



# UNITED STATES BANKRUPTCY AUCTION

51.47± Acre Fully Entitled 165 Lot  
Manufactured Home Community

Mims, Florida

ONLINE AUCTION  
EVENT  
MARCH 12TH  
AT 11 AM ET



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# OVERVIEW

## US BANKRUPTCY AUCTION

Fisher Auction Company is pleased to present via Online Auction Event a Prime 51.47± Acre Fully Entitled 165 Lot Manufactured Home Community in the Heart of the Space Coast in Brevard County, Florida.

### PROPERTY HIGHLIGHTS

- Prime Location just West of I-95 along State Road 46 in Mims, Florida
- Large 51.47± Acre Site Fully Entitled for 165 Manufactured Home Lots
- Awesome Plans include an existing 2.5± Acre Lake and 13± Acres of Green Space
- The Community Amenities will include a Pool, Clubhouse, Shuffle Board, Pickle Ball, Bocce Ball and Gazebo
- Within Minutes to Titusville, Cape Canaveral and Orlando
- Rare Investment Opportunity to acquire a Large Permitted Site with \$1,395,000 in Site Work Completed and over \$700,000 in On-Site Materials included (Cost analysis provided by seller on Page 5)
- Close proximity to I-95 Access, World Class Golf Courses, Vast Conservation Areas and Retail Shopping
- Property comes with Fully Engineered and Approved Plans for a 55+ Gated Manufactured Home Community
- All Phases are Cleared and Grubbed with Graded Lots and Streets
- Water, Sewer, Electric and Gas Utilities available to Site





# OVERVIEW

## US BANKRUPTCY AUCTION

### PROPERTY DETAILS

- **Temporary Development Address:** 4844 W Main Street, Mims, Brevard County, Florida 32754
- **Location:** North Side of W Main Street ( SR 46) only .75± Miles West of I-95
- **Directions:** From I-95 Exit # 223 - W Main Street. Go West to address
- **Zoning:** 46 Acres -TR-3 (55+ Manufactured Home Community). 5 Acres - BU-1(General Retail Commercial). See each in the Data Room Zoning Section for Permitted Uses and Building Requirements
- **Land Size:** Total of 51.47± Acres / 2,242,033± SF
- **Taxes:** 2023 - \$1,228.17
- **Parcel ID Nos.:** 21-34-14-00-17
- **Flood Zone:** Zone X - Brevard County Flood Zone Map
- **Utilities:** Water, Sewer, Electric and Gas available to site
- **Access:** W Main Street (SR 46)
- **Frontage:** 350± Feet along W Main Street (SR 46)
- **Legal Description:** PART OF S 3/4 OF E 1/2 OF NE 1/4 AS DES IN ORB 2060 PG 893 EX LANDS DEEDED THROUGH ORB 2244 PG 694





# COST ANALYSIS (To Date)

Current Work Completed			
Description	Cost-to-date	Completion %	Notes
Construction Entrance	\$ 15,700.00	100%	
Soil Testing & Engineering Inspections	\$ 43,215.00	As Needed	
NPDES Cost	\$ 24,000.00	Monthly	
Site Supervision	\$ 65,000.00	As Needed	
Security Fence	\$ 11,256.00	Monthly	
Silt Fence	\$ 71,700.00	100%	
2.5 Acre Lake	\$ 518,908.00	100%	
Clearing & Demo - Phase 1	\$ 133,555.00	100%	
Clearing & Demo - Phase 2	\$ 102,420.00	100%	
Clearing & Demo - Phase 3	\$ 66,400.00	90%	
Earthwork - Phase 1	\$ 184,285.00	100%	
Earthwork - Phase 2	\$ 93,985.00	60%	
Earthwork - Phase 3	\$ 64,750.00	55%	
<b>Total Construction Cost</b>	<b>\$ 1,395,174.00</b>		
Phase 1 Materials	\$ 714,826.00		
Pre-cast, Pipe for Water & Sewer			

