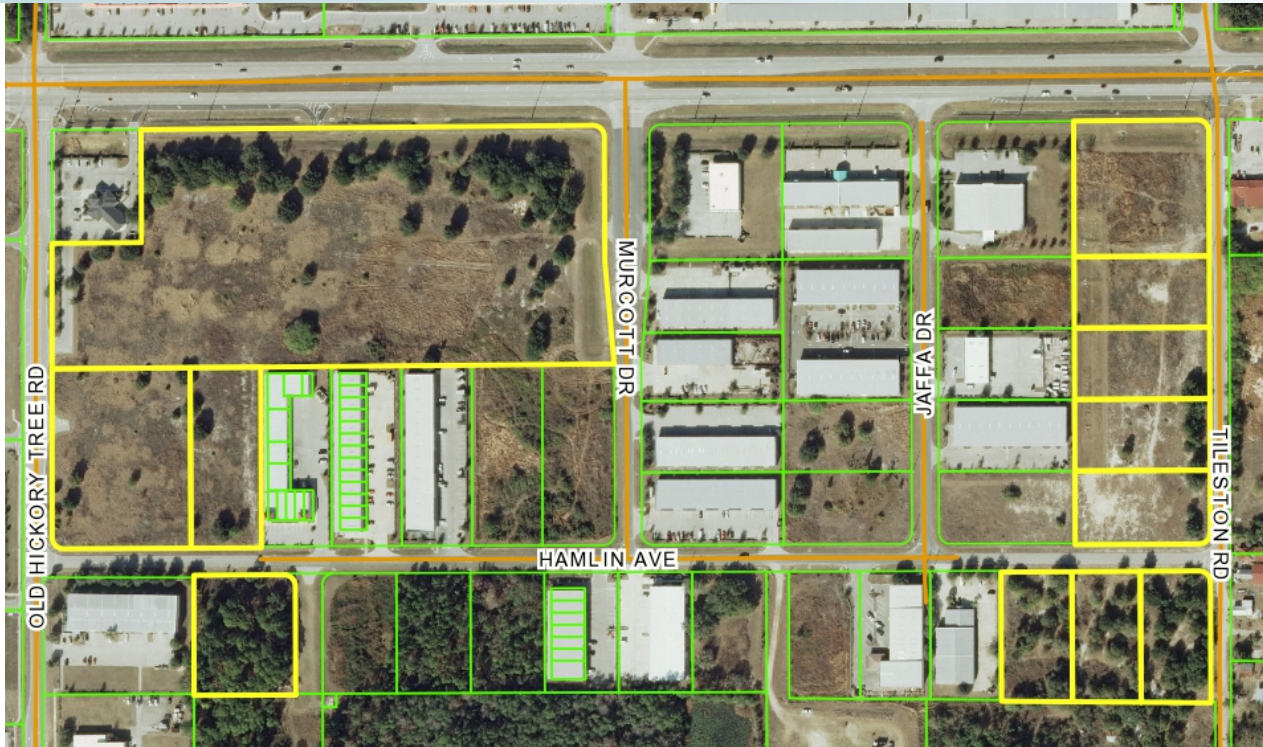


OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

28.91 ± acres (12 individual parcels) • Osceola County, FL



LAND FOR SALE

LOCATION

Properties are located on the south side of Hwy 192/441 in St. Cloud, Osceola County, FL.

SIZE/PRICE

28.91 ± total acres (12 individual properties)
See attached price sheet.

ZONING & UTILITIES

Zoning: Commercial/Industrial.
St. Cloud Utilities. Water: Water Mains along Hwy 192/441 (12"), Old Hickory Tree Rd and Murcott Dr (10"), Tileston Rd, and Hamlin Ave. Sewer: Gravity Mains along Hamlin Ave and Lots 5 and 21-24.

WETLANDS

Based upon the NWI (Nat'l Wetland Inventory Map), this property consists of 100% uplands.

ROAD FRONTAGE

1,300' ± on HWY 192/441; 670' ± on Old Hickory Tree Rd; 990' ± on Hamlin Ave; 528' ± on Murcott Dr; 1,186' ± on Tileston Rd

DESCRIPTION

Future epicenter of growth for this region on the 192/441 corridor. Commercial users, industrial users, and investors take notice. Surrounding properties consist of vacant raw commercial and industrial land and there are office warehouse and light industrial buildings adjacent to the subject properties.

