

53rd Street Farm

6850 53rd St, Vero Beach, Florida 32967

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$6,000,000
Combined Building Size:	23,700 SF
Lot Size:	14.16 Acres
Number of Units:	2
Price / SF:	\$253.16
Year Built:	2020
Renovated:	2025
Zoning:	A-1
PIN:	32391800001015000001.0
City:	Vero Beach
County:	Indian River
State:	Florida

Property Overview

This exceptional 14.16± acre property combines abundant improvements, income-producing agricultural features, and a prime location—ideal for agricultural operations, landscape firms, private owners, or nonprofit buyers. Built to the highest standards by a well-respected local contractor for his own use, the property features two premium buildings totaling 23,700 ± SF of enclosed versatile space.

Situated just off the recently expanded four-lane 66th Avenue, the property offers outstanding connectivity, with both SR 60 and CR 510 within five miles. Its strategic position provides convenient access to the Vero Beach and Wabasso causeways and is only a 13-minute drive to the I-95 interchange at SR 60.

The property includes two main buildings, the largest totaling 18,712 SF with 4,000 SF under air. Building 2 is 5000± total SF, with 1,000 SF under air and sidewalks around the building. Eighteen oversized roll-up bay doors—measuring 14' to 16' in height, allow even the largest equipment and products to be moved, stored, and managed with ease, offering exceptional operational flexibility. Constructed with security and longevity in mind, the facilities feature elevations well above the 100-year floodplain, impact windows with shutters, and poured-concrete walls. A portion of the complex has also been built out to accommodate office operations and extended stays even during severe weather or disaster events.

Total power to the property is through a 600-amp electrical service, 100 KVA commercial transformer, and a 60 KW generator with transfer switches for both buildings. Eighteen bay doors with heights of 14' to 16' provide excellent operational flexibility. Access to the property is through a secure electric gate conveniently located on 53rd St just west of 66th Ave.

The property also includes a beautiful ½-acre pond with dock and gazebo, offering a serene backdrop for work or leisure. Adding to its appeal, approximately 10± acres are dedicated to a thriving palm tree farm, with an estimated wholesale value of \$1,500,000.00



PROPERTY OVERVIEW

Property Description

14.16-acre property with A-1 agricultural zoning.

Main Building:

Dimensions: 150 ft x 60 ft = 9,000 SF

Ceiling Height: 20 FT

Additional Areas:

Concrete Second Floor: 2,040 SF

Steel Mezzanine: 1,550 SF

North Wing: 3,072 SF

East Wing: 3,050 SF

Total Interior Sq Ft: 18,712 SF

North Overhang: 1,500 SF

Air-Conditioned Area: 4,000 SF

Bay Doors: 13 (14'x14'), 2 (14'x16')

Electrical: 600A service, 100 KVA commercial transformer, 60 kW generator with transfer switches

Building #2:

Dimensions: 4,000 SF

Ceiling Height: 19'4"

Second Floor: 1,000 SF

Total Interior Sq Ft: 5,000 SF

Front Porch: 1,105 SF

Air-Conditioned Area: 1,000 SF

Bay Doors: 3 (14'x14')

Impervious Areas:

Main Building: 10,160 SF (Rear Parking: 4,660 SF, Front Parking: 4,500 sq ft)

Building #2: 6,820 SF (Front Parking: 2,100 SF, Sidewalks: 720 SF)

Other Structures:

Concrete Pump House: 120 SF

4" Flow Well (installed August 2019)

½ acre pond with dock and roof

Gates: Welded powder-coated aluminum with dual commercial openers and battery backup

Tree Inventory: Valued at \$1.5M–\$2M wholesale

Driving Directions

From the intersection of SR 60 and 66th Ave travel north 3.5 miles on 66th Avenue to 53rd Street. Turn left on 53rd Street and travel west .3 miles on your right.

