

**SOUTHMEADOW
17.3± ACRES
ORANGE COUNTY**

SIZE: 17.3± acres (Tract 29A)

PRICE: \$4,521,528.00 ——— (\$6.00 per square foot)
\$3,795,174.00 (\$5.04 per square foot)

LOCATION: Southeast corner of Orange Avenue and Town Center Boulevard.

ZONING: Commercial - approved for 95,000 square feet.
Part of Southchase DRI

ROAD FRONTAGE: 1,000± feet on Orange Avenue
725± feet on Town Center Boulevard

UTILITIES: Orange County Utilities

NOTE: Offering subject to errors, omissions, prior sale or withdrawal without notice.

3333 S. Orange Avenue, Suite 200 • Orlando, Florida 32806-8500
Post Office Box 568821 • Orlando, Florida 32856-8821
Telephone (407) 422-3144
Fax (407) 422-3155
www.maurycarter.com



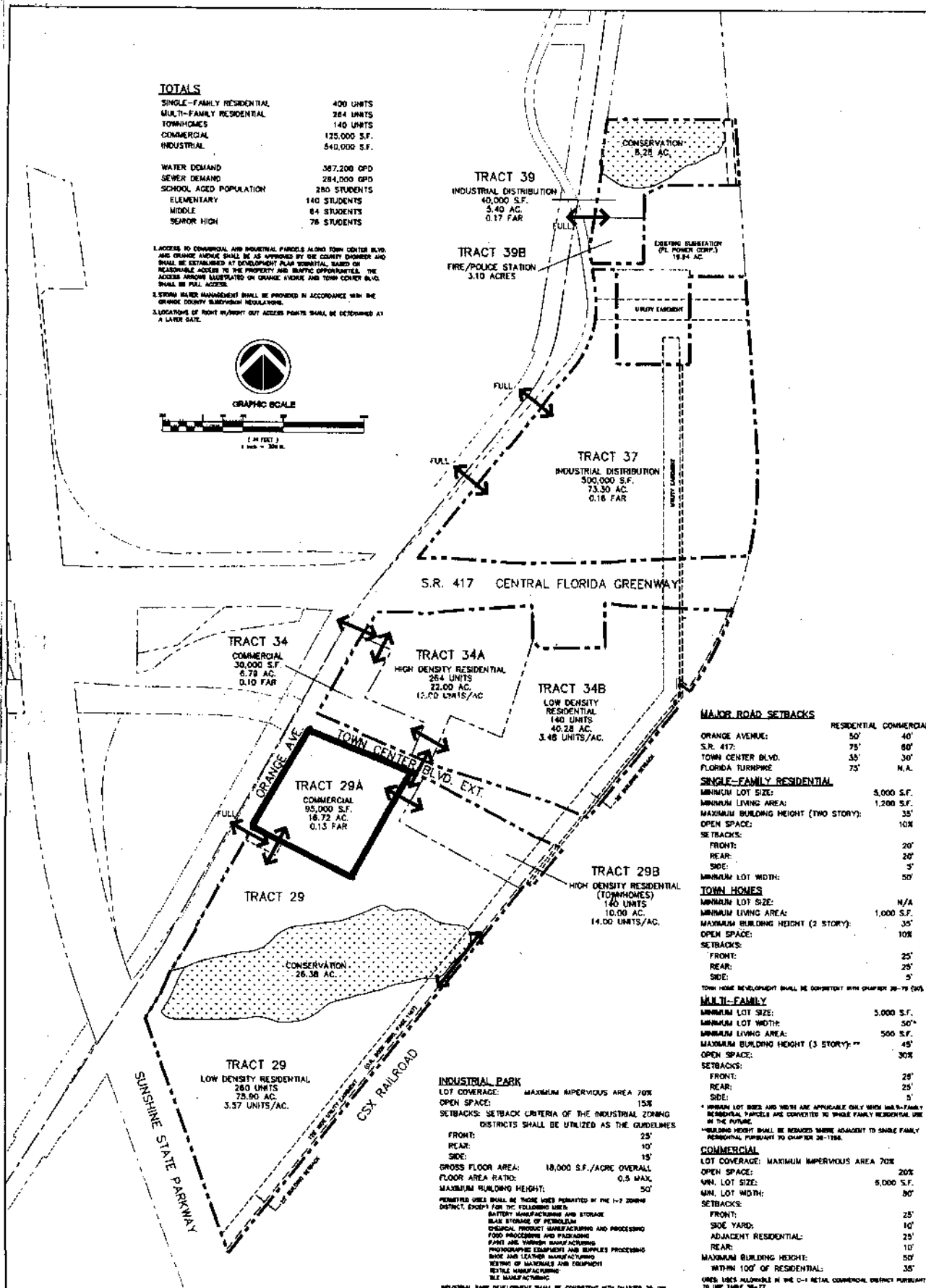


SINGLE-FAMILY RESIDENTIAL	400 UNITS
MULTI-FAMILY RESIDENTIAL	284 UNITS
TOWN-HOMES	140 UNITS
COMMERCIAL	125,000 S.F.
INDUSTRIAL	540,000 S.F.
WATER DEMAND	387,200 GPD
SEWER DEMAND	284,000 GPD
SCHOOL AGED POPULATION	280 STUDENTS
ELEMENTARY	140 STUDENTS
MIDDLE	84 STUDENTS
SENIOR HIGH	78 STUDENTS