There are a number of similar properties in the immediate area as well as large, highly recognized, national firms that have located in the immediate area (Chevrolet, BB&T, Wawa, Tuffy, Advanced Auto Parts, Badcock, Winn Dixie, Publix).

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

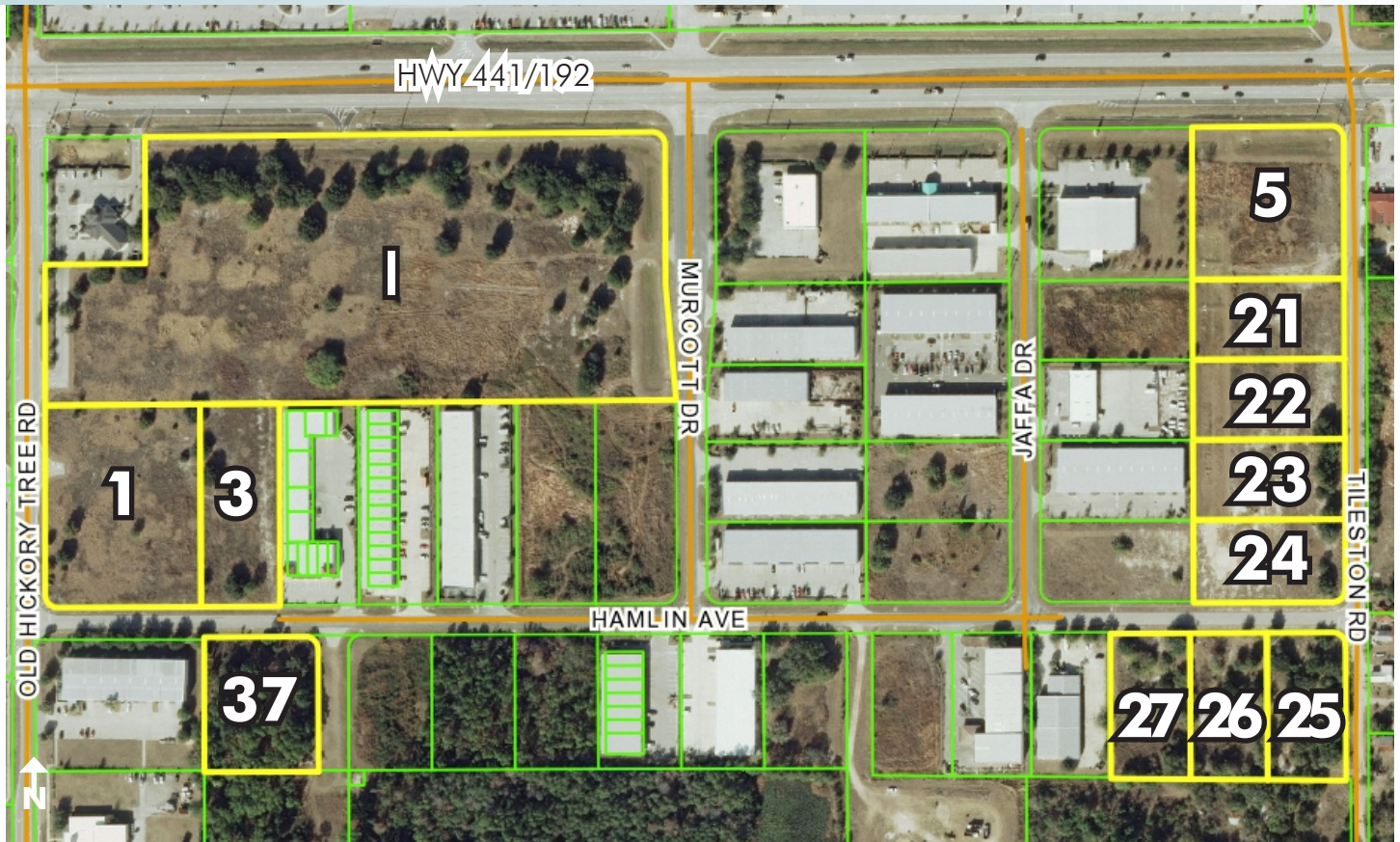
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PROPERTIES MAP

