



# 574 ACRES AT I95 AND BARTON BOULEVARD

Barton Boulevard, Rockledge, FL 32955

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## PROPERTY OVERVIEW



### Sale Price

\$9,750,000

## OFFERING SUMMARY

**Acreage:** 574± Acres

**Price / Acre:** \$16,986

**City:** Rockledge

**County:** Brevard

**Property Type:** Conservation Easement, Land Investment, Potential Mitigation Bank

## PROPERTY OVERVIEW

The Wadsworth parcels in Rockledge is a unique refuge in the heart of Florida. Located about 10 miles from Cape Canaveral, this parcel is ideal for the enterprising investor looking for a recreational property that has a potential income source.

Permits have been issued for the creation of a waterfowl habitat. To do so, thirty acres of fill would be removed and a vibrant lake created. The extraction process would be conducted with environmental conservation in mind, preserving the natural beauty of the area while fostering the development of an enhanced ecosystem. A single family home and or family compound is allowed under the current Conservation Easement. This site would provide a savvy investor with a slice of paradise not too far from the very busy Space Coast. This acreage is also a prime candidate for a mitigation bank.

## SPECIFICATIONS & FEATURES

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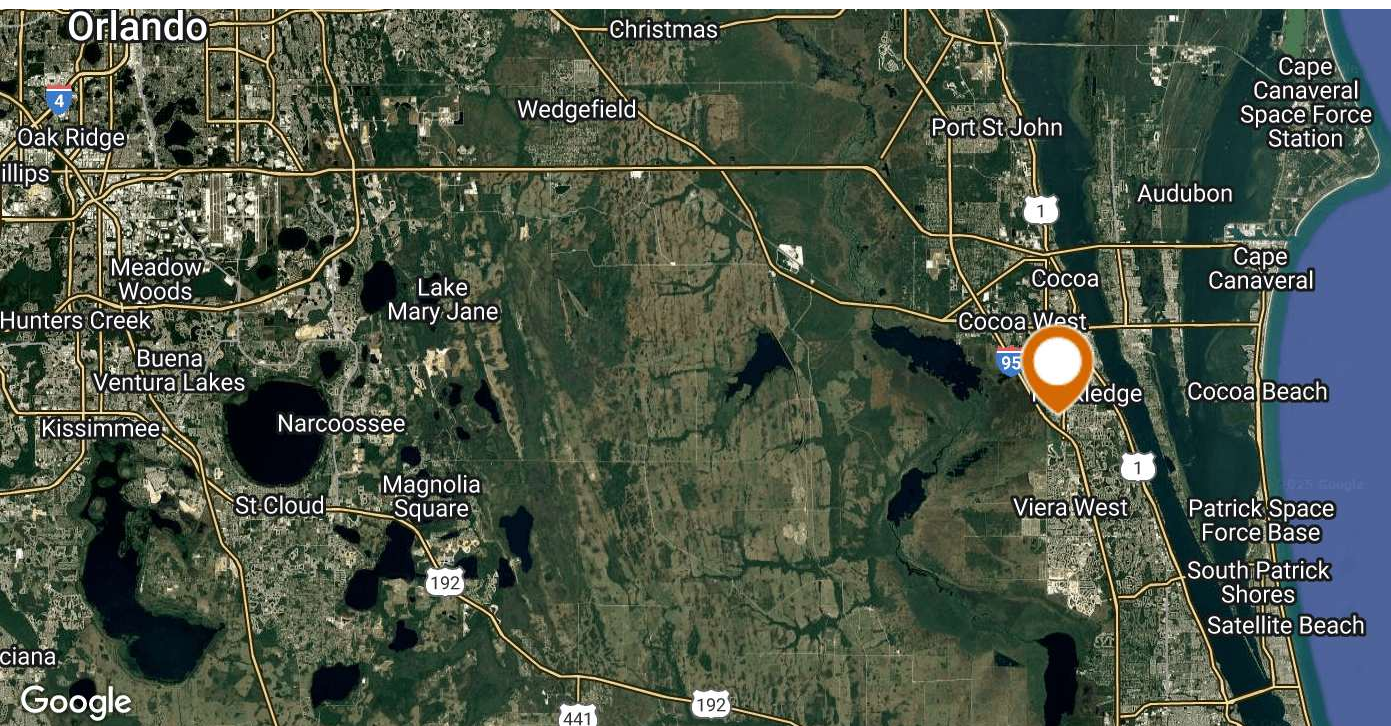
<b>Land Types:</b>	<ul style="list-style-type: none"> <li>• Conservation Easement</li> <li>• Hunting &amp; Recreation Properties</li> <li>• Land Investment</li> </ul>	<b>Land Cover:</b>	Scrub
		<b>Structures &amp; Year Built:</b>	Large Pole Barn
		<b>Survey or Site Testing Reports:</b>	Available upon request
<b>Taxes &amp; Tax Year:</b>	2024 - \$1,954		
<b>Zoning / FLU:</b>	GU - General Use		
<b>Lake Frontage / Water Features:</b>	Approved permit for First Phase of a waterfowl habitat whereby natural materials can be removed.		
<b>Road Frontage:</b>	Main entrance on Timbers West BLVD. 3,300 ft of road frontage on Barton BLVD.		
<b>Nearest Point of Interest:</b>	SpaceX (11 miles) Blue Origin (12 miles) Kennedy Space Center Visitor Complex (10 miles) L3Harris Technologies (8 miles) Patrick Space Force Base (15 miles) Boeing Space and Launch Division (12 miles) Health First's Holmes Regional Medical Center (9 miles)		
<b>Fencing:</b>	Partially fenced		
<b>Current Use:</b>	Vacant		
<b>Potential Recreational / Alt Uses:</b>	Waterfowl preserve		

