

RESIDENTIAL DEVELOPMENT OPPORTUNITY

7355 US Highway 1

Vero Beach, Florida 32967



A rare, strategically positioned ± 4.201 -acre residential development site in one of Florida's fastest-growing counties — ideally suited for townhomes, villas, duplexes or apartments, surrounded by established neighborhoods and an accelerating new-home pipeline along the US-1 corridor. The current Land Use and Zoning supports numerous commercial uses as well.

± 4.201 AC

SURVEYED ACREAGE

$\pm 637'$

US-1 FRONTAGE

Up to 33

POTENTIAL UNITS (ILLUSTRATIVE)

174K+

COUNTY POPULATION (2026)

EXCLUSIVELY OFFERED BY

RealtyMasters Commercial Real Estate
Vero Beach, Florida | www.realtymasters.cc

Prepared: July 2026
Indian River County, FL

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"This Offering Memorandum has been prepared by RealtyMasters Commercial Real Estate on behalf of the owner of the above-referenced property and is intended solely for use by prospective purchasers evaluating the acquisition of this asset. The information contained herein is believed to be accurate but is not warranted."

Investment Highlights

Highest and Best Use

The subject property at 7355 US Highway 1, Vero Beach, FL 32967, represents an exceptional opportunity to acquire a strategically located ±4.201-acre infill site surrounded by established and expanding residential neighborhoods — including Oak Island, Copelands Landing and Orchid Landing. Given the county's sustained in-migration, a persistently undersupplied for-sale housing market, and the site's position minutes from major employers, schools, beaches and daily-needs retail, the highest and best use is a **residential development** — ideally suited for **townhomes, villas, duplexes, or a boutique garden-apartment community** of up to 33 units (illustrative; subject to approvals). The existing Commercial/Industrial (C/I) future land use designation and Commercial Limited (CL) zoning also support numerous commercial uses, providing developers meaningful downside optionality.

Site Data — Confirmed by ALTA/NSPS Land Title Survey

Per the ALTA/NSPS Land Title Survey (May 2023), the site contains **±4.201 acres (182,992 SF)** — Indian River County Parcel **32390300000300000019.1** — with approximately **637 feet of direct frontage on US Highway 1**, ±513 feet of depth along 39th Avenue, and additional frontage on 73rd Street. The property lies within FEMA Flood **Zone "X"** (area of minimal flood hazard) per FIRM Panel 12061C0231J, dated January 26, 2023. The site currently carries a **Commercial/Industrial (C/I)** Future Land Use Map designation with **Commercial Limited (CL)** zoning, under which residential multifamily is an **Administrative Permit Use**. **The only public approval required is Major Site Plan approval (which includes the Administrative Use permit) through Indian River County; all other approvals are administrative.** During the inspection period the parties will mutually agree upon a conceptual site plan, after which the Seller will pursue that approval (see Entitlement Path, Page 10). Prospective purchasers are directed to the IRCPA online portal at www.ircpa.org to confirm current assessed value and tax data prior to submitting an offer.

Location & Lifestyle Drivers

The site occupies a connected, convenient position on the US-1 corridor between Vero Beach and Sebastian — minutes from the Indian River Lagoon, the Wabasso Causeway and the Atlantic beaches. Interstate 95 is accessible to the west via SR-60, placing Orlando, the Space Coast and South Florida within easy reach, and downtown Vero Beach lies approximately 4 miles south. Major employers within a short commute — **Cleveland Clinic Indian River Hospital** (332 beds, 10,000+ regional healthcare employees), **Piper Aircraft** headquarters (1,500+ employees, Sebastian), a **CVS Distribution Center**, and a growing aerospace and logistics cluster — anchor a deep pool of future homeowners and renters for new residential product at this location.

Population & Job Growth — Indian River & Surrounding Counties

Indian River County's 2026 estimated population stands at approximately **174,000 residents** — representing 25.86% cumulative growth since the 2010 Census and a sustained annual growth rate of approximately **1.7%**. The county's median property value reached \$351,500 in 2024, an 11.7% year-over-year appreciation, reflecting relentless demand fundamentals. Adjacent St. Lucie County (Port St. Lucie MSA) has ranked among Florida's fastest-growing metros for five consecutive years, adding compressive demand on Indian River's limited supply of development-ready residential land. The Treasure Coast Regional Planning Council projects continued above-average household formation through 2035, driven by in-migration from high-tax northeastern states, retiree demand, remote-worker relocation, and diversified job creation across healthcare, aerospace, logistics, and professional services sectors. With **no Florida state income tax**, competitive operating costs, and a pro-business County Commission, this market presents a uniquely durable investment case.

