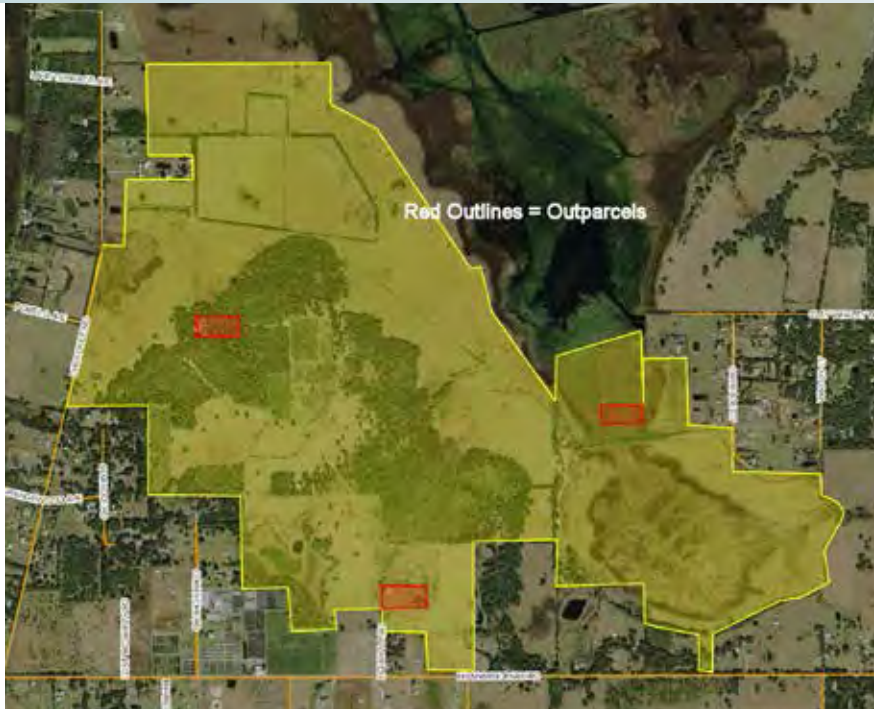


HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,128± acres • Osceola County, FL

**MAJOR PRICE
REDUCTION**



LOCATION

Located on the east shore of Lake Tohopekaliga, approx. 2.5 miles to the southwest of St. Cloud in Osceola County, FL. See Location Map.

SIZE

1,128± acres

PRICE

NOW: \$32,000,000

~~WAS: \$42,000,000~~

ZONING/DRI

Zoned Mixed Use. This property is part of the Edgewater DRI – Potentially 3,650 residential/multifamily units available (subject to permitting and other processes).

DESCRIPTION

- Located 10 minutes south of Medical City
- Ideally located for the future construction of the Osceola Beltway
- Minutes to turnpike interchange with accessibility to I-4, I-95, I-75
- 15 minutes from Orlando International Airport
- Located on the shoreline of Lake Tohopekaliga with direct frontage to Goblets Cove (potential lake access)
- 30 minutes to Disney, Universal, Sea World, I-Drive and other attractions in the Orlando area
- 45 minutes to Florida east coast beaches
- Because of the recent economic activity in the area, the northern portions of Osceola County will soon be “built-out.” This property is the next phase of development and growth for both commercial and residential uses in the area. Strong economic growth is expected to continue for this area.
- Osceola County, FL is one of the fastest growing areas in the United States.
- This project/property is within the Urban Growth Boundaries for Osceola County.

