

8.20 ACRES MIXED-USE LAND

In the Pointe West Master-Planned Community

1640 Pointe West Way, Vero Beach, FL 32966

FOR SALE

Offered at \$2,400,000



8.2 AC

Vacant Development Land
Residential • Mixed-Use

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PROPERTY OVERVIEW

An undeveloped 8.20 acre site at 1640 Pointe West Way, located within the built-out Pointe West master-planned community in western Vero Beach.

The site consists of two adjacent vacant parcels zoned PDTND (Planned Development – Traditional Neighborhood Design), which allows for multifamily or mixed-use development.

Surrounded by established townhomes, single-family homes and an assisted living facility, the property sits minutes from the I-95 / State Road 60 interchange and the Vero Beach Outlets.

Key Highlights

8.20± acres across two parcels

Built-out master-planned community

PDTND zoning

Minutes to I-95 / SR 60

Multifamily or mixed-use potential

Near the Vero Beach Outlets



The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All information should be independently verified. This offering is subject to prior sale, price change, or withdrawal without notice.

Address	1640 Pointe West Way Vero Beach, FL
Sale Price	\$2,400,000
Price / Acre	\$292,683 (approx.)
Total Acreage	8.20 AC
Parcel ID	33380100019000000000.1
Zoning	PDTND
Potential Uses	Multifamily or mixed use
Current Use	Vacant land
Utilities	IRC Utilities
Flood Zone	X (Low Risk)

PARCEL SUMMARY

Property	Parcel ID	Acreage	Zoning	Future Land Use	Current Use
Subject	33380100019000000000.1	8.20± AC	PDTND	M-1 (8 units/acre)	Vacant Land

Development Potential

Multifamily

PDTND zoning allows for multifamily development — rental apartments, condominiums or townhomes that fit the surrounding residential fabric.

Mixed Use

Combine ground-floor retail, office or services with residential above, serving Pointe West residents and SR 60 traffic.

Residential Demand

Located within an established, built-out community with townhomes, single-family homes and an assisted living facility already in place.

8.20±

Acres

\$2,400,000

Asking Price

\$292,683

Per Acre (approx.)

PDTND

Zoning

Buyer to verify permitted density, height and approval process with Indian River County Planning & Development.

ZONING & SITE DETAILS

8.20± AC of vacant land zoned PDTND, offering a developer the flexibility to deliver multifamily or mixed-use product within an established master-planned setting.

