

FOR SALE

±2.32 ACRES

6580 US HIGHWAY 1, VERO BEACH, FL 32967

SUBJECT



OFFERING MEMORANDUM

PROPERTY INFORMATION

Positioned along the heavily traveled corridor of U.S. Route 1 in the heart of Vero Beach, 6580 US Highway 1 presents a rare opportunity to acquire a ± 2.32 -acre land parcel from the Indian River County School Board portfolio. Offering direct frontage and strong visibility on US Highway 1, the property is strategically located within one of Indian River County's primary commercial corridors.

Zoned PM-3 / RS-2, the site allows for a variety of potential commercial, office, institutional, residential, or redevelopment opportunities, subject to local approvals. Surrounded by established residential communities, retail centers, and service businesses, the property benefits from strong demographics, regional accessibility, and continued growth throughout the Vero Beach market.

With its high-exposure location, flexible zoning, and redevelopment potential, 6580 US Highway 1 offers investors, developers, and owner-users a unique opportunity within a growing corridor.

Property Address: 6580 US Highway 1, Vero Beach, FL 32967

Parcel ID: 32391000000100000023.0

Land Size: ± 2.32 Acres

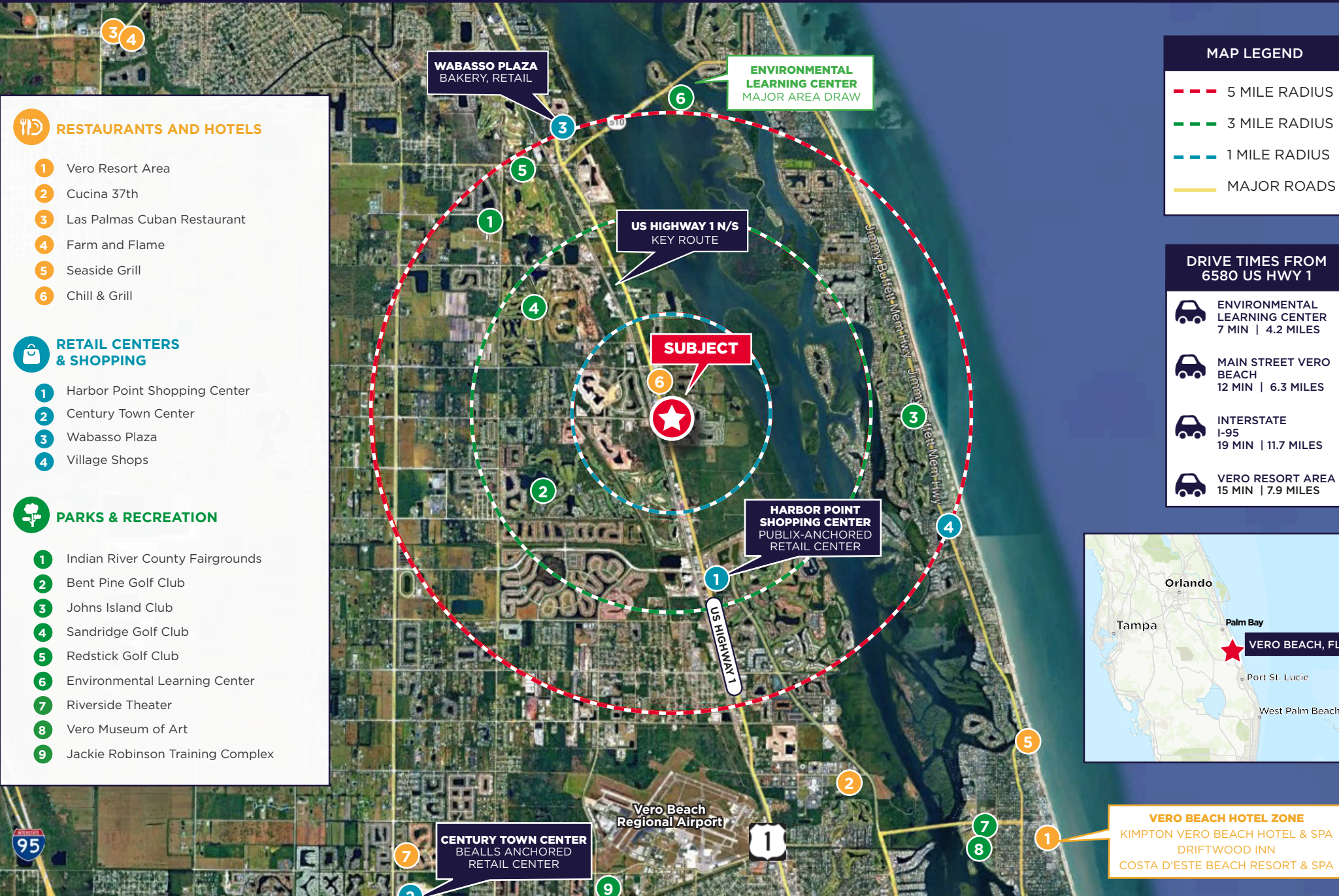
Zoning: PM-3 / RS-3

Municipality: Indian River County

Sale Price: Call for Pricing Guidance



AREA AMENITIES



RESTAURANTS AND HOTELS

- 1 Vero Resort Area
- 2 Cucina 37th
- 3 Las Palmas Cuban Restaurant
- 4 Farm and Flame
- 5 Seaside Grill
- 6 Chill & Grill

RETAIL CENTERS & SHOPPING

- 1 Harbor Point Shopping Center
- 2 Century Town Center
- 3 Wabasso Plaza
- 4 Village Shops

PARKS & RECREATION

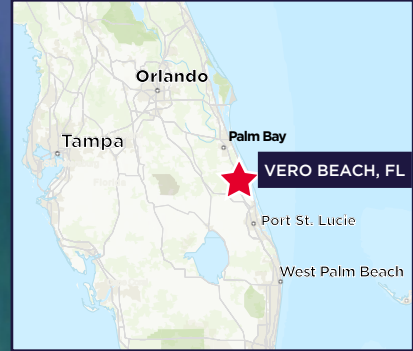
- 1 Indian River County Fairgrounds
- 2 Bent Pine Golf Club
- 3 Johns Island Club
- 4 Sandridge Golf Club
- 5 Redstick Golf Club
- 6 Environmental Learning Center
- 7 Riverside Theater
- 8 Vero Museum of Art
- 9 Jackie Robinson Training Complex

MAP LEGEND

- - - 5 MILE RADIUS
- - - 3 MILE RADIUS
- - - 1 MILE RADIUS
- MAJOR ROADS

DRIVE TIMES FROM 6580 US HWY 1

- ENVIRONMENTAL LEARNING CENTER
7 MIN | 4.2 MILES
- MAIN STREET VERO BEACH
12 MIN | 6.3 MILES
- INTERSTATE I-95
19 MIN | 11.7 MILES
- VERO RESORT AREA
15 MIN | 7.9 MILES



