



---

LAND FOR SALE

---

# 13350 US Hwy I

13350 US Hwy I Sebastian, FL 32958

FOR SALE | SUBJECT TO OFFER

presented by:

**ROB BECKNER, SIOR**

Principal

321.722.0707 X11

rob@teamlbr.com

# EXECUTIVE SUMMARY

• 13350 US Hwy I Sebastian, FL 32958



## OFFERING SUMMARY

**Sale Price:** Subject To Offer

**Price / Acre:** -

**Lot Size:** 15.85 Acres

**APN#:** Highway US I in Sebastian.  
Across from Publix Supermarkets

## PROPERTY OVERVIEW

This vacant land is located in Sebastian, Florida in Indian River County on US Hwy I. It is a +/- 15.85-acre (690,426 SF) parcel of commercially-zoned land.

The first phase of this commercially zoned land will be subdivided into smaller parcels that are available for purchase and are closest to US I.

For the second phase, the developer will consider Multifamily development on the East portion of the site.

The property is well-situated, with frontage on a major commercial roadway, in an established commercial area, with proximity to major land uses, such as the Sebastian River Medical Center and Sebastian Municipal Airport.

## LOCATION OVERVIEW

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

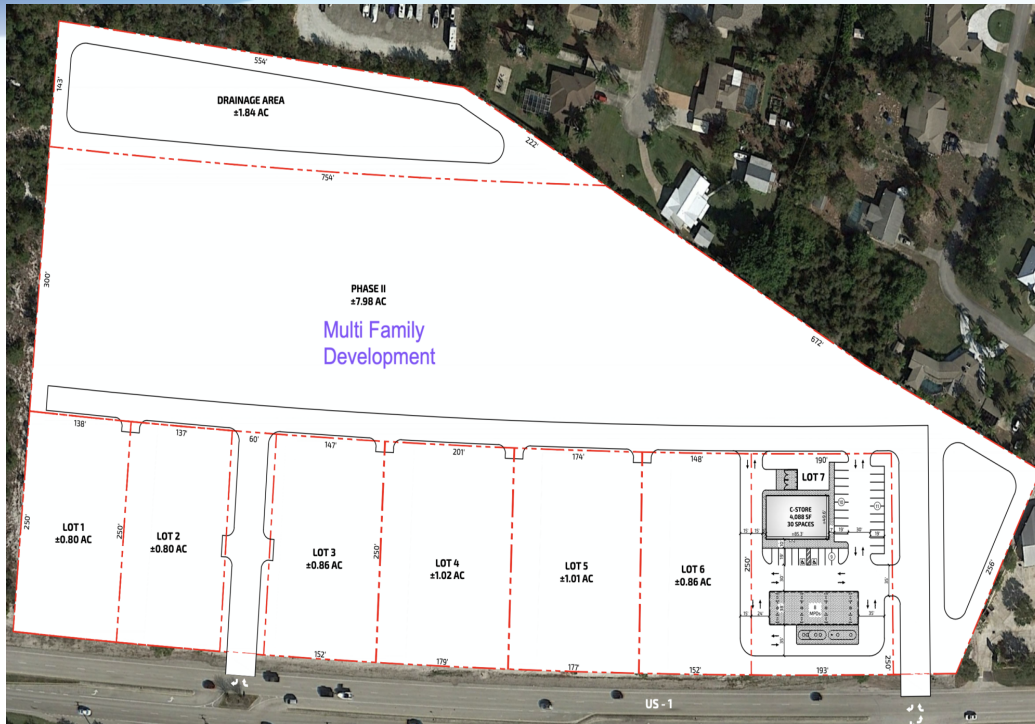
### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# LAND LOTS

• 13350 US Hwy I Sebastian, FL 32958



STATUS	LOT #	SUB-TYPE	SIZE	ZONING
Available	1	Retail	0.8 Acres	CG
Available	2	Retail	0.8 Acres	CG
Available	3	Retail	0.86 Acres	CG
Available	4	Retail	1.02 Acres	CG
Available	5	Retail	1.01 Acres	CG
Available	6	Retail	0.86 Acres	CG
Available	7	Retail	1 Acres	CG
Available	8	Multifamily	7.98 Acres	

## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamibr.com

## Lightle Beckner Robison, Inc.

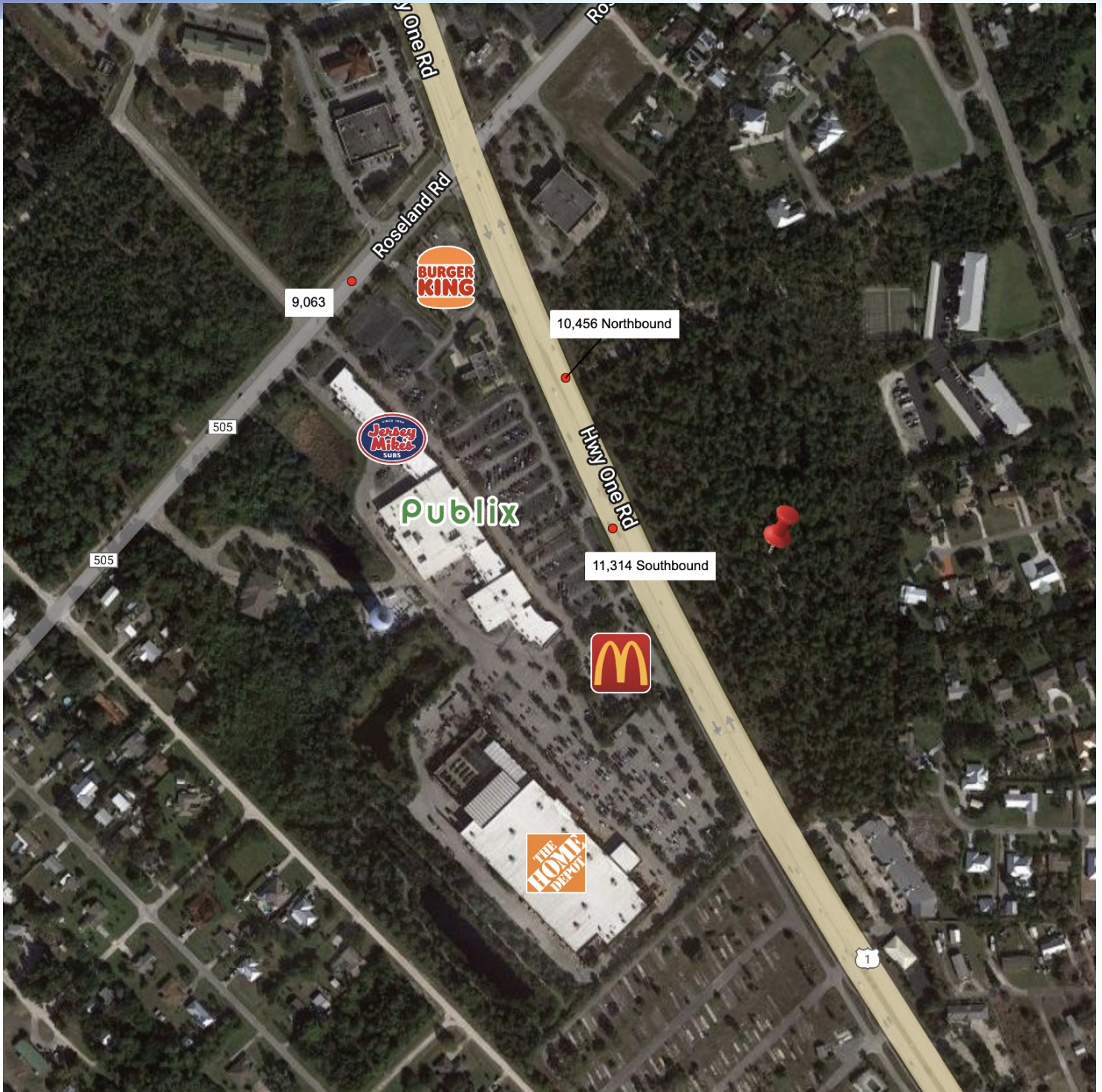
321.722.0707 • teamibr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# AERIAL

• 13350 US Hwy 1 Sebastian, FL 32958



## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## Lightle Beckner Robison, Inc.