OSCEOLA INDUSTRIAL PARK ("OIP") - PARCEL IDs/ACREAGE/PRICES

BULK SALE AVAILABLE: 28.91 acres = \$2,250,000 or \$1.78/sf

"TRACT I" (072631060500010010) 13.87±ac = \$1,750,000 or \$2.89/sf	"LOT 22, TRACT 5" (072631062000010220) 1.08±ac = \$107,732 or \$2.29/sf
"LOT 1, TRACT 7" (072631062100010010) 2.78±ac = \$277,311 or \$2.29/sf	"LOT 23, TRACT 5" (072631062000010230) 1.08±ac = \$107,732 or \$2.29/sf
"LOT 3, TRACT 7" (072631062100010030) 1.42±ac = \$141,648 or \$2.29/sf	"LOT 24, TRACT 5" (072631062000010240) SOLD! 1.10±ac = \$109,727 or \$2.29/sf
"LOT 37, TRACT 7" (072631062100010370) 1.37±ac = \$136,660 or \$2.29/sf	"LOT 25, TRACT 5" (072631062000010270) 1.03±ac = \$102,744 or \$2.29/sf
"TRACT 5" (0726310620000100V0) 2.07±ac = \$293,049 or \$3.25/sf	"LOT 26, TRACT 5" (072631062000010260) 1.00±ac = \$100,000 or \$2.29/sf
"LOT 21, TRACT 5" (072631062000010210) 1.08±ac = \$107,732 or \$2.29/sf	"LOT 27, TRACT 5" (072631062000010250) 1.03±ac = \$102,744 or \$2.29/sf

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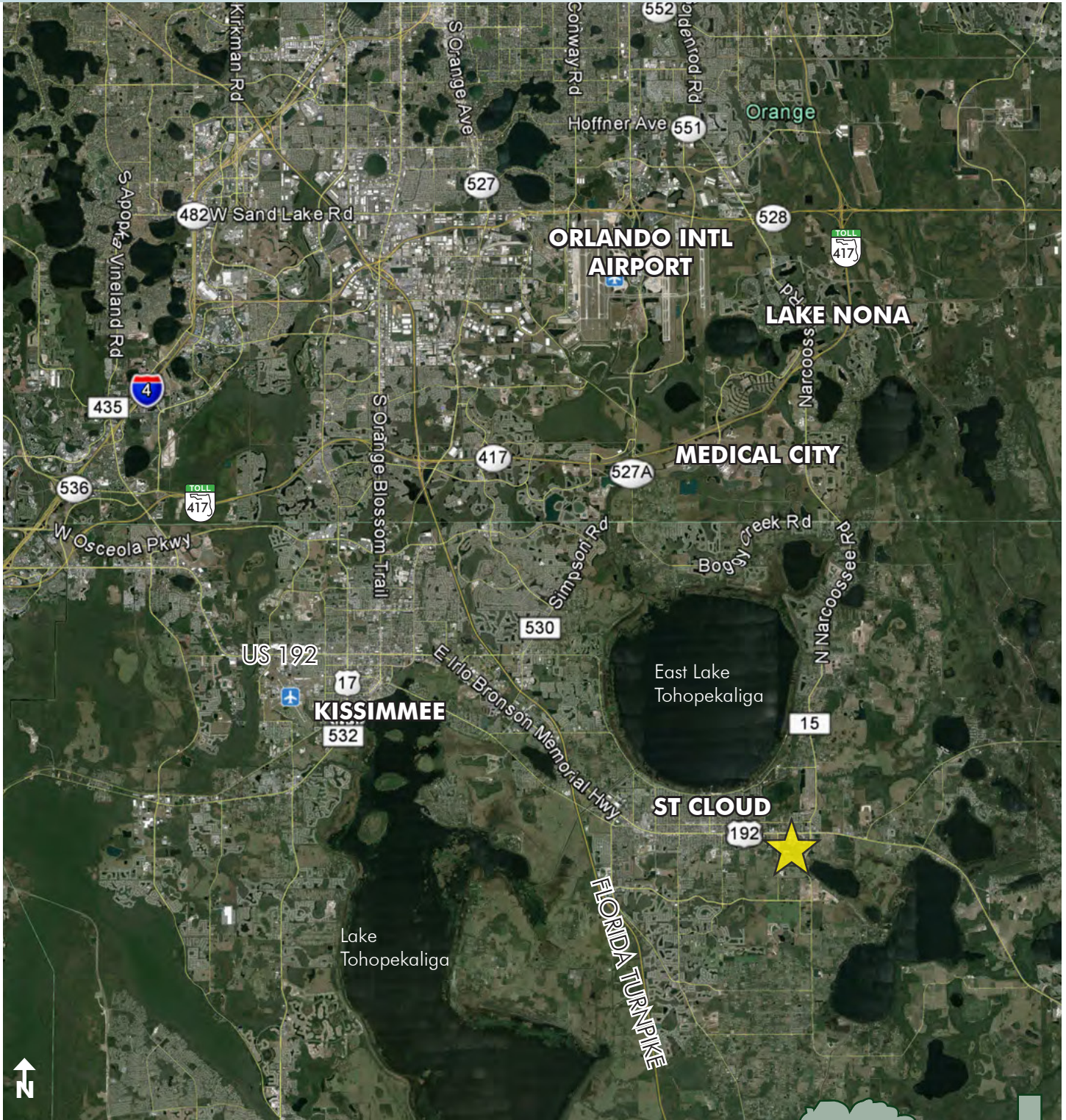
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LOCATION MAP