VERO BEACH HOTEL ZONE

- KIMPTON VERO BEACH HOTEL & SPA
- DRIFTWOOD INN
- COSTA D'ESTE BEACH RESORT & SPA

WABASSO PLAZA
BAKERY, RETAIL

ENVIRONMENTAL LEARNING CENTER
MAJOR AREA DRAW

US HIGHWAY 1 N/S
KEY ROUTE

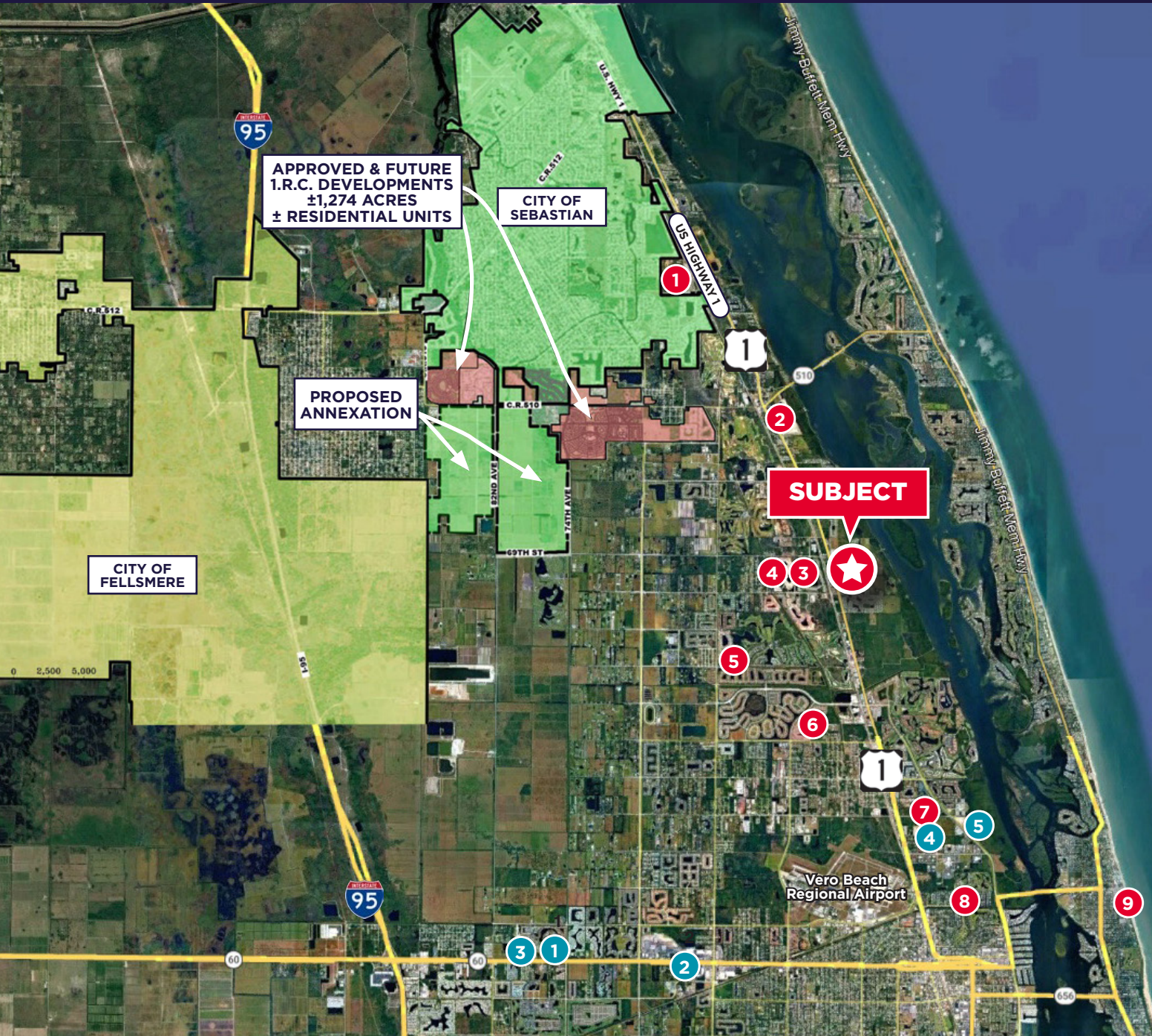
SUBJECT

HARBOR POINT SHOPPING CENTER
PUBLIX-ANCHORED
RETAIL CENTER

CENTURY TOWN CENTER
BEALLS ANCHORED
RETAIL CENTER

Vero Beach
Regional Airport

