

# *Fellsmere Lakes*

*Fellsmere, FL • Indian River County*

*41.56 +/- Acres*

***Bank  
Owned***

***Waterfront!  
Excellent for  
Residential  
Development!  
Horses Welcome!***

*Land • Commercial • Conservation • Land Management*  
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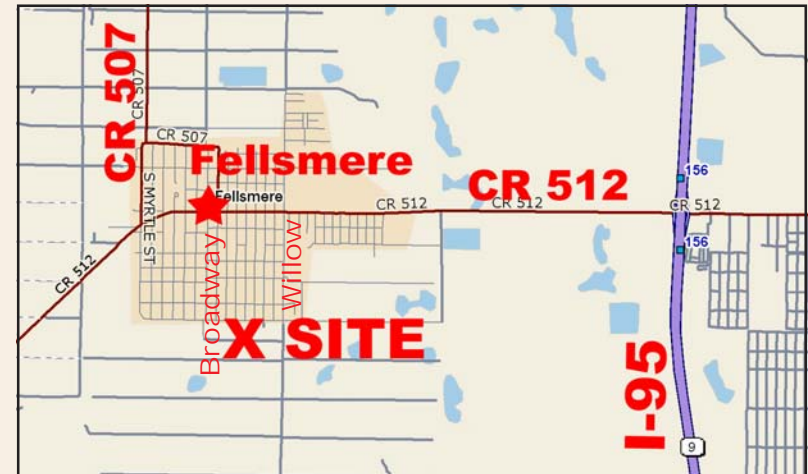
**SAUNDERS  
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# Fellsmere Lakes • Fellsmere, FL

An excellent residential development property that runs from Willow St/130th Ave to Broadway St., the two main north/south roads in the City of Fellsmere. Property is bordered on the north by 89<sup>th</sup> St. and the south by 87<sup>th</sup> St. The property contains three small lakes totaling approximately 7 acres.

**Total Acreage:** 41.56 +/- acres  
**Price:** \$675,000  
**Other:** Bank Owned  
**Location:** 8620 Willow St/130th Ave, Fellsmere, FL  
**Uses:** Residential Development: Low Density Residential up to 5 units/ac  
 207 units total, historic platting for 72 lots in place  
**Road Frontage:** 470 +/- ft. on Willow St/130th Ave  
 1,700 +/- ft. on 89<sup>th</sup> St.  
 650 +/- ft. on 87<sup>th</sup> St.  
**Natural Water:** 3 small lakes totaling 7 +/- acres  
**Water Provided by:** Fellsmere Water Control Drainage District  
**Parcel ID/APN:** 313700000111935000010  
 313700000111938000030  
 313700000111956000010  
**GPS Coordinates:** 27 45 21.93N; 80 35 36.54W



**Rapidly  
 Growing Area!  
 Great Location  
 for Waterfront  
 Residential Development!**

**Area is projected to grow at 2 x the state average and 3 x the national average over the next 5 years.**

### Driving Directions:

- From the center of Fellsmere, Broadway St., and CR 512, travel south 0.7 miles on Broadway.
- Broadway St. will "dead-end" at the NW corner of the property.
- Or, you can access the property from Willow St., traveling 0.9 miles south of CR 512. The property will be on right side of road.



**Scattered Oaks, Hammocks**



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