\*Information Provided by Seller and for Informational purposes only



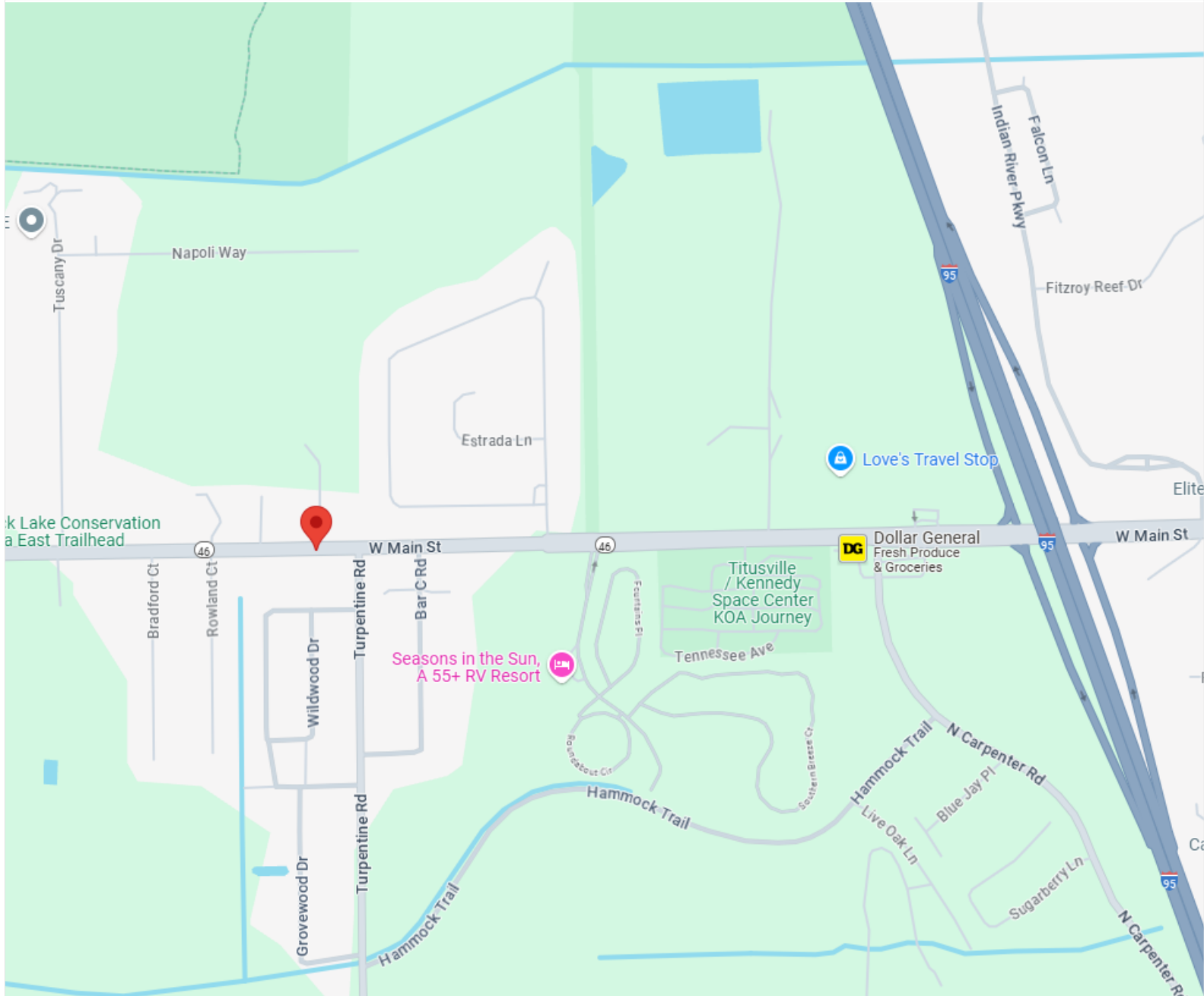
# PHOTOGRAPHS





# LOCATION MAP

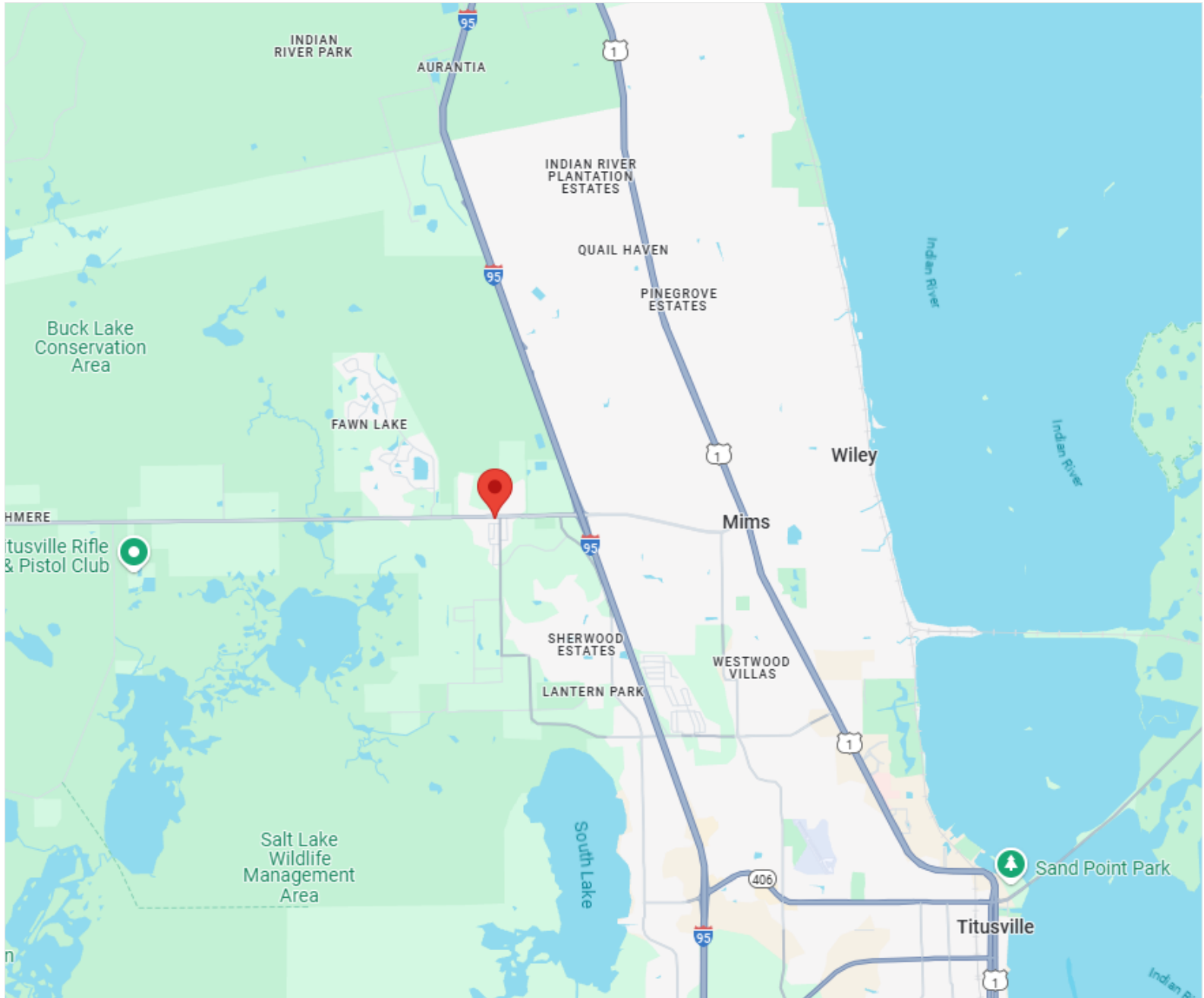
## US BANKRUPTCY AUCTION





# LOCATION MAP

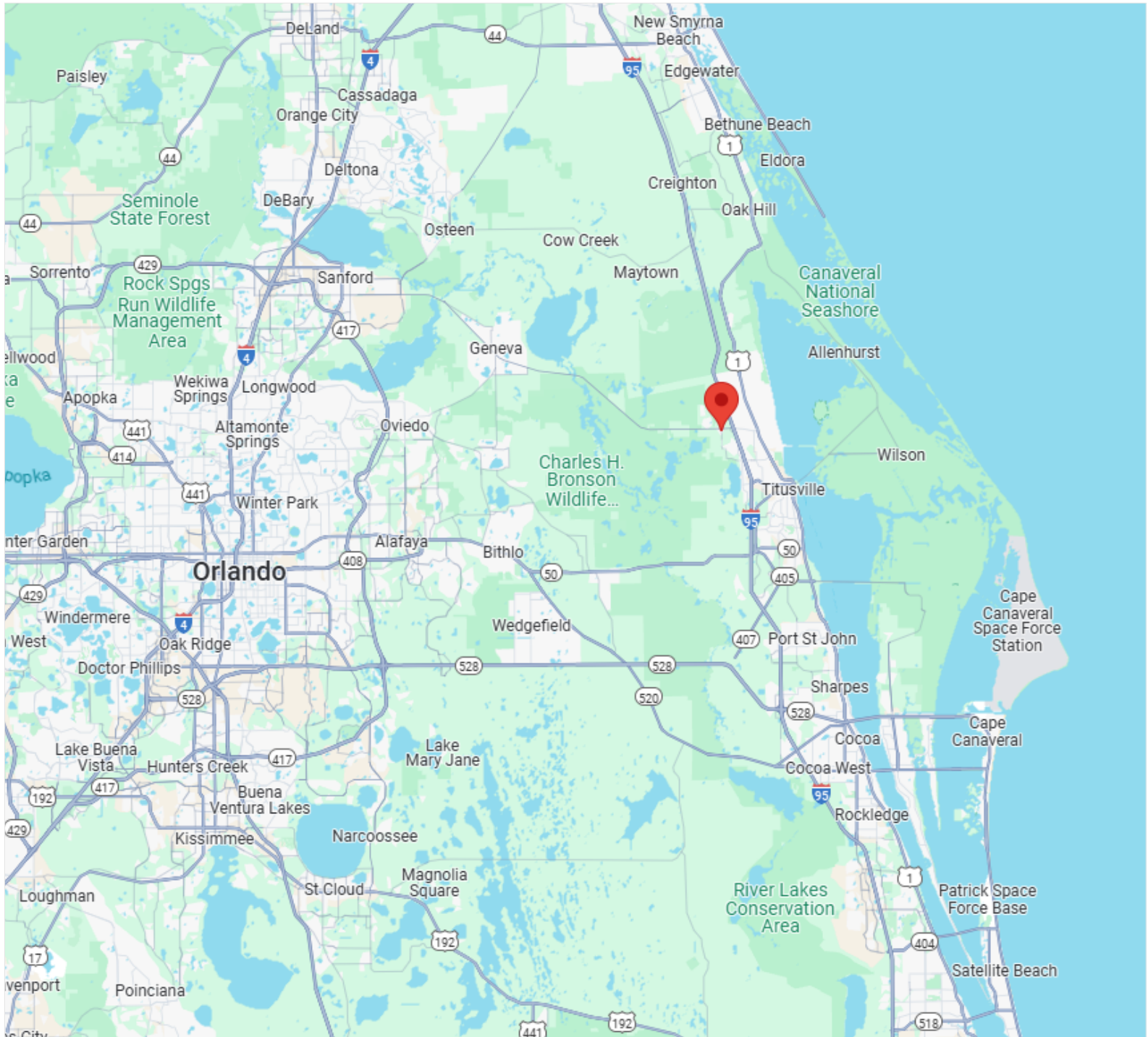
## US BANKRUPTCY AUCTION





# LOCATION MAP

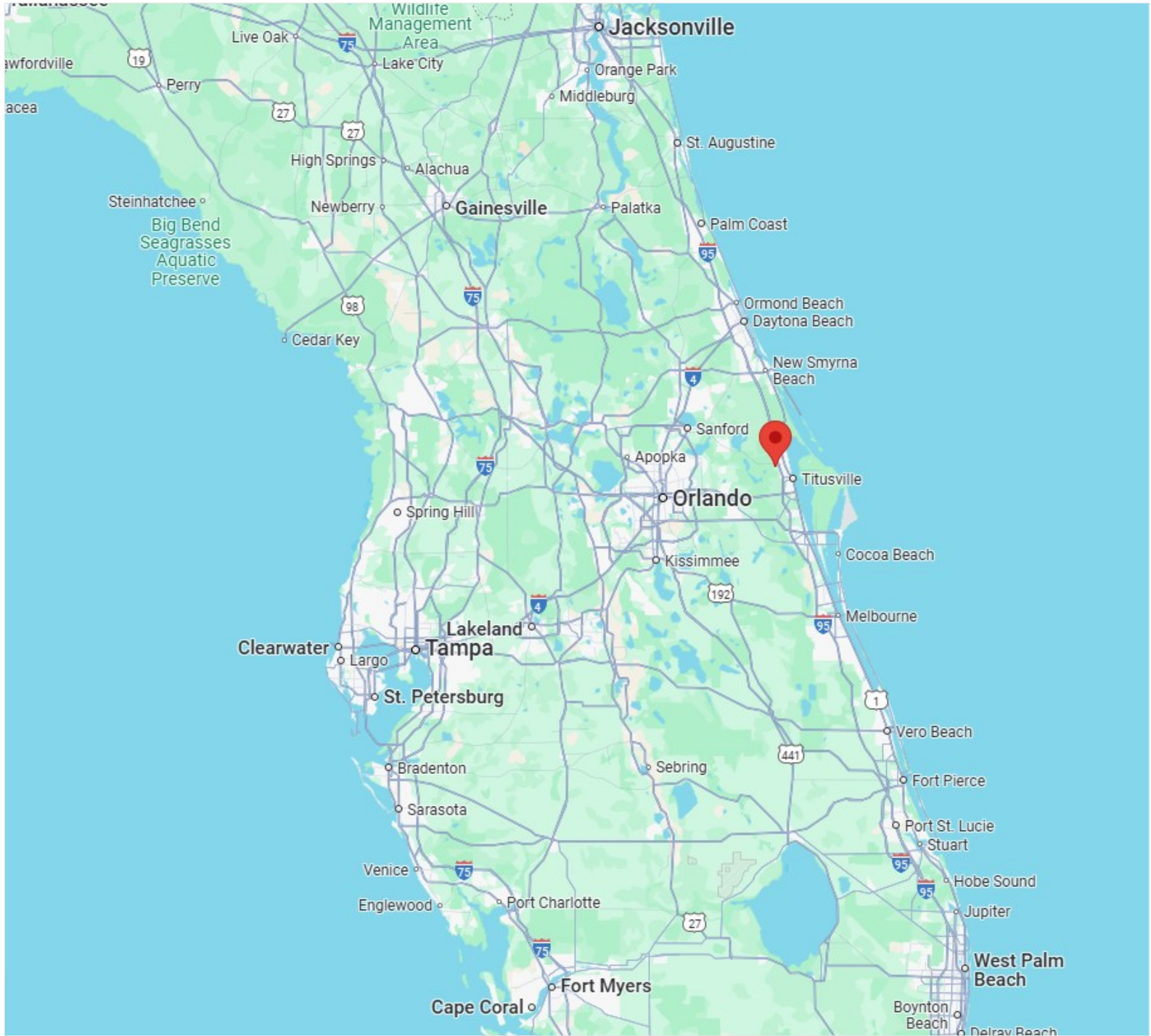
## US BANKRUPTCY AUCTION





# LOCATION MAP

## US BANKRUPTCY AUCTION





# AUCTION SUMMARY

## US BANKRUPTCY AUCTION

**Auction Date / Time:** Begins - Wednesday, March 12, 2025 @ 11:00 AM ET  
Ends - Wednesday, March 12, 2025 @ 1:00 PM ET  
(Subject to Time Extensions)

**Online Only Auction:** Online Auction will be held on Fisher Auction's  
Exclusive Bidding Platform - [Bid.Fisherauction.com](https://www.fisherauction.com)

