

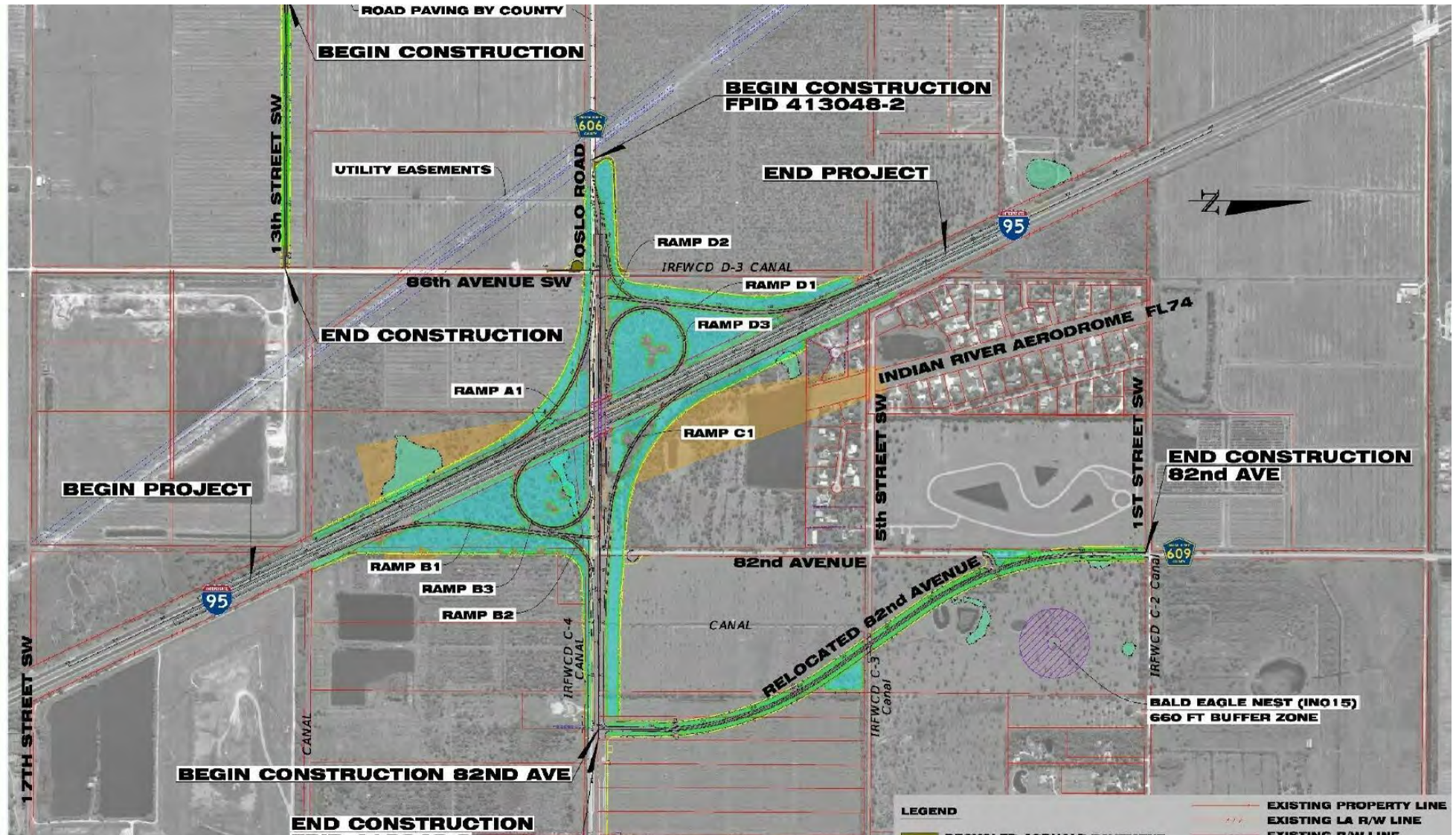


OSLO ROAD 35 ACRES

9705 9TH ST SW
VERO BEACH, FL 32968

Jeff Cusson, CCIM
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Interchange Plans





