

FOR SALE

±28.73 ACRES DEVELOPMENT LAND
8TH ST & 12TH ST, VERO BEACH, FL 32968



PROPERTY INFORMATION

This ±28.73-acre land opportunity is strategically located in Vero Beach, just east of Interstate 95 between 8th Street and 12th Street—positioning it within one of Indian River County’s most accessible and actively growing corridors.

The site offers a compelling opportunity for residential development, benefiting from strong regional connectivity, proximity to established neighborhoods, and convenient access to daily amenities, employment centers, and major transportation routes. Its location supports both primary and commuter-driven housing demand, with efficient access to I-95 enabling connectivity throughout the Treasure Coast and beyond.

Surrounded by ongoing growth and expanding infrastructure, the property is well-positioned to meet increasing demand for new housing in a market characterized by steady in-migration and limited supply of well-located developable land.



Property Address: 8th St & 12th St, Vero Beach, FL 32968

Parcel ID: 33381100004000000004.0
33381100004000000006.0
33381100004000000008.0
33381100004000000009.0

Land Size: ±28.73 Acres

Future Land Use: Medium Density Residential (8 Units/Acre)

Zoning: 9.3 Acres RM-6
19.43 Acres RS-3

County: Indian River County

Sale Price: Call for Pricing

8TH & 12TH STREET, VERO BEACH, FL 32968



GROWING HOUSING DEMAND

IN-MIGRATION DRIVING NEW RESIDENTIAL NEED.



STRONG REGIONAL CONNECTIVITY

DIRECT I-95 ACCESS TO MAJOR MARKETS.



DIVERSE BUYER DEMOGRAPHICS

APPEALS TO RETIREES, FAMILIES, AND REMOTE WORKERS.



PRO-DEVELOPMENT ENVIRONMENT

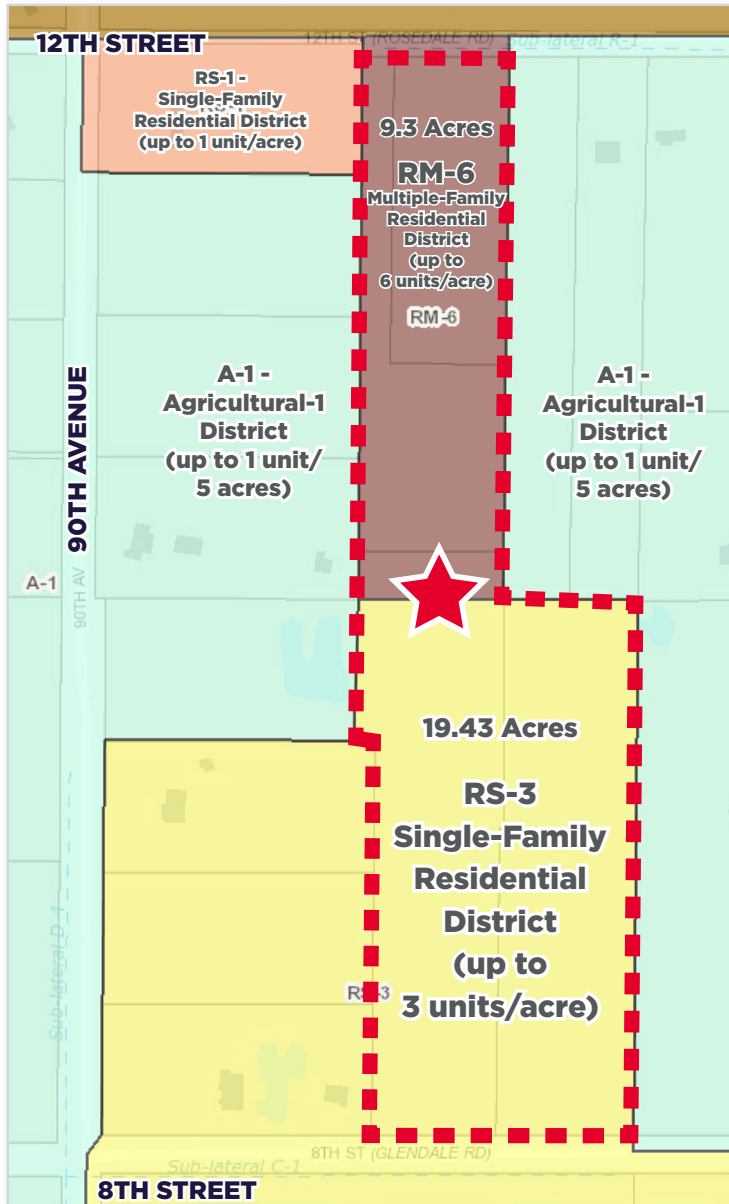
SUPPORTIVE ZONING AND STREAMLINED APPROVALS.



