

PRIME DEVELOPMENT LOCATION 179.14 ACRES OF VACANT PASTURELAND FOR SALE



**00 PLUCKEBAUM RD
ROCKLEDGE, FL 32955**

(1211 MUSTANG LN)



... OFFERING MEMORANDUM ...



SCAN FOR LISTING WEBSITE

OFFERED AT:
\$7.2 M

\$/Acre: \$40,192
Zoning: PUD (expired)
Current Use: RV Park (19.17 ac) | Ag (159.97 ac)
FLU: Low-Density Residential
Acres: 179.14 ac
Sq ft: 7,803,338 sf
Frontage (on Pluckebaum): 50'
Approx LxW: 1,500 sf x 2,655 sf
Flood Zone: AE
Tax Record: 1211 Mustang Ln (2504670 | 2504663)





RV Park to be vacated upon sale



RV PARK (included)



Amazing opportunity in a growing area of Rockledge!

This prime development location is 2 parcels totaling 179.14 acres. Parcel 1 is 19.17 acres currently utilized as an RV park (to be vacated) and parcel 2 consists of 159.97 acres currently agricultural land.

Currently the property qualifies for 200 large homesites and has the potential for up to 364 homesites.

A gem consisting of mostly cleared pastureland, minimal mapped wetlands (potential unmapped wetlands), and nearby access to local utilities.

This property sits just West of Harvest Landing, a single-family home community by DR Horton consisting of 364 homesites.

Flood zone AE; Property disclosure available.

This area is thriving!

ZONING: Currently no zoning assigned (formerly PUD zoning - expired and would be reapplication)

Link to PUD zoning ordinance (copy & paste into browser):

https://library.municode.com/fl/rockledge/codes/land_development_regulations?nodeId=LADERE_PTVIPLDIZO_S62.170PLAUNDEDI_62.171IN

FLU: Low Density Residential

Link to Rockledge FLU Chapter 1 (copy & paste into browser):

https://library.municode.com/fl/rockledge/codes/comprehensive_plan?nodeId=CH1FULAUSEL



DR HORTON
364 HOMESITE COMMUNITY







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