

THE PRESERVE AT FELLSMERE

392 Acre Mixed Use Project Fellsmere, Florida Indian River County

DESCRIPTION:

Located at the Northeast corner of the I-95 and CR 512 intersection, the property consists of approximately 392 Acres with over ONE mile of frontage on I-95 (6,405') and over ½ mile of frontage on County Road 512 (3,315').

DEVELOPMENT GUIDELINES:

Planned Development District (PDD) Regulations and CR 512 Overlay District Design per the City of Fellsmere. Residential density shall be 1.857 Units per Gross Residential Acre (including mitigation land but not commercial land). Pursuant to our Annexation into the City of Fellsmere and our Pre-Annexation Agreement we have developed the site plan shown on the back of this flyer. The project will be divided into three segments. The northernmost segment of the project will be the Preserve/Mitigation Area. The Preserve shall consist of approximately 195 Acres and will assist in our mitigation management plan with SJRWMD and ACOE. The central segment in our site will be the single family development. This site plan depicts 65' x 125' and 55' x 125' lots. The southern 88 ± Acres are designated at Mixed Use Commercial and can be used entirely for commercial or as a commercial and multi-family development.

ACCESS:

Access is provided into the property at Three intersections, 104 Avenue (with right and left turn lanes and a traffic light), 106 Avenue (with right and left turn lanes), and 108 Avenue (with right and left turn lanes and a traffic light).

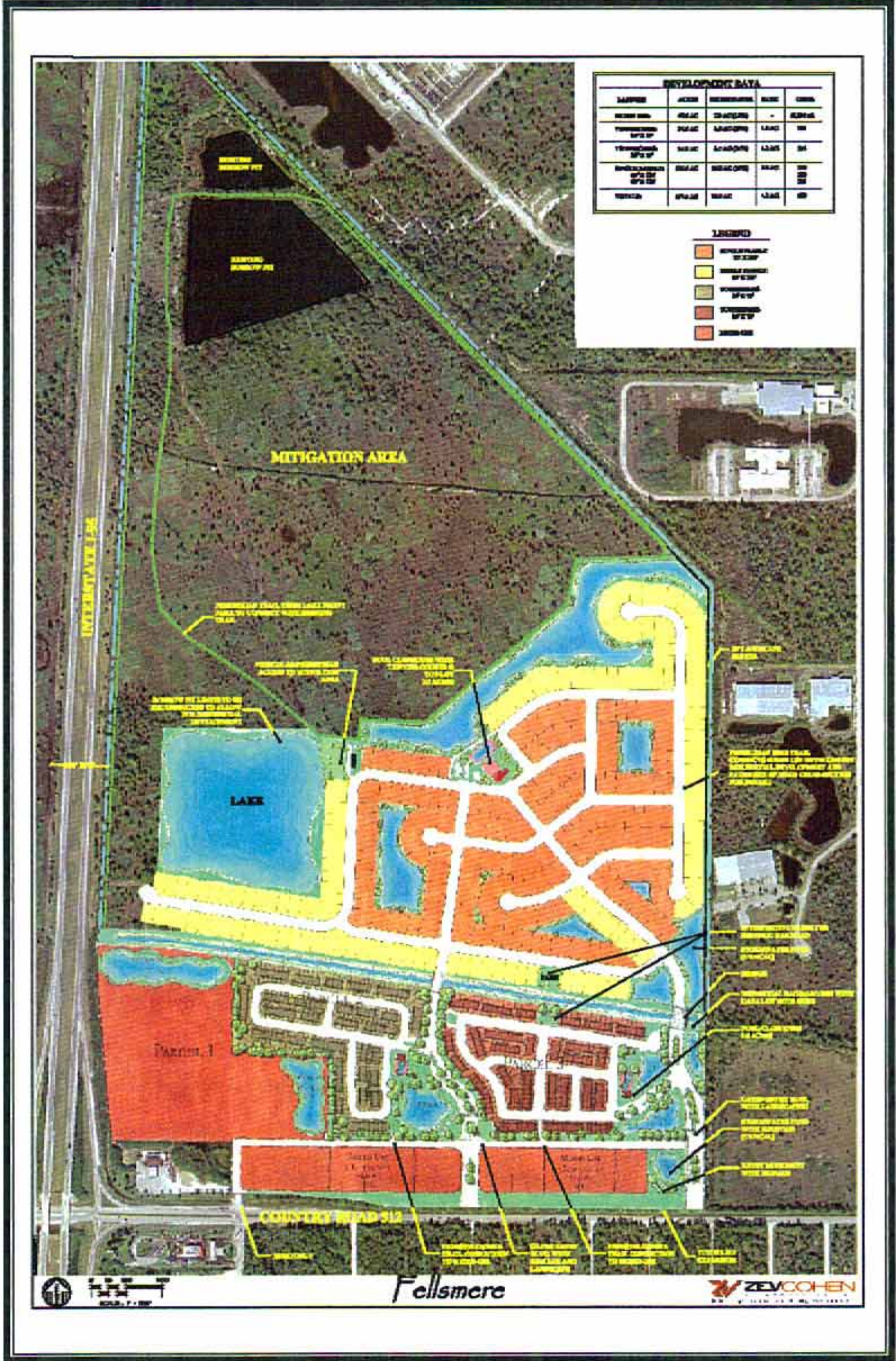
PROXIMITY:

Fellsmere is centrally located as a distribution center to the major cities in the state of Florida

Fellsmere to Miami..... 155 miles
Fellsmere to Jacksonville..... 185 miles
Fellsmere to Tampa..... 165 miles
Fellsmere to Orlando..... 95 miles

ENTITLEMENT STATUS

The Preserve at Fellsmere annexed into the City of Fellsmere in Dec. 2006 with a pre-annexation agreement. Expect zoning, Comp plan, and Future Land Use Map Amendment in the first Quarter of 2008. Applied for SJRWMD & ACOE in April of 2006.



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