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

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



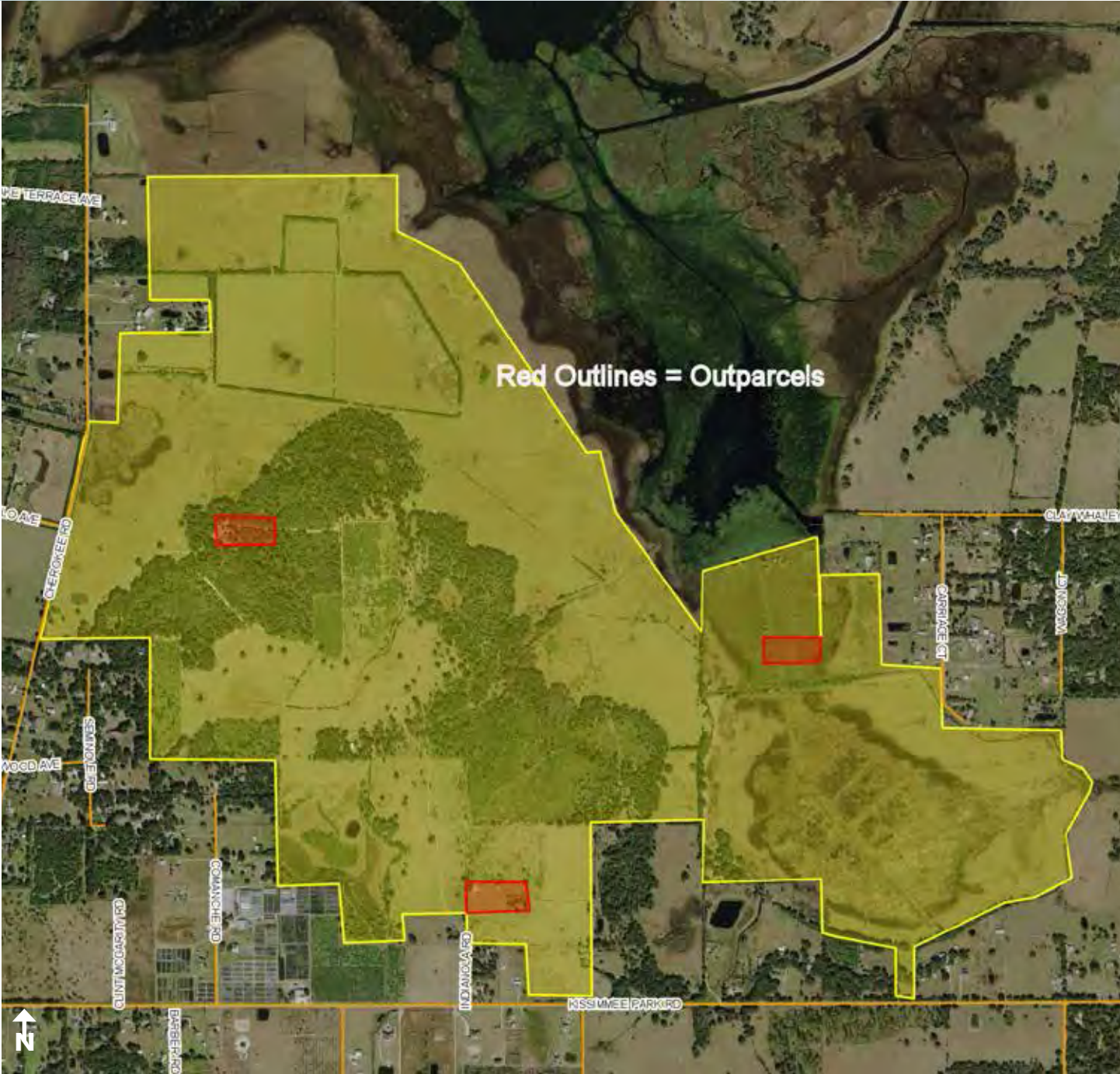
LAND FOR SALE

**MAJOR PRICE
REDUCTION**

HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,128± acres • Osceola County, FL