LAND DEVELOPMENT MAP



SUBJECT

6580 US Highway 1
Vero Beach, FL

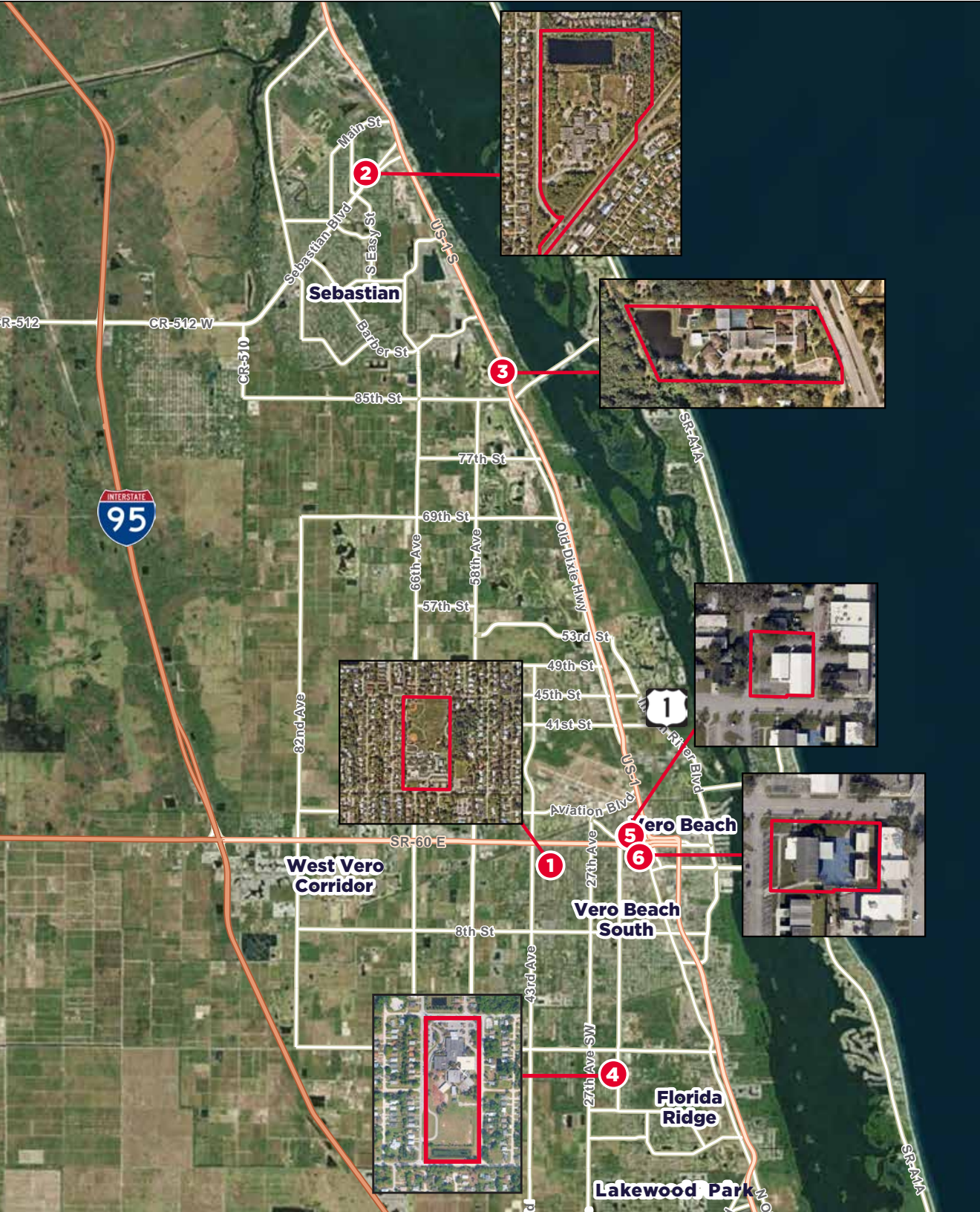
KEY SUBDIVISIONS

- 1 Laurel Reserve | GHO Homes
- 2 Harbour Isle | DiVosta
- 3 Lost Tree Preserve | Ryan Homes
- 4 High Pointe | GHO Homes
- 5 Bent Tree Reserve | GHO Homes
- 6 Preserve at Waterway Village | DiVosta
- 7 Lucaya Pointe | GHO Homes
- 8 Costa Pointe | DiVosta
- 9 The Falls at Grand Harbour | GHO Homes

