



OFFERING MEMORANDUM

Real Estate Auction

20.18+/- Acre Commercial Development Site

Thursday, October 29, 2026 at 11 AM ET

8900 20th St, Vero Beach, FL 32966



PRESENTED BY



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The Asset

Property Overview

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8900 20th St, Vero Beach, FL 32966

— PROPERTY OVERVIEW

Description

Fisher Auction Company and Treasure Coast Commercial Real Estate, Inc. are pleased to present via Live Zoom Auction a 20.18+/- Acre Commercial Development Site in Vero Beach, Florida. The site is less than 1/2 Mile East of I-95 and has 396+/- Feet of Frontage along Highway 60 and 697+/- Feet along 90th Avenue. The Prime Location is adjacent to Race Trac Travel Center and within close proximity to Major Retail, Hospitality and Dense Residential Development

Property highlights

- Prime 20.18+/- acre commercial development site in Vero Beach, offering substantial land area for new construction and future growth.
- Exceptional visibility and access with <1/2 mile to I-95 and 396+/- feet of frontage along Highway 60 plus 697+/- feet along 90th Avenue.
- Prime high-demand location adjacent to RaceTrac Travel Center, surrounded by major retail, hospitality, and dense residential development.
- Dual-road frontage and flexible site layout provide strong exposure for retail, service, and commercial uses—well positioned for everyday local traffic.
- Shared access with Race Trac Travel Center with "Right in / Right Out" access via SR 60 and dedicated Traffic Signal at 90th Avenue
- Heavily Traveled Expanding Area with a projected 2027 population of 175,277 within the Sebastian / Vero MSA

PROPERTY DETAILS

To be Sold at or above the Bid Price of \$3,200,000 + 7% Buyers Premium

Property Information	Property Details
Property type	Land
City	Vero Beach
County	Indian River
Addresses	8900 20th Street, Vero Beach, Florida 32966
Location	Northeast Corner of SR 60 and 90th Avenue just East of I-95
Directions	From I-95 Exit # 147 and go East on SR 60 (20th Street) to address
Parcel ID Number	33380200001005000001.0
Total Area	20.18± Acres - 879,040± SF
Zoning	General Commercial. See Zoning Section in Data Room.(RM-10 available under SB 102)
Flood Zone	Zone X - Panel No. 12061C0219J
2025 Taxes	\$41,946.11
Utilities	Water, Sewer, and Electric available to site
Access	SR 60 (20th Street) and 90th Avenue
Frontage	396+/- Feet along SR 60 (20th Street) and 697+/- Feet along 90th Avenue
Traffic Count	29,000 AADT - SR 60 (20th Street)

— INSTRUCTIONS FOR BIDDER QUALIFICATION

**Bidder Registration Instructions
LIVE AUCTION VIA ZOOM
A Prime 20.18± Acre Commercial Development Site
8900 20th Street, Vero Beach, Florida 32966
Thursday, October 29th, 2026 @ 11:00 AM ET**

The following are guided instructions to assist a Bidder to participate in this Live Auction via Zoom.

1. Download from www.fisherauction.com or the Data Room the Bidder Registration Package which includes the following documents:
 - a) Bidder Registration Form
 - b) Return of Initial Escrow Deposit Form
 - c) General Terms and Conditions of Sale
2. Complete, sign and date the Bidder Registration Form.
3. Complete, sign and date the Return of Initial Escrow Deposit Form.
4. Sign/Date/Time an acknowledgment that the Bidder has read and agrees to be bound by the General Terms and Conditions of Sale.
5. Retain copies of the above documents for your file.
6. Return the three (3) executed documents and a copy of your valid State issued Driver's License or a valid Passport no later than 5:00 PM ET, Wednesday, October 28th, 2026, to Fisher Auction Company, 2112 East Atlantic Boulevard, Pompano Beach, Florida 33062; Facsimile: 954.782.8143; Email: info@fisherauction.com.
7. Wire into Block & Scarpa's Trust Account (the "Escrow Agent / Settlement Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$50,000 Initial Escrow Deposit no later than 5:00 PM, ET Wednesday, October 28th, 2026. Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917.
8. Once all the required documents and the Initial Escrow Deposit are verified by Auctioneer, you will be notified of your approved access to bid and sent a Zoom link.
9. If you are declared the Successful Bidder, you will immediately be required to execute the Purchase and Sale Agreement along with all addenda, via electronic delivery and initiate a wire transfer of the Additional Escrow Deposit.

The Seller and Fisher Auction Company wish you the best of luck in the bidding process!

