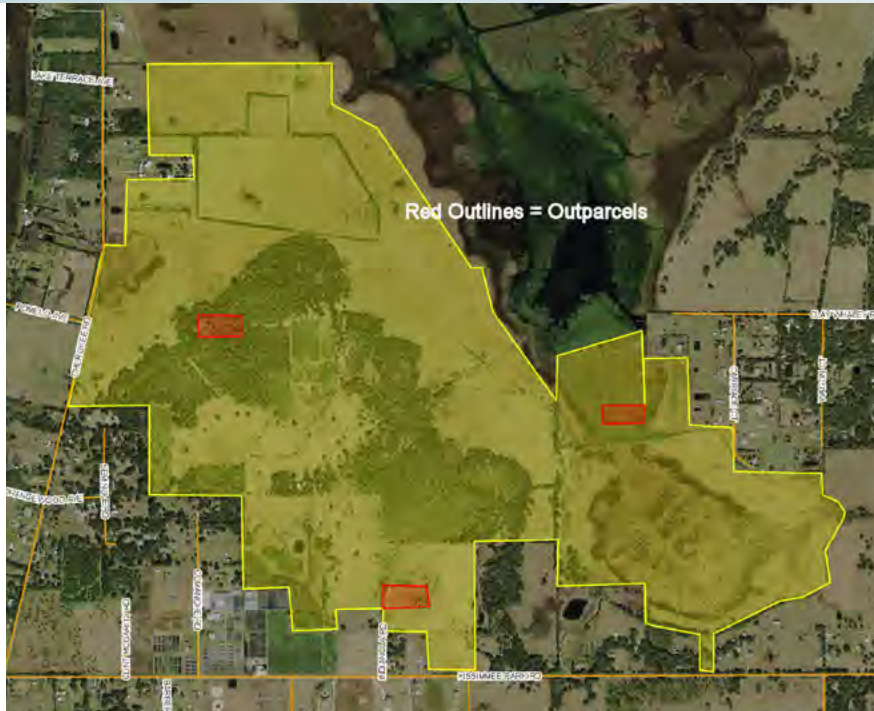


# HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/ORLANDO INT'L AIRPORT

1,128± acres • Osceola County, FL



## 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

\$42,000,000 or  
\$37,234/ac

## ZONING/DRI

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

## DESCRIPTION

- Located 10 minutes south of Medical City
- Ideally located near the planned Osceola Beltway
- Minutes to turnpike interchange with accessibility to I-4, I-95, I-75
- 20 minutes from Orlando International Airport
- Located on the shoreline of Lake Tohopekaliga with direct frontage on Goblets Cove
- 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 are hot. This property is the next phase of development and strong growth for both commercial and residential uses in the 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.
- Please note: eagles' nests require special permitting.