Given the compounding confluence of scarce infill land, institutional-grade employment anchors, and one of Florida's most resilient population growth trajectories, 7355 US Highway 1 represents a compelling land acquisition for residential developers and homebuilders seeking a generational position in the Treasure Coast housing market — with the Seller pursuing Major Site Plan approval on an agreed conceptual site plan, the only public approval required through Indian River County.

Property & Site Data

PROPERTY INFORMATION		ENTITLEMENTS & ZONING	
Property Address	7355 US Highway 1, Vero Beach, FL 32967	Future Land Use	C/I — Commercial / Industrial
County	Indian River County, Florida	Zoning District	CL — Commercial Limited
ZIP Code	32967	Residential Multifamily	Administrative Permit Use (CL district)
Parcel ID	32390300000300000019.1	Contemplated Uses	Townhomes, Villas, Duplexes, Apartments (subject to approval)
Acreage	±4.201 Acres (182,992 SF) per ALTA Survey	Overlay District	US-1 Corridor Overlay (verify)
Legal Description	Portion of Sec. 3, Twp. 32 S., Rng. 39 E. (see Page 7)	Potential Density	8 units/acre (verify — see Entitlement Path, Page 10)
Frontage (US-1)	±637' (curve: L=637.35', R=17,128.75')	Max Height	35 ft. (CL Zone, verify)
Depth / West Line (39th Ave.)	±513.52'; North Line ±190'; South Line (73rd St.) ±270'	Utilities	County Water & Sewer (verify availability)
		Flood Zone	Zone "X" — FIRM Panel 12061C0231J (01/26/2023)

Traffic Counts — US Highway 1

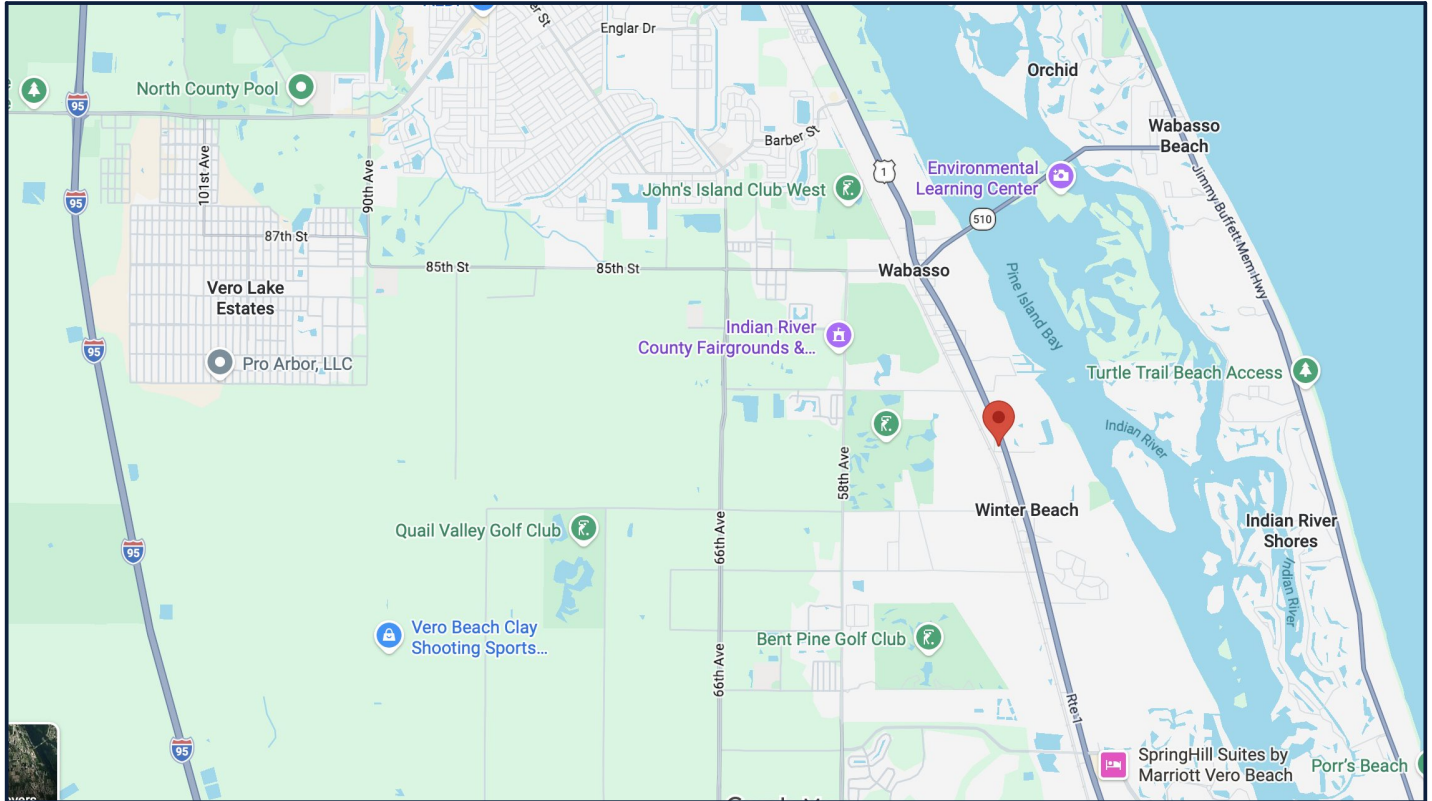
FDOT ANNUAL AVERAGE DAILY TRAFFIC (AADT)		
US Highway 1 (at subject)	~23,000 – 35,000 VPD	Source: FDOT / county data
SR-60 / Oslo Road (±1.5 mi.)	Major signalized E-W connector to I-95	—
Interstate 95	~6 miles west via SR-60	Regional arterial access