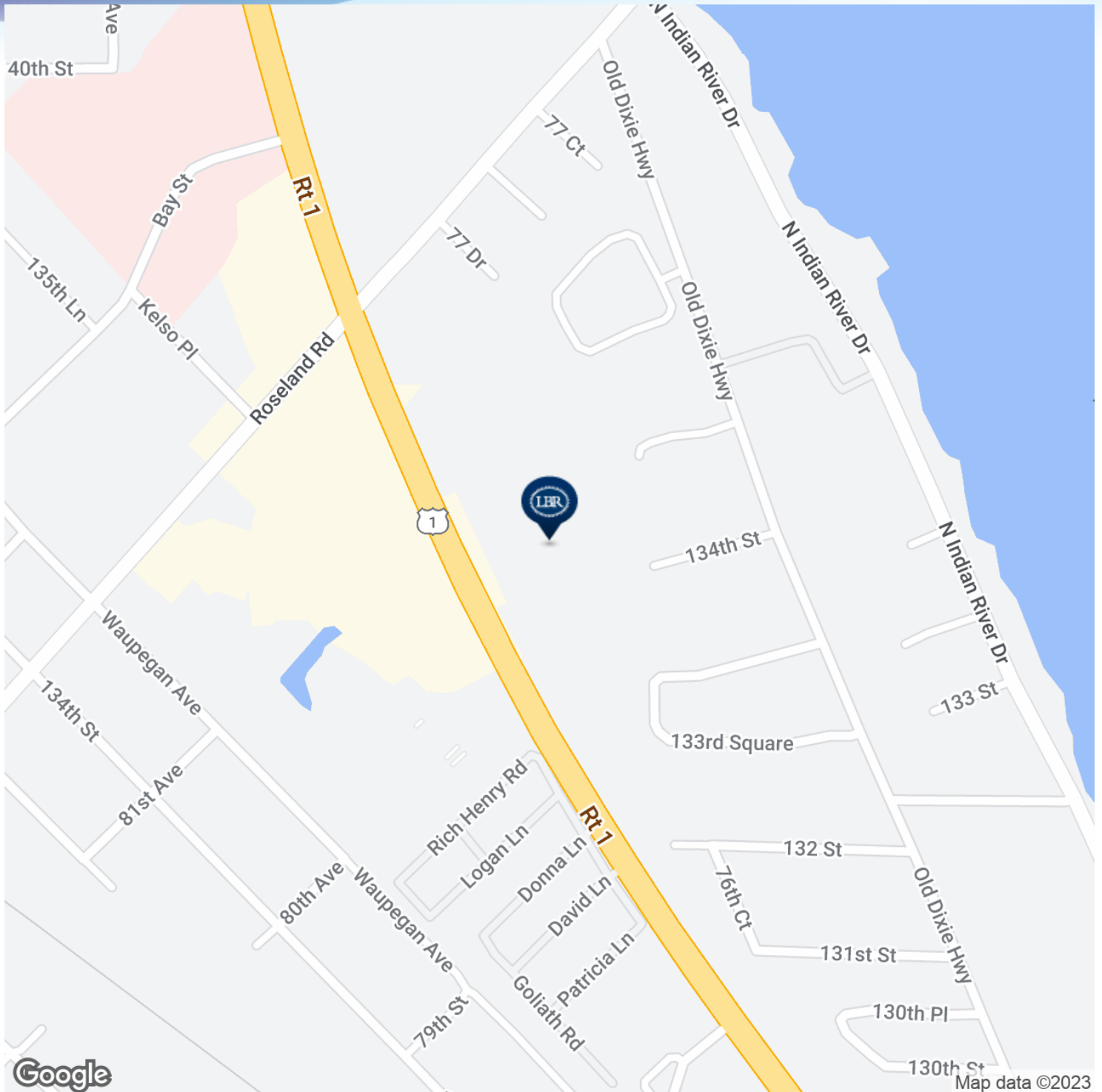
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# LOCATION MAPS