PROPERTY MAP

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

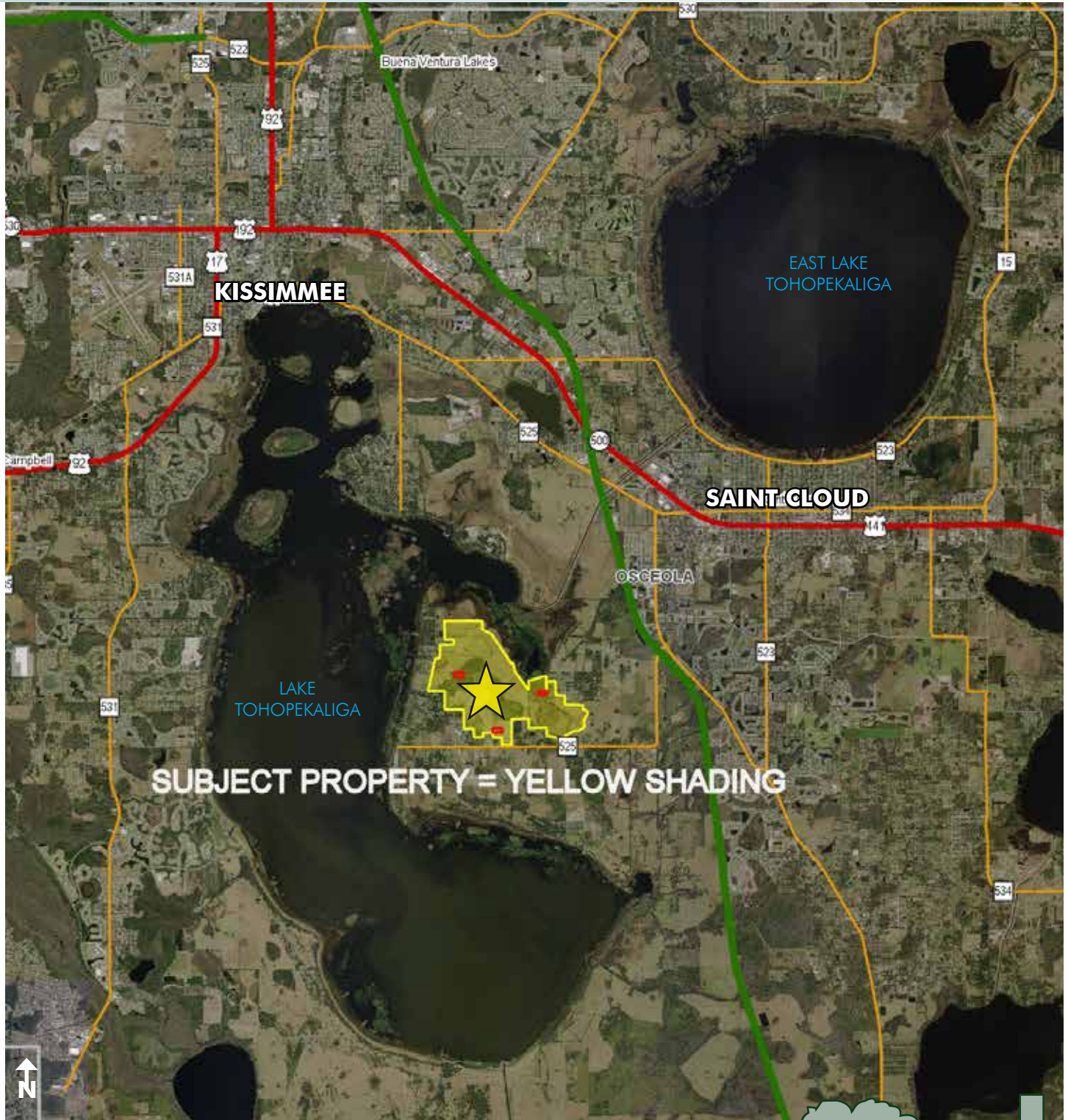


**MAJOR PRICE
REDUCTION**

HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,128± acres • Osceola County, FL