Proximity to Key Nodes

Cleveland Clinic Indian River Hospital	±2.5 miles
Vero Beach Regional Airport (VRB)	±3 miles SW
Piper Aircraft / Sebastian (Aerospace Cluster)	±8 miles N
CVS Distribution Center	±4 miles
Walmart / Major Retail Anchors (US-1 Corridor)	±1–3 miles
Downtown Vero Beach	±4 miles S
Sebastian Inlet State Park	±12 miles N

Note: All site data, zoning classifications, acreage, and parcel information should be independently verified by prospective purchasers through the Indian River County Property Appraiser (www.ircpa.org), Indian River County Community Development, and a licensed Florida surveyor prior to submitting an offer. The only public approval required for the residential program is Major Site Plan approval (which includes the Administrative Use permit) through Indian River County; all other approvals are administrative. Following mutual agreement on a conceptual site plan during the inspection period, the Seller will pursue that approval. RealtyMasters makes no representations or warranties with respect to the accuracy of this information.

The map below illustrates the subject property's position within the US Highway 1 corridor and its relationship to key regional demand drivers, arterial roadways, and major employment nodes throughout Indian River County.



Indian River Motor Haus 3.0

Indian River

U.S. Highway 1

Old Dixie Hwy

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Aerial Map

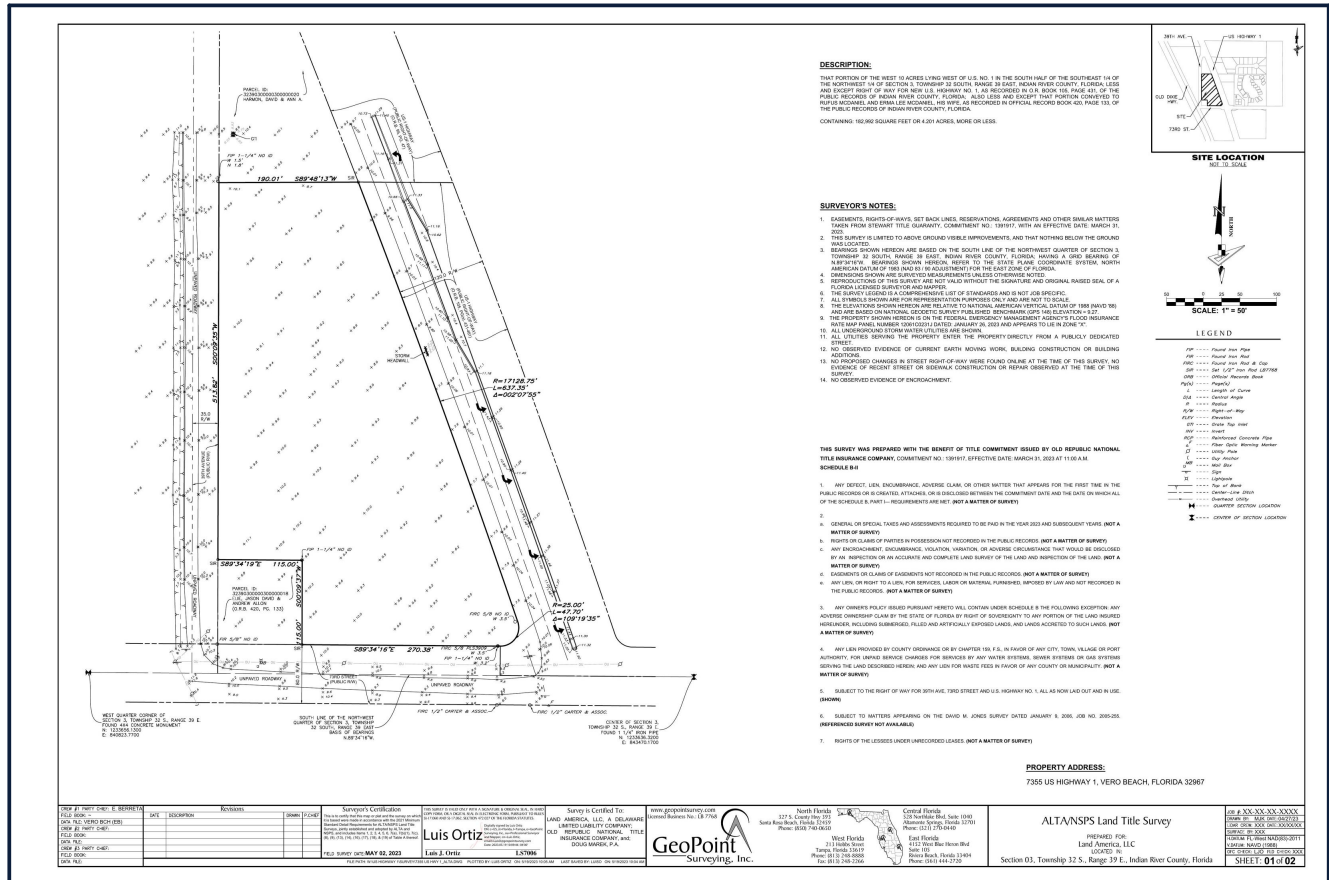
The aerial view below provides a detailed overhead perspective of the subject property, adjacent parcels, surrounding land uses, and access points along US Highway 1. Prospective purchasers are encouraged to conduct an independent site visit to assess conditions first-hand.



Subject parcel outlined in red. Source: UES Preliminary Natural Resource Assessment, Figure 3 (May 2023) / Google Earth.

Survey & Legal Description

An ALTA/NSPS Land Title Survey was prepared for the subject property, dated May 2, 2023. The survey confirms parcel boundaries, total acreage, easements, and frontage dimensions along US Highway 1. The full-size signed and sealed survey is available to qualified prospective purchasers upon request.



ALTA/NSPS Land Title Survey, Sheet 1 of 2 — May 2, 2023 (reduced; not to scale).

Legal Description (Per Survey)

That portion of the West 10 acres lying West of U.S. No. 1 in the South Half of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 32 South, Range 39 East, Indian River County, Florida; LESS AND EXCEPT right of way for New U.S. Highway No. 1, as recorded in O.R. Book 105, Page 431; ALSO LESS AND EXCEPT that portion conveyed to Rufus McDaniel and Erma Lee McDaniel, his wife, as recorded in O.R. Book 420, Page 133, of the Public Records of Indian River County, Florida. **Containing 182,992 square feet or 4.201 acres, more or less.**