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

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

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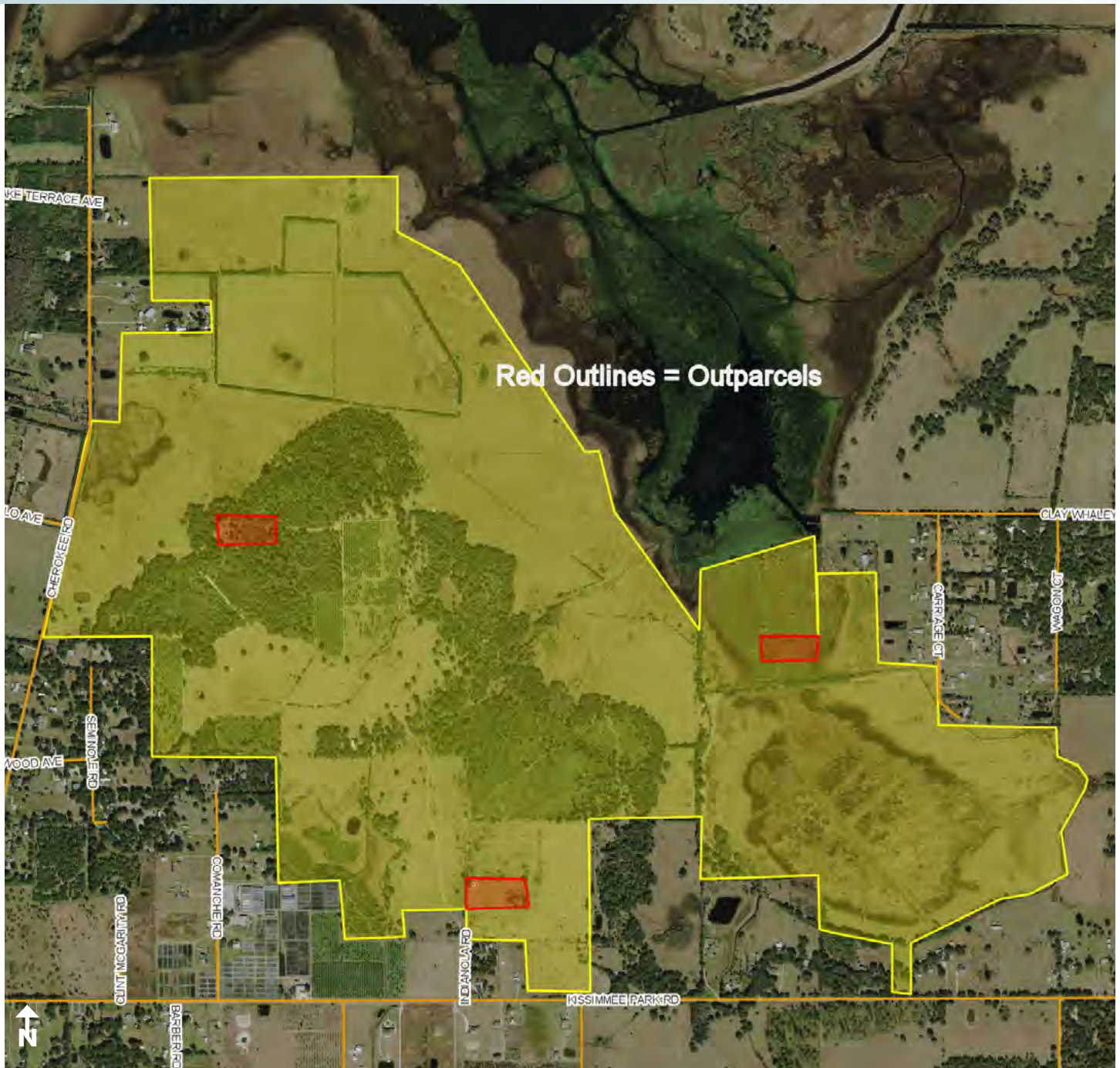