Sale Price **\$1,100,000**

PROPERTY OVERVIEW

The former citrus grove is located on Oslo Road just 1.5 miles west of I-95. The location is well-positioned to benefit from the \$85M interchange currently under construction. The property is zoned A-2 allowing one housing unit per ten acres as well as an assortment of agriculturally related uses. The location is well suited for a landscaper, nursery, or other agricultural-type contractor serving the Treasure Coast area. The property is a former citrus grove with no wetlands identified in the National Wetland Inventory. To the west of the property is a 10,000-acre location owned by Florida Power and Light.

OFFERING SUMMARY

Acreage: 34.28 Acres
Price / Acre: \$32,089
City: Vero Beach
County: Indian River
Property Type: Land: Citrus, Ranch, Residential Development, Transitional

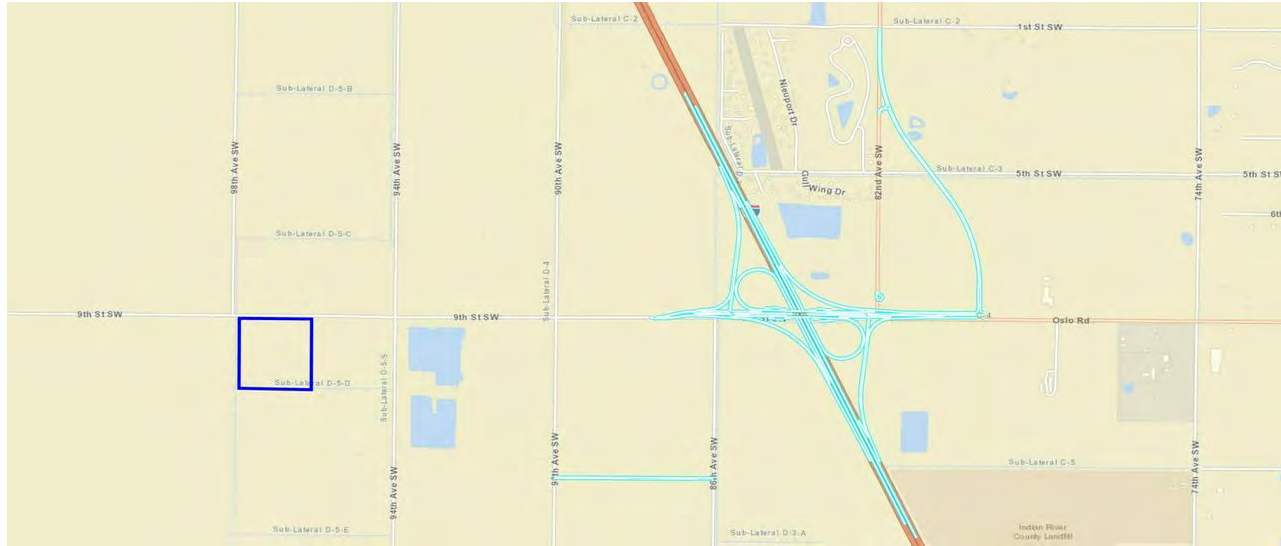
Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Citrus• Ranch• Residential Development• Transitional
Uplands / Wetlands:	34.6 Acres of Uplands, .4 acres of wetlands
Soil Types:	Winder
Taxes & Tax Year:	\$1,312.33 in 2022
Zoning / FLU:	Ag-2 allowing one unit per 10 acres
Road Frontage:	1/4 of a mile of frontage on Oslo Rd [9th St SW]
Current Use:	Citrus
Wells Information:	8" artesian well
Water Use Permits:	7.11 million gallons per year
Irrigation:	Microjet irrigation in place
Class of Grove:	No longer economically viable.

