



Sterling of Vero Beach - South

146th Ave SW, Vero Beach, Florida 32968

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PROPERTY OVERVIEW

Sale Price

\$1,000,000*

Offering Summary

Acreage:	80 ± Acres
Price / Acre:	\$12,500
State:	Florida
City:	Vero Beach
County:	Indian River
	33373500002010000001.0
Property Type:	Farms and Cropland Acreage and Estates Citrus

Property Overview

Introducing a prime agricultural land opportunity in Vero Beach, FL. This improved agricultural and cattle property, zoned Ag-2, offers versatility and potential on 20, 40, or the full 80 acres. Ideal for land and other investors seeking a unique opportunity, this parcel provides a blank canvas for various conversion options. With its strategic location in the Vero Beach area, good access through a network of maintained roads and agricultural improvements that provide drainage and irrigation as well as fencing for cattle, this property provides a compelling investment opportunity.

The property is located in an agricultural area predominated by citrus, ranches, farms and sod fields. It is a rural location with approximately 4 miles of maintained dirt roads to access the property, providing solitude from nearby neighbors and traffic. The land is located in the St. Johns Improvement District which provides drainage, irrigation water, road access, and maintenance. The property has been cleared of its former citrus trees and there is a scattering of volunteer oak trees returning to the property.

***Pricing for the property is based on parcel size: the full 80 ± acre tract is offered at \$12,500/acre, 40 ± acres at \$15,000/acre and 20 ± acres at \$20,000/acre.**

SPECIFICATIONS & FEATURES



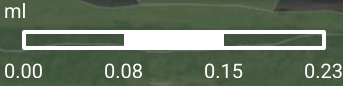
Specifications & Features

Uplands / Wetlands:	No wetlands
Soil Types:	39 acres of Winder Fine Sand 34 acres of Pineda Fine Sand 7 acres of Manatee Loamy Fine Sand
Taxes & Tax Year:	2024 taxes \$13,431.81
Zoning / FLU:	Current Zoning Ag-2 or 1 unit per 10 acres
Road Frontage:	1,260 feet of frontage on 146th Ave and 138th Ave
Fencing:	Fully fenced

Wetlands NWI

-  Polygon
-  Parcel
-  County Roads
-  State Roads
-  Toll Roads
-  Comparable Parcel • Numbers
-  Comparable Parcel
-  Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
R5UBFx	Riverine	2.01
TOTAL UPLAND		77.85
TOTAL WETLAND		2.01
TOTAL		79.86



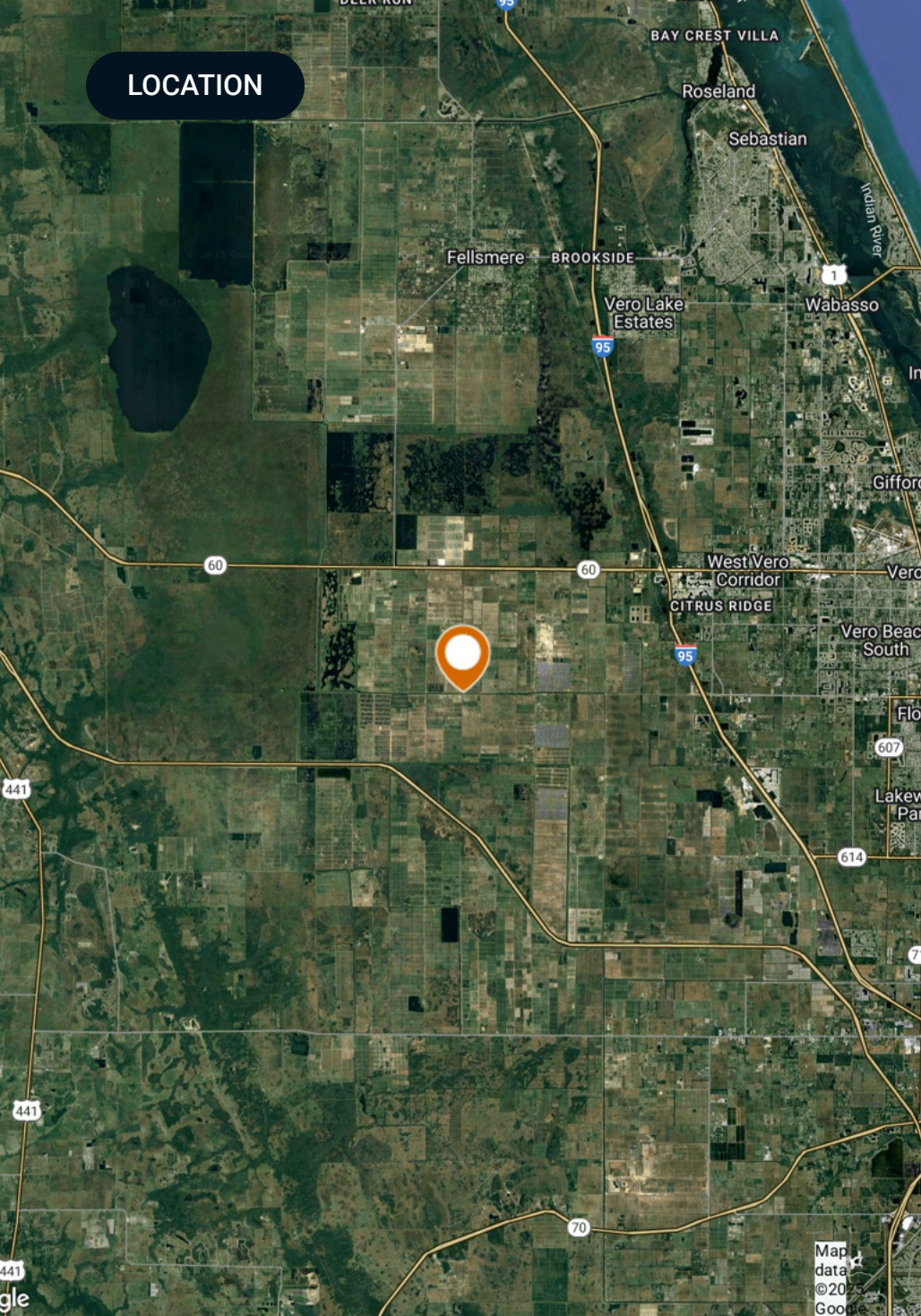
Soils

- Polygon
- Parcel
- County Roads
- State Roads
- Toll Roads
- Comparable Parcel • Numbers
- Comparable Parcel
- Soils

MUID	COMPONENT NAME	ACRES
14	Winder	38.74
16	Pineda	33.89
15	Manatee	7.23
TOTAL		79.86



LOCATION



Location & Driving Directions

Parcel: 33373500002010000001.0

GPS: 27.6028335, -80.6117922

Driving Directions:

From intersection of SR 60 and I-95 travel W 3.7 miles to 122nd ave, turn left and travel S 4.6 miles reaching the high tension power lines, turn right and travel W 1.5 miles to 138th ave, turn left and travel S one half a mile on 138th ave, property is on left

Showing Instructions:

Call for instructions

ADDITIONAL PHOTOS





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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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