



BRICK ROAD MITIGATION BANK

BUNNELL, FL | FLAGLER COUNTY

2,945 +/- ACRES



SPECIFICATIONS & FEATURES

Acreeage: 2,945 +/- acres total

Tract	Acres	Authorized Wetland Credits
A	813 +/-	155.45
B	850 +/-	139.95
C	643 +/-	31.47
D	638 +/-	85.49

Sale Price: \$7,000,000

County: Flagler

Site Address: Two miles south of CR 204 on Old Brick Road, Bunnell, FL 32110

Road Frontage: Frontage on Old Brick Road

Uplands/Wetlands: 48% uplands, 52% wetlands

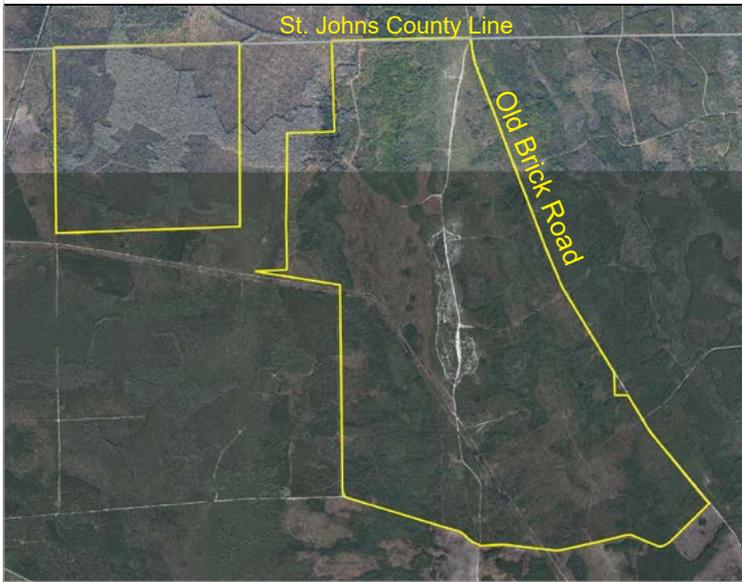
Zoning/FLU: AG

Animal Populations: Extensive wildlife including deer, hogs, turkey, and bear

The Brick Road Mitigation Bank is currently one of Florida's best opportunities to invest in a fully authorized mitigation bank in one of the hottest development markets in the U.S. It consists of 2,945 acres located in northern Flagler County, Florida - south of CR 204 and West of Old Dixie Highway. Old Dixie Highway is also known as the Historic Old Brick Road and borders the property along the eastern boundary. This is one of the few portions of the Old Dixie Highway left in Florida with the original brick. In 2005, it was added to the U.S. National Register of Historic Places.

Fully approved as a Freshwater Wetland Mitigation by the St. Johns River Water Management District and the U.S. Army Corps of Engineers, the Brick Road Mitigation Bank is authorized for a total of 512 Wetland Credits with a current retail value of \$18,000,000. This wetland mitigation bank can sell credits to offset wetland impacts on public or private development projects in Flagler, St. Johns, Volusia, and Putnam Counties.

Conservation Easements attached to mitigation banks typically allow for ongoing forestry operations as well as the use of the property for recreational enjoyment. The easement agreement on Brick Road Mitigation Bank allows for the continuation of these traditional uses, with some modification, on Phases A and B. Phases C and D are not currently encumbered with a conservation easement and have no restrictions on forest operations or hunting.