Survey Notes

Survey Type	ALTA/NSPS Land Title Survey (2021 Minimum Standards)
Date of Survey	May 2, 2023
Total Acreage (Gross)	±4.201 Acres (182,992 SF)
Known Easements / ROW	Subject to R/W for 39th Ave., 73rd St. & US Hwy 1; no observed encroachments (Title Commitment No. 1391917, eff. 03/31/2023)
FEMA Flood Zone	Zone "X" — FIRM Panel 12061C0231J, dated 01/26/2023

Environmental & Geotechnical Overview

Two third-party due-diligence studies were completed for the subject property by Universal Engineering Sciences (UES) in May 2023: a **Preliminary Natural Resource Assessment** (Report No. 2018153, dated May 8, 2023) and a **Preliminary Subsurface Exploration** (Project No. 0330.2300046.0000, dated May 19, 2023). Key findings are summarized below; complete reports are available to qualified purchasers upon request.

Wetlands — None Identified

Although the National Wetland Inventory maps two wetland areas (±1.68 acres) within the parcel, UES's field evaluation by a certified Professional Wetland Scientist found **no wetlands or other surface waters on the property**. Vegetation in the mapped areas is dominated by upland species, soils did not appear hydric, and no indicators of saturation or inundation were observed. **No further action regarding wetlands was recommended**. The site sits slightly lower than surrounding roads and can collect runoff; one culvert along the eastern property line conveys runoff eastward under US Highway 1.

Protected Species — None Observed

No protected species, or direct evidence thereof, were observed during the field evaluation. The site contains potentially suitable habitat for the eastern indigo snake and gopher tortoise, with two routine pre-construction action items: (i) request USFWS concurrence that the Standard Protection Measures for the Eastern Indigo Snake suffice for a "Not Likely to Adversely Affect" determination, and (ii) a 100% gopher tortoise burrow survey conducted 85–90 days prior to construction. Notably, NRCS rates on-site soils as "less suited" for gopher tortoises, and no critical habitat exists at this location per USFWS IPaC.

Existing Land Cover

The undeveloped site comprises approximately **53% Brazilian pepper**, **40% shrub & brushland** (center portion previously cleared circa 2021), and **7% Australian pine** — predominantly exotic/nuisance vegetation with no high-value native habitat, simplifying site clearing.

