

Available

\$1,800,000

- Private Gated Development
- 16 Estate Lots Fully Vested
- Zoning: R-3(1)e, & RCE
- Acreage: 184.68
- 111.16 Acres of Premier Florida Wetlands

Stone Island - Assemblage of Land



This package consists of a total of 184.68 acres of land. Everything from 16 estate home acreage lots zoned Urban Single-Family Residential R-3(1)e that are fully vested, to 111.16 acres of premier Florida wetlands. The blended offering is available as a package and will serve the right Developer, Investor, or Builder very well.

Please call to arrange a viewing Joshua Cockayne, Associate 386-734-1665

www.thebaumgartnerco.com

Location	PID#	Acres	Address	Utilities	HBU	Comments
Location 1	910802020010	30.83	1525 PRAIRIE RD	Water/Sewer	Conservation	40.76 gross acres of land which includes a 30.83-acre lakefront parcel, four building lots and a leftover tract from the Willow Creek development. The entire area is designated as wetlands. There is a potential for residential use, although wetlands survey and mitigation would be required, as well as fill.
	910802020080	0.87	HORSESHOE RD	Water/Sewer	Conservation	
	910802020090	1.06	HORSESHOE RD	Water/Sewer	Conservation	
	910802020100	1.55	HORSESHOE RD	Water/Sewer	Conservation	
	910802020110	2.15	HORSESHOE RD	Water/Sewer	Conservation	
	910806000024	4.30	WILLOW TR	Water only	Conservation	
Location 2	910804000001	87.25	300 STONE ISLAND RD	None	Conservation	111.16 gross acres of inaccessible wetlands areas with lake frontage on Lake Monroe. Entirely wetlands with no development potential.
	910807000001	20.86	300 HARBOR TR	None	Conservation	
	910807000003	3.05	SIOUX TR	None	Conservation	
Location 3	910806000011	3.09	1606 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000012	2.83	1612 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000013	2.54	1618 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000014	2.24	1624 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000015	2.03	1630 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000016	1.90	1636 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000017	1.83	1642 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000018	1.80	1648 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000019	1.77	1652 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000020	1.76	1660 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000021	2.40	1666 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000022	2.19	1672 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000023	2.15	WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806000025	1.49	1659 WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
	910806001080	1.38	WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill
910806001110	1.36	WILLOW TR	Water only	SFR	Gated development; Will require wetlands survey and fill	

1606-1672 Willow Trail, Enterprise, FL