REGIONAL MAP

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

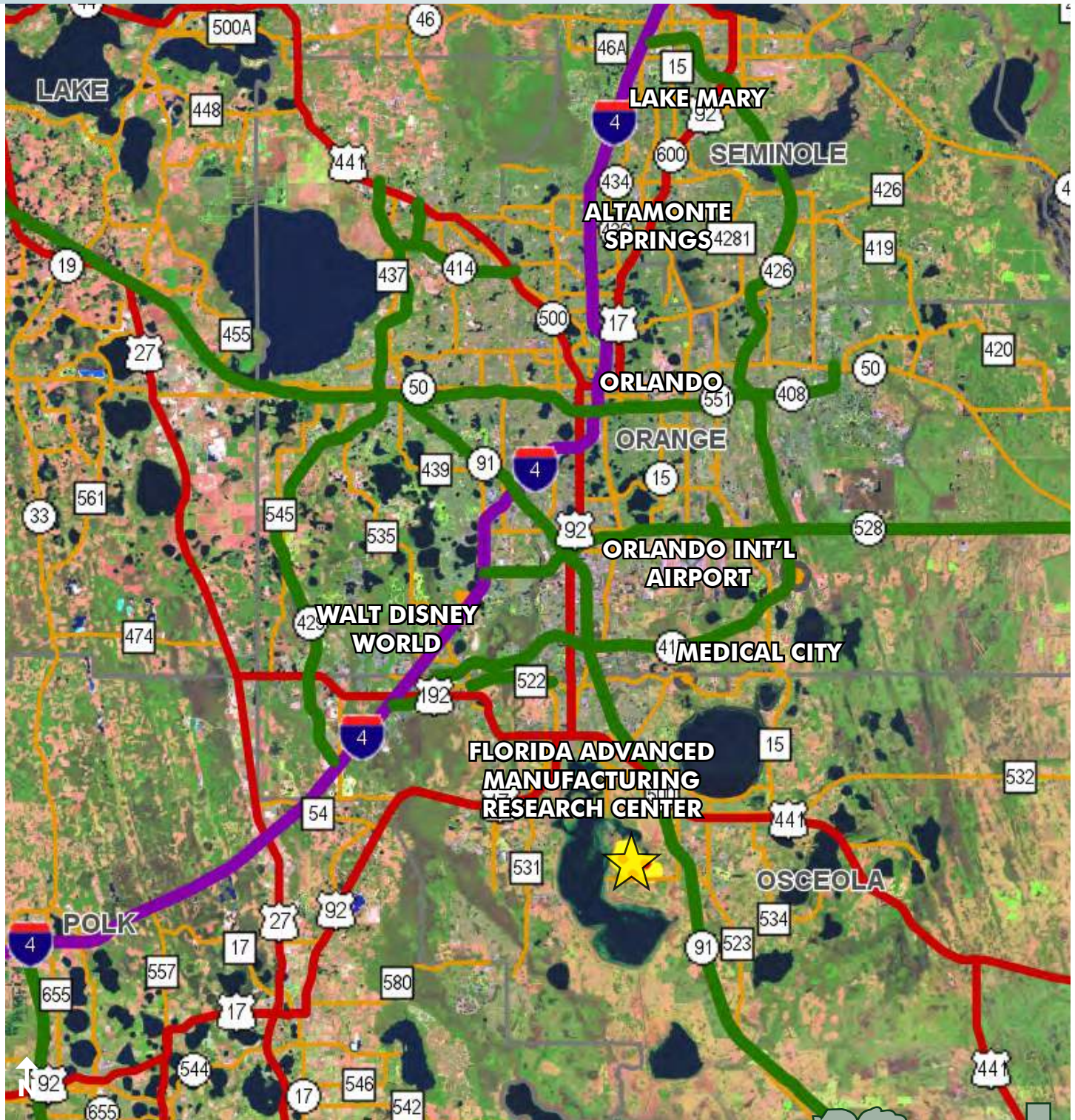


**MAJOR PRICE
REDUCTION**

HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,128± acres • Osceola County, FL



