

FOR SALE

22,877 SF ON ±3.61 ACRES

8895 US HIGHWAY 1, SEBASTIAN, FL 32958

SUBJECT



US HIGHWAY 1

15,600 AADT



OFFERING MEMORANDUM

PROPERTY INFORMATION

Currently used as a school, this property is part of the Indian River School Board Portfolio and offers an excellent opportunity for general commercial reuse, with potential for select industrial applications. The site includes $\pm 22,877$ square feet of existing buildings on ± 3.61 acres, providing flexibility for occupancy, adaptive reuse, or redevelopment. Located along US Highway 1, the property offers strong visibility, convenient access, and ample land for parking, outdoor use, or future expansion, and is situated just minutes from Wabasso Beach and the highly affluent North Hutchinson Island market. Its scale and configuration make it well-suited for a variety of commercial, service-oriented, educational or institutional users, as well as light industrial concepts, subject to zoning and approvals.

Property Address: 8895 US Highway 1, Sebastian, FL 32958

Parcel ID: 31392800000500000001.0

Building Size: 22,877 SF

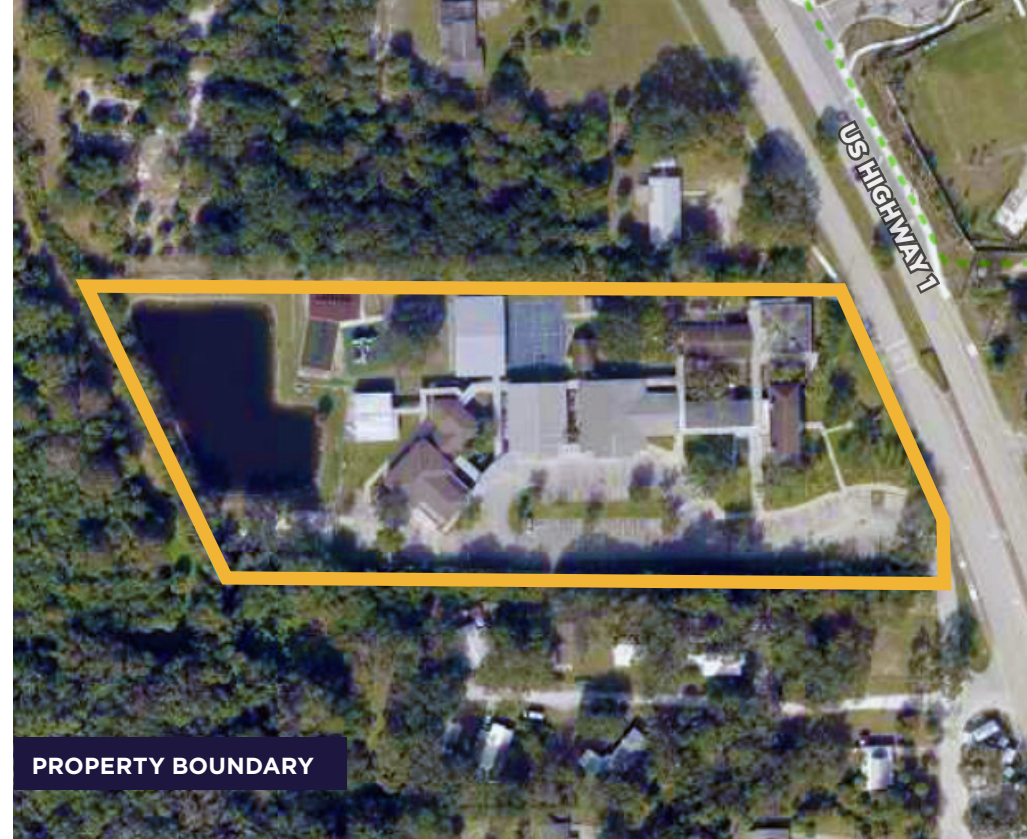
Year Built: 1920/1975

Land Size: ± 3.61 acres

Zoning: CG

County: Indian River County

Sale Price: Call for Pricing Guidance



PROPERTY BOUNDARY



8895 US HIGHWAY 1, WABASSO, FL

ZONING AND PERMITTED USES

CG: Commercial General

Agriculture

Horticultural and landscape plants and specialties
 Kennels and animal boarding*
 Pet-grooming (no boarding)
 Landscape services
 Commercial fishery*