United States Bankruptcy Court, Middle District of Florida, Orlando Division  
Chapter 11 Bankruptcy Case: Case No. 6:24-bk-06373-TPG

### AUCTION METHOD

- The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property will be offered free and clear of all liens, claims and encumbrances to the highest and best bidder with the highest bid being subject to the Bankruptcy Court's final approval and acceptance of price, plus the six percent (6%) Buyer's Premium and is subject to the terms and conditions of the Governing Documents.
- The Final Bid Price will be subject to the approval of the Bankruptcy Court via a Sale Hearing scheduled for Friday, March 14th, 2025, or such other time as the Bankruptcy Court may establish.

### QUALIFYING BIDDER REQUIREMENTS

- Wire into Debtor's Counsel, Herron Hill Law Group, LLC via a Federal wire transfer in U.S. Funds (not an ACH Credit), a \$100,000 Initial Deposit to be received no later than 5:00 PM ET on Monday, March 10<sup>th</sup>, 2025 (the "Bidder Deposit"). Contact Fisher Auction Company for wiring instructions via email [info@fisherauction.com](mailto:info@fisherauction.com) or call 954.942.0917.
- The highest and best bidder will execute the non-contingent Asset Purchase Agreement immediately following the Auction. An Additional Escrow Deposit totaling ten percent (10%) of the purchase price in U.S. Funds will also be due via a Federal wire transfer to Debtor's Counsel, Herron Hill Law Group, LLC, within twenty-four (24) hours of the conclusion of the Auction.

