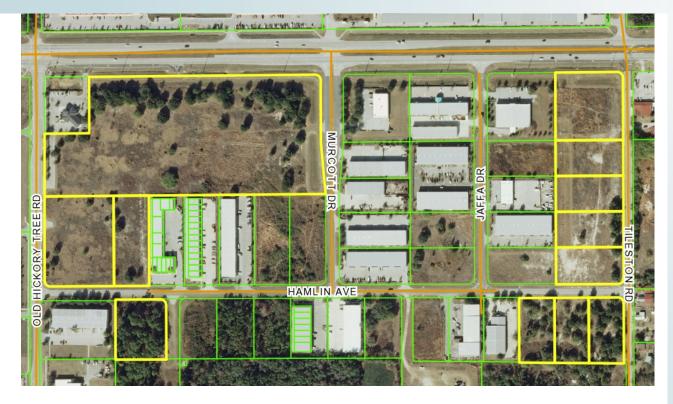
HWY 192/441

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



LOCATION

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

SIZE

28.91 ± total acres (12 individual properties)

PRICE

See attached price sheet.

ZONING & UTILITIES

Zoned: Comm/Ind. Utilities: OUC

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

WETLANDS

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

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

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



OR SALE

DNA

HWY 192/441

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



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

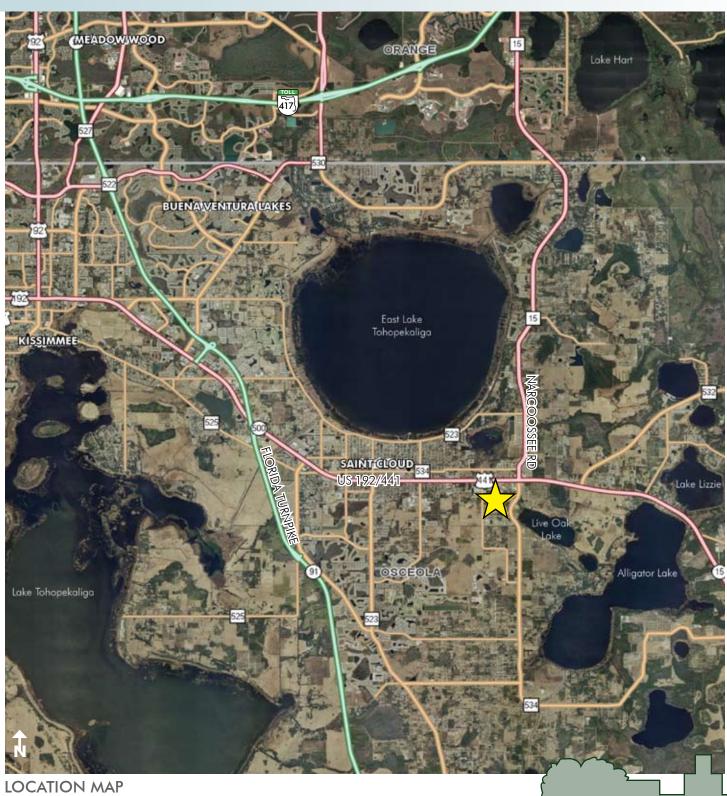
— Commercial Real Estate Investments | Management | Brokerage | Development | Land -