Commercial

Banks and credit institutions
 Small-scale banks and credit institutions
 Security and commodity brokers
 Insurance agents, brokers and service
 Automatic teller machines
 Real Estate
 Holding and other investment offices
 Legal services
 Lodging facilities hotels and motels
 Boardinghouses
 Bed and breakfast*
 Membership based hotels
 Laundries and laundromats (excluding drycleaners)
 Garment pressing and drycleaners drop-off/pickup
 Linen supply
 Carpet and upholstery cleaning
 Photographic studios
 Beauty shops
 Barber shops
 Shoe repair
 Funeral homes
 Funeral chapels
 Crematoriums
 Advertising
 Credit reporting and collection
 Mailing, reproduction and stenographic services
 Equipment rental and leasing
 Employment agencies
 Help supply services
 Computer and data processing
 Bail bondsman
 General and professional office 4
 Automotive rentals
 Automobile parking and storage
 General automotive repair
 Carwashes
 Automotive fluid sales and services (other than gasoline)
 Electrical repair
 Watch, clock, jewelry
 Production and distribution services
 Motion picture theaters
 Video tape rentals
 Dance studios, school and halls, gyms
 Theatrical production including music
 Enclosed commercial amusements

Health and fitness centers
 Membership sports and recreation
 Coin-operated amusements
 Miniature golf courses**
 Driving ranges*
 Offices and clinics
 Medical and dental laboratory
 Home health care services
 Specialty outpatient clinics
 Veterinarian clinic*
 Convenience stores
 Building materials and garden supplies*
 Paint, glass and wallpaper stores
 Hardware stores
 Retail nurseries and garden supplies
 Model mobile home display*
 Department stores
 Variety stores
 Auction facilities, enclosed
 Used merchandise (including pawn shops)
 Grocery stores
 Meat and fish markets
 Fruit and vegetable markets
 Candy, nut and confectionery stores
 Dairy product stores
 Retail bakeries
 New and used cars dealers
 Used vehicle sales**
 Auto and home supply stores
 Gasoline service stations
 Boat sales and rentals*
 Recreational vehicle sales*
 Motorcycle dealers
 Automotive fuel sales
 Commercial marina*
 Marine repair and service*
 Apparel and Accessory Stores
 Furniture and home furnishing stores
 Small-scale home furnishings showrooms (excluding furniture and major appliances)
 Household appliance stores
 Radio, television and computer stores
 Restaurants
 Carry out restaurants
 Drive through restaurants
 Bars and lounges
 Bottle clubs**
 Drug stores
 Liquor stores
 Miscellaneous shopping goods
 Florists
 News stands
 Sporting goods
 Optical goods
 Gift stores
 Book and card store
 Catalogue and mail order house

Fuel Dealers
 Fruit and vegetable packing houses*

Community Services

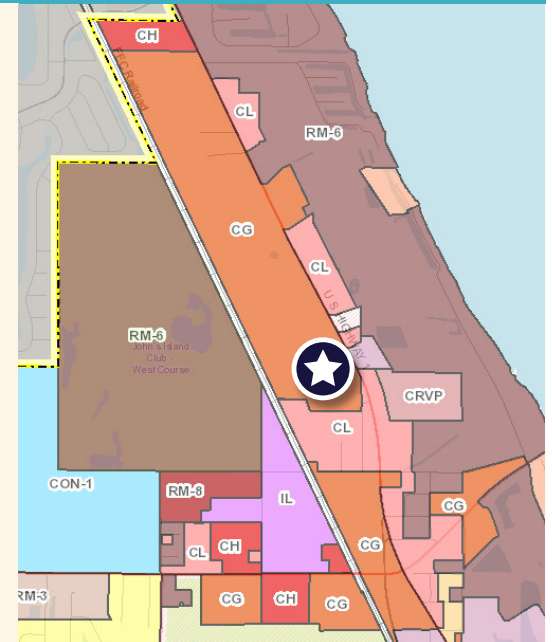
Educational centers including primary and secondary schools*
 Colleges and universities*
 Libraries
 Vocational, technical and business
 Individual and family services
 Job training services
 Child care and adult care
 Homes for aged, including nursing homes and rest homes**
 Residential treatment center**
 Place of worship
 Group homes (residential centers)**
 Adult congregate living facility (21+ residents)**
 Cultural and Civic Facilities
 Civic and social membership organizations
 Government administrative buildings
 Courts
 Emergency services