• 13350 US Hwy 1 Sebastian, FL 32958



## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

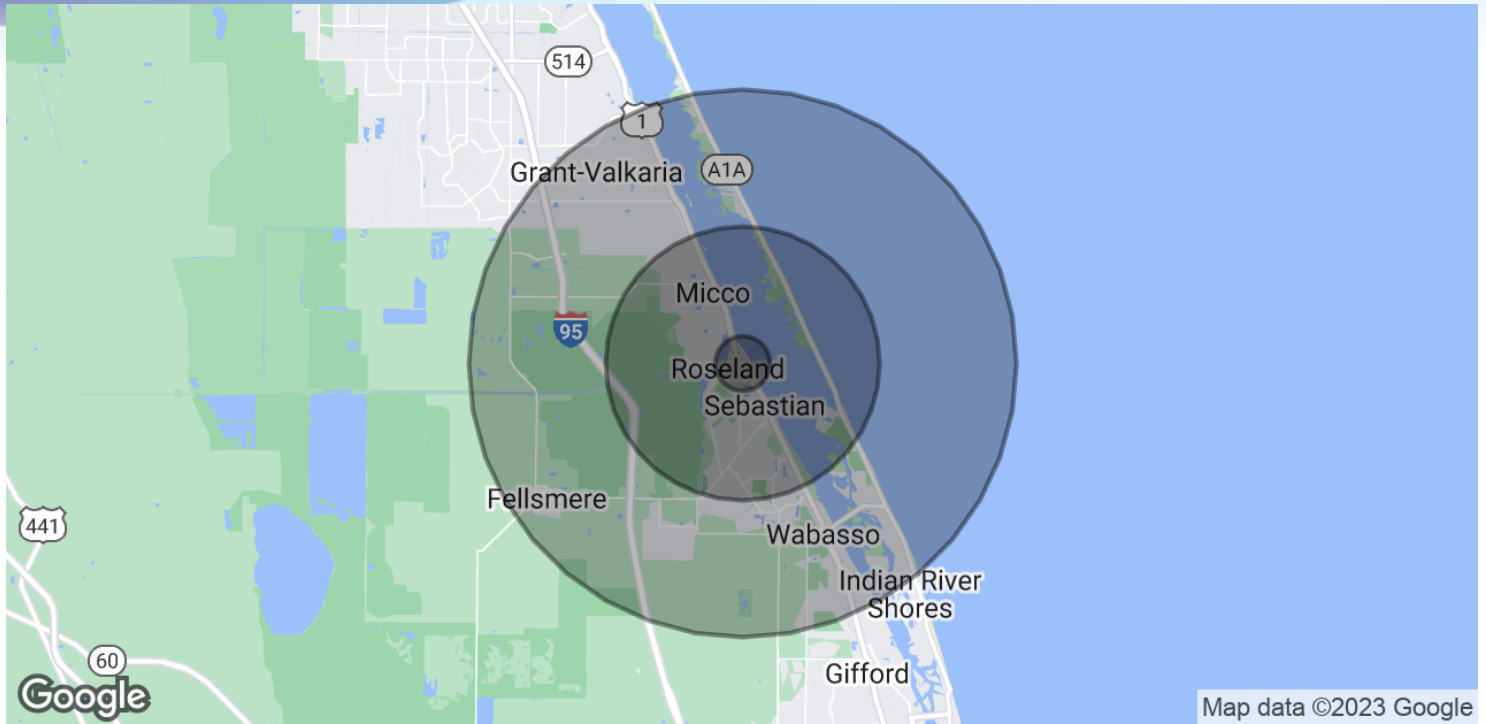
Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

# DEMOGRAPHICS MAP & REPORT

• 13350 US Hwy 1 Sebastian, FL 32958



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,548	32,583	60,565
Average age	52.4	55.2	52.3
Average age (Male)	51.4	54.6	51.6
Average age (Female)	54.8	55.8	53.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	740	15,045	26,447
# of persons per HH	2.1	2.2	2.3
Average HH income	\$46,161	\$68,867	\$72,206
Average house value	\$226,754	\$247,583	\$253,108

\* Demographic data derived from 2020 ACS - US Census

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.