Location

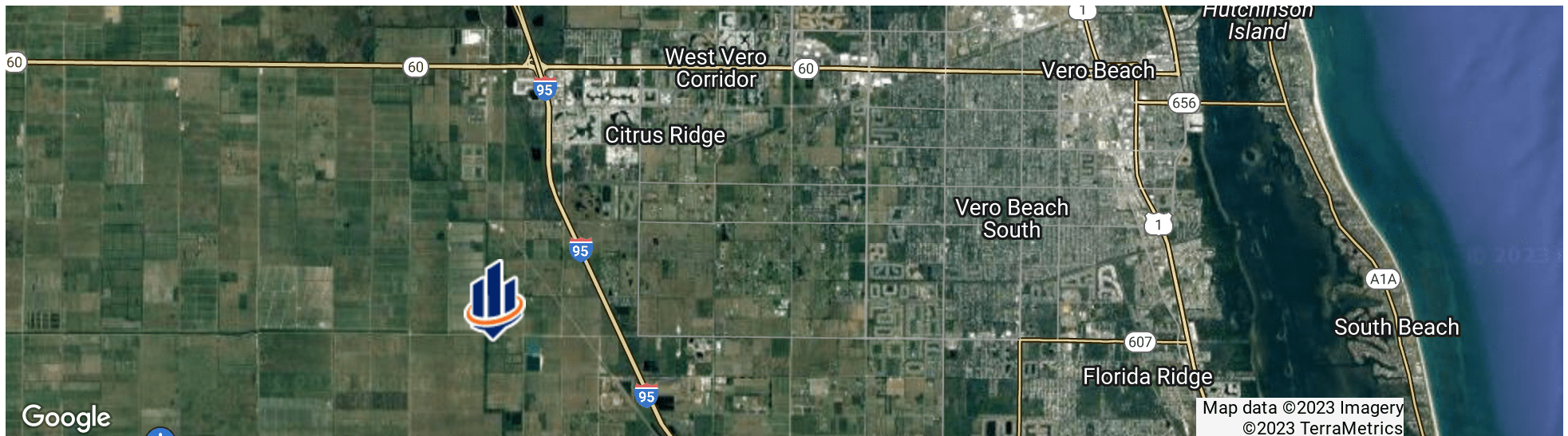


LOCATION & DRIVING DIRECTIONS

Parcel: 33382700001004000001.0
GPS: 27.5860425, -80.52699109999999

Driving Directions:

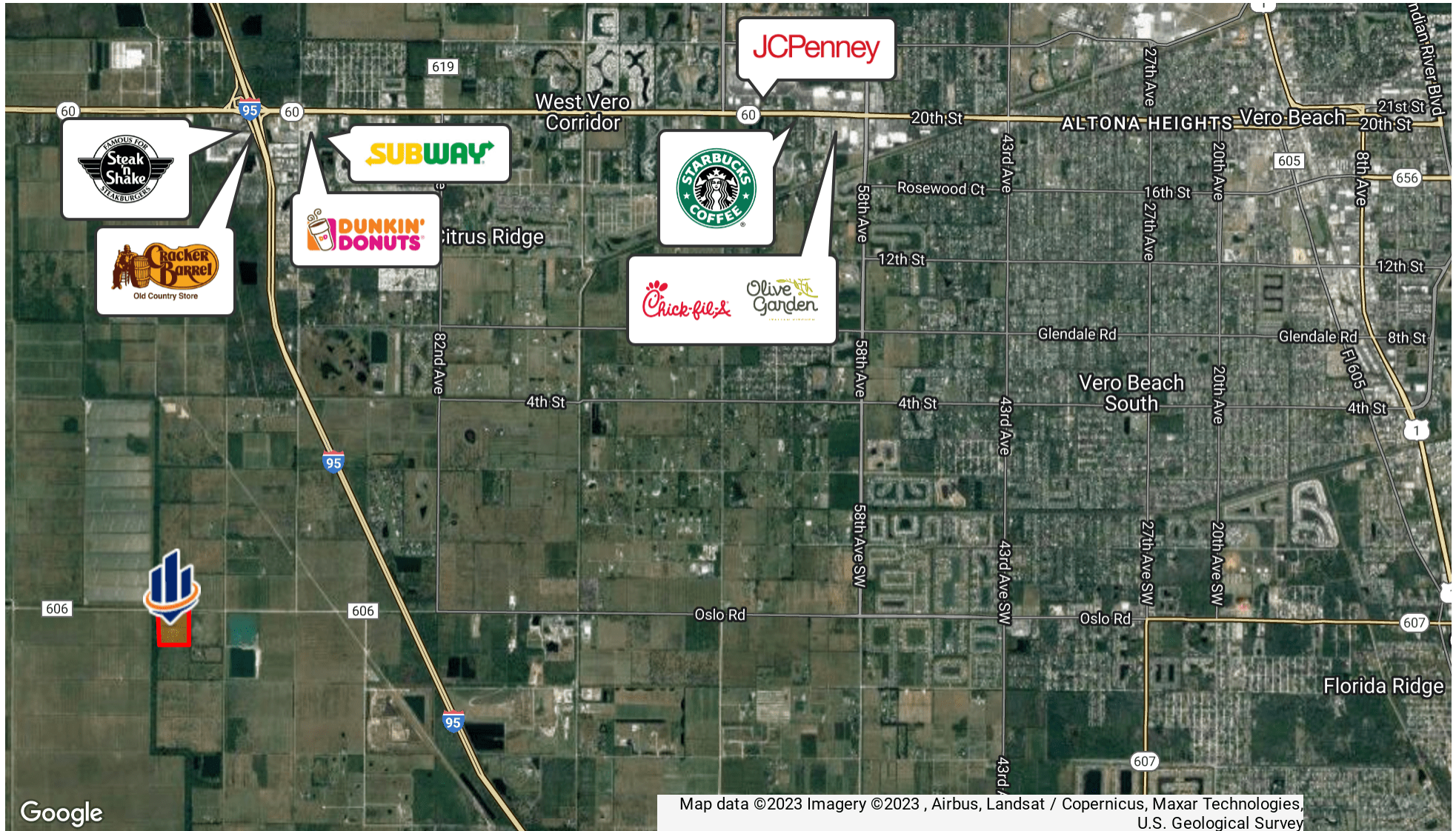
- From I-95 and S.R
- 60 travel east 1/4 of a mile to 90th Ave
- Turn right and travel south to Oslo Rd passing under I-95 in the process
- Turn right on Oslo Rd and travel west 3/4 of a mile, the property is on your left.



