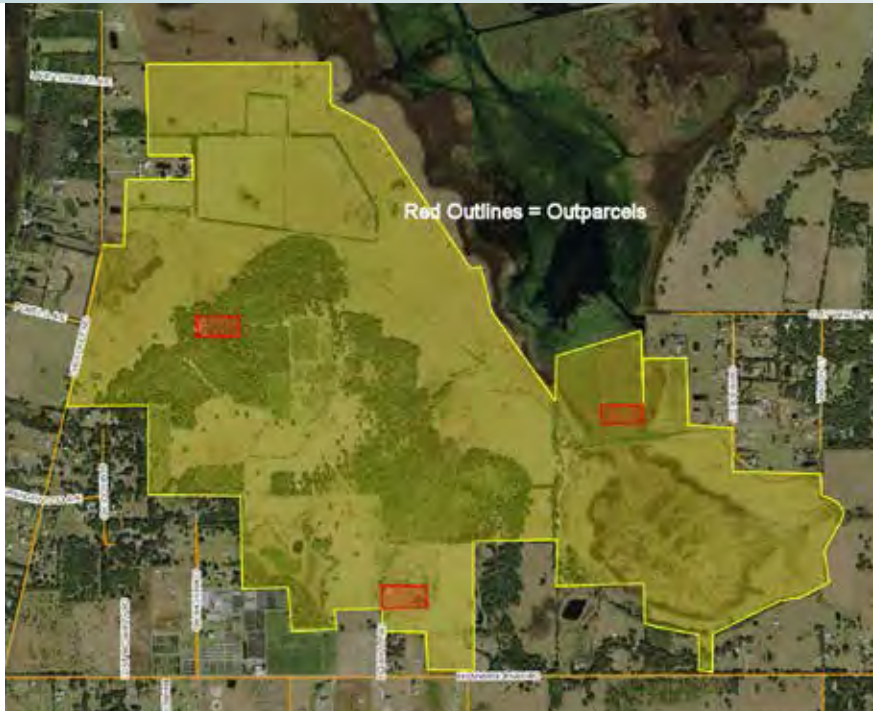


HERITAGE AT EDGEWATER

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.

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Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

LAND FOR SALE

HERITAGE AT EDGEWATER

1,128± acres • Osceola County, FL



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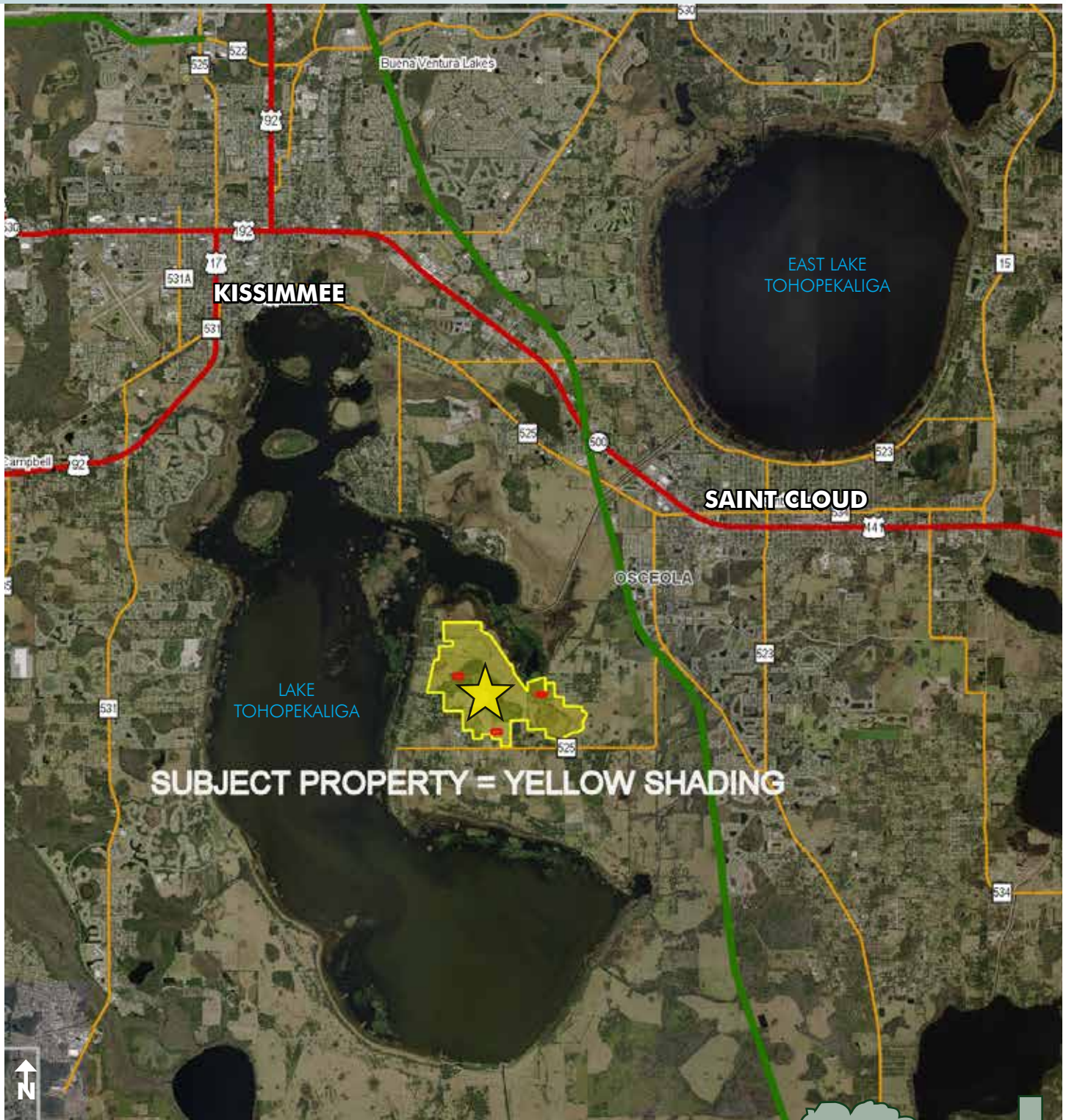