SUBJECT PROPERTY

Bet 8th & 12th @ 90th Ave, Vero Beach, FL 32960

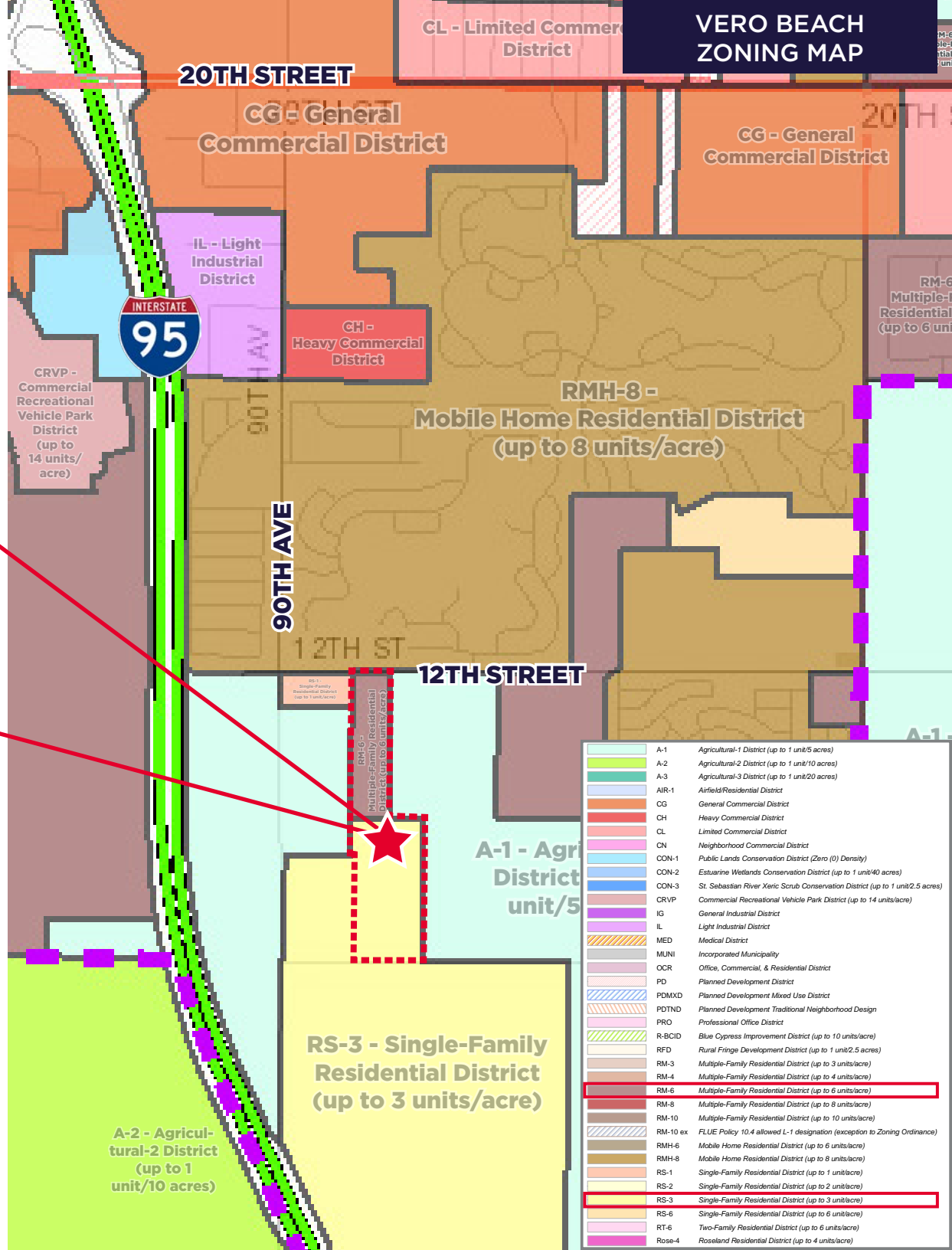
Current Zoning



Future Land Use

M-1 - Medium Density Residential (8 Units/Acre)

VERO BEACH ZONING MAP



A-1	Agricultural-1 District (up to 1 unit/5 acres)
A-2	Agricultural-2 District (up to 1 unit/10 acres)
A-3	Agricultural-3 District (up to 1 unit/20 acres)
AIR-1	Airfield Residential District
CG	General Commercial District
CH	Heavy Commercial District
CL	Limited Commercial District
CN	Neighborhood Commercial District
CON-1	Public Lands Conservation District (Zero (0) Density)
CON-2	Estuarine Wetlands Conservation District (up to 1 unit/40 acres)
CON-3	St. Sebastian River Xeric Scrub Conservation District (up to 1 unit/2.5 acres)
CRVP	Commercial Recreational Vehicle Park District (up to 14 units/acre)
IG	General Industrial District
IL	Light Industrial District
MED	Medical District
MUNI	Incorporated Municipality
OCR	Office, Commercial, & Residential District
PD	Planned Development District
PDMXD	Planned Development Mixed Use District
PTND	Planned Development Traditional Neighborhood Design
PRO	Professional Office District
R-BCID	Blue Cypress Improvement District (up to 10 units/acre)
RFD	Rural Fringe Development District (up to 1 unit/2.5 acres)
RM-3	Multiple-Family Residential District (up to 3 units/acre)
RM-4	Multiple-Family Residential District (up to 4 units/acre)
RM-6	Multiple-Family Residential District (up to 6 units/acre)
RM-8	Multiple-Family Residential District (up to 8 units/acre)
RM-10	Multiple-Family Residential District (up to 10 units/acre)
RM-10 ex	FLUE Policy 10.4 allowed L-1 designation (exception to Zoning Ordinance)
RMH-6	Mobile Home Residential District (up to 6 units/acre)
RMH-8	Mobile Home Residential District (up to 8 units/acre)
RS-1	Single-Family Residential District (up to 1 unit/acre)
RS-2	Single-Family Residential District (up to 2 units/acre)
RS-3	Single-Family Residential District (up to 3 units/acre)
RS-6	Single-Family Residential District (up to 6 units/acre)
RT-6	Two-Family Residential District (up to 6 units/acre)
Rose-4	Roseland Residential District (up to 4 units/acre)

PERMITTED USES

* Administrative permit use

** Special exception use

Current Zoning: RS-3 & RM-6

Single-family Residential District: RS-3 (Up to 3 Units per Acre)

Agricultural

- Noncommercial kennel and animal boarding places*
- Noncommercial nursery and greenhouse*
- Noncommercial stable*

Residential

- Accessory single-family dwelling unit*
- **Single-family dwelling**
- Guest cottage and servant's quarters*
- Single-family docks and private observation/fishing piers on vacant lots*

Institutional

- Child or adult care facilities
- **Foster care facilities**
- Group home (level I)*
- Adult congregate living facility (8 residents max.)*
- Places of worship*
- Cemeteries**