LOCATION MAP

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

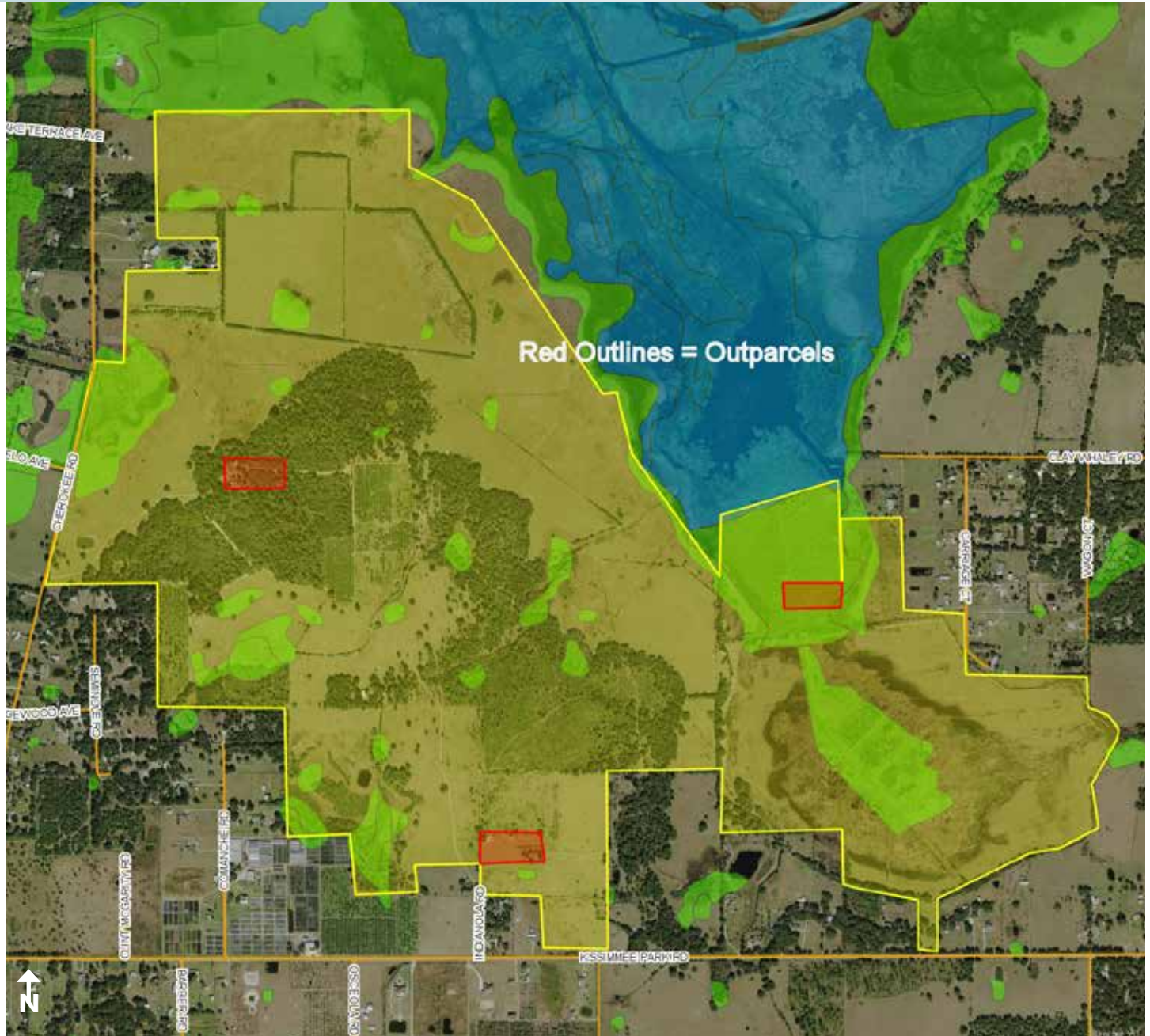


**MAJOR PRICE
REDUCTION**

HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,128± acres • Osceola County, FL



WETLANDS MAP

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



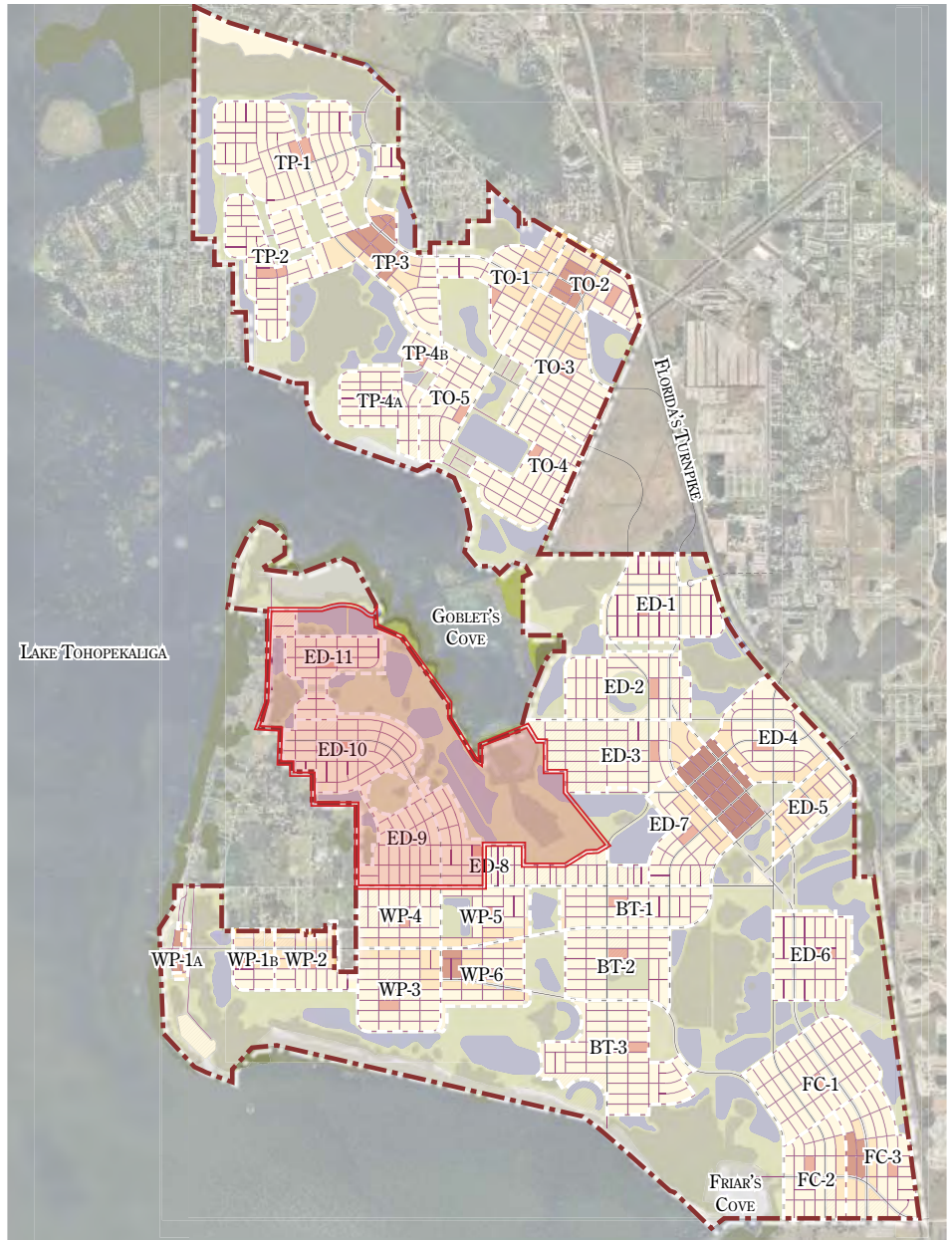
**MAJOR PRICE
REDUCTION**

HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,128± acres • Osceola County, FL

OSCEOLA COUNTY EAST OF
LAKE TOHO
CONCEPTUAL
MASTER PLAN:
FINE GRAIN NETWORK MAP



	Single Family	Multi Family	Single & Multi Family
ED8	600	320	920
ED9	460	250	710
ED10	700	380	1,080
ED11	610	330	940
TOTALS	2,370	1,280	3,650

*Information provided by Osceola County and is part of the approved DRI documents.