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REGIONAL MAP

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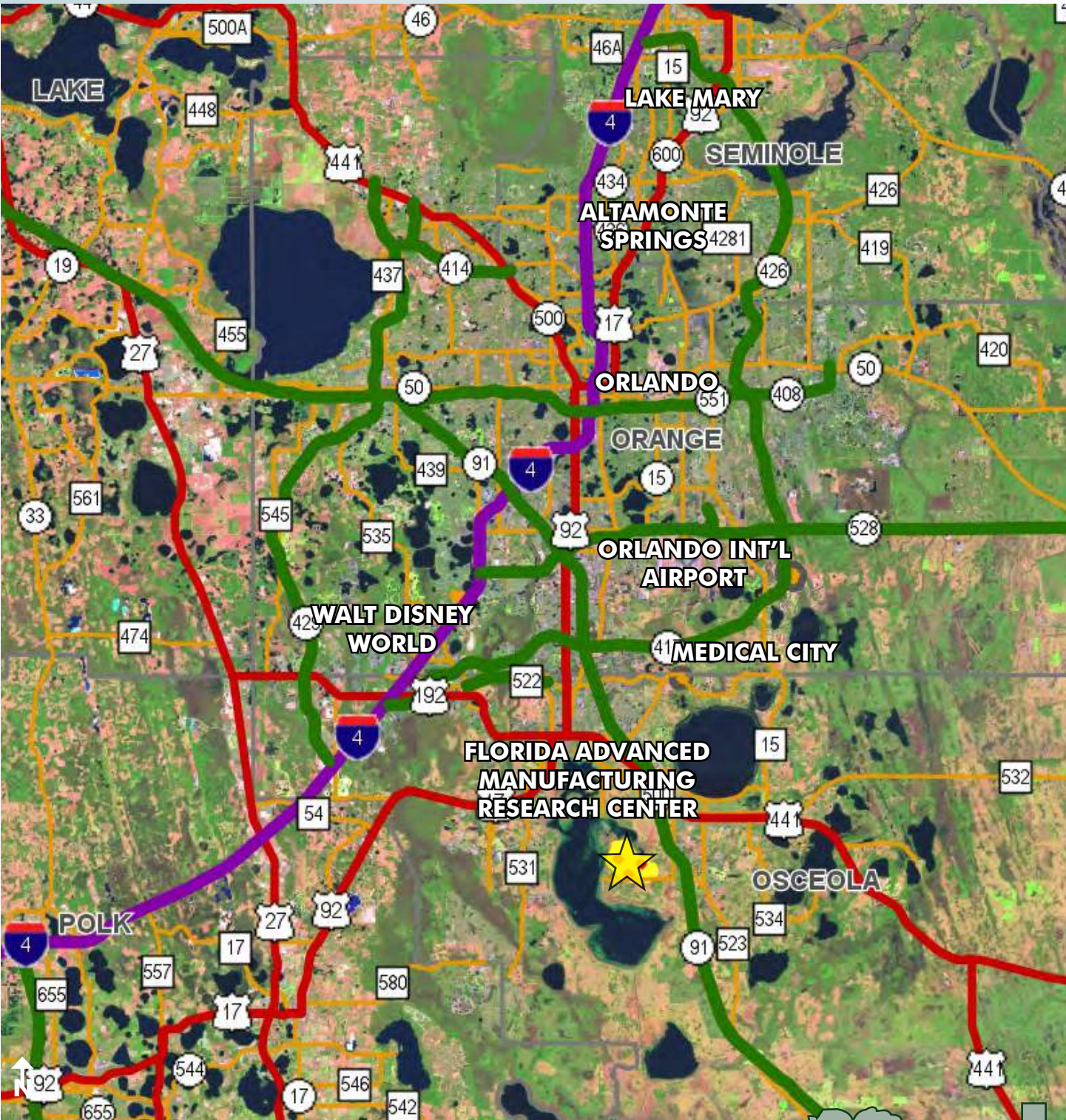