Community Service

- Emergency services*
- Educational centers including primary and secondary schools**

- Governmental administrative building**
- Colleges/universities**

Recreation

- Country clubs**
- Golf courses**
- Public parks and playgrounds*
- Private/public docks**

Utility

- Communications towers (wireless facilities including cell towers)*
- **Communications towers (non-wireless facilities including TV and radio broadcast towers), Amateur radio (accessory use), Less than 80 feet**
- Communications towers (non-wireless facilities including TV

- and radio broadcast towers), Amateur radio (accessory use), 80 feet or taller (see 971.44(4) for special criteria)**
- **Communications towers (non-wireless facilities including TV and radio broadcast towers), Commercial, Up to 70 feet, Camouflaged**
- Communications towers (non-wireless facilities including TV and radio broadcast towers), Commercial, 70 feet to 150 feet: Camouflaged*
- Limited public and private utilities**
- Public and private utilities heavy**

Multiple-family Residential District: RM-6 (Up to 6 Units per Acre)

Agricultural

- Noncommercial nurseries and greenhouses*
- Noncommercial stables*

Residential

- Accessory single-family dwelling unit*
- Small lot single-family subdivision*
- **Single-family dwellings**
- **SF dwelling (attached)**
- **Duplex**
- **Multifamily dwellings**
- Single-family docks and private observation/fishing piers on vacant lots*
- Bed and breakfasts **, *
- Residential resort**
- Guest cottage and servant's quarters*
- Small-scale Traditional Neighborhood Design (TND) *

Institutional

- Child or adult care facilities**, *
- **Foster care facilities**
- Group home (level I)
- Adult congregate living facility (8 residents maximum)
- Group home (level II & III)**, *

- Adult congregate living facility (20 residents maximum)**, *
- Group homes (residential centers)**
- Adult congregate living facility (21+ residents)**
- Residential treatment centers**
- Total care facilities**
- Places of worship*
- Cemeteries**

Community Service

- Cultural and civic facilities**
- **Emergency services**
- Schools, primary and secondary**
- Colleges and universities**
- Libraries**
- Community centers** *
- Government administrative buildings**
- Civic and social membership organizations**

Recreation

- Beach clubs**
- Country clubs**
- Golf courses**
- Public parks and playgrounds*
- Tennis facilities**

- Yacht clubs**
- Health and fitness clubs*
- Public/private docks**

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- Public and private utilities heavy**

Future Land Use: M-1 (RM-6 & RM-8)

Multiple Family Residential District: M-1 (RM-6 (see above) & RM-8) (Up to 6 Units per Acre / Up to 8 Units per Acre)

Agricultural

- Noncommercial nurseries and greenhouses*
- Noncommercial stables*

Residential

- Accessory single-family dwelling unit*
- Small lot single-family subdivision*
- Single-family dwellings
- SF dwelling (attached)
- Duplex
- Multifamily dwellings
- Single-family docks and private observation/fishing piers on vacant lots*
- Bed and breakfasts*
- Residential resort**
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Community Service

- Cultural and civic facilities**
- Emergency services
- Schools, primary and secondary**
- Colleges and universities**
- Libraries**
- Community centers*
- Government administrative buildings**
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- Public and private utilities heavy**