Transportation and communication

Local and suburban transit
 Self-service storage facilities*
 Post Office
 Heliport/helipad**
 Travel and tour agencies
 Freight transport arrangement
 Telephone and telegraph
 Radio and television broadcasting
 Cable and pay T.V.
 Communications towers (wireless facilities)*
 Communications towers (non-wireless facilities) 4, Amateur radio (accessory use), Less than 80 feet
 Communications towers (non-wireless facilities) 4, Amateur radio (accessory use), 80 feet or taller (see 971.44(4) for special criteria)**
 Commercial, Up to 70 feet: Camouflaged
 Commercial, Up to 70 feet: Non-camouflaged*
 Commercial, 70 feet to 150 feet: Camouflaged*
 Commercial, 70 feet to 150 feet: Not camouflaged and not monopole**
 Public and private utilities, limited*

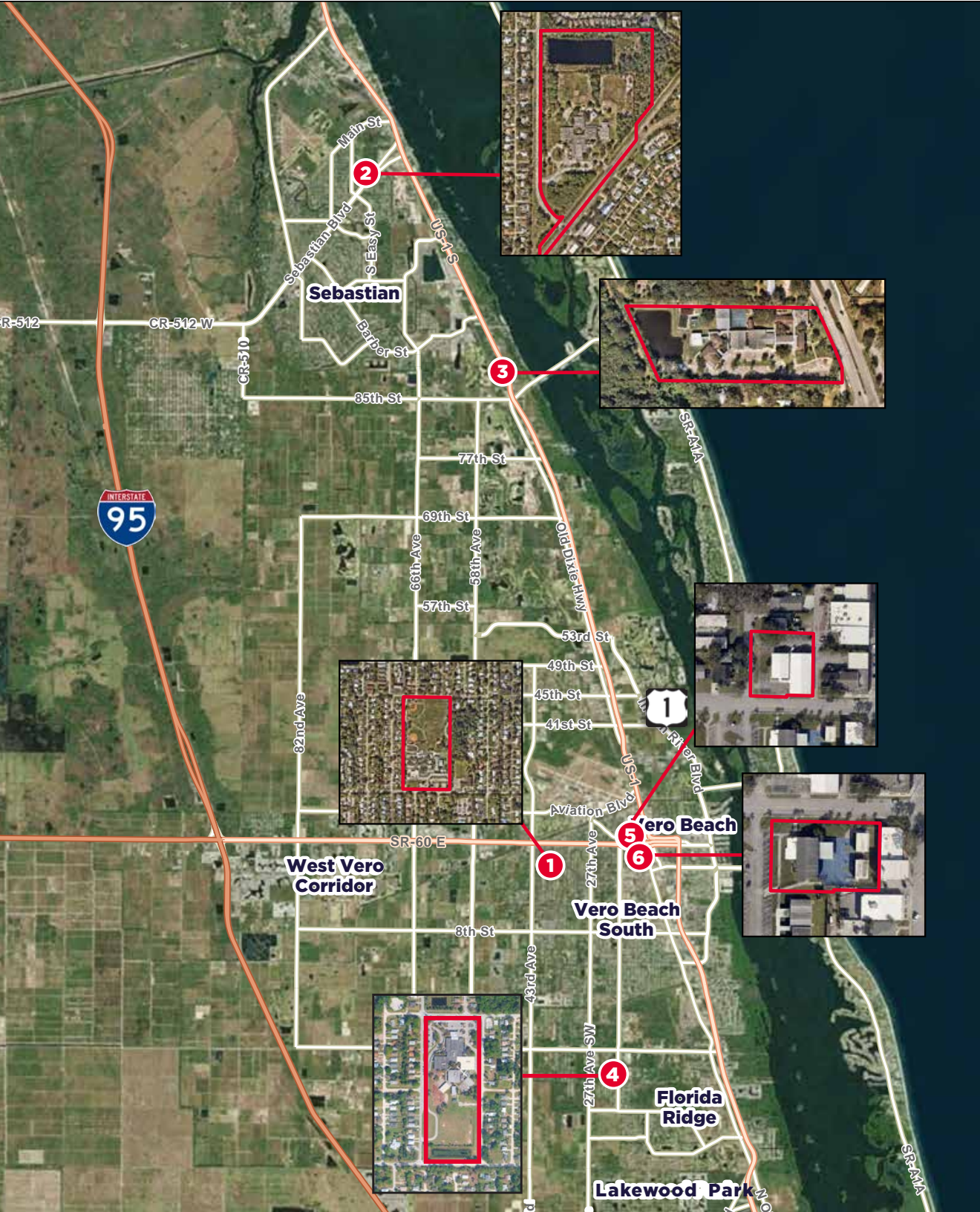
Residential Uses

Multifamily dwelling*



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

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

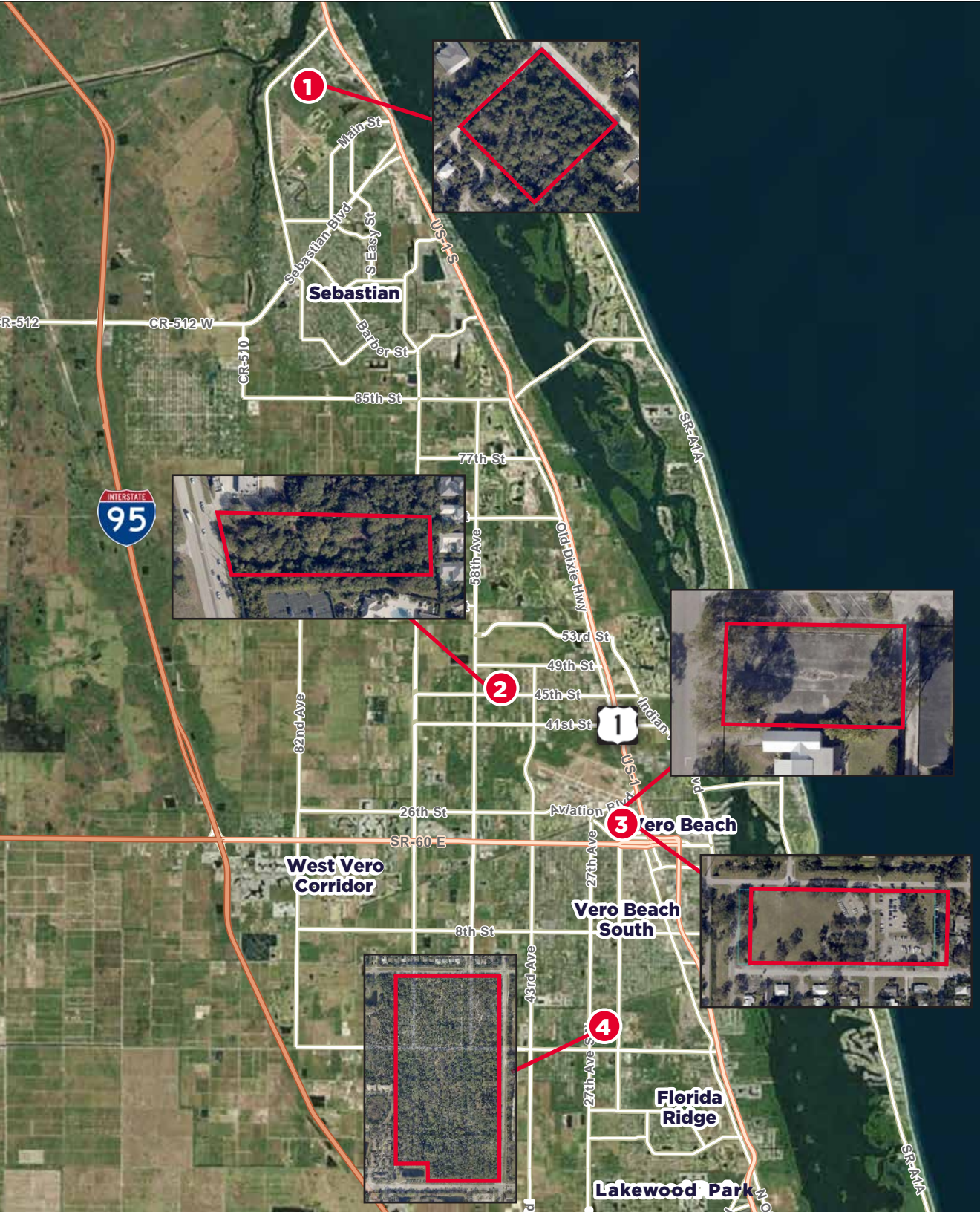
3 Wabasso School
 Address: 8895 U.S. Highway 1, Sebastian, FL 32958
 Parcel ID: 31392800000500000001.0
 Acres: 3.61
 IRC Zoning/Land Use: Commercial General (CG)

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)

