

Sales Activity

Carter buys land in 4 counties

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News Assistant

Daryl M. Carter of Maury L. Carter & Associates has been busy.

Carter, as trustee of Carter-Highway 48/Turnpike Land Trust, acquired two parcels in Lake County. The first transaction was 245 acres on the north side of Florida's Turnpike, purchased for \$1.5 million from Bob and Lorene Leininger and W. Don and Celestina Wynn. Julia Faye Rogers Realty Inc. represented the sellers. The second transaction was 134 acres on the south side of the turnpike, purchased from J&J Gray Groves for \$636,927. Richard Dantzer of Town & Country Real Estate of Winter Haven represented the seller. Both parcels have frontage on Highway 33.

As trustee of Carter-Palm Parkway Land Trust, Carter purchased 54 acres in Orange County from Miranda Smith Bailey and Dosia Smith for \$11.88 million. The property is south of Central Florida Parkway and fronts Interstate 4 and Turkey Lake Road. David Lee Bass of Brown Harris Stevens represented the sellers.

As trustee of Carter-Ralph Miller Road Land Trust, he purchased 75 acres in Osceola County from Bailey and Smith for \$600,000. The property is east of Narcoosee Road and fronts both sides of Ralph Miller Road. Bass again represented the sellers.

As trustee of Carter-St. Lucie Land Trust, Carter purchased 30 acres in St. Lucie County from Ullrich D. Schulze for \$3.5 million. In addition to Carter, Jeffrey R. Douglas of Douglas Property & Development Inc. and Hal Dodt of Renaissance Realty Group represented the buyer. Commercial Property Realty Advisors represented the seller.

On the other side of the bargaining table, Carter, as trustee of Carter-Anclote Boulevard Land Trust, sold 132 acres in Pasco County to Gulf Winds LLP for \$3.19 million. As trustee of Carter-Flagler Land Trust, he sold a 12.37-acre parcel in Palm Coast to National Recreational Properties of Clear Lake Inc. for \$1.55 million. Patrick Chisholm of Maury L. Carter & Associates Inc. represented the seller.

In other sales activity:

- Sagebrush Realty Investments purchased Island Pointe, a 288-unit apartment complex in Jacksonville, for \$15.47 million. Senior Director Cole Whitaker, Director Karl Johnston and Associate Hal Warren of The Apartment Group, a Cushman & Wakefield Co., represented the seller, Harbor Group International LLC.

- Small Bay Partners LLC purchased 11.5 acres at Hanging Moss Road near Semoran Boulevard in Orlando for \$746,836. The site is zoned for industrial use, and the buyer plans to build a flex-space warehouse center. Robert J. Barkett, director of land brokerage services for the Orlando office of Cushman & Wakefield, represented the seller, 1707 Orlando Central LLC. Paul P. Partyka and Todd Davis of NAI Realvest Partners Inc. represented the buyer.
- Charles Wayne Properties Inc. in Daytona Beach and KMH Development of Dallas sold the Killian Hill Crossings shopping center in Lilburn, Ga., to a group of Georgia investors for \$6.2 million. KMH develops restaurant and retail properties, and Charles Wayne Properties develops, manages and leases properties in Florida, Georgia, South Carolina and Texas.
- Shawqi Nemeh purchased a 12,548-square-foot office building on Garland Avenue in Orlando for \$1.48 million. Vienna Hemeh of Twin Eagles Realty Inc. represented the buyer, and Paul Hoffman of Coldwell Banker Commercial NRT represented the seller, Mega Property Investments Ltd.
- KBC LLC of California purchased an office/warehouse building on Mercy Drive in Orlando for \$1.78 million. Clark Brandt of Bishop Realty & Development represented the seller, DeShetler Associates LLP, and Scott Annan of CB Richard Ellis represented the buyer.
- Cliff Stein and Reid Berman sold the 15,000-square-foot Art Systems Retail Center in Casselberry. They owned the center since 1989 and sold it for \$1.7 million.
- Fairway Mall purchased a 36,000-square-foot retail building on West Colonial Drive for \$1.2 million. Billy Bishop and Scott Williamson of Bishop Realty & Development represented the seller.