

# 10 ACRES A-2 LAND

OPPORTUNITY  
ZONE



PRICE  
IMPROVEMENT!

**\$498,000**

Price

~~\$549,000~~



**10 ACRES | SELECTIVELY THINNED | INVASIVE SPECIES REMOVED | SITE-PREPARED & BUILD-READY**

## ABOUT THE PROPERTY

Explore this expansive 10-acre property located in the heart of Vero Beach, Florida. Zoned as A-2 (Agricultural 2), this versatile land offers numerous opportunities for agricultural use, including farming and ranching. Enjoy the perfect blend of rural tranquility while benefiting from easy access to local amenities and major transportation routes. Additionally, you are never far from schools, shopping centers, and recreational areas.

## PROPERTY FEATURES

**Zoning:** A-2, Agricultural 2

**Size:** 10 acres

**Accessibility:** Nearby I-95

**Location:** Situated in a desirable area of Vero Beach

**Potential Uses:** Farming and ranching



7805 21st St, Vero  
Beach, FL

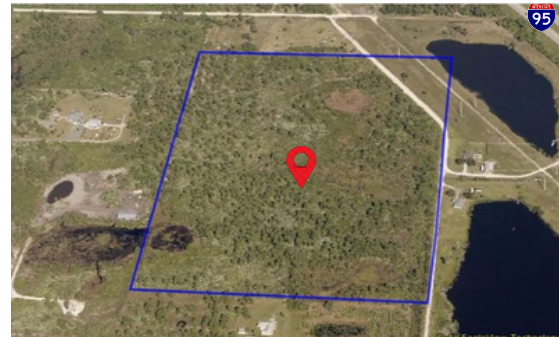
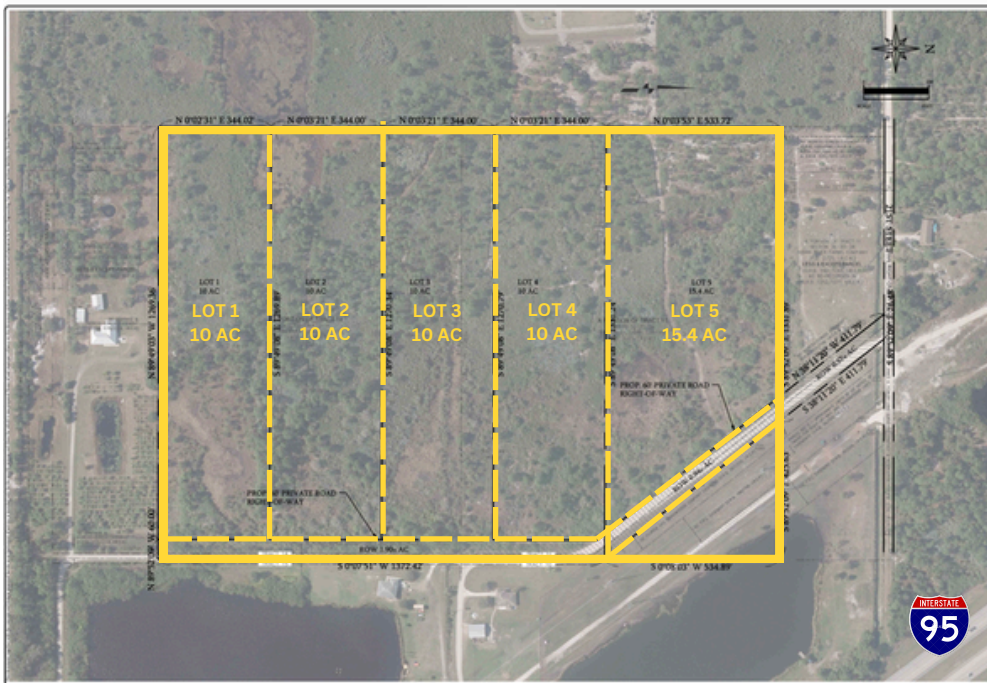




# 10 ACRES A-2 LAND



**OPPORTUNITY ZONE**



7805 21st St, Vero Beach, FL





# 10 ACRES A-2 LAND

## PHOTOS





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## PHOTOS





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## I-95 WIDENING PROJECT.