Geotechnical & Soils Summary

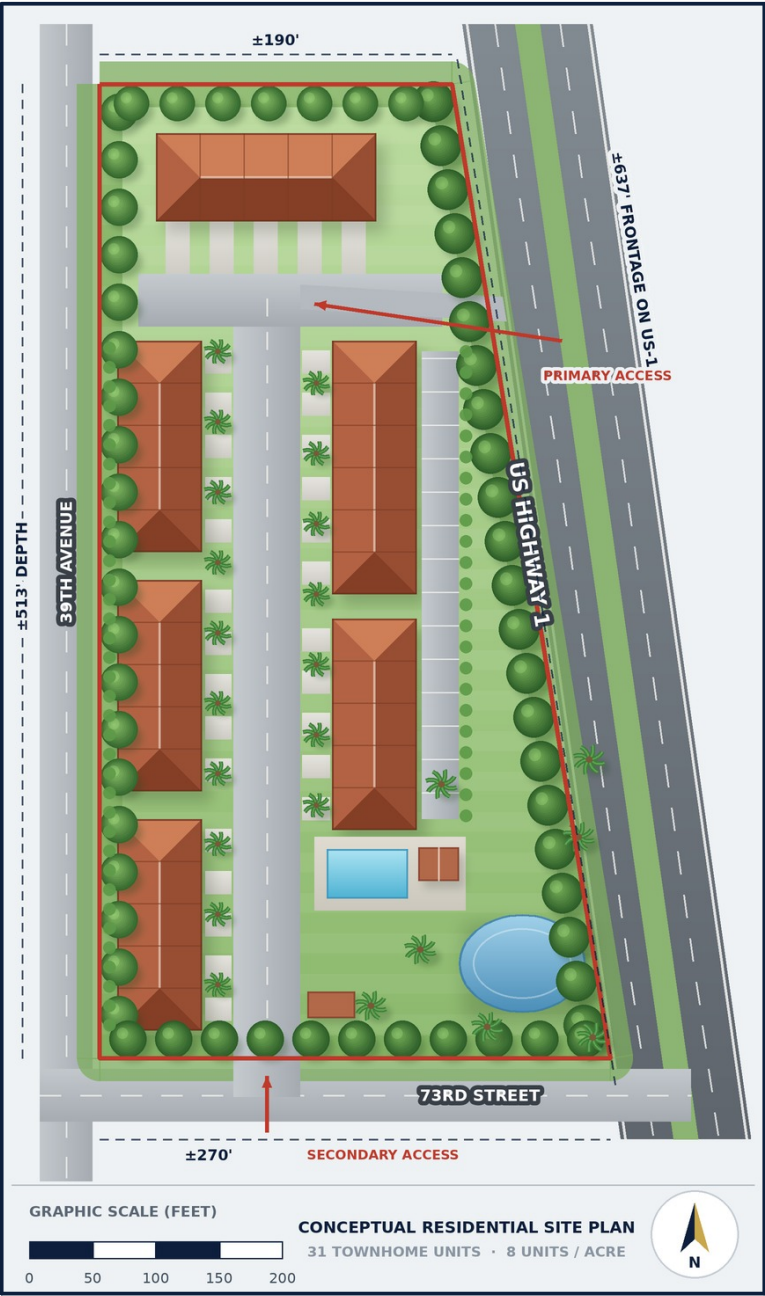
Topography	Generally flat; ±8–12 ft NAVD88 (±60% between 9–10 ft), sloping gently toward US-1
NRCS Soils	Immokalee fine sand (99.5%); Oldsmar fine sand (0.5%)
Soil Types (Lab)	Fine sands [SP], clayey fine sands [SC], fine sands with silt [SP-SM]
Groundwater (May 2023)	±3.4–4.3 ft below land surface; est. wet-season high ±2.5 ft above measured
Permeability	Rapid to very rapid (K = 11.1–25.5 in/hr) — favorable for dry retention design
Foundations	Conventional shallow foundations feasible with standard stripping, proof-rolling & densification
Excavation Note	Cemented rock layers below ±5 ft in many areas may hinder deep excavation
FEMA Flood Zone	Zone "X" — minimal flood hazard (Panel 12061C0231J, 01/26/2023)

Bottom line: third-party studies identify no wetlands, no observed protected species, favorable sandy soils with rapid drainage, and a minimal-hazard flood zone — indicating a development-ready site with only routine, low-cost pre-construction protocols.

Note: Summaries are provided for convenience only and are qualified in their entirety by the full UES reports, which are preliminary in nature. A final subsurface exploration is recommended once building configuration and loading are established. Prospective purchasers should conduct independent environmental and geotechnical due diligence.

Conceptual Residential Plan

The plan below illustrates a **31-unit townhome program at 8 units per acre** on the ± 4.201 -acre site, organized around a single internal drive with private driveways, guest parking, perimeter landscape buffers and on-site dry retention. The ownership group completed full survey, environmental and geotechnical due diligence (UES studies, May 2023), materially de-risking the site. The concept is illustrative and subject to Major Site Plan approval (which includes the Administrative Use permit) by Indian River County — the only public approval required; all other approvals are administrative.



Development Program

Future Land Use	C/I — Commercial / Industrial
Current Zoning	CL — Limited Commercial
Multifamily Use	Administrative Permit Use
Property Size	4.201 Acres (182,992 SF)
Max. Density	8 units / acre
Max. Units Allowed	33 units
Units Proposed	31 units
Min. Setbacks	Front 25' · Side 10' · Rear 25'
Max. Bldg. Coverage	25%
Max. Bldg. Height	35'
Min. Open Space	30%
Typical Lot Size	24' x 110'
Typical Unit Size	24' x 60'

Legend

- Townhome buildings (31 units)
- Internal drive & guest parking
- Private driveways
- Open space & landscape buffer
- Dry retention / stormwater
- Property boundary & access

Conceptual residential site plan — 31 townhome units at 8 units/acre. Illustrative concept prepared for marketing purposes; all dimensions, unit counts and improvements are subject to final civil engineering, permitting and Major Site Plan approval by Indian River County.

Program Summary & Entitlement Path

The site supports a range of **residential development scenarios** under Indian River County Land Development Regulations. The summary and yield scenarios below are illustrative and subject to Major Site Plan approval and final site plan.

