

# 52 UNIT RV PARK

SEBASTIAN/FELLSMERE | FLORIDA  
★ UNDER CONSTRUCTION



PRESENTED BY: RICK BERTEL  
PRICING \$7,000,000



## LOCATION

11050 CR 512, FELLSMERE FL 32948

Unbeatable location situated on County Road 512, directly neighboring I95. Easy to navigate to from the highway, making Fellsmere RV Park the prime RV location for miles around.

**Millions of dollars have been poured into site work on this beautiful property.**

## ASSUMABLE CONSTRUCTION LOAN IN PLACE

### INVESTMENT HIGHLIGHTS

Florida Institute of Technology  
Challenge Course

**Neighboring site:** Florida Tech Challenge Course is located on 86 acres in Fellsmere, Florida. It offers leadership training and teambuilding events on a variety of venues which include High Ropes, Leadership Reaction, Marine Obstacle, and Air Assault Courses. These are military spec courses which provide an excellent physical and mental challenge for all.



### SUPPLY THE DEMAND

There is no better location than this to provide a wonderful place to stay in Fellsmere with many travelers visiting FIT Challenge Course, Fellsmere Trailhead Preserve, Indian River Lagoon National Scenic Byway and More.



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**FHRM Commercial** is pleased to present the opportunity to acquire a **52 Unit RV Park**, located in the heart of Sebastian/Fellsmere Florida. This portfolio represents an extraordinary opportunity for an investor to acquire an incredible asset located in a highly accessible and desirable location. Fellsmere is a small city located along the central portion of Florida's Atlantic coast in Indian River County. Fellsmere is home to a number of popular annual festivals and is particularly well-known for its small-town charm, abundant historical attractions, and proximity to some of the area's most beautiful beaches.