MED CITY/ ORLANDO INT'L AIRPORT LAND FOR SALE

# HERITAGE AT EDGEWATER

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PROPERTY MAP

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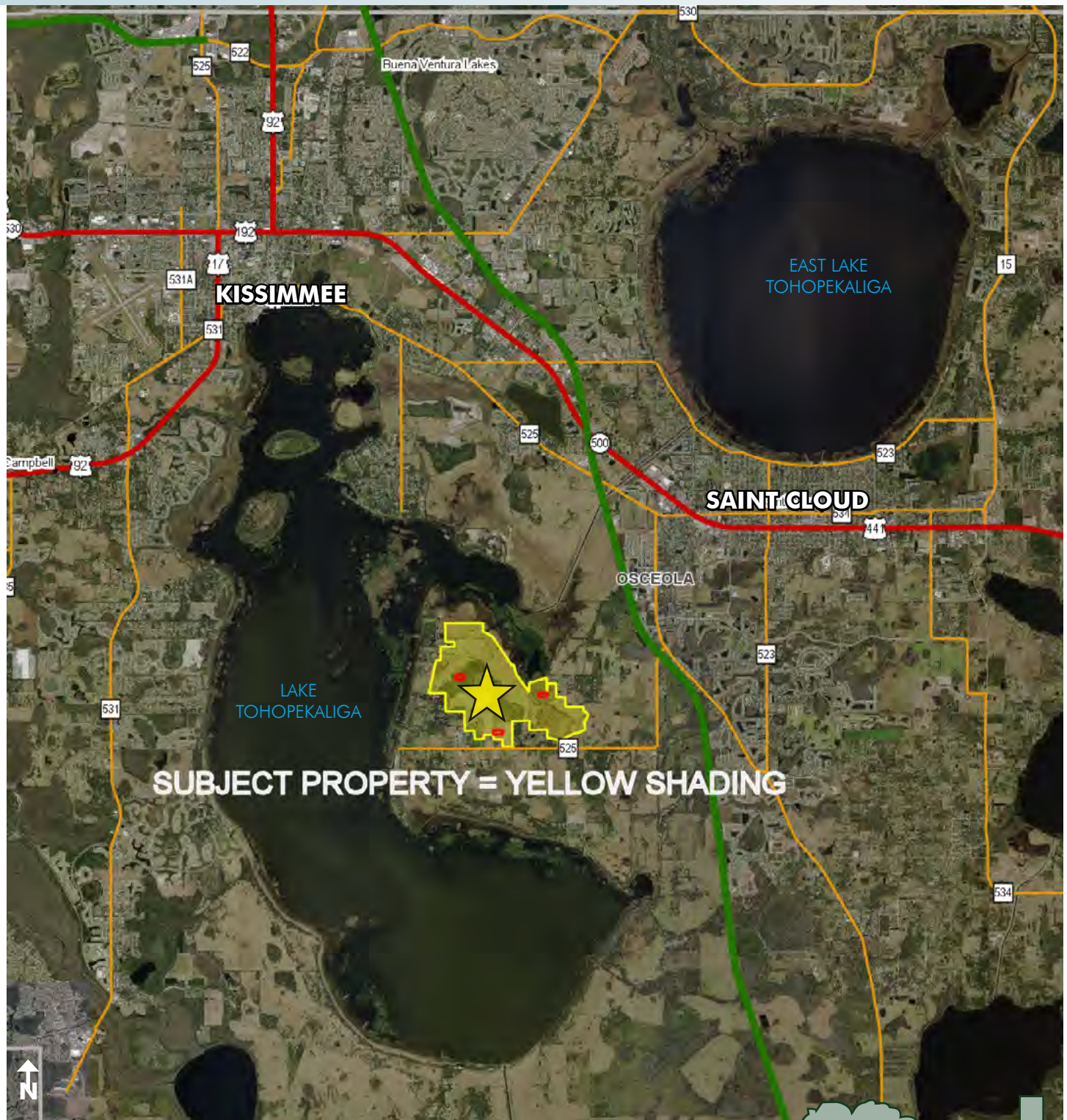