1. ACCESS TO COMMERCIAL AND INDUSTRIAL PARCELS ALONG TOWN CENTER BLVD. AND GRANGE AVENUE SHALL BE AS SHOWN BY THE COUNTY ENGINEER AND SHALL BE ESTABLISHED AT DEDICATED, ALIGNED, AND MAINTAINED TO THE NEAREST ACCESS TO THE PROPERTY AND BLVD. OPPORTUNITIES. THE ACCESS ARROWS ILLUSTRATED ON GRANGE AVENUE AND TOWN CENTER BLVD. SHALL BE FULL ACCESS.

2. STORM WATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE GRANGE COUNTY SUBDIVISION REGULATIONS.

3. LOCATIONS OF RIGHT-OF-WAY CUT ACCESS POINTS SHALL BE DETERMINED AT A LATER DATE.



	RESIDENTIAL	COMMERCIAL
ORANGE AVENUE:	50'	40'
S.R. 417:	75'	80'
TOWN CENTER BLVD.	35'	30'
FLORIDA TURNPIKE	75'	N.A.

MINIMUM LOT SIZE:	3,000 S.F.
MINIMUM LIVING AREA:	1,200 S.F.
MAXIMUM BUILDING HEIGHT (TWO STORY):	35'
OPEN SPACE:	10%
SETBACKS:	
FRONT:	20'
REAR:	20'
SIDE:	5'
MINIMUM LOT WIDTH:	50'
TOWN HOMES	
MINIMUM LOT SIZE:	N/A
MINIMUM LIVING AREA:	1,000 S.F.
MAXIMUM BUILDING HEIGHT (2 STORY):	35'
OPEN SPACE:	10%
SETBACKS:	
FRONT:	25'
REAR:	25'
SIDE:	5'

MULTI-FAMILY:

MINIMUM LOT SIZE:	3,000 S.F.
MINIMUM LOT WIDTH:	30'
MINIMUM LIVING AREA:	500 S.F.
MAXIMUM BUILDING HEIGHT (3 STORY):**	45'
OPEN SPACE:	30%
SETBACKS:	
FRONT:	25'
REAR:	25'
SIDE:	5'

* MINIMUM LOT BREADTH AND WIDTH ARE APPLICABLE ONLY WHEN MULTI-FAMILY RESIDENTIAL PARCELS ARE CONVERTED TO SINGLE FAMILY RESIDENTIAL USE IN THE FUTURE.

** MINIMUM HEIGHT SHALL BE REDUCED WHERE ADJACENT TO SINGLE FAMILY RESIDENTIAL PURSUANT TO CHAPTER 28-178.

LOT COVERAGE:	MAXIMUM IMPERVIOUS AREA 70%	
OPEN SPACE:		20%
MIN. LOT SIZE:	5,000	S.F.
MIN. LOT WIDTH:		80'
SETBACKS:		
FRONT:		25'
SIDE YARD:		10'
ADJACENT RESIDENTIAL:		25'
REAR:		10'
MAXIMUM BUILDING HEIGHT:		50'
WITHIN 100' OF RESIDENTIAL:		35'

USES ALLOWABLE IN THE C-1 RETAIL COMMERCIAL DISTRICT PURSUANT

INDUSTRIAL PARK DEVELOPMENT SHALL BE CONSISTENT WITH CHAPTER 36--09

DESIGNED BY: CLV	SOUTHCHASE DR, SOUTHMEADOW TRACT	 PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC. 10000 E. 15th Avenue, Suite 300 Aurora, CO 80012 Tel: (303) 440-8882	REV	DATE	DESCRIPTION	APP'D BY	SEE FOR CONSTRUCTION NOTES SHEET NO. 10/10
DRAWN BY: CLV			1	1/8/03	REVISED PER DRC COMMENTS	MEP	
CHECKED BY: MSP			2	2/3/03	REVISED PER DRC COMMENTS	MEP	
APPROVED BY: MSP			3	3/3/03	REVISED PER DRC COMMENTS	MEP	
PROJECT NO. 000503	LAND USE PLAN						
DATE: JUNE 01		Report of Professional Engineer: Southmeadow Tract, 3000 South 150th, East Park Group 300 East Robinson Street Tel: (407) 440-8882 Fax: (407) 940-3498 www.pecconsultants.com					



Orlando International Airport

Southchase

Ginn DRI

Meadowoods

SR 417 Florida Greenway

Orange Avenue

Town Center Blvd.

Hunters Creek

Falcons Trace

CSX Railroad
Florida Turnpike

Osceola Parkway

Buena Ventura Lakes

John Young Parkway

Orange Blossom Trail

MEADOWWOODS

HOV 3+ ONLY BLVD

Orange Ave.

417 Greenway