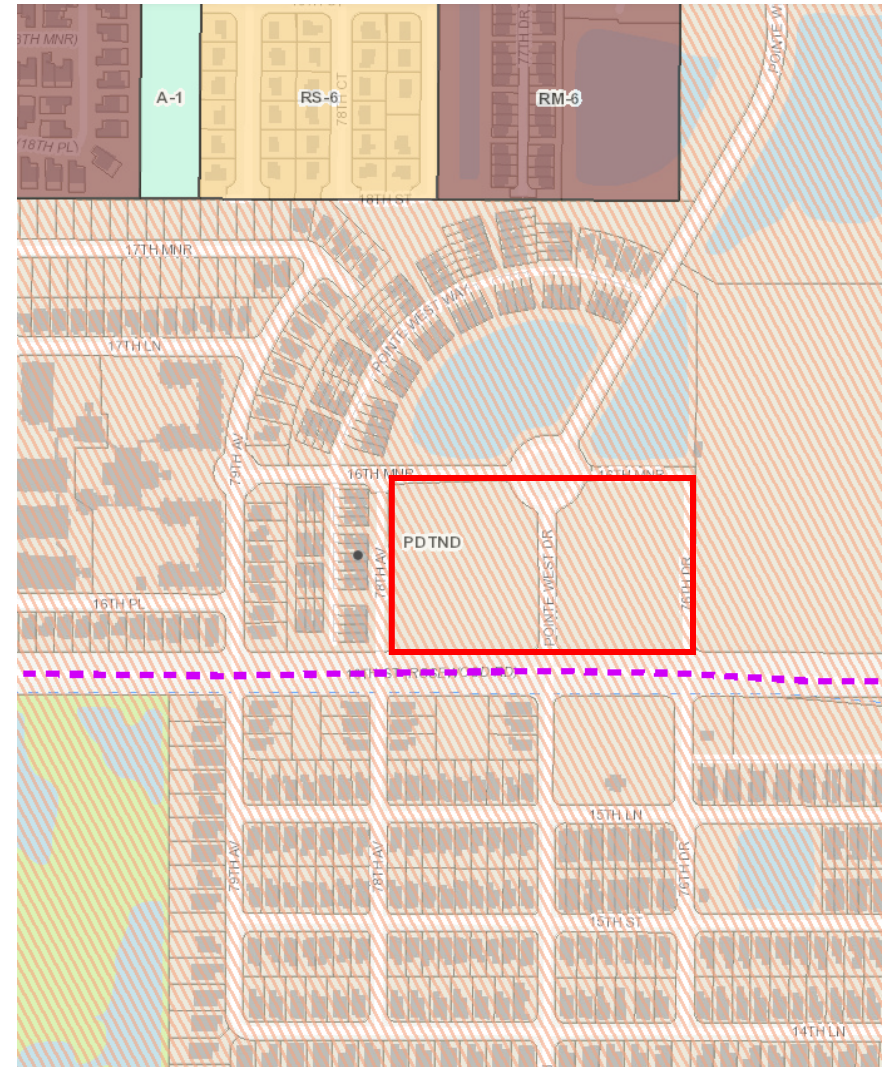
PDTND Zoning Details

Zoning District	PDTND (Planned Development – TND)
Permitted Uses	Multifamily or mixed use
Max. Density	Up to 8 units/acre (±65 units)
Max. Height	35 feet* <i>(to be confirmed with planning & zoning)</i>
Future Land Use	M-1: Medium Density Residential-1

Location Advantages

- **Access:** Minutes to the I-95 / State Road 60 interchange
- **Retail:** Near the Vero Beach Outlets, The Indian River Mall, Target, Walmart, Sam's Club, The Home Depot, and many others.
- **Community:** Within the built-out Pointe West master-planned community
- **Neighbors:** Townhomes, single-family homes and an assisted living facility

Parcel Map



TRADE AREA MAP (WEST)



West Vero Corridor

- Indian River County's primary gateway between I-95 and the City of Vero Beach
- Runs about 4 miles along both sides of State Road 60
- Downtown Vero Beach is about 3 miles east via SR 60, with the barrier-island beaches beyond
- Shopping, dining and services line the corridor, anchored by the Indian River Mall and the Vero Beach Outlets (340,000 SF, 45+ stores at the I-95 interchange)
- Established master-planned communities such as Pointe West provide a built-in residential base
- Fort Pierce is about 16 miles south and Melbourne about 33 miles north via I-95

TRADE AREA MAP (EAST)



DEMOGRAPHICS

1-Mile Radius

Population	6,060
Households	3,266
Median HH Income	\$79,257
Median Age	65.3

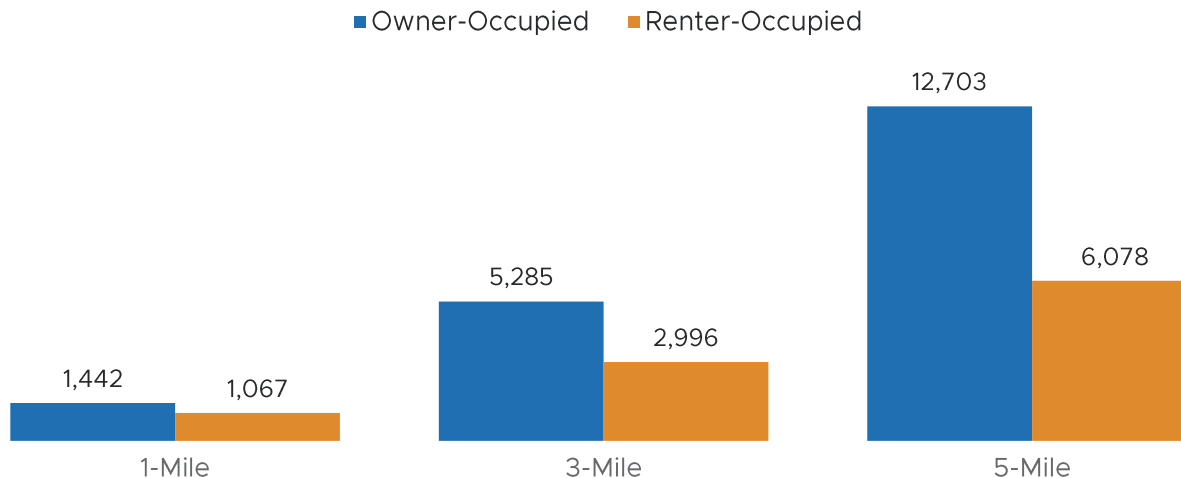
3-Mile Radius

Population	20,633
Households	10,774
Median HH Income	\$74,189
Median Age	60.7

5-Mile Radius

Population	49,126
Households	22,853
Median HH Income	\$79,213
Median Age	53.7

Housing Occupancy



Renter Share of Occupied Units

42.5%	1-Mile radius
36.2%	3-Mile radius
32.4%	5-Mile radius