

# COMMERCIAL ONE ACRE SITE ON HWY US-1



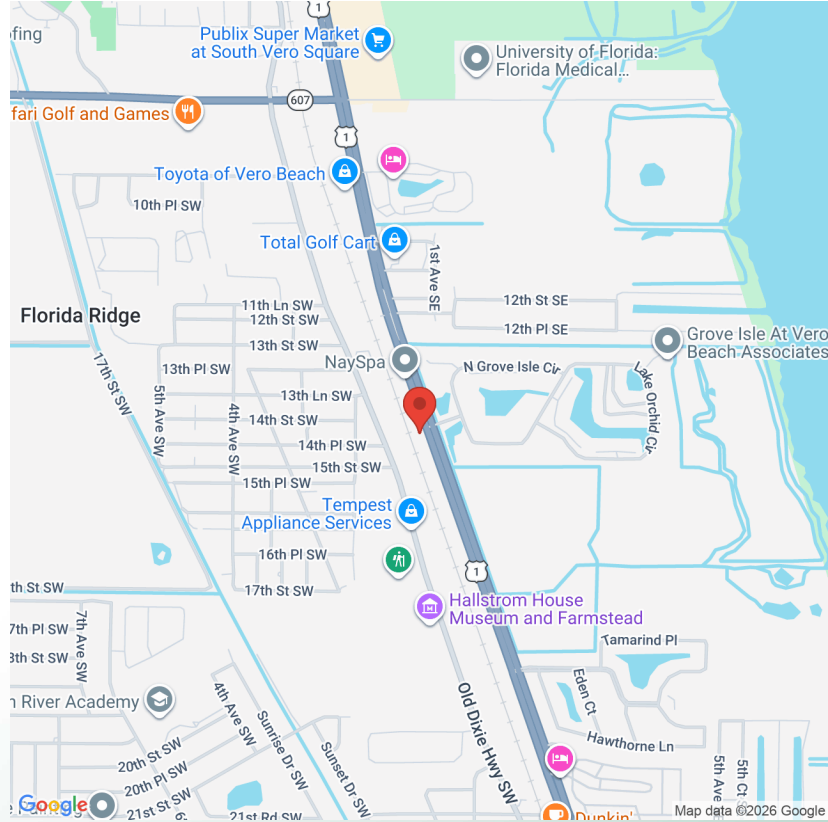
1425 S HWY US 1  
Vero Beach, FL 32962

Price  
\$450,000.00

Disclaimer: This information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Mills Commercial Real Estate Group, LLC and should not be made available to any other person or entity without the express written consent of Mills Commercial Real Estate Group, LLC. The Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Mills Commercial Real Estate Group, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial conditions of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Mills Commercial Real Estate Group, LLC has not verified, and will not verify, any of the information contained herein, nor has Mills Commercial Real Estate Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provide. All potential buyers must take appropriate measures to verify all of the information set forth herein.

- Zoning / Land Use
- The site lies within Indian River County's jurisdiction and is zoned General Commercial (CG) with a Future Land Use designation of Commercial / Industrial (C/I). The adjacent properties to the north and south of the parcel also contain the same zoning and future land use designations as the subject parcel. Various use-types are allowed in the CG zoning district and as for the defined under Section 911.10(4) of the IRC LDRs. Some of the allowable uses are but are not limited to, beauty shops, general and professional offices, automotive repairs and rentals, carwashes, body shops, health and fitness centers, medical offices, convenience stores, retail stores, and child care facilities. See Appendix B for additional use types allowed within this zoning district.









<b>Status:</b>	Active
<b>Price:</b>	\$450,000.00
<b>MLS Number:</b>	290282
<b>Type:</b>	Commercial
<b>Lot Size:</b>	1.09 Acre
<b>Parcel Number:</b>	33403000000500000006.0
<b>Zoning Type:</b>	General Commercial (CG)
<b>Taxes / Year:</b>	\$1,334.81 / 2023

The subject sites are located on the west side of US Highway 1 in unincorporated Indian River County. Pursuant to a previously developed boundary survey developed by

Parcel 1 (1415 US 1) is approximately 0.77 acres, and Parcel 2 is approximately 0.32 acres. Due to the small parcel size for the 1425 S. US 1 and for maximum development potential, it is recommended that both parcels undergo a unification to be combined into one large parcel, providing for a total site acreage of 1.09 ac. This will provide the owner with the maximum development flexibility for the property. Therefore, the analysis below assumes that parcel unification and the findings and recommendations will be based on a single parcel with a site area of 1.09 ac.

Currently, both parcels are vacant consisting of mostly trees and wooded vegetation. The parcels are bound by the Florida East Coast Railroad (FECRR) to the west, existing commercial development to the north, US Highway 1 (SR 5) to the east and existing, abandoned commercial development to the south.