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REGIONAL MAP

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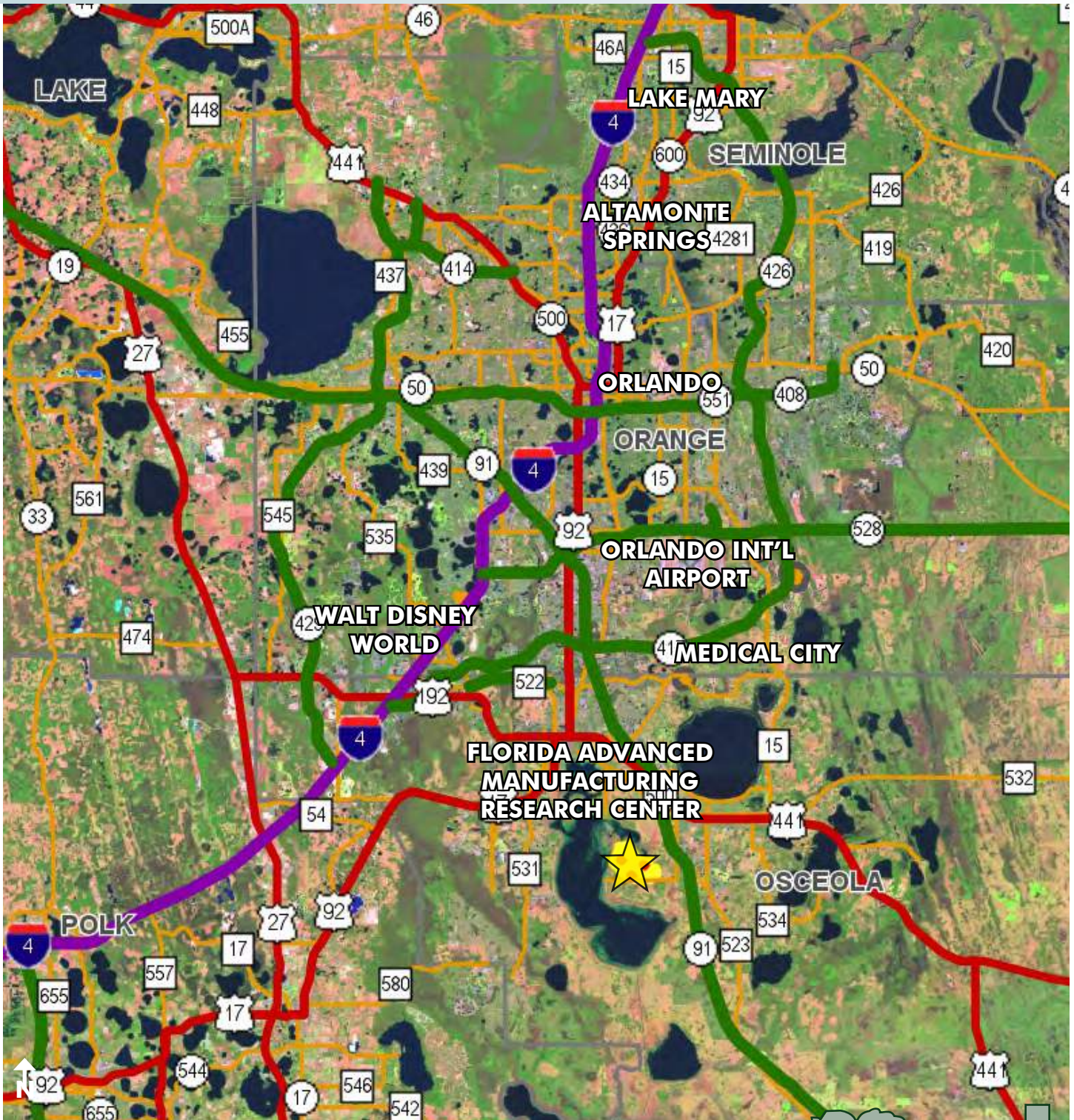