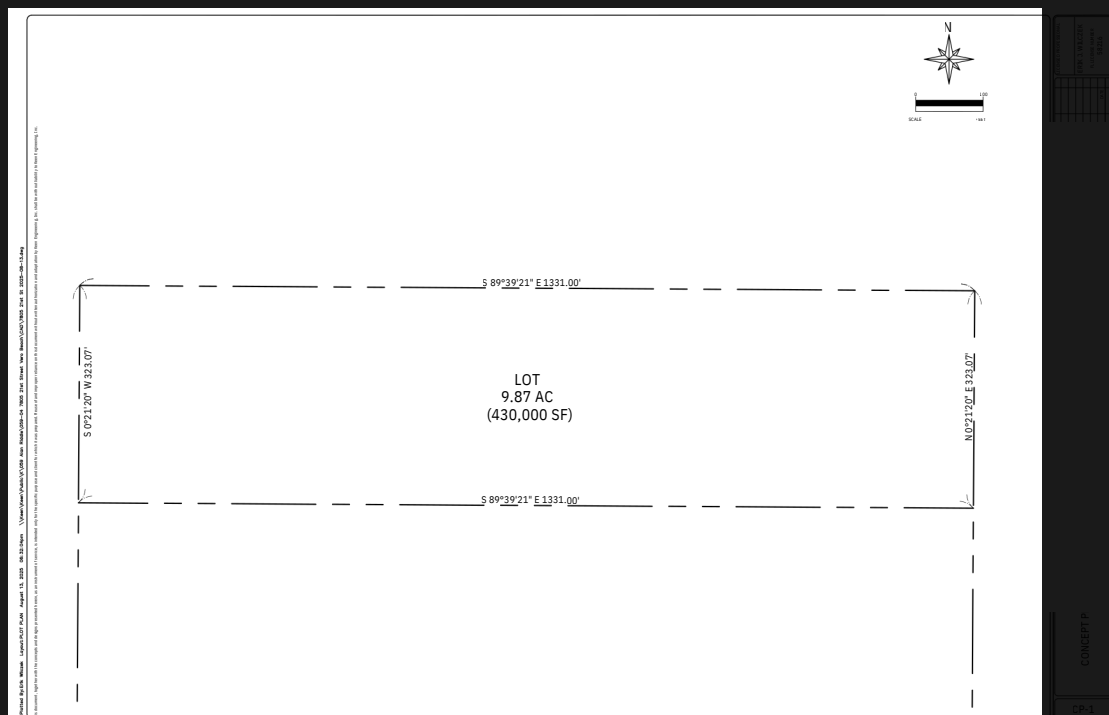
### OTHER IMPROVEMENTS

- Installing interchange ramp lighting
- Replacing the existing CR 606/Oslo Road bridge over SR 9/I-95
- Installing a new signalized intersection at CR 606/Oslo Road and 66th Avenue SW
- Installing intersection lighting at 74th Avenue, 66th Avenue, and 58th Avenue
- Realigning 82nd Avenue at CR 606/Oslo Road
- Eliminating the 86th Avenue connection to CR 606/Oslo Road
- Constructing 13th Street SW to connect 86th Avenue SW and 90th Avenue
- Extending the south limit of the noise wall on SR 9/I-95
- Replacing Indian River County sanitary, water, and raw water mains
- Upgrading signing, signalization, intersection lighting, bicycle lanes, and sidewalks
- Installing a closed drainage system and constructing three drainage ponds

# PLOT PLAN AERIAL



## PLOT PLAN





# 10 ACRES A-2 LAND

## District Use Codes for Building Affordability Analysis (1/2)

Use	A-1	A-2	A-3	RF D	RS-1
General farming	P	P	P	-	-
Dairy farming	A	A	A	-	-
Livestock and poultry raising	P	P	P	-	-
Stables (noncommercial)	P	P	P	A	A
Stable (commercial)	P	P	P	-	-
Sludge spreading	A	A	A	-	-
Tree farms	P	P	P	-	-
Kennel and animal boarding places					
- Commercial	A	A	A	-	-
- Noncommercial	P	P	P	P	A
Fruit and vegetable juice extraction and packing houses	A	A	A	-	-
Small animal specialty farms	A	A	A	-	-
Tenant dwelling	S	S	S	-	-
Residential migrant housing facility	S	S	S	-	-
Nursery and greenhouses					
- Noncommercial	P	P	P	A	A
- Commercial	P	P	P	-	-
Agricultural businesses, excluding wholesaling and processing	S	S	S	-	-
Agricultural industries	S	S	S	-	-
Fish farms and water dependent plant and/or animal production	A	A	A	-	-
Agricultural research facilities	A	A	A	-	-
Aquaculture	A	A	A	A	A
Fruit spreading	P	P	P	-	-

