

Jeremiah Baron & CO.

Commercial Real Estate, LLC

Residential Vacant Land

2150, 2170, 2190 S US Highway 1, Vero Beach FL 32962



For Sale
\$219,000

Listing Agent:
Mathew Crady
772-260-1655
mcrady@commercialrealestatellc.com

Office:
49 SW Flagler Ave. Suite 301
Stuart FL, 34994
772-286-5744

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Residential Vacant Land

2150, 2170, 2190 S US Highway 1, Vero Beach FL 32962

Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Listing Agent:

Mathew Crady

772-260-1655

mcrady@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

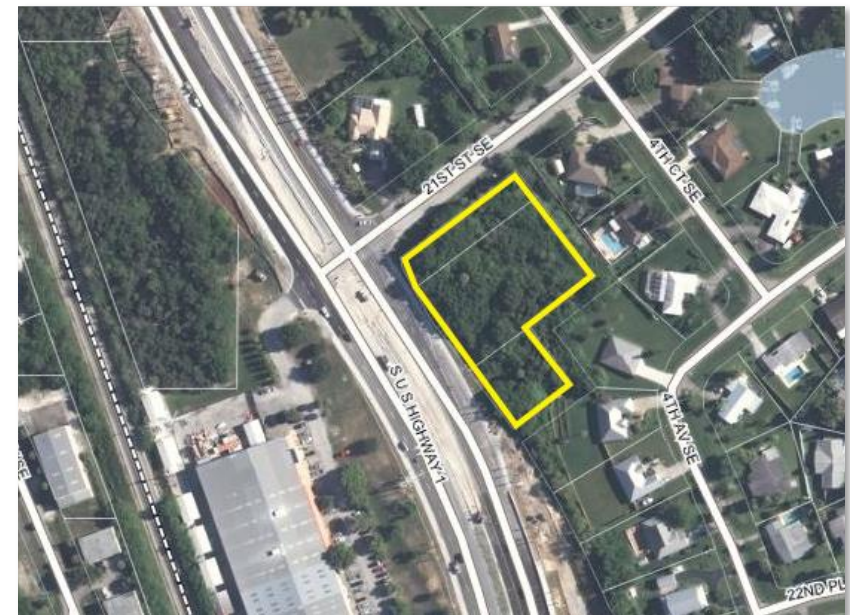
Stuart FL, 34994

772-286-5744

Property Details

Location:	2150, 2170, 2190 S US Highway 1, Vero Beach FL 32962
Price:	\$219,000
Land Size:	60,548 SF Total 2150 - 12,197 SF 2170 - 35,719 SF 2190 - 12,632 SF
Acreage:	.28 AC / .82 AC / .29 AC = 1.39 AC
Frontage:	310' Total
Traffic Count:	26,521 average daily traffic
Zoning:	RS-6 - Single Family Residential
Land Use:	V Res-SF
Utilities:	Undisclosed

Great development opportunity! A total of three lots add up to 1.39 acres of land ideal for a single-family dwelling and other uses under RS-6 Zoning. Accessible via US Highway 1, in close proximity to other estates.



Listing Agent:
Mathew Crady
772-260-1655
mcrady@commercialrealestatellc.com

Office:
49 SW Flagler Ave. Suite 301
Stuart FL, 34994
772-286-5744

2016 Demographics

Total Population

1 mile	2,941
3 mile	29,378
5 mile	59,302

Median Household Income

1 mile	\$42,279
3 mile	\$44,071
5 mile	\$46,295

Average Age

1 mile	49.40
3 mile	46.30
5 mile	46.80

Listing Agent:

Mathew Crady

772-260-1655

mcrady@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Zoning & Use Map

RS-6 Single Family Residential

Uses. Uses in the single-family district are classified as permitted uses, administrative permit uses, and special exception uses. Site plan review shall be required for the construction, alteration and use of all structures and buildings except for single-family dwellings.

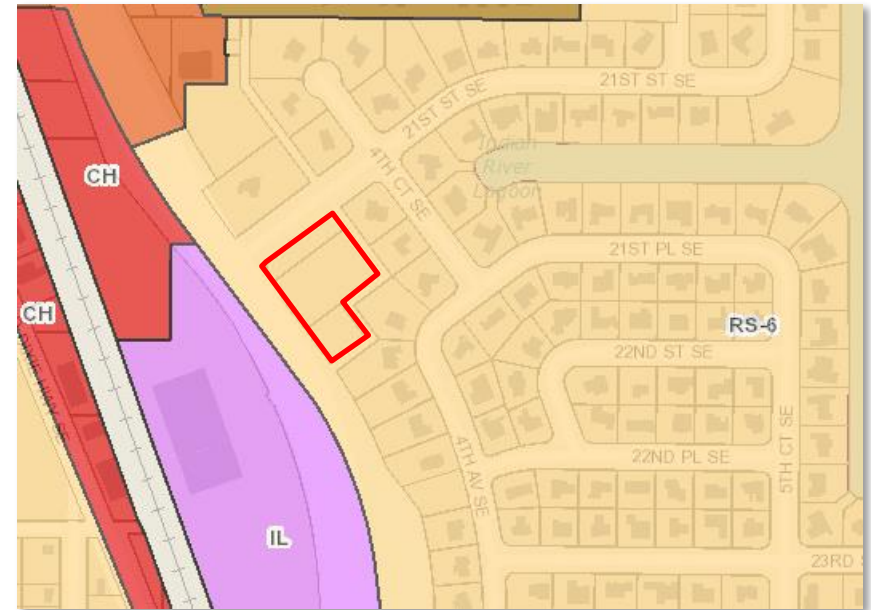
Permitted Uses:

- Single-family dwelling
- Foster Care Facilities

Administrative Permit Use:

- Noncommercial kennel and animal boarding places
- Noncommercial nursery and greenhouse
- Noncommercial stable
- Accessory single-family dwelling unit
- Small lot single-family subdivision
- Guest cottage and servant's quarters
- Subdivisions with special side yards

- Child or adult care facilities
- Group home (level I)
- Adult congregate living facility (8 residents max.)
- Public Parks and Playground



Listing Agent:

Mathew Crady

772-260-1655

mcrady@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Residential Vacant Land

2150, 2170, 2190 S US Highway 1, Vero Beach FL 32962

Property Aerial



Listing Agent:

Mathew Crady

772-260-1655

mcrady@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744