LOOKING NORTH



FEC RAILWAY

SUBJECT

Publix

Walgreens



PELICAN POINT

Indian River

D-R HORTON
America's Builder
ORCHID RESERVE

15,600 AADT

US HIGHWAY 1



LOOKING SOUTH



Indian River

DIVOSTA
Publix.
HARBOR ISLE



CVS pharmacy

WABASSO CAUSEWAY



SUBJECT

D-R HORTON
America's Builder
ORCHID RESERVE

15,600 AADT

US HIGHWAY 1

FEC RAILWAY

LOOKING EAST

Orchid Island

Atlantic Ocean

Wabasso Beach

Marsh Island Club

Indian River



US HIGHWAY 1

15,600 AADT

SUBJECT



**LOOKING
WEST**



SUBJECT



15,600 AADT

US HIGHWAY 1

WABASSO CAUSEWAY



5 Minutes
FROM
North Hutchinson Island

CITY OVERVIEW



Sebastian, Florida

Sebastian is a coastal city in Indian River County along Florida's Treasure Coast, located on the Indian River Lagoon and just minutes from the Atlantic Ocean. The city is known for its relaxed lifestyle, scenic waterfront setting, and blend of small-town charm with everyday conveniences.

Positioned between Vero Beach and Melbourne, Sebastian benefits from strong regional accessibility via U.S. Highway 1, Sebastian Boulevard, and nearby Interstate 95. This central location allows businesses to serve both local residents and the broader Treasure Coast and Space Coast markets.

Sebastian's economy is supported by a mix of retail, healthcare, tourism, marine-related uses, and service-oriented businesses. Popular waterfront amenities, a municipal marina, and proximity to Sebastian Inlet State Park contribute to year-round visitation and steady local activity. With a stable population, established neighborhoods, and a business-friendly environment, Sebastian continues to be an appealing market for retail and service users seeking a coastal presence.



IDEAL LOCATION

SEBASTIAN IS AN IDEAL LOCATION THANKS TO ITS UNCROWDED BEACHES AND RICH NATURAL ENVIRONMENT.



LIMITED SUPPLY & CONTROL

CONSTRAINED COASTAL AREA GEOGRAPHY AND CONTROLLED GROWTH LIMIT NEW SUPPLY



STABLE GROWTH & FAVORABLE DEMOGRAPHICS

STEADY POPULATION GROWTH AND DIVERSE DEMOGRAPHICS SUPPORT CONSISTENT RETAIL, HEALTHCARE, AND MIXED-USE DEMAND



BUSINESS-FRIENDLY ENVIRONMENT

INFILL OPPORTUNITY AND BALANCED GROWTH DRIVE SEBASTIAN'S APPEAL TO INVESTORS

DEMOGRAPHICS

10 MILES

POPULATION	3 MILE	5 MILE	10 MILE
2030 Projection			
Total Population	18,349	49,651	135,668
2025 Estimate			
Total Population	16,825	46,043	127,177
2020 Census			
Total Population	15,123	41,431	117,441
2010 Census			
Total Population	12,853	34,483	101,829
Daytime Population			
2025 Estimate	14,852	41,214	138,252

HOUSEHOLDS BY INCOME	3 MILE	5 MILE	10 MILE
2025 Estimate			
\$200,000 or More	15.5%	14.5%	11.0%
\$150,000 - \$199,000	8.9%	8.5%	7.8%
\$100,000 - \$149,999	15.6%	18.0%	16.6%
\$75,000 - \$99,999	15.7%	15.4%	14.0%
\$50,000 - \$74,999	17.9%	17.6%	17.6%
\$35,000 - \$49,999	10.1%	9.7%	10.8%
\$25,000 - \$34,999	5.2%	5.1%	6.1%
\$15,000 - \$24,999	6.2%	5.4%	6.5%
Under \$15,000	5.0%	5.8%	9.6%
Average Household Income	\$127,960	\$124,600	\$107,571
Median Household Income	\$82,283	\$83,577	\$74,026
Per Capita Income	\$59,174	\$57,420	\$49,903



101,829
TOTAL POPULATION
WITHIN 10 MILES



\$107,571
AVERAGE INCOME
WITHIN 10 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.



FOR SALE

22,877 SF ON ±3.61 ACRES

8895 US HIGHWAY 1, SEBASTIAN, FL 32958

SUBJECT



US HIGHWAY 1

FOR MORE INFORMATION, PLEASE CONTACT:



KEN KRASNOW
Vice Chair
m: +1 914 589 5321
O: +1 772 678 7600
ken.krasnow@cushwake.com



NIKOLAUS M. SCHROTH, CCIM
Senior Director
m: +1 772 403 3752
o: 1 772 678 7601
nik.schroth@cushwake.com



JAMES MCKINNEY
Senior Associate
m: +1 772 349 3414
O: 1 772 678 7602
james.mckinney@cushwake.com