

LAKE OAK ESTATES 91 ACRES

MIMS, FL | BREVARD COUNTY

91.6 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 91.6 ± acres

Sale Price: \$300,000

Price per Acre: \$3,275

Site Address: 4600 Aurantia Road, Mims, FL 32754

County: Brevard

Water Features: A small creek meanders through the property.

Road Frontage: 1,176' ± on Aurantia Road (paved)

Predominant Soil Types: Myakka Sand 39 ± acres, Samsula Muck Depressional 27 ± acres, Pomello Sand 13 ± acres, St. Johns Sand 10 ± acres

Uplands/Wetlands: 32.6 ± acres wetland; 56.2 ± acres uplands

Irrigation/Wells: n/a

Game Populations: Suitable for deer, turkey, and hog

Structures: n/a

Zoning/FLU: RRMH1 (Rural Residential Mobile Home One Unit Per Acre)/ FLU-Res 1

Fencing: n/a

Property is an attractively priced, pretty piece of native Florida land well located in north Brevard County. It lies adjacent to the East Central Regional Rail Trail, a 37 mile improved trail system including a 5.4 mile equestrian trail starting at the property. The location provides excellent potential for riding clubs, recreational users, conservation groups, and investors. The rail trail is the largest ever purchased by the state of Florida and will total over 50 miles upon completion. It is also located at the crossing of I-95 and Aurantia Road, providing some potential for a future interchange location.

The property is zoned for one unit per acre mobile home and the future land use provides for one unit per acre.

Land Cover: Mostly hardwoods

Current Use: Fallow

Potential Use: Excellent location for biking, archery, hunting, equestrian hiking

General Points of Interest: Property has 3,800' ± of frontage and direct access to the East Central Regional Rail Trail

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 20G-34-15-AJ-4, 20G-34-15-AI-4-3, 20G-34-15-AI-1-3.01

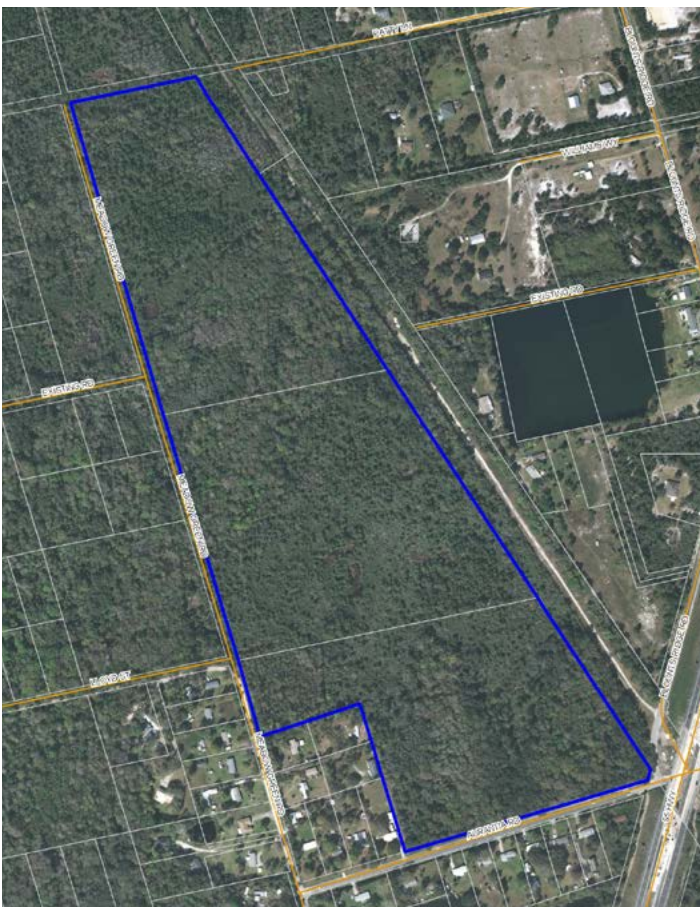
GPS Location: 28° 43'39"N, 80° 53' 23"W

Driving Direction:

- From I-95, take exit 223.
- At the intersection of Main St (SR46) and I-95 in Mims, FL travel east on Main St 1.5 miles to US1.
- Turn left on US1 and travel north 4.8 miles to Aurantia Road.
- Turn left and travel 1.5 miles to the property on the right just past I-95.

Showing Instructions: Ride by or give listing agent, Jeff Cusson (772.332.9070), a call to visit on site.

Zoning allows up to one mobile home unit per acre or a total of 91 units.





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

91.6 ± Acres • Recreation or Conservation Opportunity
Excellent long range investment potential.
Zoning allows up to 91 mobile home units.

SREland.com/LakeOak

Jeff Cusson, CCIM 772.332.9070 | jeff@SREland.com



LAKELAND OFFICE:
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Lakeland, FL 33801
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