

COMMERCIAL ONE ACRE SITE ON HWY US-1

1425 S HWY US 1
Vero Beach, FL 32962



Status: Active

Price: \$450,000.00

Type: Commercial

Lot Size: 1.09 Acre

Parcel Number: 33403000000500000006.0

Zoning Type: General Commercial (CG)

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.

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