Area Description

Located in a well-established Vero Beach neighborhood near 20th St, this area offers a laid-back coastal lifestyle with convenient access to everyday necessities. Residents enjoy a close-in mix of shopping and dining along nearby retail corridors, with grocery stores, professional services, and a variety of casual to upscale restaurants typically just minutes away. For recreation, the community is within easy reach of local parks and outdoor spaces, plus Vero Beach's signature attractions—including the Indian River Lagoon, championship-caliber golf, and the cultural options found around Downtown Vero Beach and the barrier island. Families appreciate the proximity to reputable schools and youth activities, while commuters benefit from straightforward access to US-1 and I-95 for travel throughout the Treasure Coast, along with convenient regional connections to the Vero Beach area. Overall, the neighborhood blends comfortable residential character with strong market appeal for buyers seeking location, convenience, and the Florida coastal experience.

Area Highlights

- Established Vero Beach residential setting near 20th St, known for a friendly neighborhood feel, mature landscaping, and convenient everyday living.
- Close to everyday essentials and services along the 20th St/US-1 corridor, with grocery stores, pharmacies, and local professional businesses nearby.
- Shopping options are within easy reach, including major retail centers and a mix of community shopping for day-to-day needs and weekend browsing.
- Enjoy a strong local dining scene with everything from casual family restaurants to waterfront and downtown favorites, plus easy access to Vero Beach attractions.
- Parks, recreation, and schooling are nearby, with quick access to local green spaces, the beach and Indian River Lagoon for outdoor activities, and major routes including US-1 and I-95 for convenient regional travel.

— LOCATION MAP





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Market Overview

City Overview

Demographics

8900 20th St, Vero Beach, FL 32966

Area Description

Located in the heart of Florida's Indian River County, Sebastian-Vero Beach-West Vero Corridor is a charming coastal region known for its stunning beaches, vibrant communities, and rich heritage. This area thrives with outdoor activities, community events, and a welcoming atmosphere, making it a sought-after destination for both residents and visitors alike. With its proximity to the Atlantic Ocean and a variety of parks, this corridor is renowned for its natural beauty and recreational opportunities. Its tranquil setting and active lifestyle complement a vibrant culinary scene, making it an attractive destination for those seeking a balanced life in sunny Florida.

Recreational Delights

The Sebastian-Vero Beach-West Vero Corridor is a paradise for outdoor enthusiasts, boasting beautiful beaches, lush parks, and various activities to enjoy the natural surroundings. Beaches along the Atlantic Ocean provide opportunities for sunbathing, swimming, and beachcombing, with popular spots like Sebastian Inlet State Park offering fishing, surfing, and nature trails. Parks such as Riverside Park and Dunlight Park invite visitors for picnics, sports, and scenic walks alongside the Indian River Lagoon, where kayaking, paddle boarding, and birdwatching abound. Families can also explore the Vero Beach Dog Park, while the vast stretch of the Indian River Lagoon provides abundant opportunities for sailing and boating. For those who enjoy golfing, several well-manicured courses in the vicinity deliver a perfect blend of sport and scenery.

Culinary Scene

The culinary scene in Sebastian-Vero Beach-West Vero Corridor is a delightful mix of flavors, reflecting the area's diverse community and commitment to quality dining. Visitors and locals can savor everything from fresh seafood to international cuisine in charming restaurants, cafes, and food markets. The island's thriving food culture is best explored in areas like Ocean Drive, where local favorites abound, including seafood shacks serving freshly caught fish and gourmet dining establishments featuring diverse menus that include Italian, Asian, and American cuisines. Farmers' markets also play a key role in this region's culinary landscape, providing fresh produce and artisanal products. Meanwhile, the flourishing craft beer scene invites patrons to enjoy local breweries that often host tastings and events celebrating unique brews, further enriching the overall dining experience.

DEMOGRAPHICS

within 3 mile radius

15,100

Total population

8%

5 year population growth projection

6,299

Total households

\$47,436

Per capita income

29,000

Vehicles per day on SR60 (20th Street)

2022 Population by age

4%

0-4 Years

13%

5-19 Years

4%

20-24 Years

18%

25-44 Years

26%

45-64 Years

35%

65+ Years

	1 Mile	3 Miles	5 Miles
Total population	1,574	15,100	27,136
5 year projected total population	--	16,308	29,306
Total households	843	6,299	12,150
Current Median Household Income	\$42,107	\$67,907	\$79,587
5 year projected median household income	--	\$111,792	\$126,395
Current Per Capita Income	\$32,157	\$47,436	\$44,799
5 year projected per capita income	--	\$87,213	\$64,445
Median home value	\$87,518	\$255,313	\$336,030

OUTRO