### BROKER PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit [www.fisherauction.com](https://www.fisherauction.com) for the Mandatory Real Estate Buyer Broker Participation Registration Form.



# AREA OVERVIEW

## US BANKRUPTCY AUCTION

Just north of NASA's John F. Kennedy Space Center sits a quiet coastal neighborhood in Brevard County called Mims. The upper Indian River runs through Mims, as does Mosquito Lagoon, and east of that, a small strip of beaches borders the Atlantic Ocean. Due to its geography and abundance of protected parkland, Mims lends itself naturally to spending time outside. Locals here like hiking, biking, kayaking, canoeing and spending time on the Canaveral National Seashore's secluded beaches. There are a few museums in town and some locally loved restaurants, and whenever the Space Center launches a rocket, everyone finds a spot in one of Mims' parks or beaches to gather and watch it fly.

\*INFORMATION OBTAINED FROM HOMES.COM

### DEMOGRAPHIC

	MIMS, FL	TITUSVILLE, FL	BREVARD COUNTY, FL
POPULATION	7,222	48,595	610,723
MEDIAN HH INCOME	\$57,969	\$56,700	\$71,308
MEDIAN AGE	56.4	43.7	47
MEDIAN PROPERTY VALUE	\$214,900	\$207,900	\$278,000

\*INFORMATION OBTAINED FROM DATAUSA.IO



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800.331.6620  
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Manufactured Home Community

Mims, Florida



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