KEY APARTMENT DEVELOPMENTS

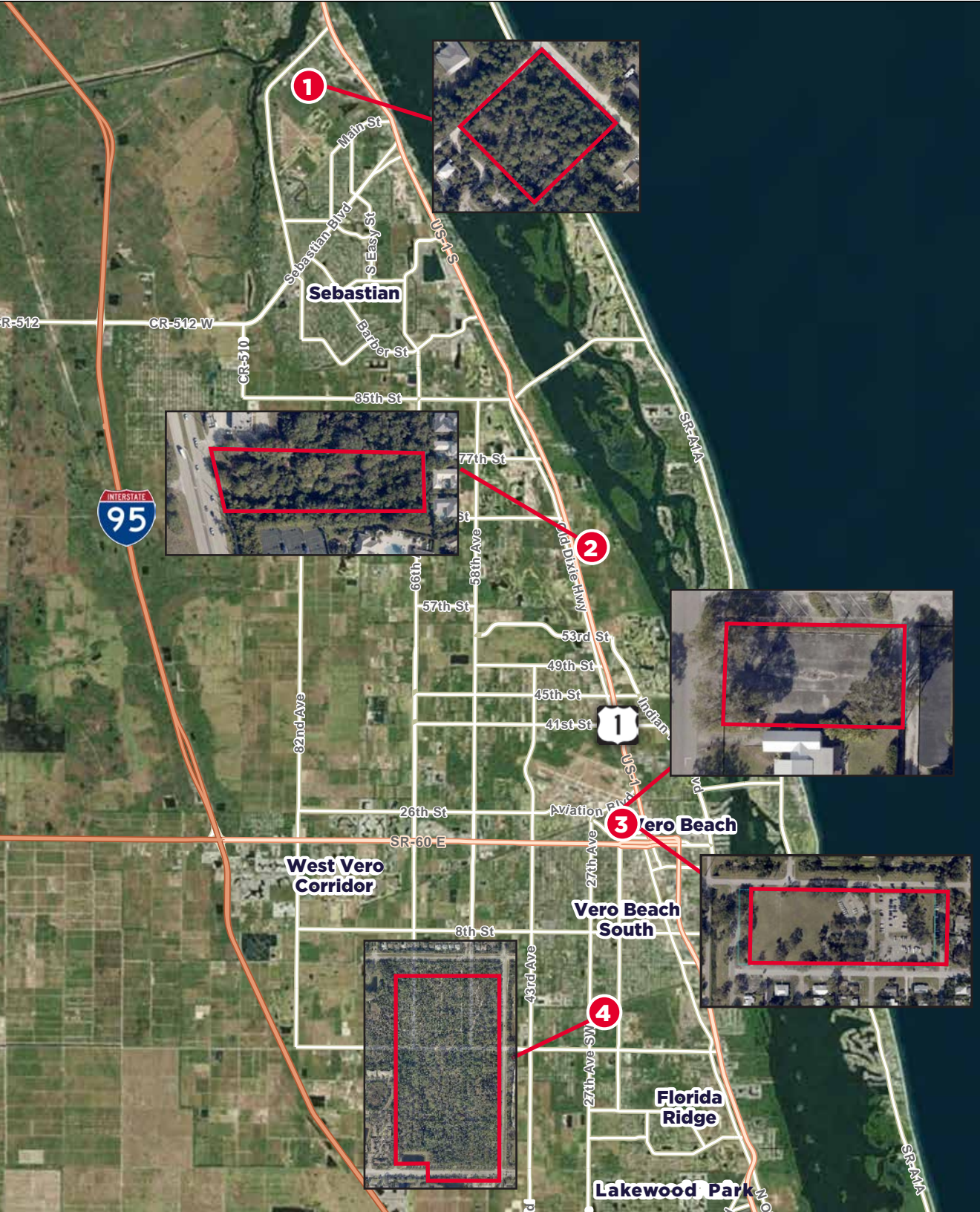
- 1 Aspire Vero Beach
- 2 The Reserve at Vero Beach
- 3 The Griffon at Vero Beach
- 4 Thompson Thrift Verift Luxury Apartments
- 5 The Vivian Apartments vero Beach