LOOKING NORTH

VERO BEACH
OUTLETS™



20TH ST / SR 60

INDRIO FIELDS

COUNTRYSIDE AT
VERO BEACH

VERO BEACH
REGIONAL AIRPORT

LAKWOOD
VILLAGE

VERO PALM
ESTATES

HERON CAY

12TH ST

SUBJECT

90TH AVE

8TH ST

8TH & 12TH STREET, VERO BEACH, FL 32968

LOOKING SOUTH



STONY BROOK FARMS COMMUNITY

82nd Ave

8th St

HERITAGE PLANTATION

SUBJECT



90th Ave

12th St

HERON CAY

LAKWOOD VILLAGE

8TH & 12TH STREET, VERO BEACH, FL 32968

LOOKING EAST

THE CLUB AT
POINTE WEST

82nd Ave

HERITAGE
PLANTATION

STONY BROOK FARMS
COMMUNITY

12th St

HERON CAY

SUBJECT

8th St

90th Ave

8TH & 12TH STREET, VERO BEACH, FL 32968



LOOKING WEST



LENNAR

D-R-HORTON
America's Builder



90th Ave

SUBJECT

LAKEWOOD VILLAGE

8th St

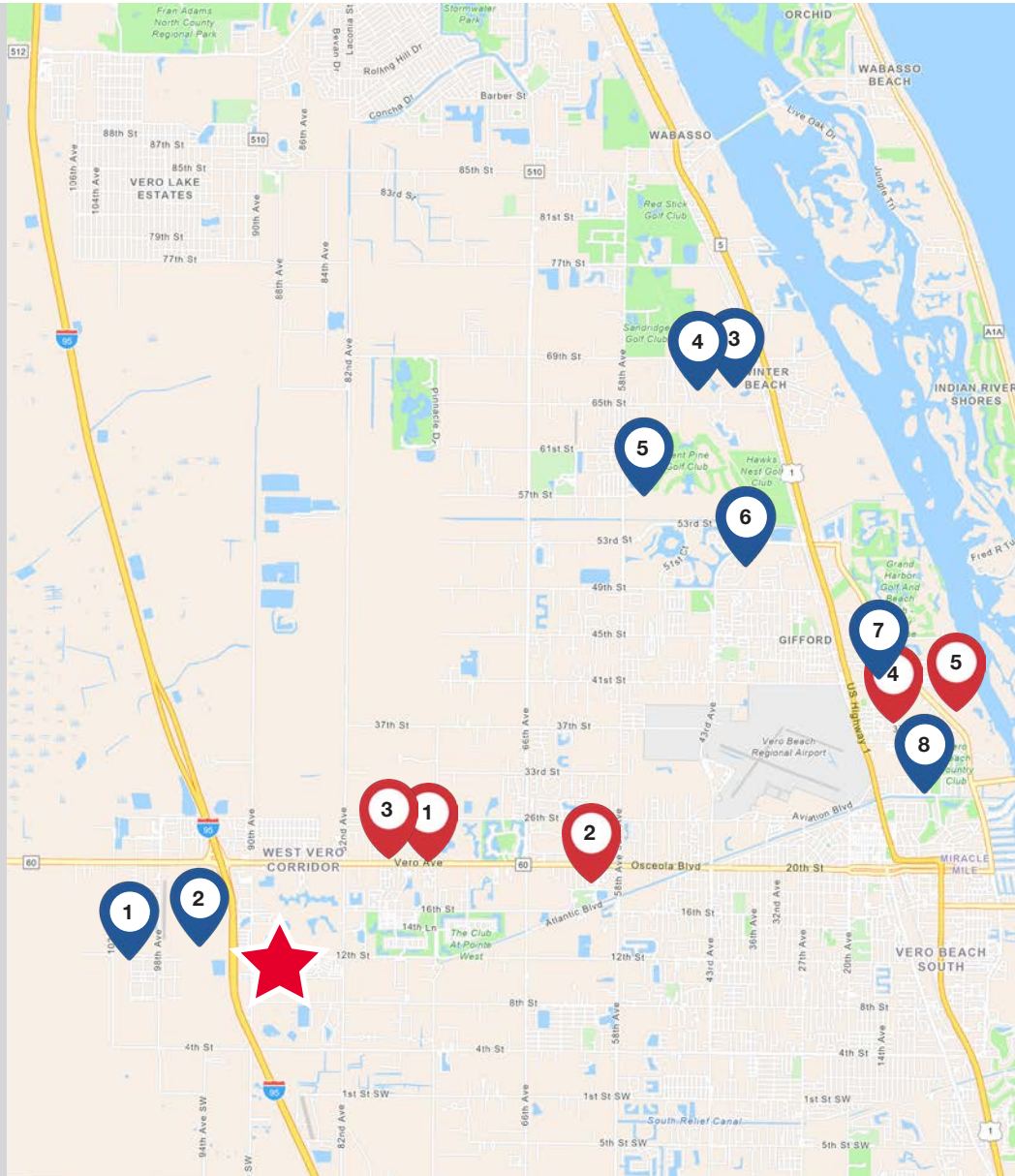
12th St

8TH & 12TH STREET, VERO BEACH, FL 32968

COMPETING DEVELOPMENT ANALYSIS

Subdivision Development MAP KEY

#	Development	Price Range
1	Lennar Homes LENNAR	\$324,000+
2	D.R. Horton D-R-HORTON <i>America's Builder</i>	\$279,990 - \$411,485+
3	Lost Tree Preserve Ryan Homes	\$419,900 - \$504,990
4	High Pointe GHO HOMES	\$524,990 - \$647,156
5	Bent Pine Reserve GHO HOMES	\$740,990 - \$1,054,862
6	Preserve at Waterway Village DIVOSTA	\$367,990 - \$604,990+
7	Lucaya Pointe GHO HOMES	\$686,525 - \$977,500
8	Costa Pointe DIVOSTA	from \$500,000+



Apartment Development MAP KEY

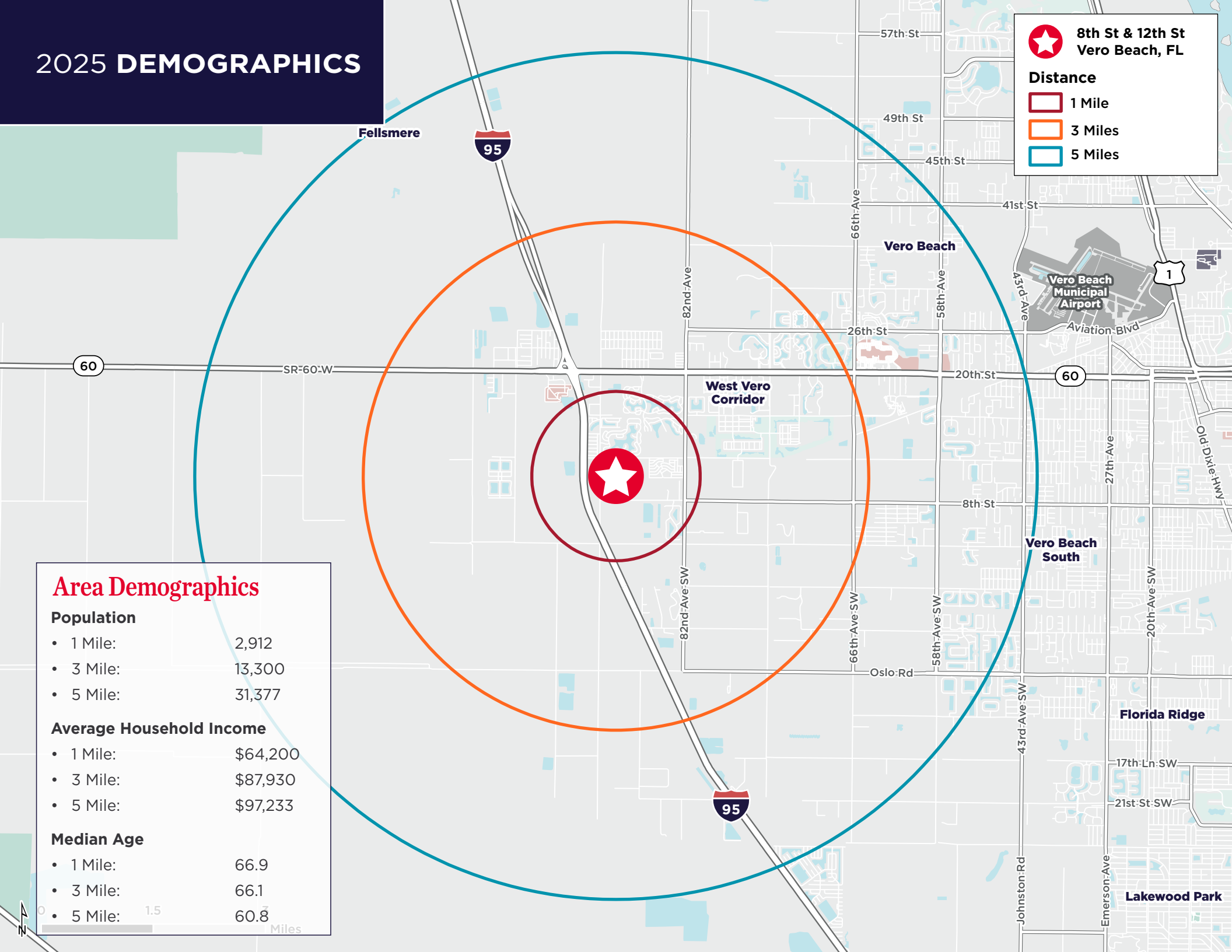
#	Development	Price Range
1	Aspire Vero Beach ASPIRE VERO BEACH	\$1,726 - \$3,023
2	The Reserve at Vero Beach R^v_b	\$1,850 - \$3,100
3	The Griffon at Vero Beach THE GRIFFON AT VERO BEACH	\$1,800 - \$3,865
4	Thompson Thrift Verity Luxury Apartments verity	\$2,075+
5	The Vivien Apartments Vero Beach THE VIVIEN	\$5,500+