Conceptual Program Summary (Illustrative)

Proposed Use	Townhomes / Villas / Duplexes / Garden Apartments
Access Points	Ingress/Egress from US-1 (FDOT permit required); secondary access via 73rd St. / 39th Ave.
Stormwater	On-site "dry" retention per SJRWMD / IRC — site soils test rapid to very rapid permeability (UES, 2023)
Amenities (Illustrative)	Community green, pool/cabana or mail pavilion per final program
Landscaping Buffer	Per IRC Land Development Regulations

Illustrative Unit-Yield Scenarios (±4.201 Acres)

Density Scenarios — Subject to Major Site Plan Approval			
Density Scenario	Estimated Units	Typical Product	Approval Path
6 units/acre	±25 units	Villas / Duplexes / Paired Homes	Major Site Plan (incl. Administrative Use permit)
8 units/acre	±33 units	Townhomes	Major Site Plan (incl. Administrative Use permit)



Representative townhome product — illustrative of the 8 units/acre scenario. Photograph of comparable construction; not the subject property.

Entitlement Path & Seller Cooperation: The site currently carries a Commercial/Industrial (C/I) future land use designation with Commercial Limited (CL) zoning, under which residential multifamily is an Administrative Permit Use, and this stretch of the US-1 corridor is flanked by established residential communities. **The only public approval required is Major Site Plan approval — which includes the Administrative Use permit — through Indian River County. All other approvals are administrative.** During the inspection period, Buyer and Seller will mutually agree upon a conceptual site plan; the Seller will then pursue that approval through Indian River County. Terms are negotiable.

Market Overview & Demand Drivers

Healthcare Hub
Cleveland Clinic Indian River Hospital — 332 beds, part of a 10,000+ employee regional healthcare ecosystem. County ranks 30.31 physicians per 10,000 residents.

Aerospace & Aviation
Piper Aircraft (1,500 employees), Whelen Aerospace Technologies, and Velocity Aircraft form one of the Southeast's strongest aerospace clusters.

Logistics & Distribution
CVS Distribution Center and Fulmer Logistics anchor a growing industrial base. 90% of Florida's population is within a 3-hour drive via US-1, I-95, and SR-60.

Population Growth
~174,000 residents in 2026, up 25.86% since 2010. Annual growth rate of ~1.7%, driven by net in-migration from northeast U.S. and remote-worker relocation.

Housing Demand
37+ active new home communities countywide with 10+ national builders. Median new home price of ~\$400,890 in 2026, up from prior years, evidencing sustained household formation.

Connectivity & Lifestyle
Minutes to Atlantic beaches, the Indian River Lagoon and downtown Vero Beach, with I-95 access via SR-60 — an easy commute to jobs from Sebastian to the Space Coast.

Population Growth — Indian River & Surrounding Counties

REGIONAL POPULATION CONTEXT			
County	2026 Est. Pop.	Growth (Since 2010)	Key Driver
Indian River County	~174,000	+25.86%	Healthcare, Aerospace, Retirees
St. Lucie County	~400,000+	Top FL growth MSA	Port St. Lucie expansion
Brevard County (N)	~650,000+	Space industry revival	SpaceX, NASA, Blue Origin
Okeechobee County (W)	~45,000	Agricultural / rural	Agricultural services

Why This Site, Why Now

Development-ready residential land on the US-1 corridor in Indian River County has become increasingly scarce as in-migration accelerates and national builders absorb finished lots faster than new supply is entitled. The combination of strong household formation, a deep employment base, and attainable price points relative to South Florida creates a compelling case for new townhome, villa, duplex and apartment product at this location. The site is de-risked by completed survey, environmental and geotechnical due diligence — and the Seller's commitment to pursue Major Site Plan approval on a mutually agreed conceptual site plan — the only public approval required — gives builders a clear, capital-efficient path through the county approval process. Developers who act decisively will be positioned to deliver product precisely when demand peaks.

New & Upcoming Residential Developments

The following table summarizes active and planned new home communities within approximately ten miles of the subject property in Indian River County, Florida. This active pipeline — spanning national and regional builders across every price band — demonstrates the depth of buyer demand in this submarket and provides direct pricing and absorption benchmarks for a townhome, villa, duplex or apartment program at 7355 US Highway 1.