SDIRC BUILDING PORTFOLIO



- 1 Rosewood Magnet School**
 Address: 3850 16th Street, Vero Beach, FL 32960
 Parcel ID: 33390300001014000011.0
 Acres: 20.75
 IRC Zoning/Land Use: Muni
- 2 Sebastian Elementary School**
 Address: 400 Sebastian Blvd ,Sebastian, FL 32958
 Parcel ID:31390700000300000001.1
 Acres: 41.1
 IRC Zoning/Land Use: Muni
- 3 Wabasso School**
 Address: 8895 U.S. Highway 1, Sebastian, FL 32958
 Parcel ID: 31392800000500000001.0
 Acres: 3.61
 IRC Zoning/Land Use: Commercial General (CG)
- 4 Osceola Magnet School**
 Address: 1110 18th Ave SW, Vero Beach, FL 32962
 Parcel ID: 33392600001007000001.0
 Acres: 14.92
 IRC Zoning/Land Use: L-2
- 5 Downtown Office #1**
 Address: 1426 19th St, Vero Beach, FL 32960
 Parcel ID: 33390200007009000019.1
 33390200007009000019.0
 33390200007009000020.0
 33390200007009000021.0
 Acres: 0.42
 IRC Zoning/Land Use: Muni
- 6 Downtown Office #2**
 Address: 1427 19th St, Vero Beach, FL 32960
 Parcel IDs: 33390200010002000002.0
 33390200010002000006.0
 Acres: 1.98
 IRC Zoning/Land Use: Muni

SDIRC LAND PORTFOLIO



1 12870 81st Ave, Sebastian, FL 32958

Address: 12870 81st Ave, Sebastian, FL 32958

Parcel ID: 30382100005024000000.0

Acres: 1.93

IRC Zoning/Land Use: Single-Family Residential District
(up to 3 unit/acre) (RS-3)

2 6580 US Highway 1, Vero Beach, FL 32967

Address: 6580 US Highway 1, Vero Beach, FL 32967

Parcel ID: 32391000000100000023.0

Acres: 2.32

IRC Zoning/Land Use: Multiple-Family Residential District
(up to 3 units/acre) (RM-3)

3 2462 20th Ave & 1840 25th St

Address: 2462 20th Ave & 1840 25th St, Vero Beach, FL 32960

Parcel IDs: 33390200002009000010.0

33390200001006000001.0

Acres: 0.2 & 7.39 (total 7.41)

IRC Zoning/Land Use: Multiple-Family Residential District
(up to 10 units/acre) (RM-10/12)

4 West Side of 20th Ave between 9th Street SW and 5th Street S

Address: 20th Ave,

Parcel IDs: 33392300010000000001.0

33392300001011000002.0

33392300001014000001.0

Acres: 56

IRC Zoning/Land Use: Future Land Use
(6 units per Acre Max) (L-2)

PROPERTY AERIAL



69TH ST

69TH STREET KAYAK LAUNCH

69TH ST

EARRING POINT PROPERTIES PALM TREE FARM

Toll Brothers
AMERICA'S LUXURY HOME BUILDER
CROSSBRIDGE



Ryan Homes
LOST TREE PRESERVE


NORTH COUNTY CHARTER SCHOOL

SUBJECT

US HIGHWAY 1

D·R·HORTON
America's Builder
THE ANTILLES

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

DEMOGRAPHICS

5 MILES

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection			
Total Population	1,315	20,917	46,226
2025 Estimate			
Total Population	1,110	19,015	42,534
2010 Census			
Total Population	333	11,619	30,562
Daytime Population			
2025 Estimate	1,063	19,972	47,859

HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
2025 Estimate			
\$200,000 or More	19.5%	23.5%	18.6%
\$150,000 - \$199,000	14.0%	8.7%	9.0%
\$100,000 - \$149,999	15.7%	16.4%	15.3%
\$75,000 - \$99,999	11.3%	12.8%	14.2%
\$50,000 - \$74,999	11.3%	12.5%	15.3%
\$35,000 - \$49,999	10.1%	7.9%	8.9%
\$25,000 - \$34,999	3.1%	3.1%	4.4%
\$15,000 - \$24,999	5.9%	6.2%	6.1%
Under \$15,000	9.0%	8.8%	8.3%
Average Household Income	\$134,018	\$148,571	\$134,270
Median Household Income	\$98,251	\$96,724	\$85,597
Per Capita Income	\$56,986	\$69,092	\$61,862



42,534
TOTAL POPULATION
WITHIN 5 MILES



\$134,270
AVERAGE INCOME
WITHIN 5 MILES



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.



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US HIGHWAY 1

SUBJECT

FOR MORE INFORMATION, PLEASE CONTACT:



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