PROPERTY DETAILS

Sale Price \$6,000,000

Property Information

Zoning	A-1
Lot Size	14.16 Acres
APN #	32391800001015000001.0
Lot Depth	1145 FT
Power	Yes

Location Information

Building Name	53rd Street Farm
Street Address	6850 53rd St
City, State, Zip	Vero Beach, FL 32967
County	Indian River

Building Information

Building Size	23,700 SF
Building Class	C
Ceiling Height	20 FT
Number of Floors	2
Year Built	2020
Year Last Renovated	2025
Framing	Reinforced concrete block
Roof	Galvanized metal
Number of Buildings	2
Foundation	6" concrete
Exterior Walls	Concrete block poured

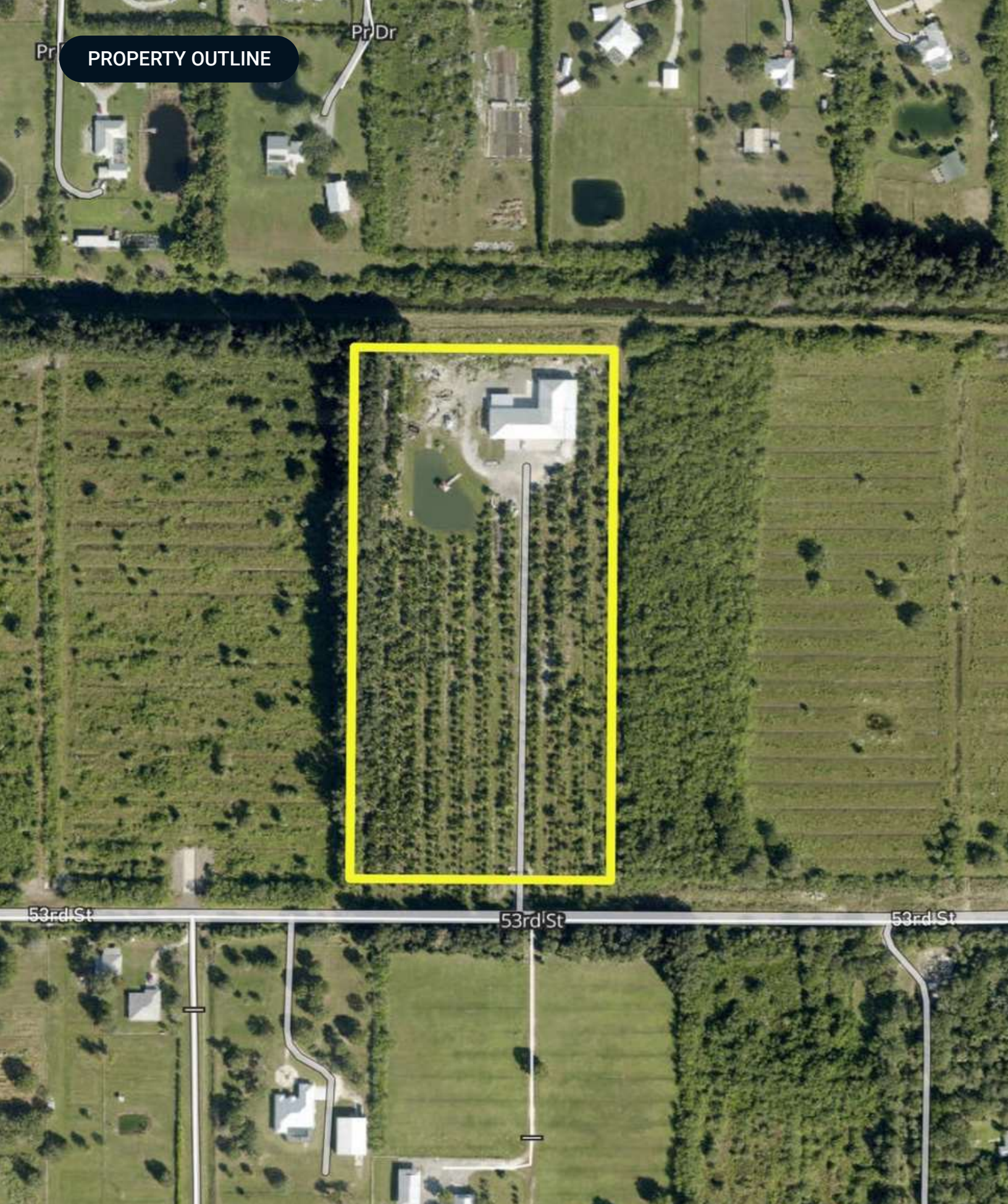
Utilities & Amenities

HVAC	5,000 SF covered with central air and heat
Restrooms	3

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PROPERTY OUTLINE

Pr Dr



53rd St

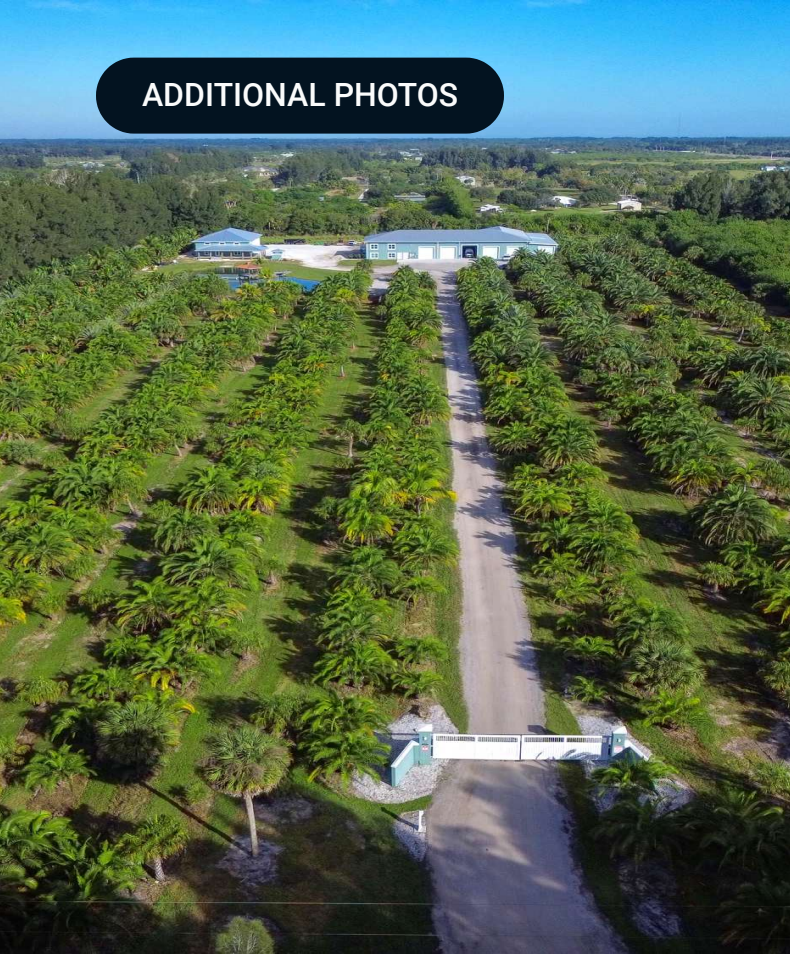
53rd St

53rd St

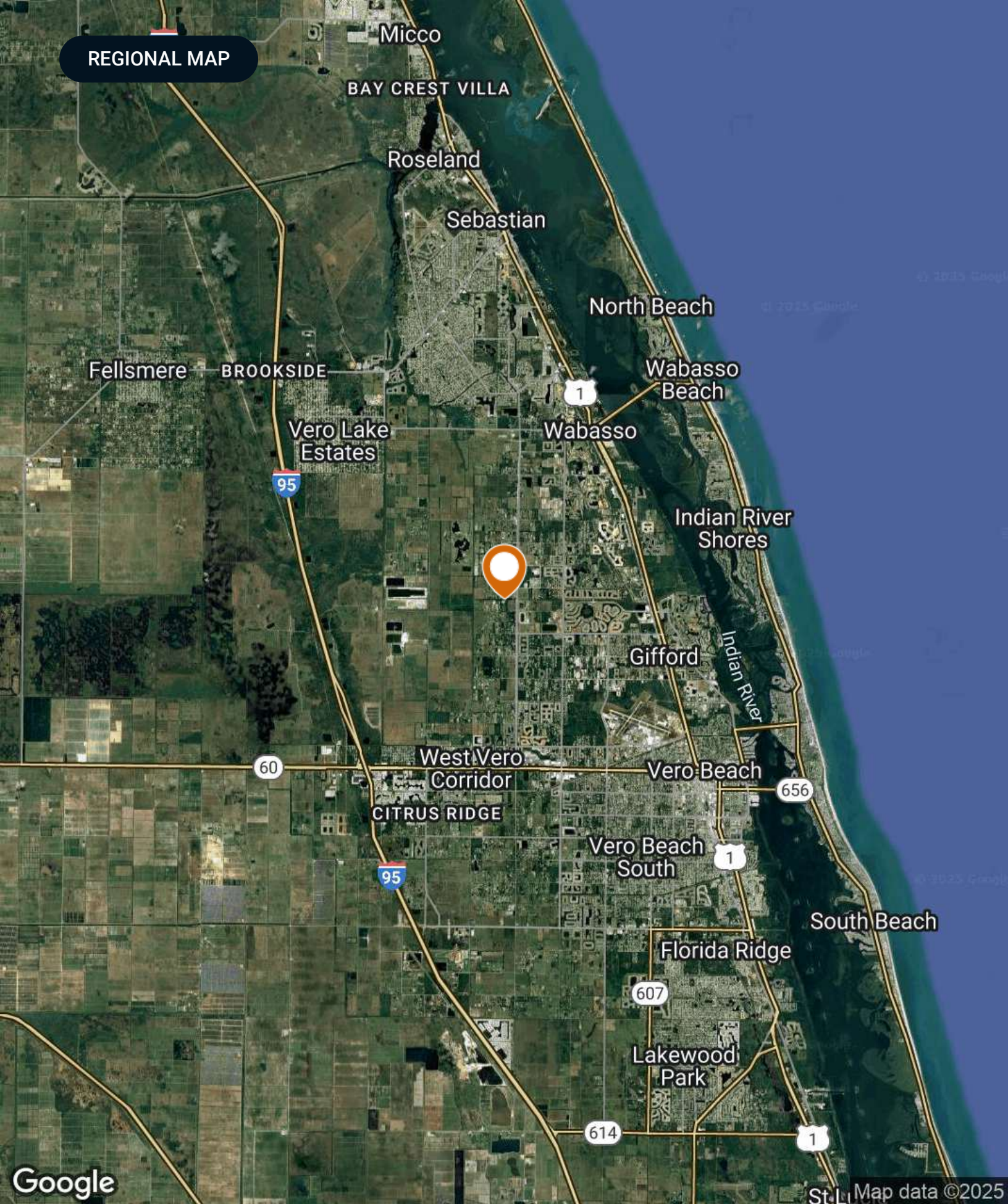
ADDITIONAL PHOTOS