COMMUNITY / DEVELOPMENT	BUILDER	LOCATION / CITY	APPROX. PRICE RANGE	STATUS
Costa Pointe	DiVosta Homes (PulteGroup)	Vero Beach	\$413,820 – \$834,410	Active Selling
Harbor Isle	DiVosta Homes (PulteGroup)	Vero Beach / Indian River Lagoon	From Low \$500s	Active Selling
Preserve at Waterway Village	DiVosta Homes (PulteGroup)	Vero Beach, FL 32966	From \$352,990	Active Selling
Seaglass	GHO Homes	Vero Beach (Central Beach / Barrier Island)	\$1,251,269 – \$2,372,000+	Active Selling
The Strand	GHO Homes	Vero Beach (The Island)	Pricing TBD (Winter 2026)	Coming Soon
Bluewater Bay	D.R. Horton	Vero Beach, FL 32967	Avg. ~\$499,900	Sold Out / Coming Soon
D.R. Horton — Vero Beach (32967)	D.R. Horton	Vero Beach, FL 32967	From \$274,000	Active Selling
D.R. Horton — Vero Beach (32966)	D.R. Horton	Vero Beach, FL 32966	From \$365,990	Active Selling
Sebastian Highlands	D.R. Horton	Sebastian, FL (±8 mi. N)	From \$289,990 – \$345,040	Active Selling
Meritage Homes Communities	Meritage Homes	Vero Beach / Indian River County	Mid \$300s – \$600s	Active Selling
LGI Homes Communities	LGI Homes	Indian River County	From Mid \$200s	Active Selling
Ryan Homes Communities	Ryan Homes (NVR)	Vero Beach Area	TBD per community	Active / Planned

Key Takeaway: With 37+ active new home communities selling from the mid-\$200,000s to over \$2.3 million, Indian River County's housing market is demonstrating deep, multi-segment absorption. The subject site offers builders a rare infill position in ZIP 32967 — where D.R. Horton product starts in the mid-\$200s and DiVosta communities reach the \$800s — with room for an attainable townhome, villa, duplex or apartment program that fills the corridor's missing-middle gap.

Source Note: Pricing and community status data sourced from builder websites, NewHomeSource.com, Zillow, and Jome.com as of July 2026. Prices are subject to change without notice. Prospective purchasers should independently verify current pricing and availability directly with each builder.



A Nationally Recognized Destination Market

Indian River County's beaches, boating and small-town charm have earned national features — Southern Living named the area "Florida's Perfect Hideaway" and Country Living profiled its "big-time charm" — media recognition that reinforces the in-migration wave driving housing demand along the US-1 corridor.



Confidentiality Agreement & Disclaimer

THIS OFFERING MEMORANDUM IS STRICTLY CONFIDENTIAL AND IS INTENDED SOLELY FOR THE EXCLUSIVE USE OF THE PROSPECTIVE PURCHASER TO WHOM IT WAS DELIVERED BY REALTYMASTERS COMMERCIAL REAL ESTATE.

This Offering Memorandum ("OM") was prepared by RealtyMasters Commercial Real Estate ("Broker") and has been reviewed by the owner of the property ("Seller"). It contains selected information pertaining to the business and affairs of the subject property located at 7355 US Highway 1, Vero Beach, Florida 32967 and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire.

The information contained in this OM has been obtained from sources believed to be reliable, but has not been independently verified by Broker or Seller. Prospective purchasers should conduct their own independent investigation and due diligence with respect to the property, including but not limited to: review of all governmental regulations affecting the property, environmental assessments, title review, surveys, engineering studies, financial analyses, and legal review.

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Contact Us

For additional information, due-diligence materials, offer guidance, or to schedule a site tour of 7355 US Highway 1, please contact the exclusive listing team below. All inquiries and offers must be directed to RealtyMasters Commercial Real Estate.

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Offer Process: Offers should be submitted in writing and will be reviewed upon receipt. The listing team is available to discuss pricing guidance, entitlement questions, and access for inspections upon execution of a confidentiality agreement. The only public approval required is Major Site Plan approval (which includes the Administrative Use permit) through Indian River County; all other approvals are administrative. Following mutual agreement on a conceptual site plan during the inspection period, the Seller will pursue that approval; terms are negotiable.

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