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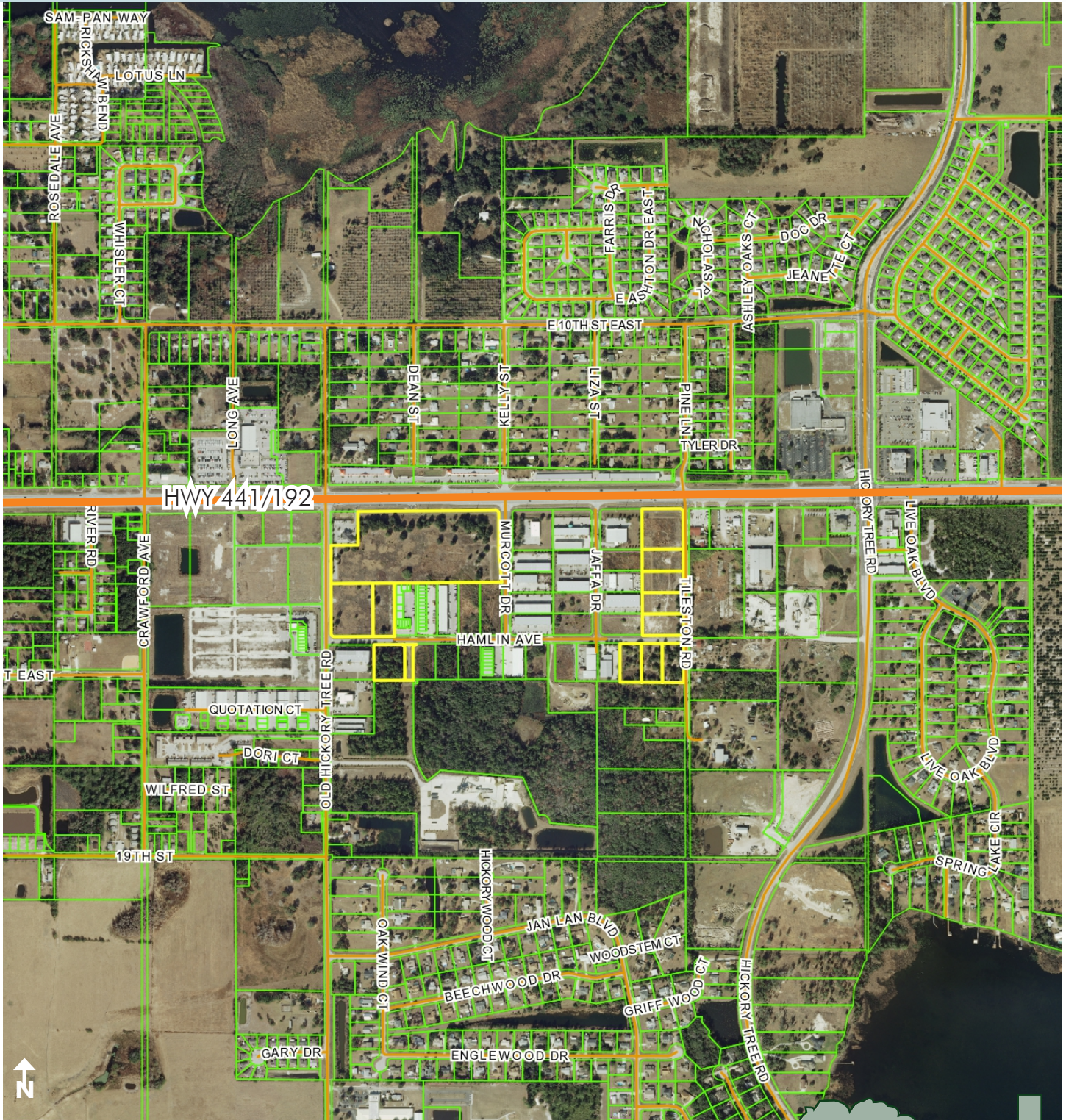
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REGIONAL MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