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LOCATION MAP

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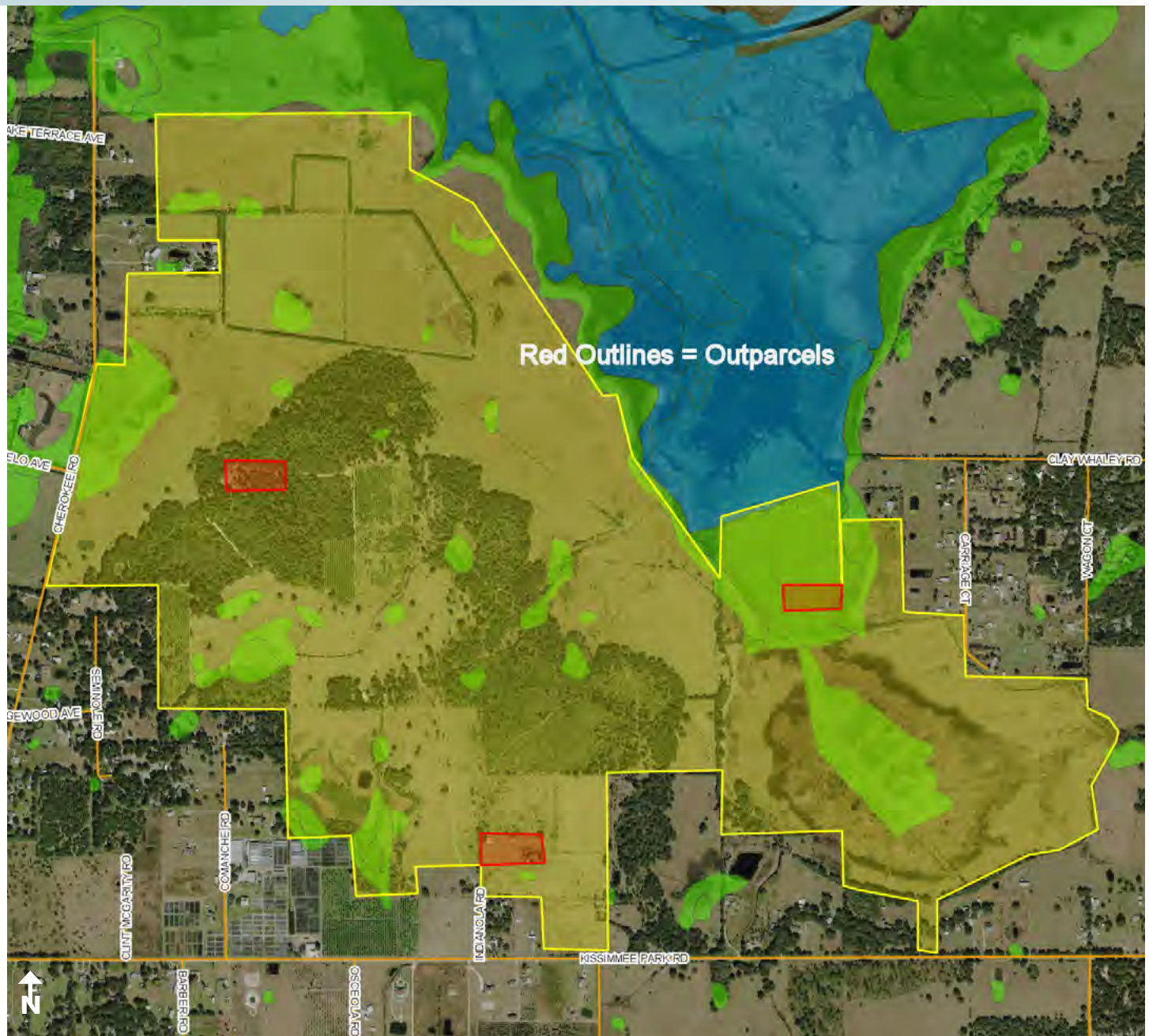