2025 DEMOGRAPHICS

**8th St & 12th St
Vero Beach, FL**

Distance

- 1 Mile
- 3 Miles
- 5 Miles



Area Demographics

Population

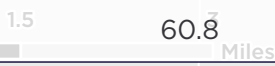
- 1 Mile: 2,912
- 3 Mile: 13,300
- 5 Mile: 31,377

Average Household Income

- 1 Mile: \$64,200
- 3 Mile: \$87,930
- 5 Mile: \$97,233

Median Age




- 1 Mile: 66.9
- 3 Mile: 66.1
- 5 Mile: 60.8



2025 DRIVE TIME

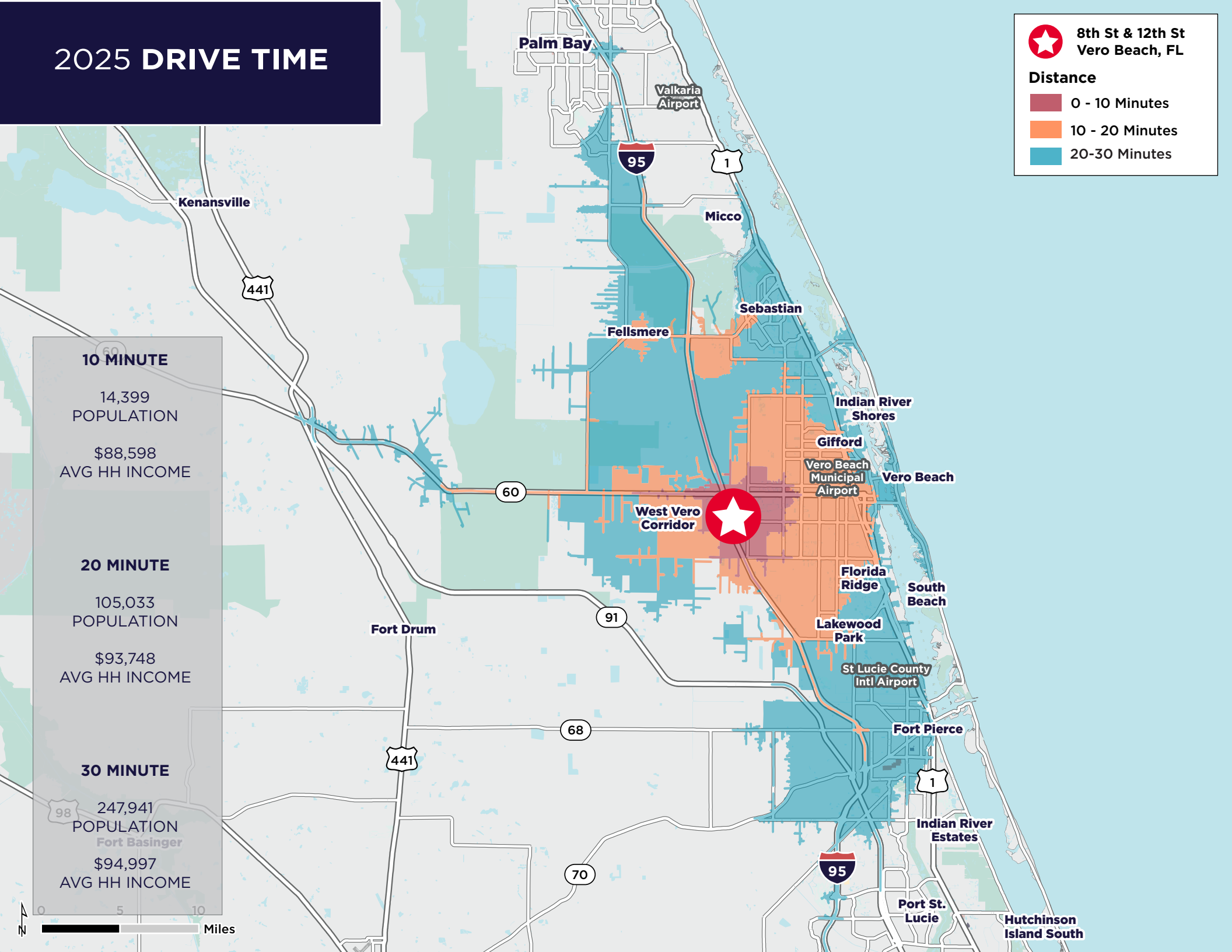
 8th St & 12th St
Vero Beach, FL

Distance

-  0 - 10 Minutes
-  10 - 20 Minutes
-  20-30 Minutes


10 MINUTE
14,399 POPULATION
\$88,598 AVG HH INCOME
20 MINUTE
105,033 POPULATION
\$93,748 AVG HH INCOME
30 MINUTE
247,941 POPULATION Fort Basinger
\$94,997 AVG HH INCOME