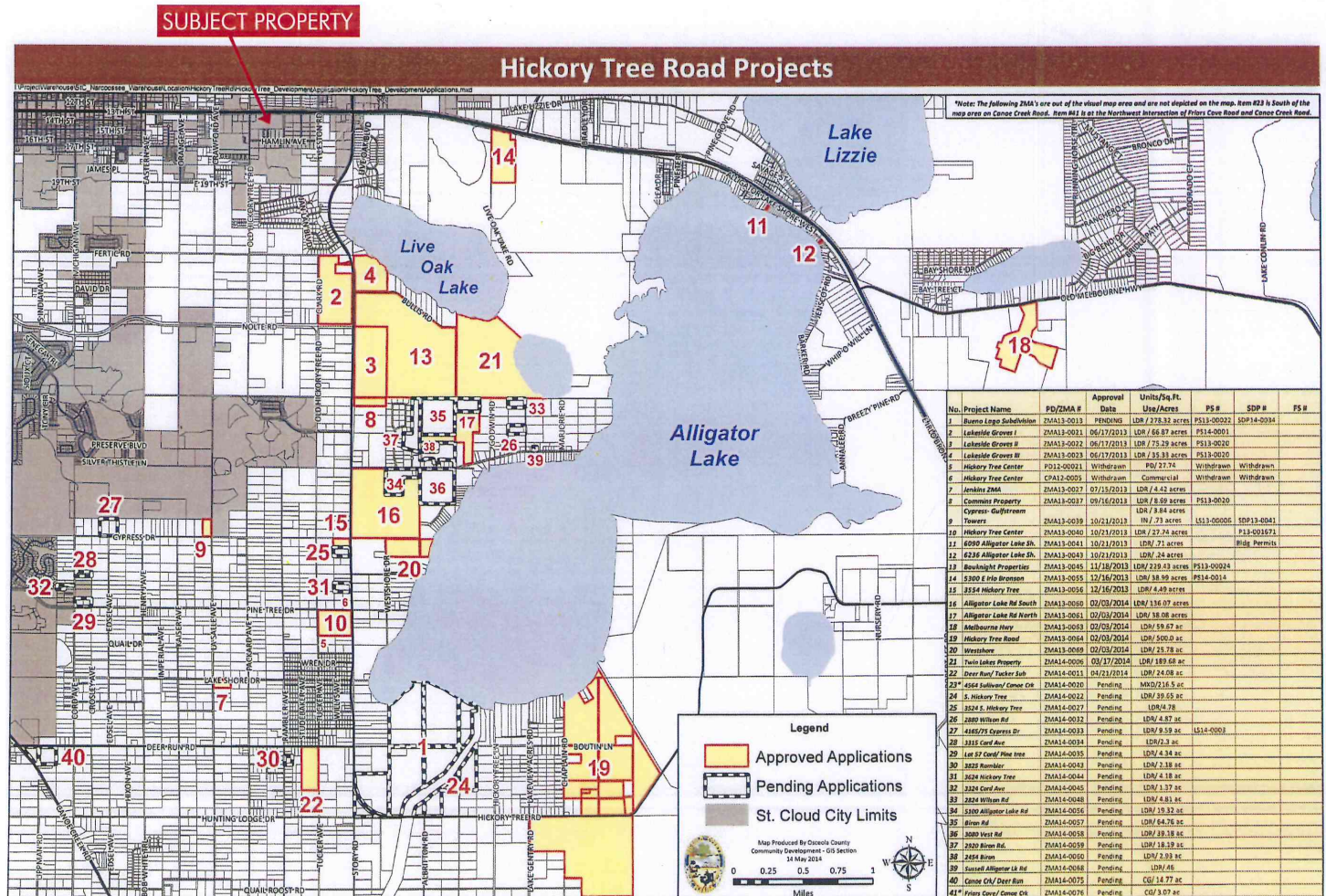
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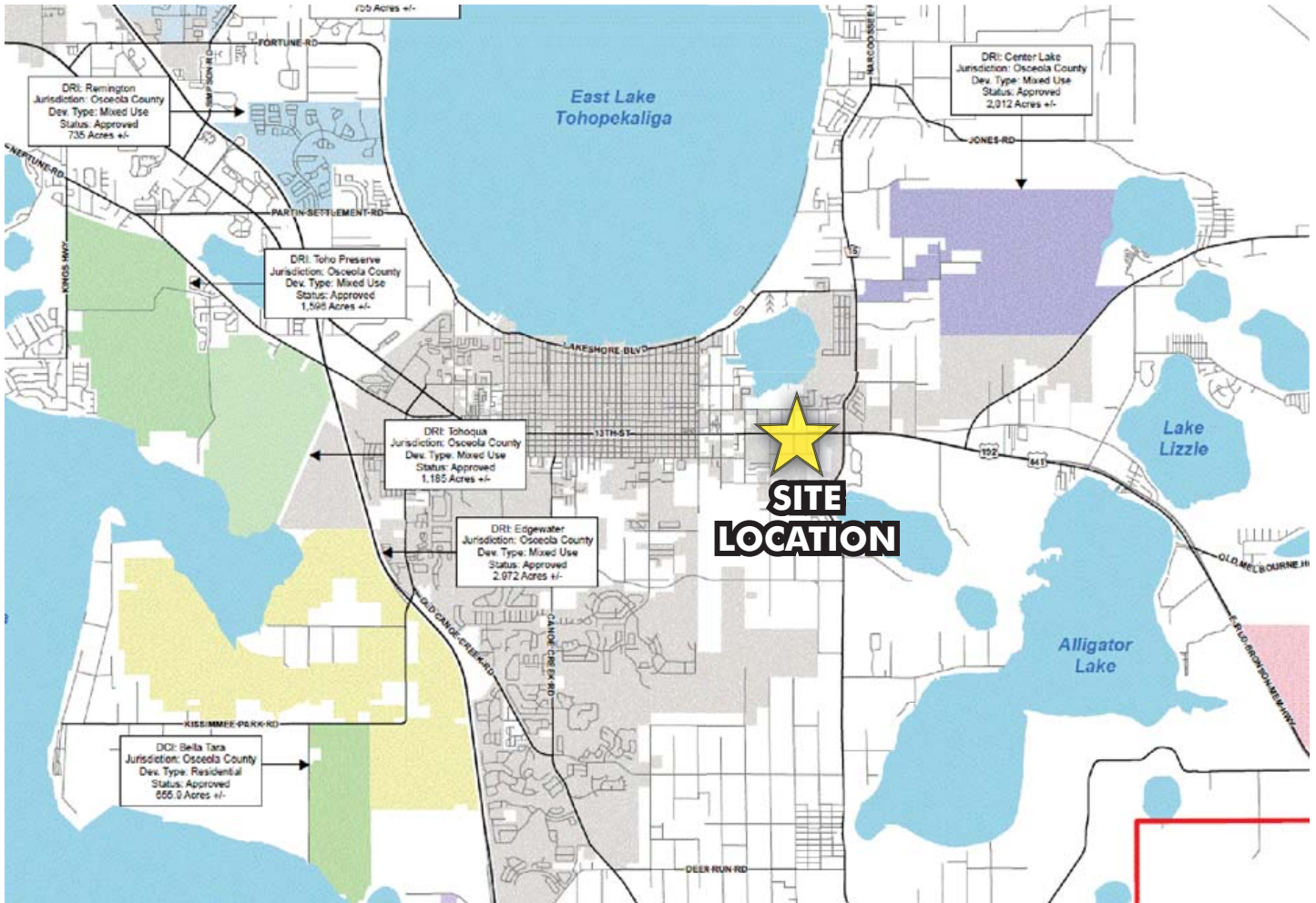
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FUTURE DRI MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