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WETLANDS MAP

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# HERITAGE AT EDGEWATER

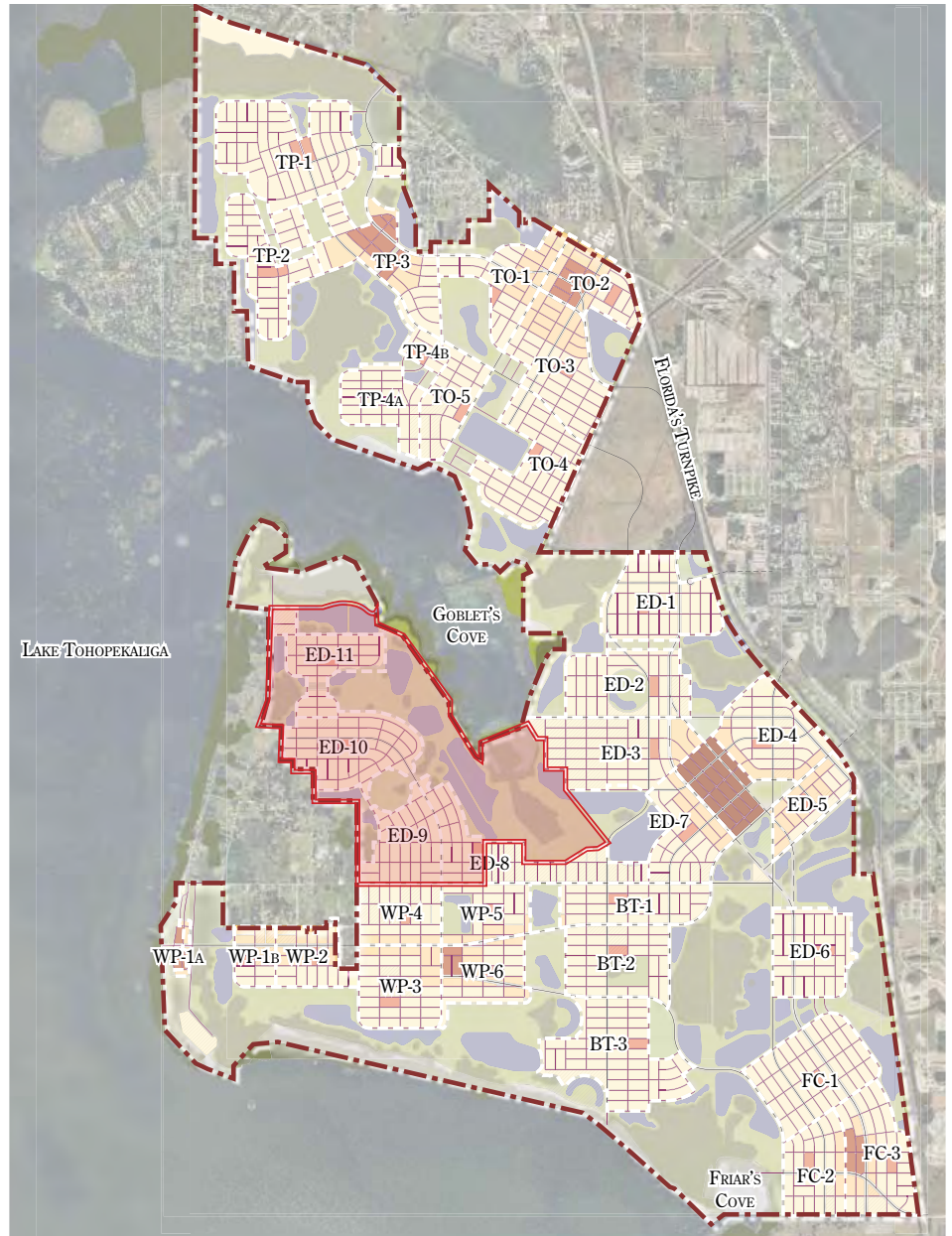
MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/ORLANDO INT'L AIRPORT

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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
<b>TOTALS</b>	<b>2,370</b>	<b>1,280</b>	<b>3,650</b>

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



**PLACE TYPES**

- Urban Center
- Community Center
- Neighborhood Center
- Neighborhood Type 1
- Neighborhood Type 2
- Open Space District

**NETWORK SYSTEM**

- Fine Grain Network
- Future Connections

**MISCELLANEOUS**

- Preserved Wetlands
- Stormwater Ponds
- Existing Residential Development

**NEIGHBORHOODS**

- Neighborhood Boundaries
- TP6 Neighborhood Label  
(Corresponds to Development Program)