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



HWY 192/441

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



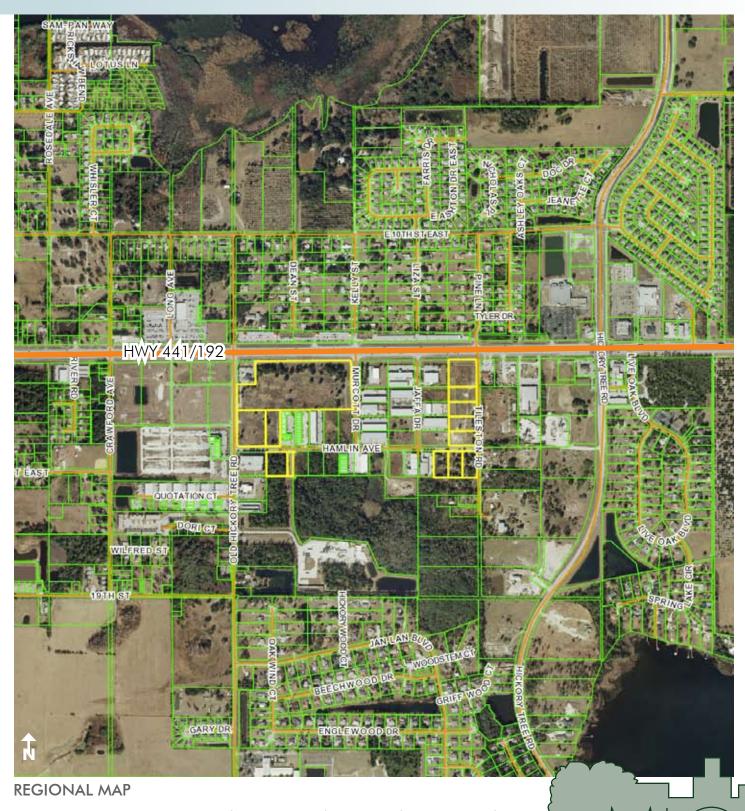
Maury L. Carter & Associates, Inc.^{s.}

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

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

HWY 192/441

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



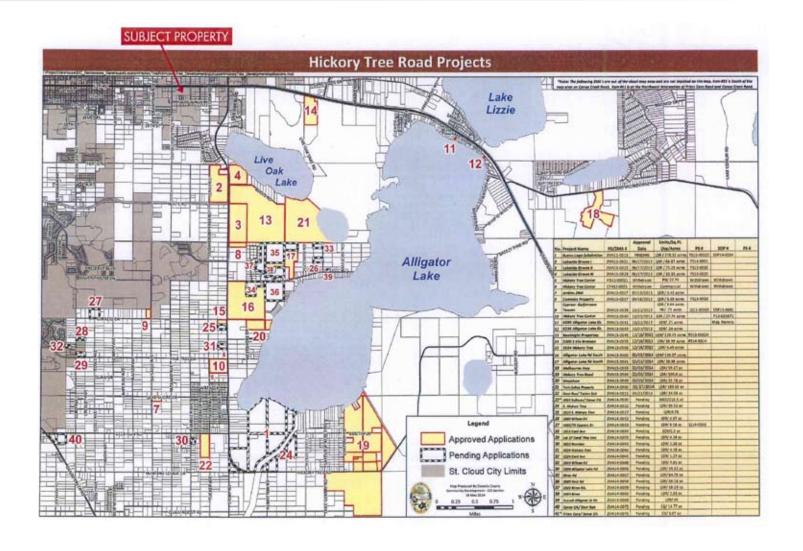
Maury L. Carter & Associates, Inc.

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

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

HWY 192/441

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



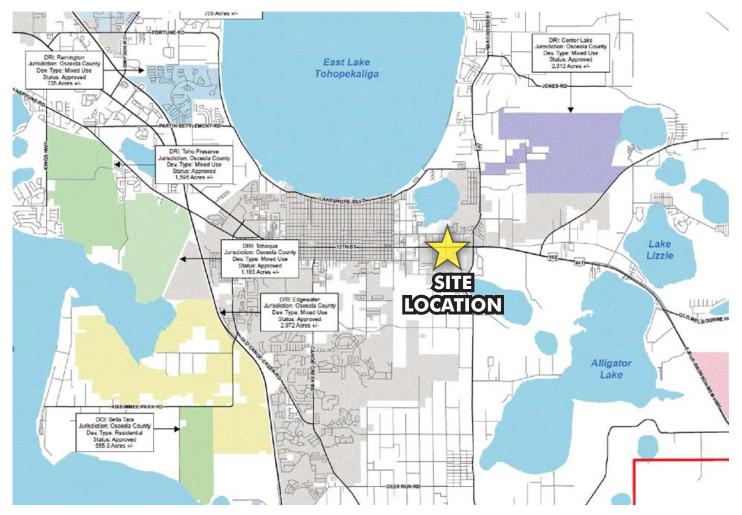






HWY 192/441

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



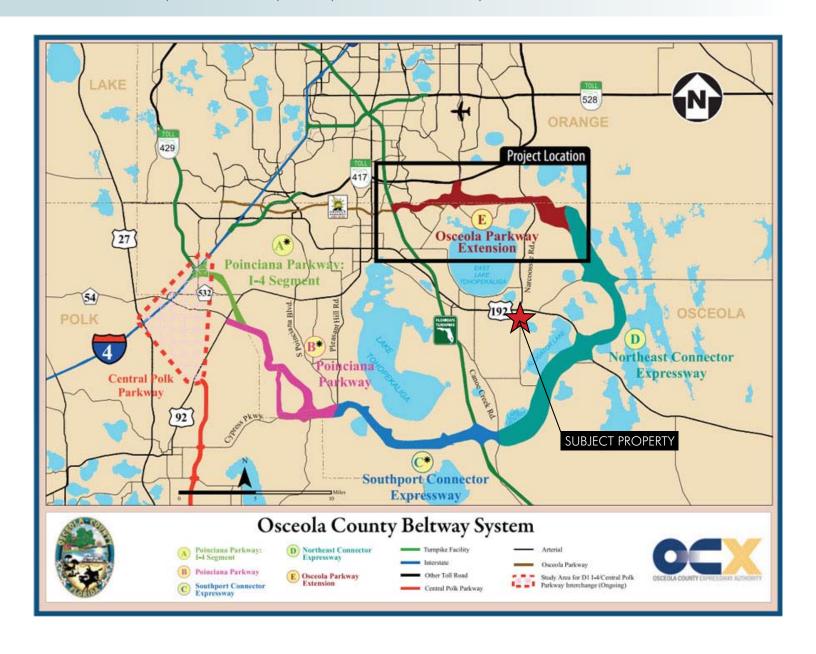
FUTURE DRI MAP

Land — Maury L. Carter & Associates, Inc.

Licensed Real Estate Broker

HWY 192/441

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



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

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