Aerial Map

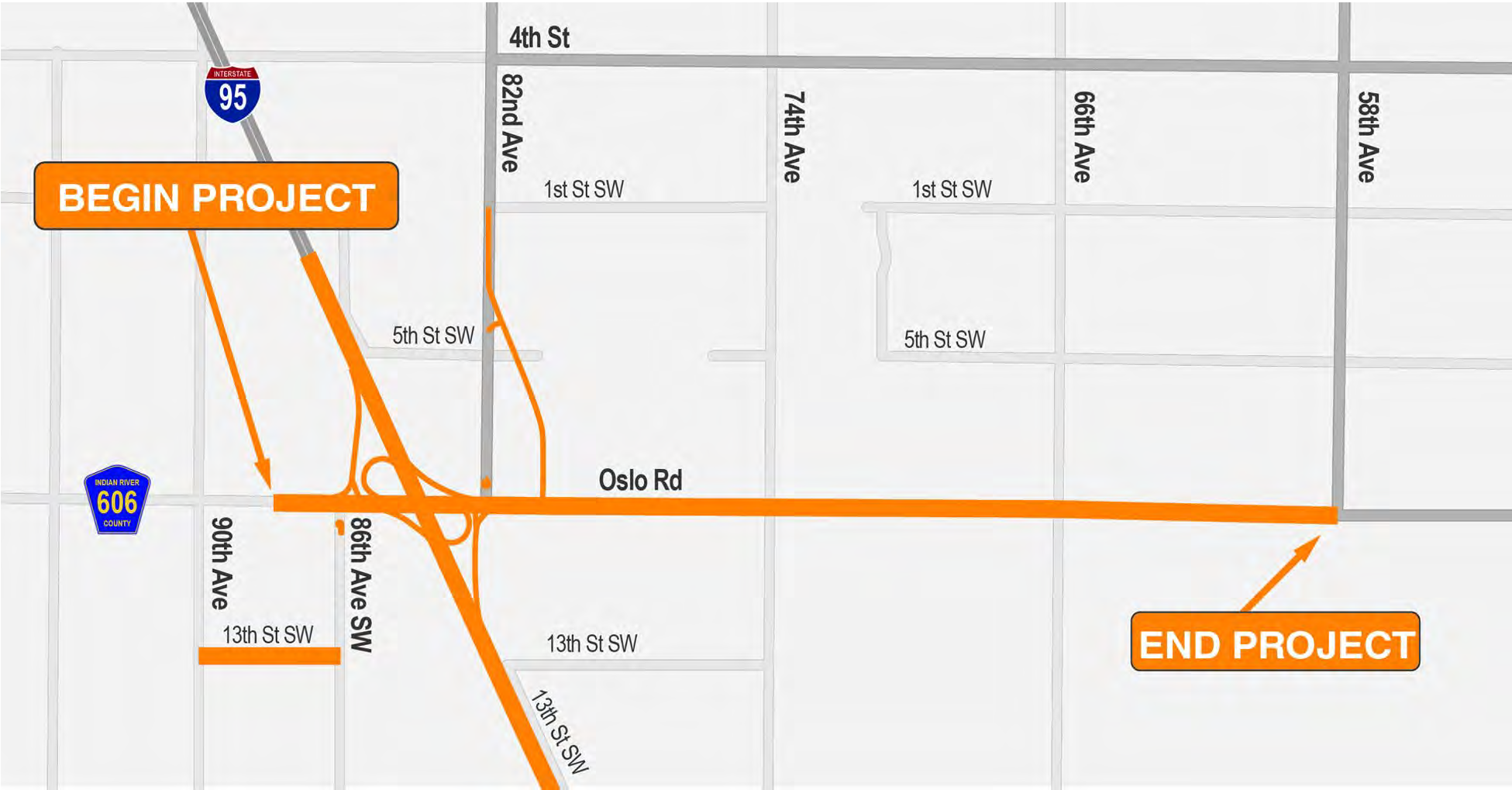


Retailer Map



Google

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Additional Photos



Advisor Biography



JEFF CUSSON, CCIM

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PROFESSIONAL BACKGROUND

Jeff Cusson, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate working out of Vero Beach.

Jeff specializes in agricultural, transition, industrial, and general commercial real estate properties. Since joining the team in 2009, Jeff has been involved in over \$300 million in real estate transactions.

He received a Bachelor of Science degree in agriculture/fruit crops and a Master of Science degree in business/entrepreneurship from the University of Florida, earning induction into the Beta Gamma Sigma Honor Society.

With over 25 years in the agricultural and real estate industries, Jeff served as grove manager, general manager/executive vice president, and ultimately a president/director. He would become involved in diversifying the company into commercial real estate and establishing one of the state's largest nursery/tree farms.

Jeff is currently a member of the Agricultural Advisory Committee for Indian River State College, the Board of Directors for the Judge Foundation, and Chairman of the Church Council for the First Methodist Church. He has served on the Hobe St. Lucie Conservancy District Board of Supervisors, Florida Citrus Production Managers Association, the Board of Directors for Becker Holding Corp, and more than a dozen international mission trips.

Jeff's personal interests include working on his personal farm, photography, travel, hunting, reading, and participating in church leadership and mission trips.

Jeff specializes in:

- Agricultural Land
- Transitional Land



For more information visit www.SVNsaunders.com

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