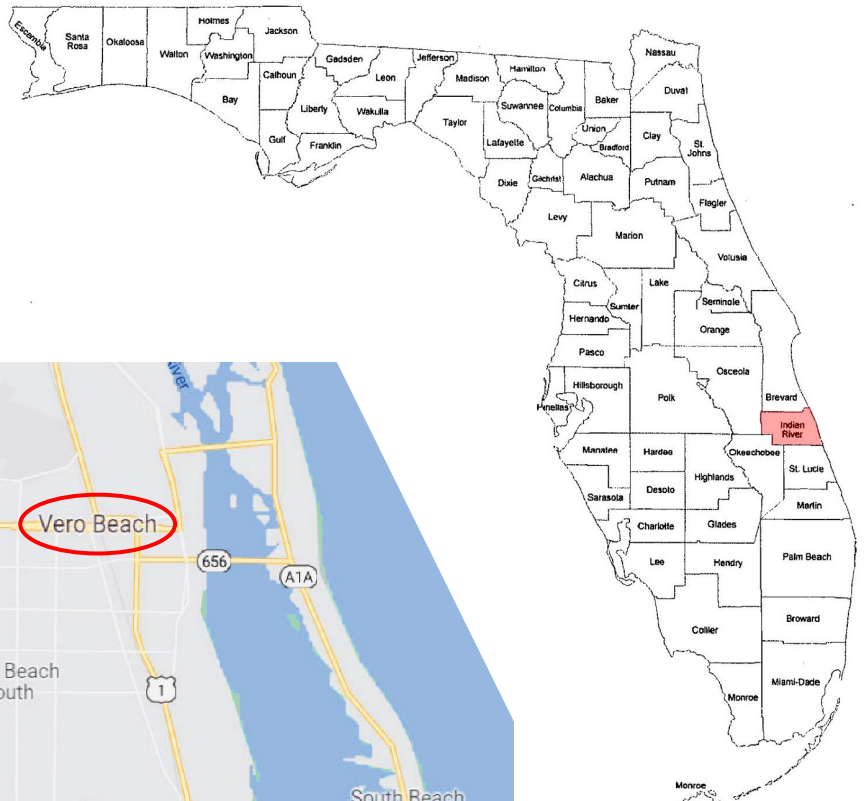
Access in After Condition



Non-Limited Access —
Limited Access —

Bertelle & Associates

Location Maps



Demographics:

County Population (2019 estimated).... 159,923

Housing Units..... 82,253

Median Age..... 45.2

Median HH Income..... \$54,740.

Per Capita Income..... \$43,537.

Cost of Living Index..... 90 (US Average = 100)

Median Home Value (Vero Beach).....\$259,800.

Site is in FEMA Flood Zone X - Minimal Flood Hazard



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