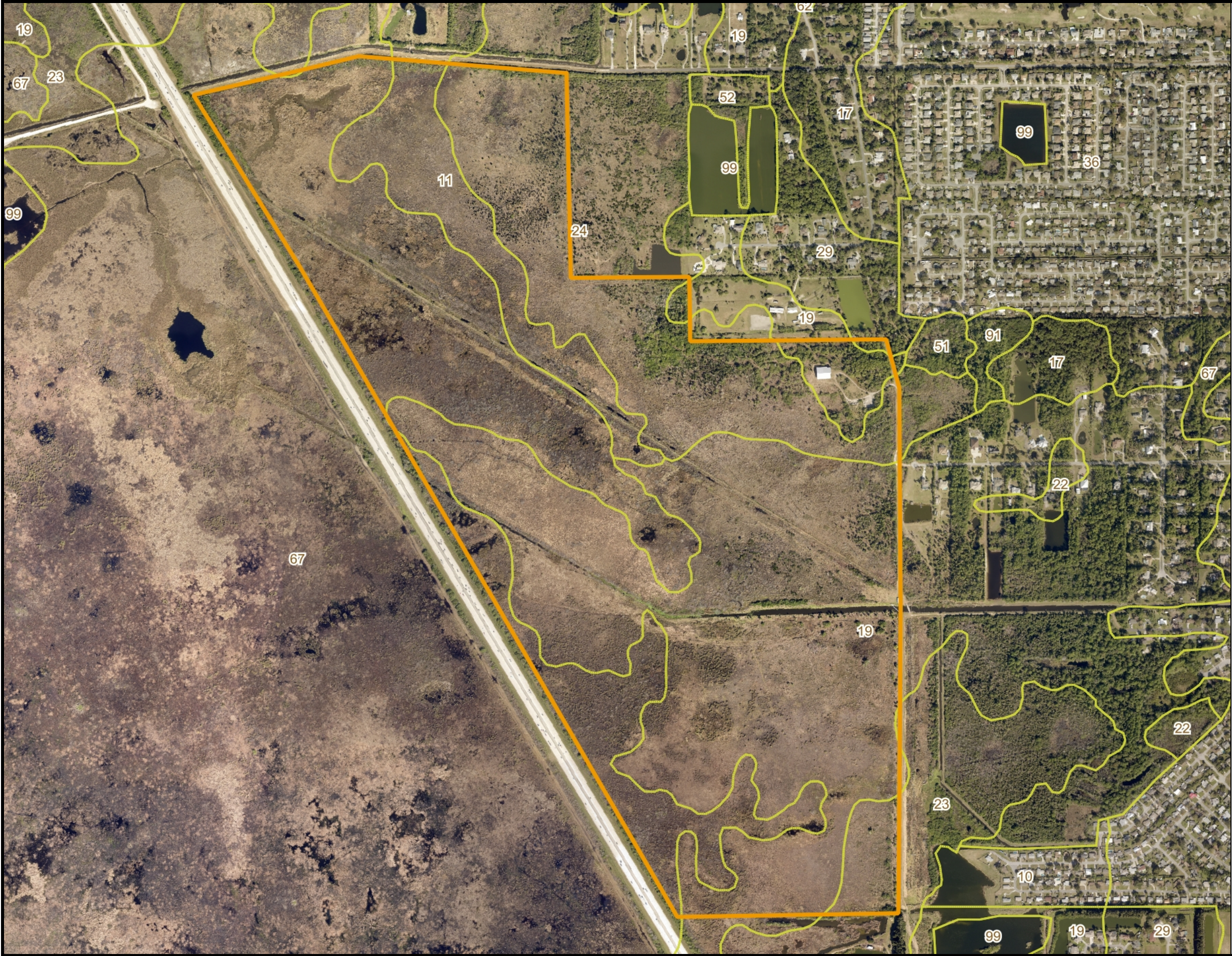
## LOCATION



## LOCATION & DRIVING DIRECTIONS

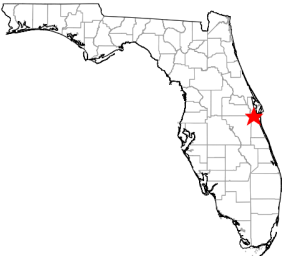
Parcel:	25-36-07-00-1
GPS:	28.330623, -80.7477102
Driving Directions:	From I95 and FL 520 travel E on 520 to S Fiske Boulevard; travel South to Timbers West Boulevard.





- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Soils Boundaries

CODE	DESC	ACRES
19	Riviera Sand	241
67	Tomoka Muck, Undrained	171
24	Floridana, Chobee, And Felda Soils, Frequently Flooded	95
11	Canova Mucky Peat, Undrained	43
23	Floridana Sand	12
29	Malabar Sand, High	1
TOTAL = 562.815475228234 acres		



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## ADDITIONAL PHOTOS





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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