### Residential Uses

Use	A-1	A-2	A-3	RF D	RS-1
Accessory single-family dwelling unit	A	A	A	A	A
Single-family dwelling	P	P	P	P	P
Mobile homes	A	A	A	-	-
Accessory housing for nightwatchman	A	A	A	-	-
Guest cottage or servant's quarters	A	A	A	A	A
Single-family docks and private observation/fishing piers on vacant lots	A	A	A	A	A
Bed and breakfast	A	A	A	-	-

### Institutional Uses

Use	A-1	A-2	A-3	RF D	RS-1
Child or adult care facilities	A	A	A	A	S
Foster care facilities	P	P	P	P	P
Cemeteries	S	S	S	S	S
Places of worship	A	A	A	A	A
Group home (level I)	A	A	A	A	A
Group home (level II and III)	S	S	S	-	-

#### LEGEND:

**P** - PERMITTED USE  
**A** - ADMINISTRATIVE PERMIT USE  
**S** - SPECIAL EXCEPTION USE  
**-** - NOT PERMITTED

# 10 ACRES A-2 LAND



## District Use Codes for Building Affordability Analysis (2/2)

### Community Service Uses

Use	A-1	A-2	A-3	RF D	RS-1
Emergency services	P	P	P	P	P
Educational centers (primary/secondary schools)	S	S	S	S	S
Correctional institutions	S	S	S	-	-
Cultural and civic facilities	S	S	S	S	S
Governmental administrative building	S	S	S	S	S
Colleges and universities	S	-	-	S	S
Civic and social membership organizations (M-1 and M-2 areas only)	S	-	-	-	-

### Transportation and Utilities Uses

Use	A-1	A-2	A-3	RF D	RS-1
Airports and airstrips	S	S	S	S	-
Communications towers (wireless facilities including cell towers)	A/S 2	A/S 2	A/S 2	A 2	A 2
Communications towers (non-wireless facilities including TV and radio broadcast towers)					
- Amateur radio (accessory use)					
-- Less than 80 feet	P	P	P	P	P
-- 80 feet or taller	S	S	S	S	S
- Commercial					
-- Up to 70 feet:					
--- Camouflaged	P	P	P	P	P
--- Non-camouflaged	P	P	P	-	-
-- 70 feet to 150 feet:					
--- Camouflaged	A	A	A	A	A
--- Monopole (minimum of 2 users)	A	A	A	-	-
--- Not camouflaged and not monopole	A/S*	A/S*	A/S*	-	-
-- Over 150 feet:					
--- All tower types	-	S	S	-	-
Utility					
-- Public and private utilities, limited	A	A	A	S	S
-- Public and private utilities, heavy	S	S	S	S	S
-- Solar facilities	P	P	P	-	-
-- Reservoirs, water farming	P	P	P	-	-

### Recreation Uses

Use	A-1	A-2	A-3	RF D	RS-1
Country clubs	A	A	A	S	S
Golf courses	A	A	A	S	S
Public parks and playgrounds	A	A	A	A	A
Major sports and recreation areas and facilities	S	S	S	-	-
Dude ranch	S	S	S	-	-
Retreats and camps	S	S	S	S	S
Commercial hunting and fishing lodges	S	S	S	-	-

### Commercial Uses

Use	A-1	A-2	A-3	RF D	RS-1
Fruit and vegetable stands	A	A	A	-	-
Veterinary clinic or animal hospital	A	A	A	-	-
Driving ranges	S	S	S	-	-
Fruit, vegetable, and nursery retail sales	S	S	S	-	-

### Industrial Uses

Use	A-1	A-2	A-3	RF D	RS-1
Recycling center (including vegetation debris mulching)	A	A	A	-	-
Small-scale bio-fuel processing plant	S	A	A	-	-
Large-scale bio-fuel processing plant	S	S	S	-	-
Mining	A	A	A	-	-

### Very Heavy Industrial Uses

| Use | A-1 | A-2 | A-3 | RF D | RS-

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