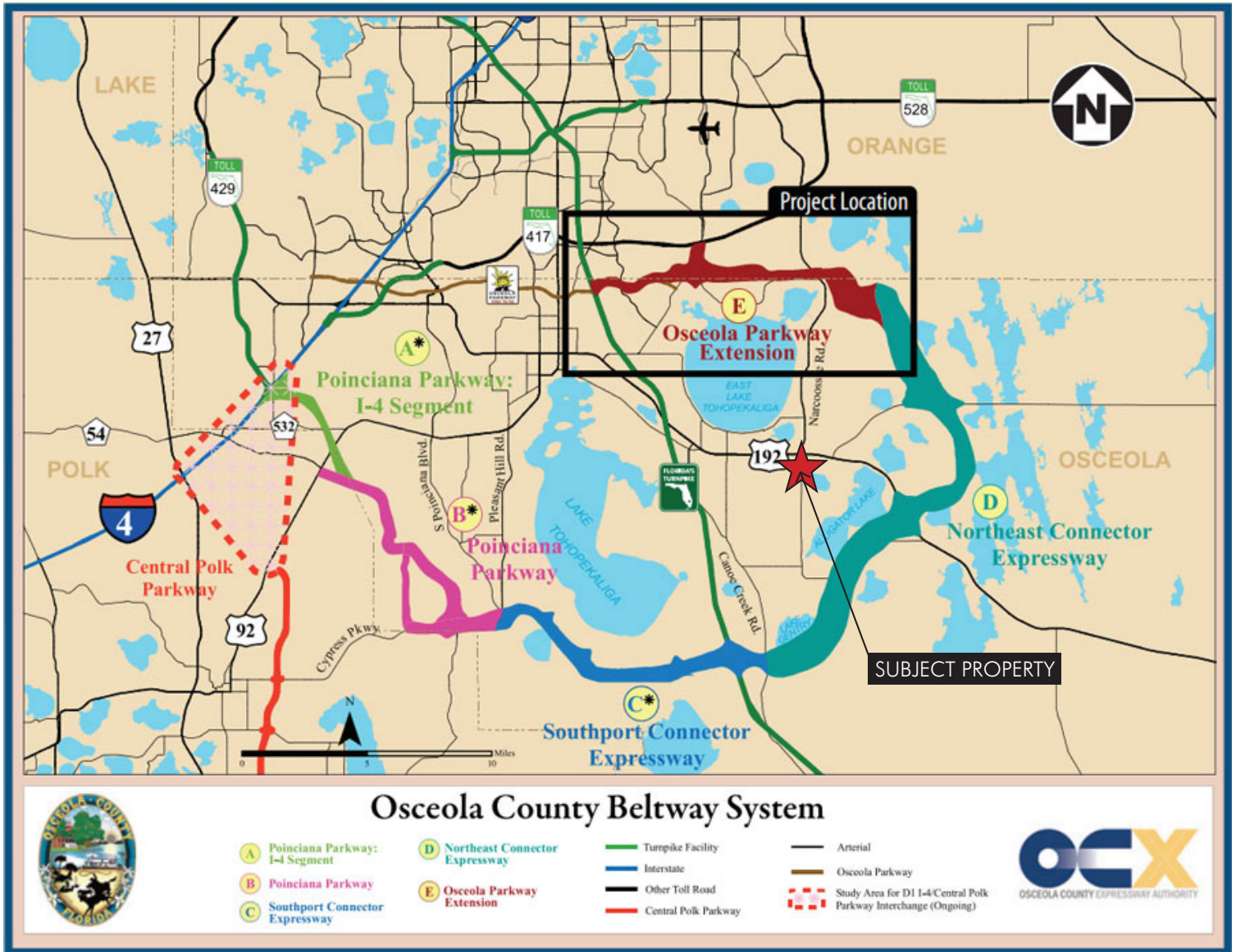
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