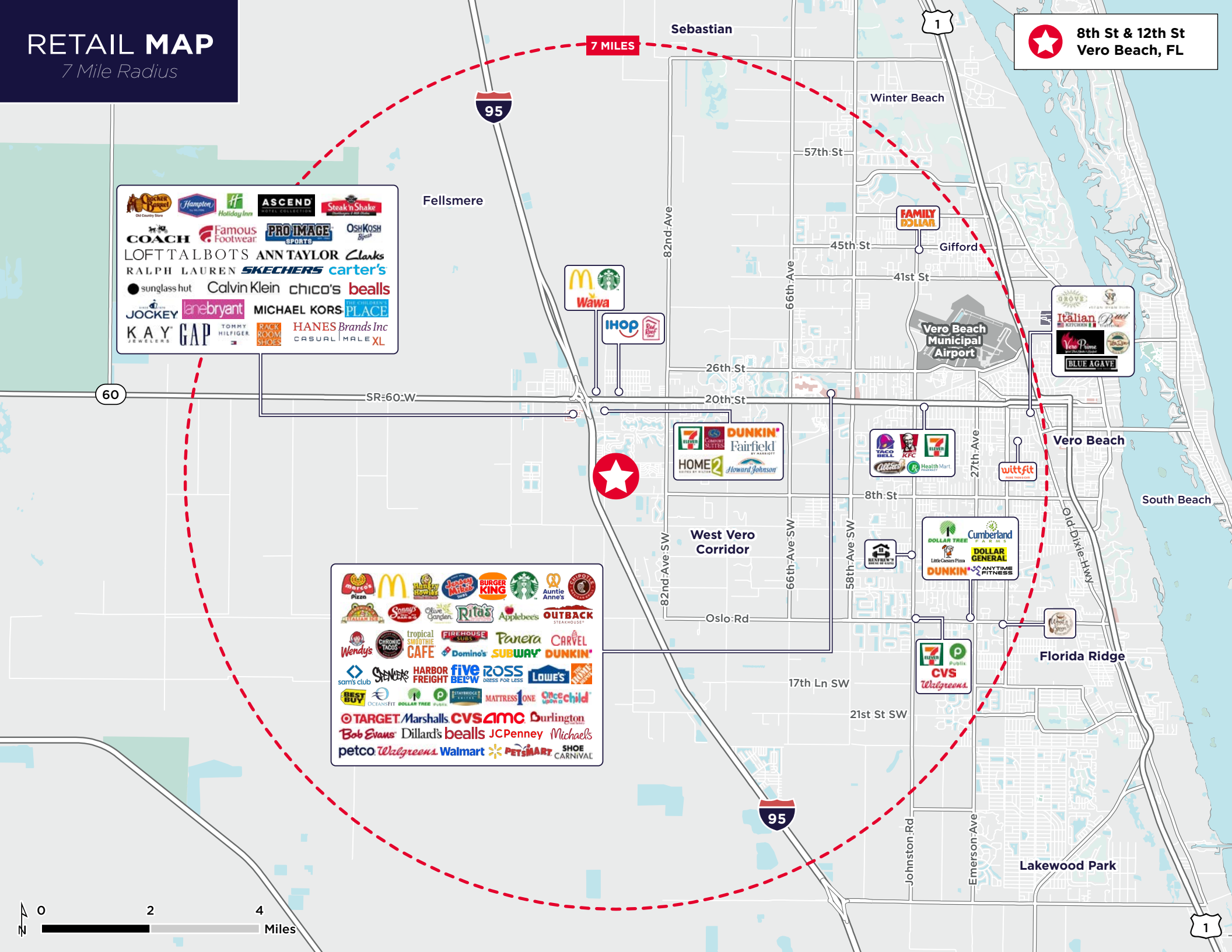
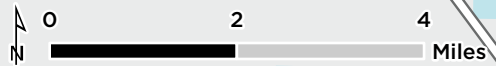
0 5 10 Miles