- | | | | |
|--|---|---|--|
| <p>PLACE TYPES</p> <ul style="list-style-type: none"> Urban Center Community Center Neighborhood Center Neighborhood Type 1 Neighborhood Type 2 Open Space District | <p>NETWORK SYSTEM</p> <ul style="list-style-type: none"> Fine Grain Network Future Connections | <p>MISCELLANEOUS</p> <ul style="list-style-type: none"> Preserved Wetlands Stormwater Ponds Existing Residential Development | <p>NEIGHBORHOODS</p> <ul style="list-style-type: none"> Neighborhood Boundaries TP6 Neighborhood Label (Corresponds to Development Program) |
|--|---|---|--|

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



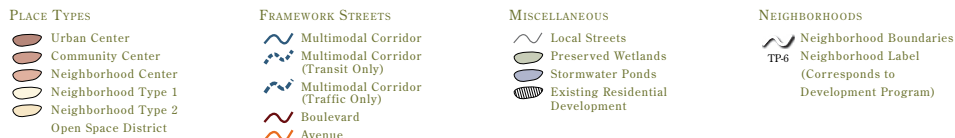
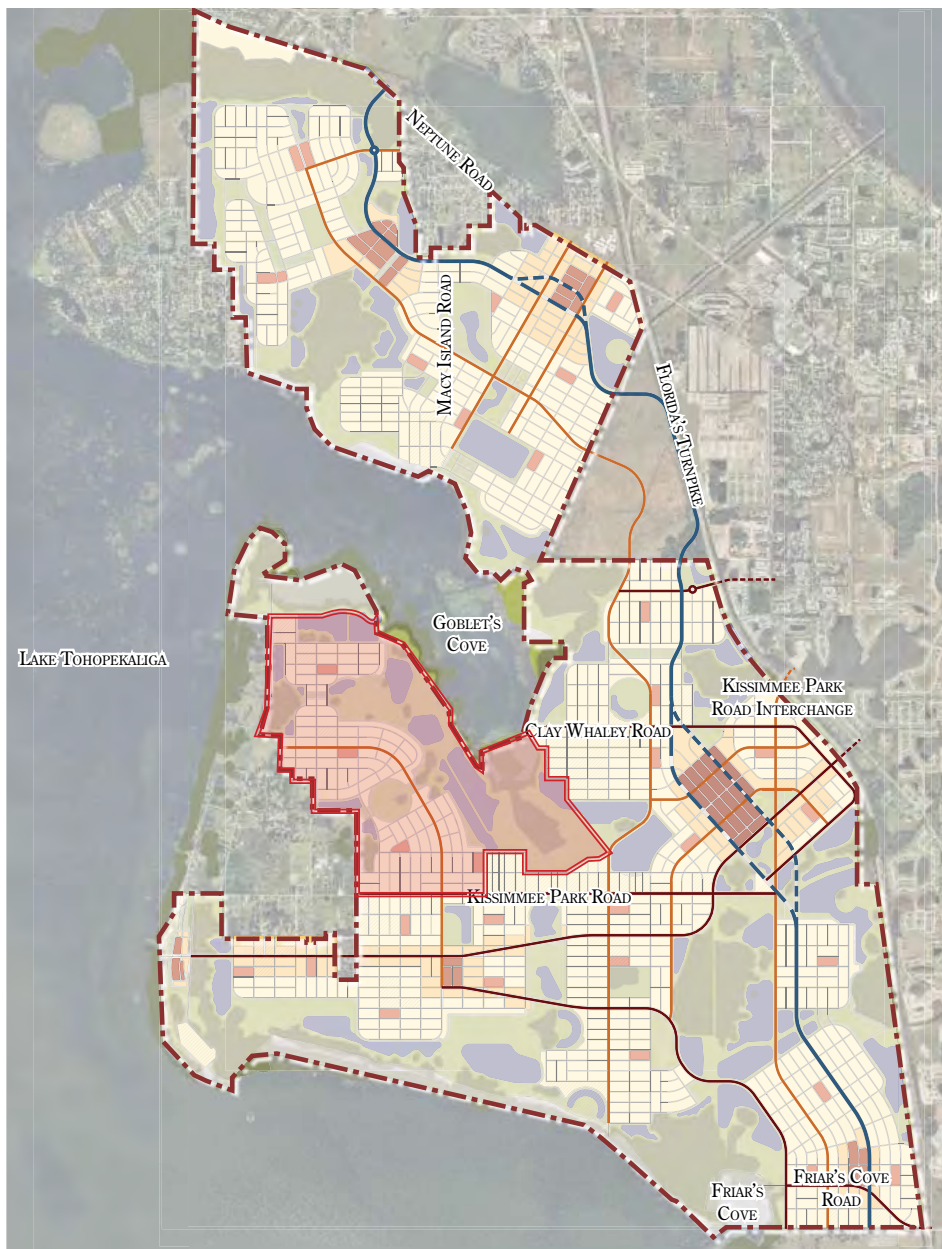
**MAJOR PRICE
REDUCTION**

HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,128± acres • Osceola County, FL

OSCEOLA COUNTY EAST OF
LAKE TOHO CONCEPTUAL
MASTER PLAN:
FRAMEWORK STREETS MAP



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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

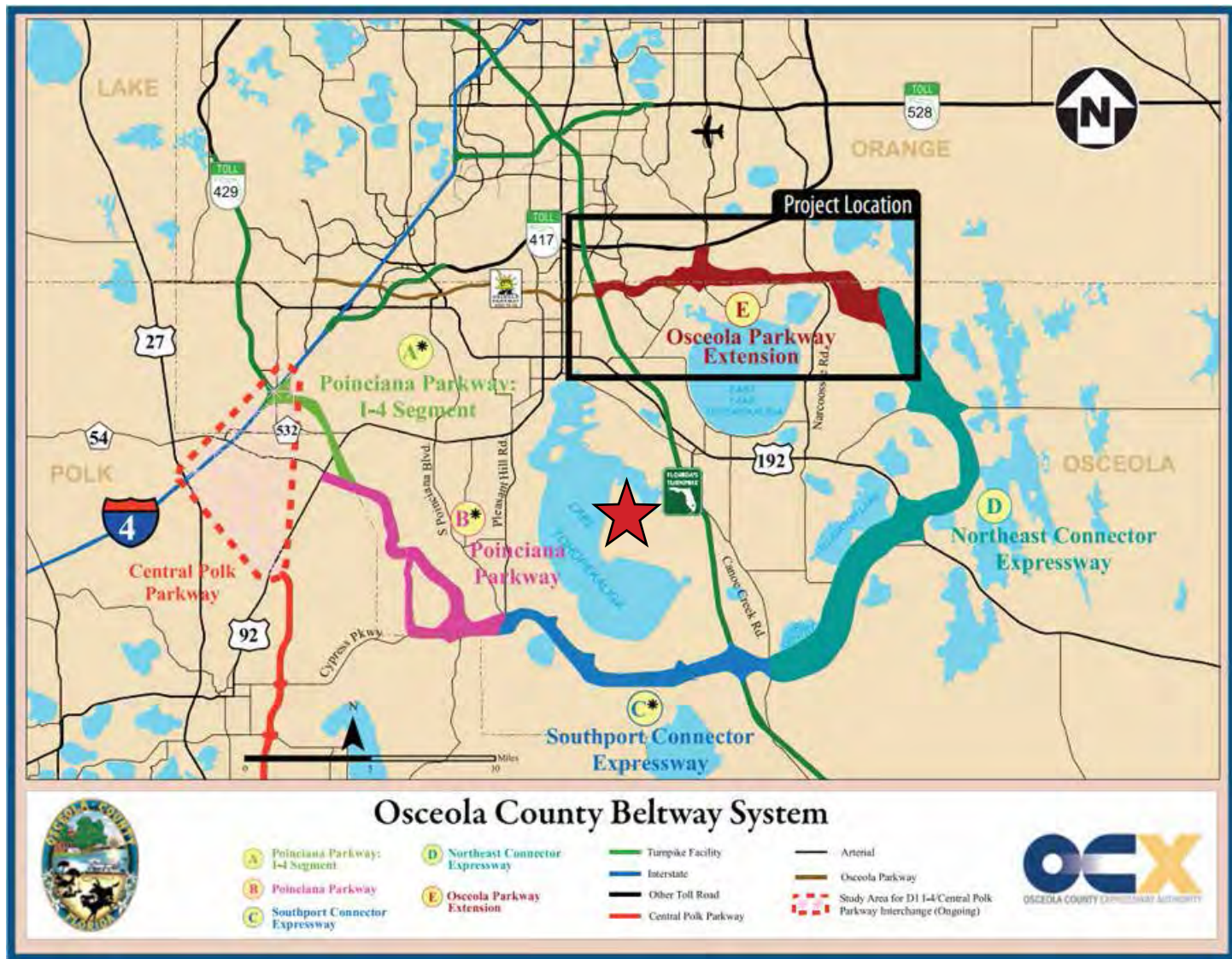


**MAJOR PRICE
REDUCTION**

HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,128± acres • Osceola County, FL