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

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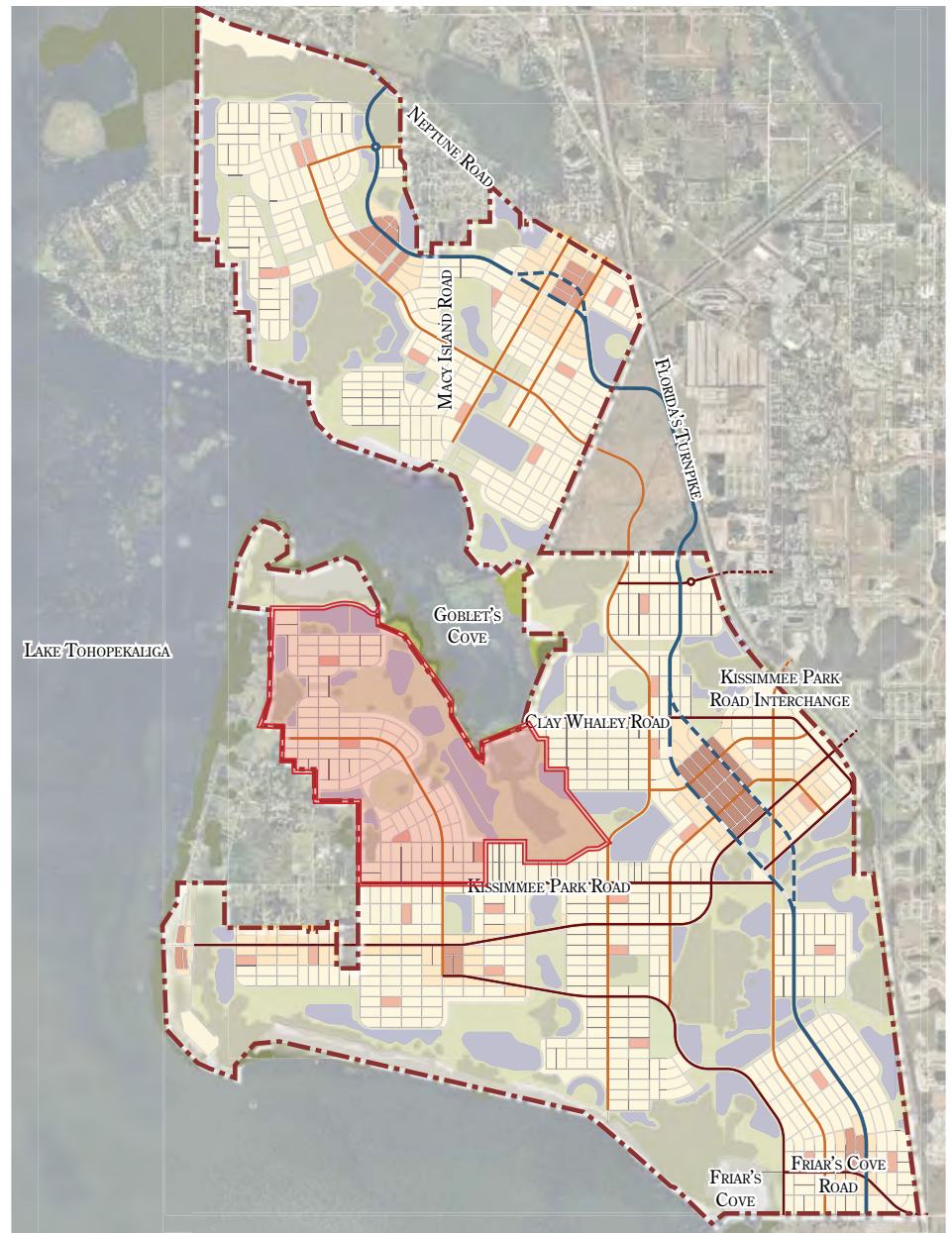


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OSCEOLA COUNTY EAST OF  
LAKE TOHO CONCEPTUAL  
MASTER PLAN:  
FRAMEWORK STREETS MAP



**PLACE TYPES**

- Urban Center
- Community Center
- Neighborhood Center
- Neighborhood Type 1
- Neighborhood Type 2
- Open Space District

**FRAMEWORK STREETS**

- Multimodal Corridor
- Multimodal Corridor (Transit Only)
- Multimodal Corridor (Traffic Only)
- Boulevard
- Avenue

**MISCELLANEOUS**

- Local Streets
- Preserved Wetlands
- Stormwater Ponds
- Existing Residential Development