RETAIL MAP

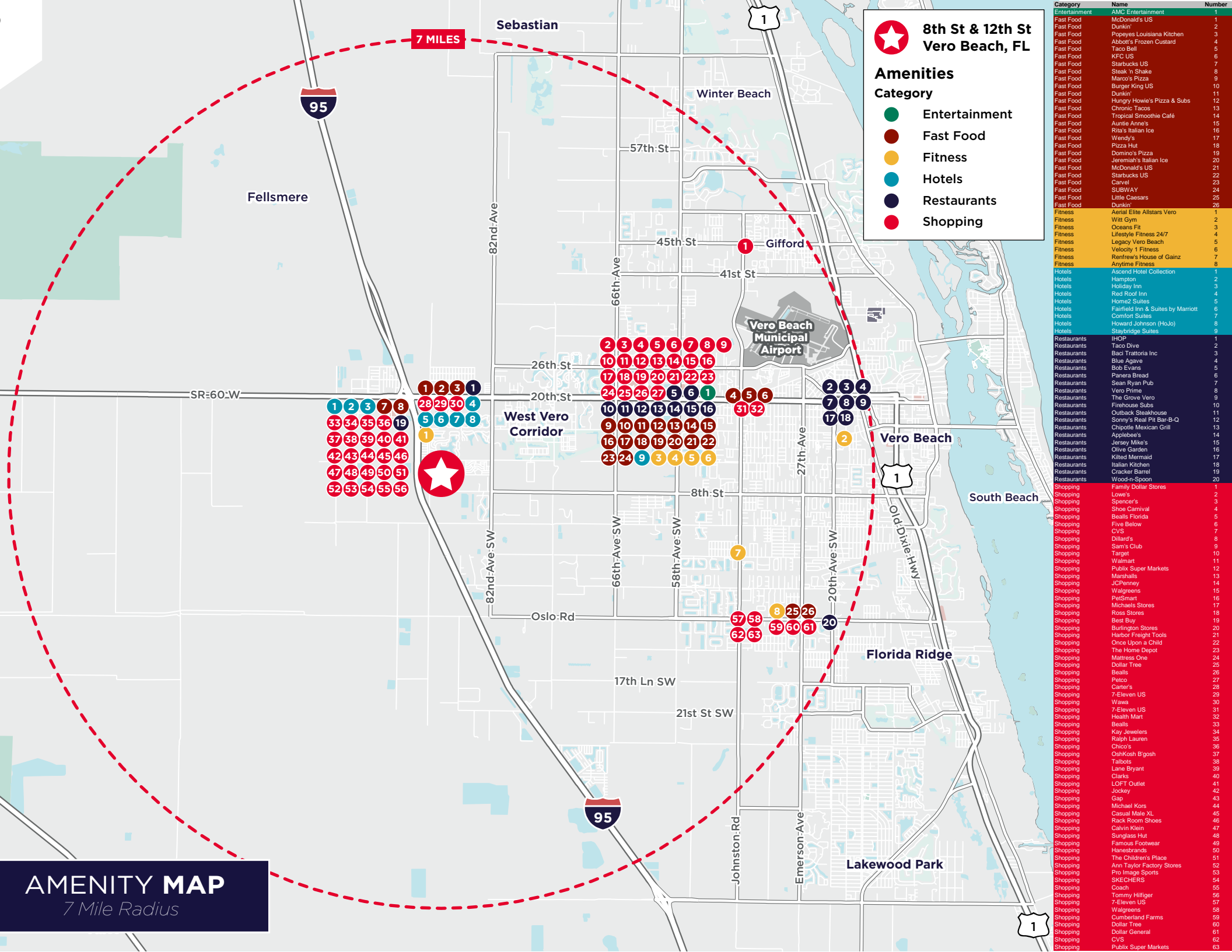
7 Mile Radius

 **8th St & 12th St
Vero Beach, FL**



AMENITY MAP

7 Mile Radius



**8th St & 12th St
Vero Beach, FL**

Amenities

Category

- Entertainment
- Fast Food
- Fitness
- Hotels
- Restaurants
- Shopping

Category	Name	Count
Entertainment	AMC Entertainment	1
Fast Food	McDonald's US	2
Fast Food	Dunkin'	2
Fast Food	Popeyes Louisiana Kitchen	3
Fast Food	Abbott's Frozen Custard	4
Fast Food	Taco Bell	4
Fast Food	KFC US	5
Fast Food	Starbucks US	6
Fast Food	Steak 'n Shake	8
Fast Food	Marco's Pizza	9
Fast Food	Burger King US	10
Fast Food	Dunkin'	11
Fast Food	Hungry Howie's Pizza & Subs	12
Fast Food	Chronic Tacos	13
Fast Food	Tropical Smoothie Café	14
Fast Food	Auntie Anne's	15
Fast Food	Rita's Italian Ice	16
Fast Food	Wendy's	17
Fast Food	Pizza Hut	18
Fast Food	Domino's Pizza	19
Fast Food	Jeromah's Italian Ice	20
Fast Food	McDonald's US	21
Fast Food	Starbucks US	22
Fast Food	Carvel	23
Fast Food	SUBWAY	24
Fast Food	Little Caesars	25
Fast Food	Dunkin'	26
Fitness	Aerial Elite Allstars Vero	1
Fitness	Witt Gym	2
Fitness	Oceans Fit	3
Fitness	Lifestyle Fitness 24/7	4
Fitness	Legacy Vero Beach	5
Fitness	Velocity 1 Fitness	6
Fitness	Renfrew's House of Gainz	7
Fitness	Anytime Fitness	8
Hotels	Radisson Hotel Collection	1
Hotels	Hampton	2
Hotels	Holiday Inn	3
Hotels	Red Roof Inn	4
Hotels	Home2 Suites	5
Hotels	Fairfield Inn & Suites by Marriott	6
Hotels	Comfort Suites	7
Hotels	Howard Johnson (HoJo)	8
Hotels	Staybridge Suites	9
Restaurants	IHOP	1
Restaurants	Taco Dive	2
Restaurants	Baci Trattoria Inc	3
Restaurants	Blue Agave	4
Restaurants	Bob Evans	5
Restaurants	Panera Bread	6
Restaurants	Sain Ryan Pub	7
Restaurants	Vero Prime	8
Restaurants	The Grove Vero	9
Restaurants	Firhouse Subs	10
Restaurants	Outback Steakhouse	11
Restaurants	Sony's Real Pit Bar-B-Q	12
Restaurants	Chipotle Mexican Grill	13
Restaurants	Applebee's	14
Restaurants	Jersey Mike's	15
Restaurants	Olive Garden	16
Restaurants	Killed Mermaid	17
Restaurants	Italian Kitchen	18
Restaurants	Cracker Barrel	19
Restaurants	Wood-n-Spoon	20
Shopping	Family Dollar Stores	1
Shopping	Loew's	2
Shopping	Spencer's	3
Shopping	Shoe Carnival	4
Shopping	Bealls Florida	5
Shopping	Five Below	6
Shopping	CVS	7
Shopping	Dillard's	8
Shopping	Sam's Club	9
Shopping	Target	10
Shopping	Walmart	11
Shopping	Publix Super Markets	12
Shopping	Marshalls	13
Shopping	JCPenney	14
Shopping	Walgreens	15
Shopping	PatSmart	16
Shopping	Michaels Stores	17
Shopping	Ross Stores	18
Shopping	Best Buy	19
Shopping	Burlington Stores	20
Shopping	Harbor Freight Tools	21
Shopping	Once Upon a Child	22
Shopping	The Home Depot	23
Shopping	Mattress One	24
Shopping	Dollar Tree	25
Shopping	Bealls	26
Shopping	Petco	27
Shopping	Carter's	28
Shopping	7-Eleven US	29
Shopping	Wawa	30
Shopping	7-Eleven US	31
Shopping	Health Mart	32
Shopping	Bealls	33
Shopping	Kay Jewelers	34
Shopping	Ralph Lauren	35
Shopping	Chico's	36
Shopping	OshKosh B'gosh	37
Shopping	Talbots	38
Shopping	Lane Bryant	39
Shopping	Clarks	40
Shopping	LOTT Outlet	41
Shopping	Jockey	42
Shopping	Gap	43
Shopping	Michael Kors	44
Shopping	Casual Male XL	45
Shopping	Rack Room Shoes	46
Shopping	Calvin Klein	47
Shopping	Sunglass Hut	48
Shopping	Famous Footwear	49
Shopping	Hairstrands	50
Shopping	The Children's Place	51
Shopping	Ann Taylor Factory Stores	52
Shopping	Pro Image Sports	53
Shopping	SKECHERS	54
Shopping	Coach	55
Shopping	Tommy Hilfiger	56
Shopping	7-Eleven US	57
Shopping	Walgreens	58
Shopping	Cumberland Farms	59
Shopping	Dollar Tree	60
Shopping	Dollar General	61
Shopping	CVS	62
Shopping	Publix Super Markets	63