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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

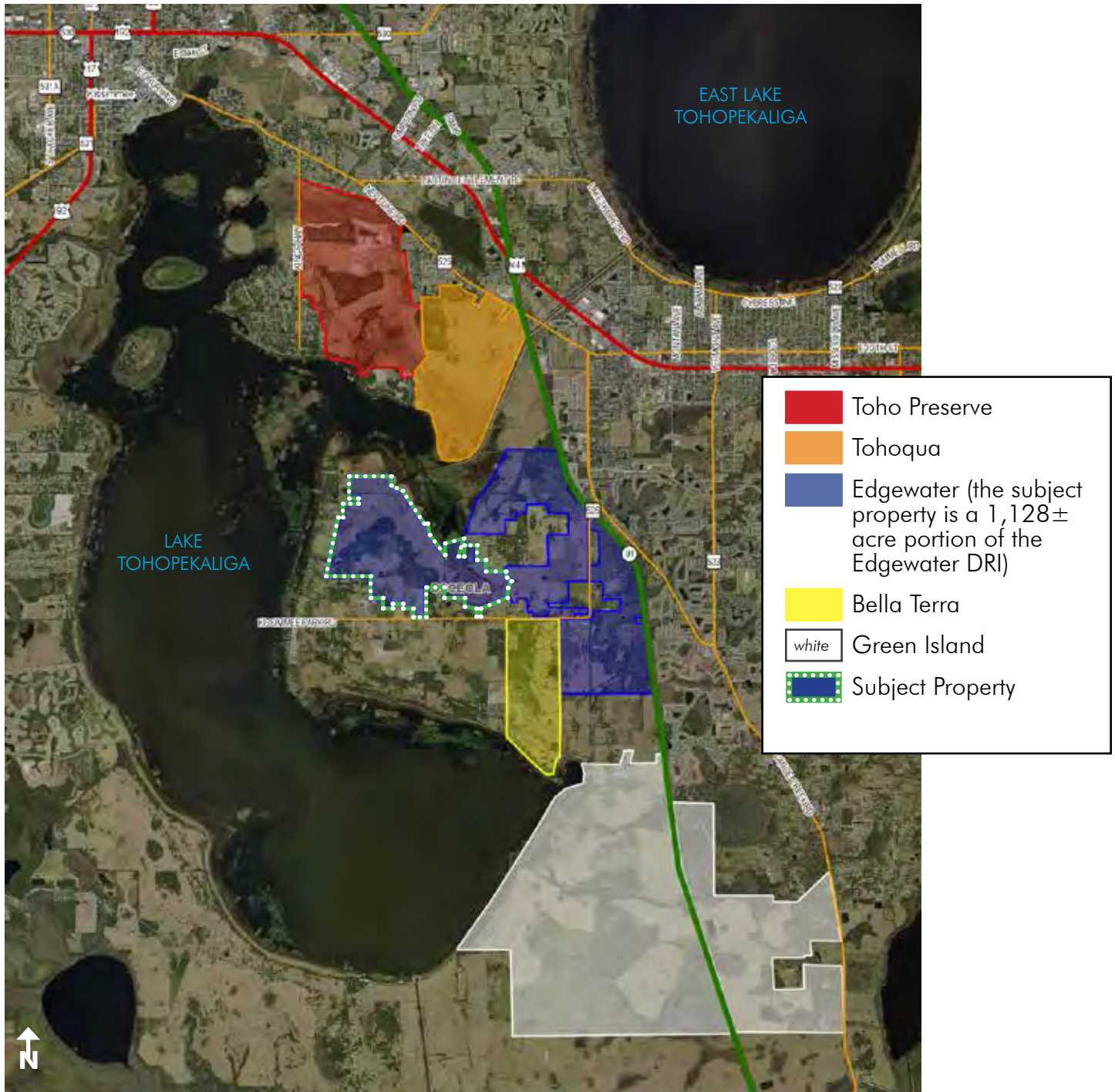


**MAJOR PRICE
REDUCTION**

HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,128± acres • Osceola County, FL



APPROVED DRI PROJECTS IN THE IMMEDIATE AREA

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