**NEIGHBORHOODS**

- Neighborhood Boundaries
- TP6 Neighborhood Label (Corresponds to Development Program)

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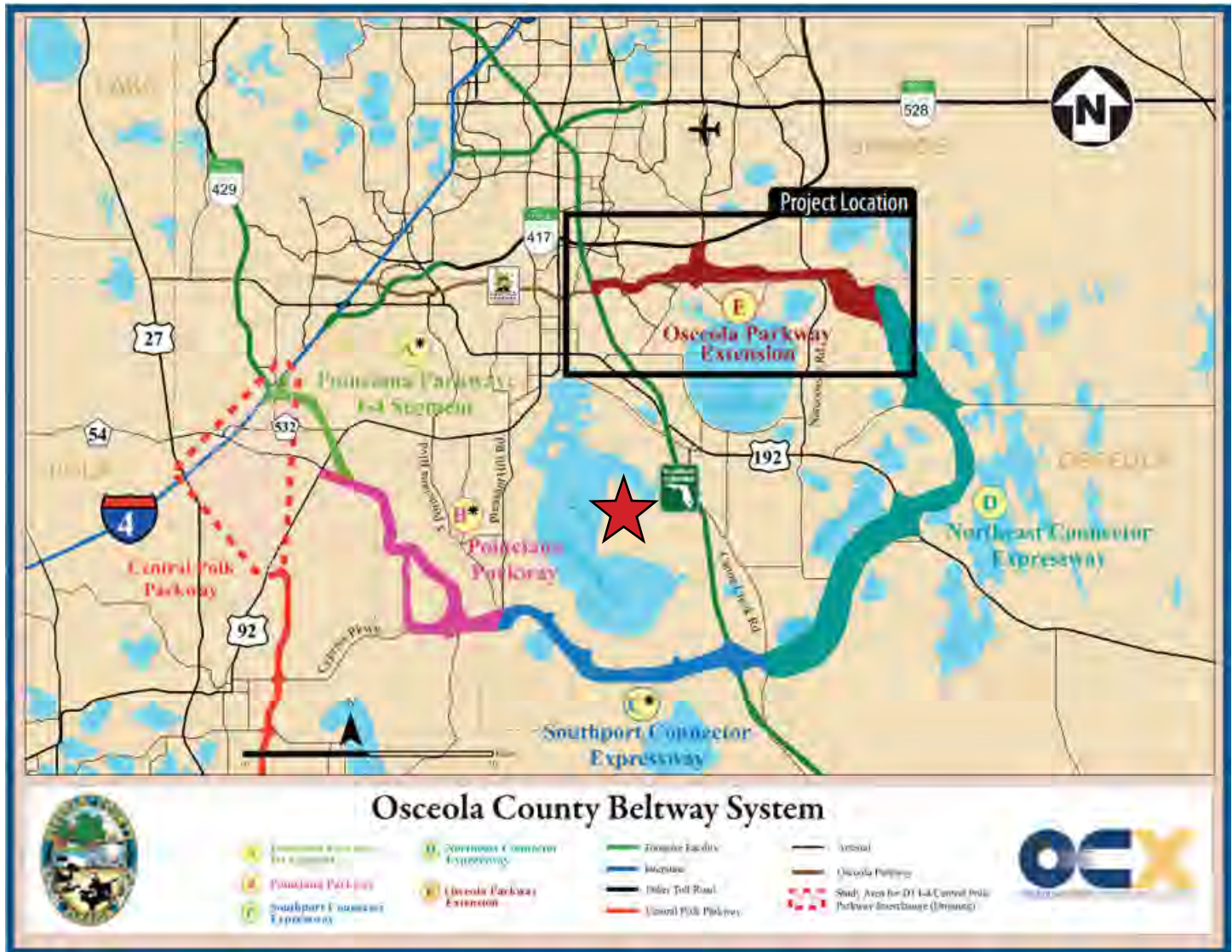




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