CITY OVERVIEW



Vero Beach, Florida

An elegant coastal city along Florida's Atlantic shoreline, Vero Beach is a haven for golf, water sports, and world-class fishing. Its peaceful beaches, vibrant museums, scenic nature tours, and diverse range of hotels make Vero Beach both a standout vacation destination and a key gem of Florida's famed Treasure Coast.

The city offers a charming blend of boutique shops, walkable downtown storefronts, and larger retail centers, ensuring something for every style and budget. Visitors can also enjoy a wide array of culinary experiences, from casual coastal cafés to refined dining options. Cultural attractions abound as well—museums, art galleries, and beautifully maintained parks provide access to lush natural landscapes and an enticing network of rivers and inlets perfect for exploration.

Adding to its convenience, Vero Beach Regional Airport (VRB) offers commercial air service with Breeze Airways, JetBlue, and American Airlines, giving travelers easy, direct access to the area and making it simpler than ever to enjoy everything Vero Beach has to offer.



IDEAL LOCATION

VERO BEACH IS AN IDEAL LOCATION THANKS TO ITS UNCROWDED BEACHES, VIBRANT ARTS SCENE, AND RICH NATURAL ENVIRONMENT.



REVITALIZED DOWNTOWN

MAIN STREET CONTINUES TO REVITALIZE VERO BEACH THROUGH PRESERVATION, COMMUNITY EVENTS, AND CREATIVE PLACEMAKING.



STRONG TOURISM DEMAND

VERO BEACH'S NATIONAL PROFILE CONTINUES TO RISE, AS MORE TRAVELERS - AND TRAVEL WRITERS - DISCOVER THE CITY'S CHARM.



STRONG ECONOMY

VERO BEACH HAS A STRONG, GROWING ECONOMY WITH HIGH RETAIL OCCUPANCY AND RISING COMMERCIAL PROPERTY VALUES

REGIONAL OVERVIEW

Indian River County, Florida

Indian River County has a friendly, unpretentious atmosphere. Centrally located 70 miles south of the Kennedy Space Center and an hour's drive north of West Palm Beach, the 543 square miles contain 26 miles of unspoiled beaches, groves of renowned Indian River grapefruit, immaculate oceanfront estates and riverfront communities - free from urban sprawl and congestion. Located within a 3-hour drive of 17.9 million potential customers - 90% of Florida's population.

Indian River County, Florida offers the best of both worlds: a desirable location for business and pleasure with a balance that helps build your business in the sun. Those who live, work or visit here find that the communities are safe, modern and loaded with ecological, cultural, educational and technological amenities. Indian River County also offers a cost-competitive place to grow or expand your business.

FECL introduced a proposal for a high-speed rail service known as Brightline, offering passenger service between Miami and Orlando with additional stations in Fort Lauderdale and West Palm Beach. Brightline has now been operational for several years, providing a convenient and efficient rail connection between these major Florida cities. The service includes a number of daily trains passing through Indian River County, improving regional transportation options.

The Brightline service has significantly reduced travel times and enhanced connectivity, catering to both local commuters and tourists. Trains now operate at high speeds, with a maximum proposed speed between West Palm and Cocoa, further streamlining travel between these key destinations. While the project faced extensive local government discussions during its initial announcement and planning stages, it has since become an integral part of the regional transportation network, contributing to the overall accessibility and convenience of Indian River County and its neighboring regions.

Over the past 20 years, the U. S. Highway No. 1 corridor south of Highway 60 was one of the most popular retail areas of Indian River County. As has been typical of most South Florida cities, growth has expanded westward. Over the past several years the State Road 60 corridor west of the City of Vero Beach has expanded rapidly with new retail and restaurant uses. Two large retail centers, The Outlets of Vero and the Indian River Mall, have opened.



FOR SALE

±28.73 ACRES DEVELOPMENT LAND 8TH ST & 12TH ST, VERO BEACH, FL 32968



90TH AVE

12TH ST

SUBJECT

8TH ST

FOR MORE INFORMATION, PLEASE CONTACT:



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