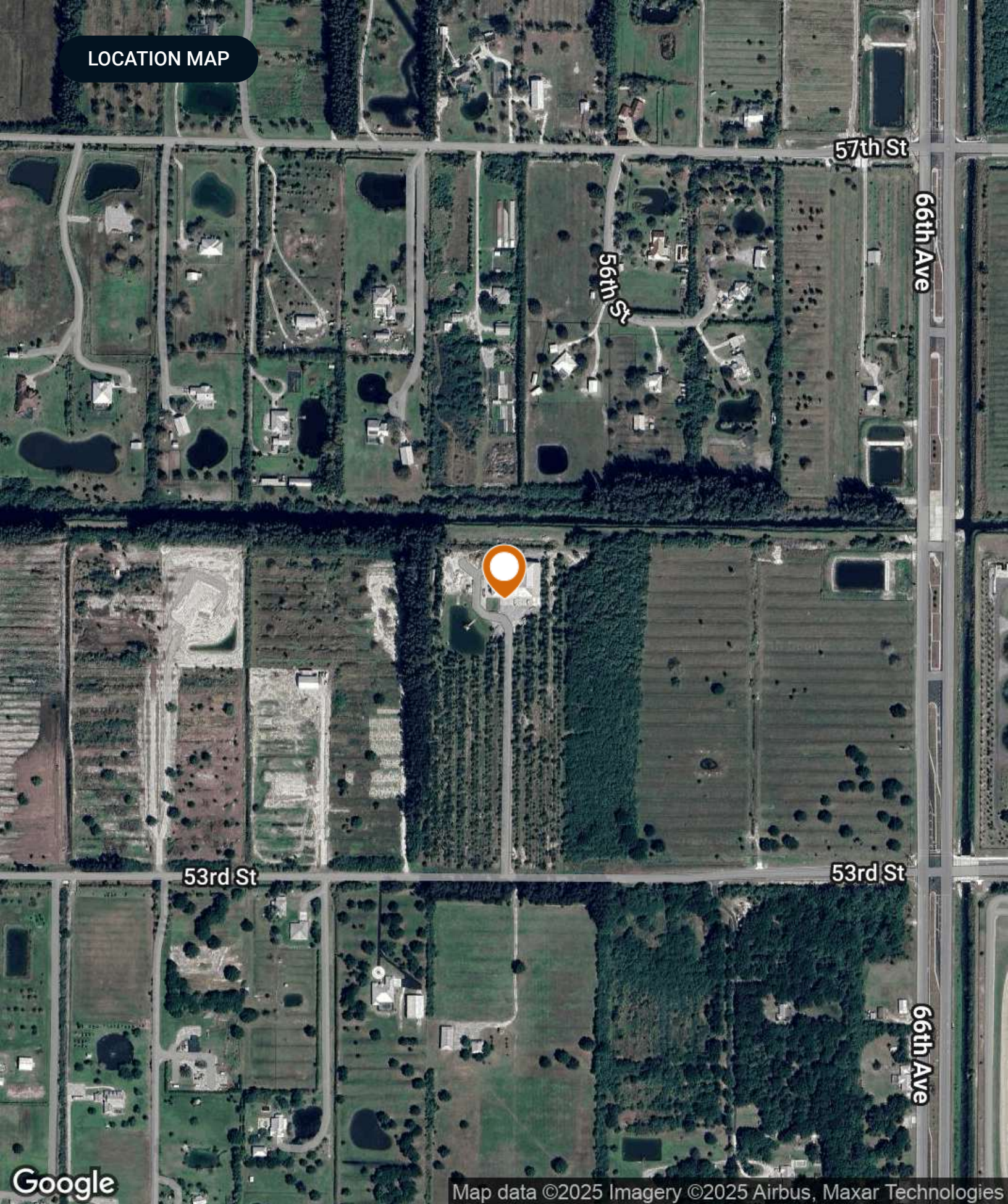
ADDITIONAL PHOTOS



REGIONAL MAP



LOCATION MAP





Jeff Cusson, CCIM

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Professional Background

Jeff Cusson, CCIM is a Senior Advisor at Saunders 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 \$600 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 35 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 the Chairman of 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 eighteen 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
- Industrial Properties
- General Commercial Real Estate

Industry Awards

- CBC – Top 2% Sales Professional – 2012
- CBC - Circle of Distinction - GOLD 2015
- SVN Partners Circle Top Award 2021, 2023
- Apex Award Top 20 National Land Broker, Regional Ag Land Broker of the Year for Ag Land 2023

Memberships

Certified Commercial Investment Member



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