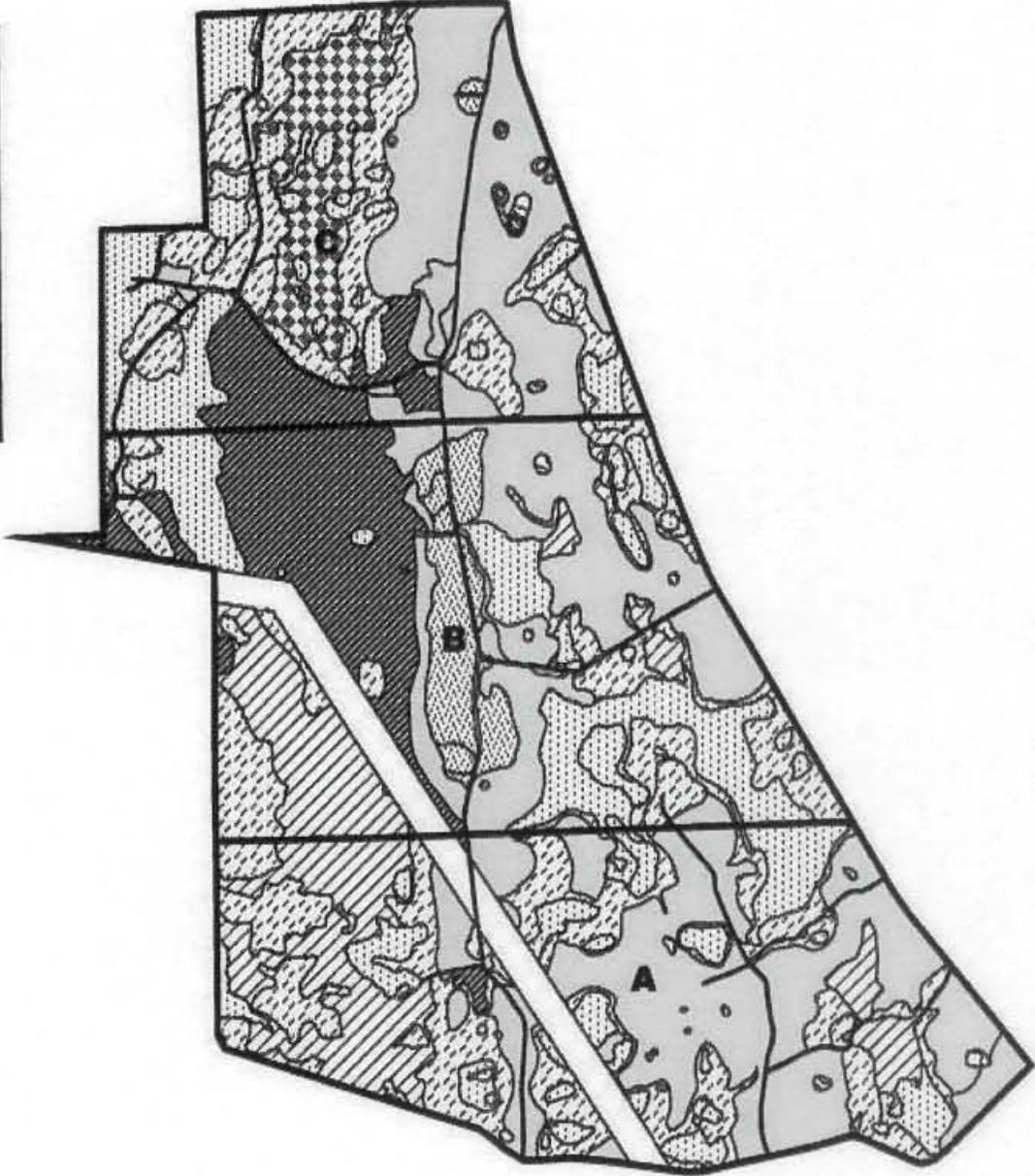
LOCATION & DRIVING DIRECTIONS

Driving Directions from I-95:

- Off I-95, take CR 204
- The property is located two miles south of CR 204 on Old Brick Road

One of Florida's Best
Opportunities to Invest in a Fully
Authorized Mitigation Bank in
One of the Hottest Development
Markets in the U.S.





BRICK ROAD MITIGATION BANK
Tract Map



Hydrologic Improvement



Brick Road Mitigation Bank is 2,945 +/- acres in Flagler County, Florida

The Brick Road Mitigation Bank is fully authorized by the State of Florida and the U.S. Army Corps of Engineers to offset freshwater wetland impacts. The Brick Road Mitigation Bank may offset wetland impacts to public or private development projects in St. Johns, Putnam, Flagler, and Volusia Counties.

Historical Brick Road Mitigation Bank credit pricing ranges from \$75,000 to \$120,000 per UMAM credit.

Brick Road Mitigation Bank's conservation easements, restoration plan, and credit releases are divided into phases as outlined below:

Phase	Phase A	Phase B	Phase C	Phase D
Acreage	813.96	849.89	642.59	638.41
Easement Status	Permanent conservation easement	Permanent conservation easement	No easement	No easement
Credits Authorized	155.45	139.95	131.47	85.49
Credits Released to Date	54.41	48.98	0	0

Strong Projected Development Activity

- Flagler and St. Johns Counties have a strong projected growth rate over the next 10+ years. Population is projected to grow over 50% in each county over the next decade.
- St. Johns average income and median home values are higher than the State average.
- Ten new roads or road widening projects are planned within five years with funding approved and anticipated wetland impacts.
- Five Planned Developments/DRIs has been approved with anticipated wetland impacts totaling over 7,000 acres in future development.





The entire tract is being managed in compliance with the mitigation bank permit. No easement has been filed on Parcels C and D and buyer would have the option to resume silviculture operations on Parcels C and D.

BRICK ROAD MITIGATION BANK Timber Map







FORESTRY GROUP
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REAL ESTATE

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2,945 +/- Acres • Fully Authorized Mitigation Bank
Mitigation Bank, Timber Investment, Great Hunting

Aerial Video and Property Details at: SREland.com/BrickRoad

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