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LOCATION MAP

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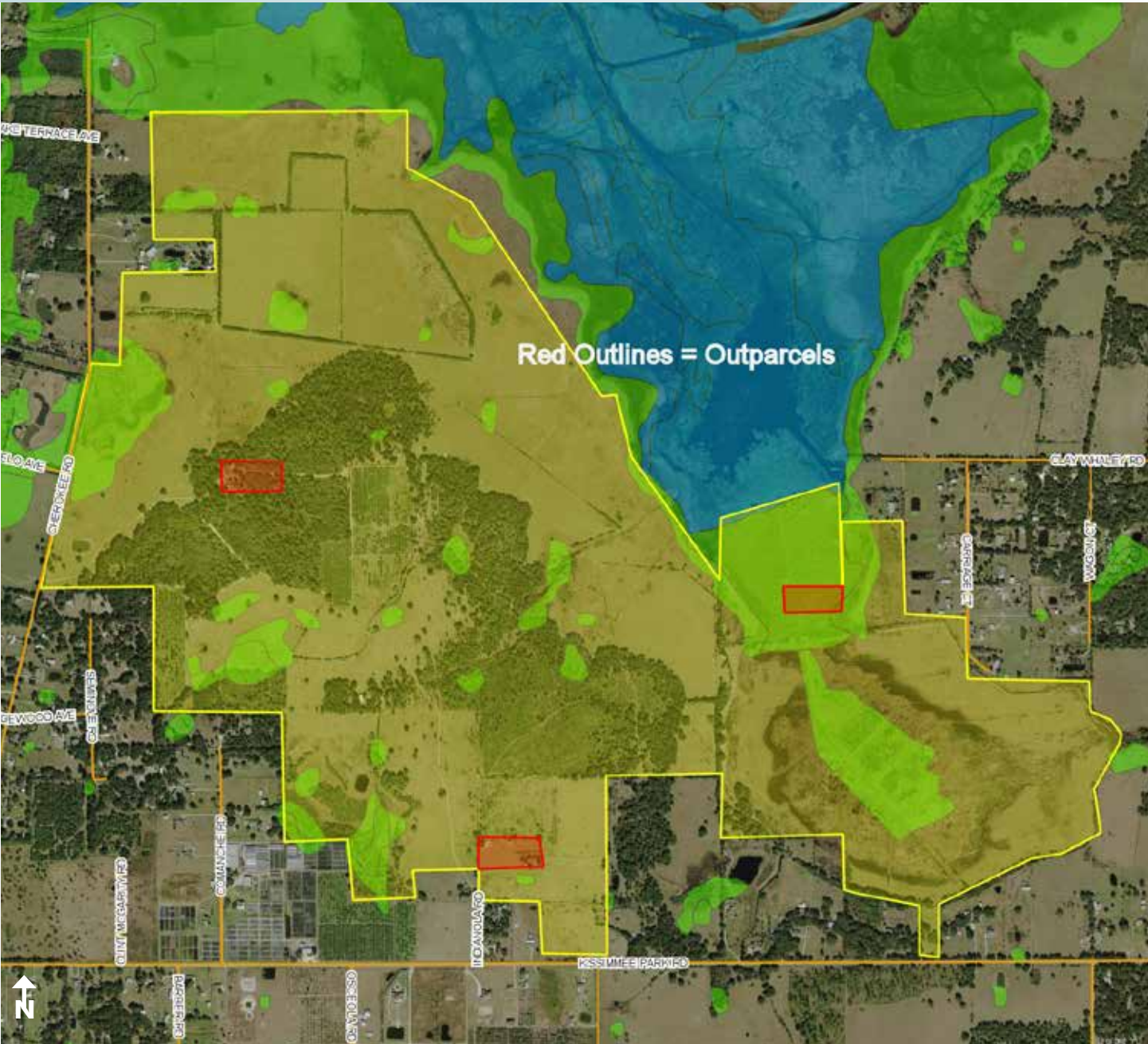


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WETLANDS MAP

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HERITAGE AT EDGEWATER

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

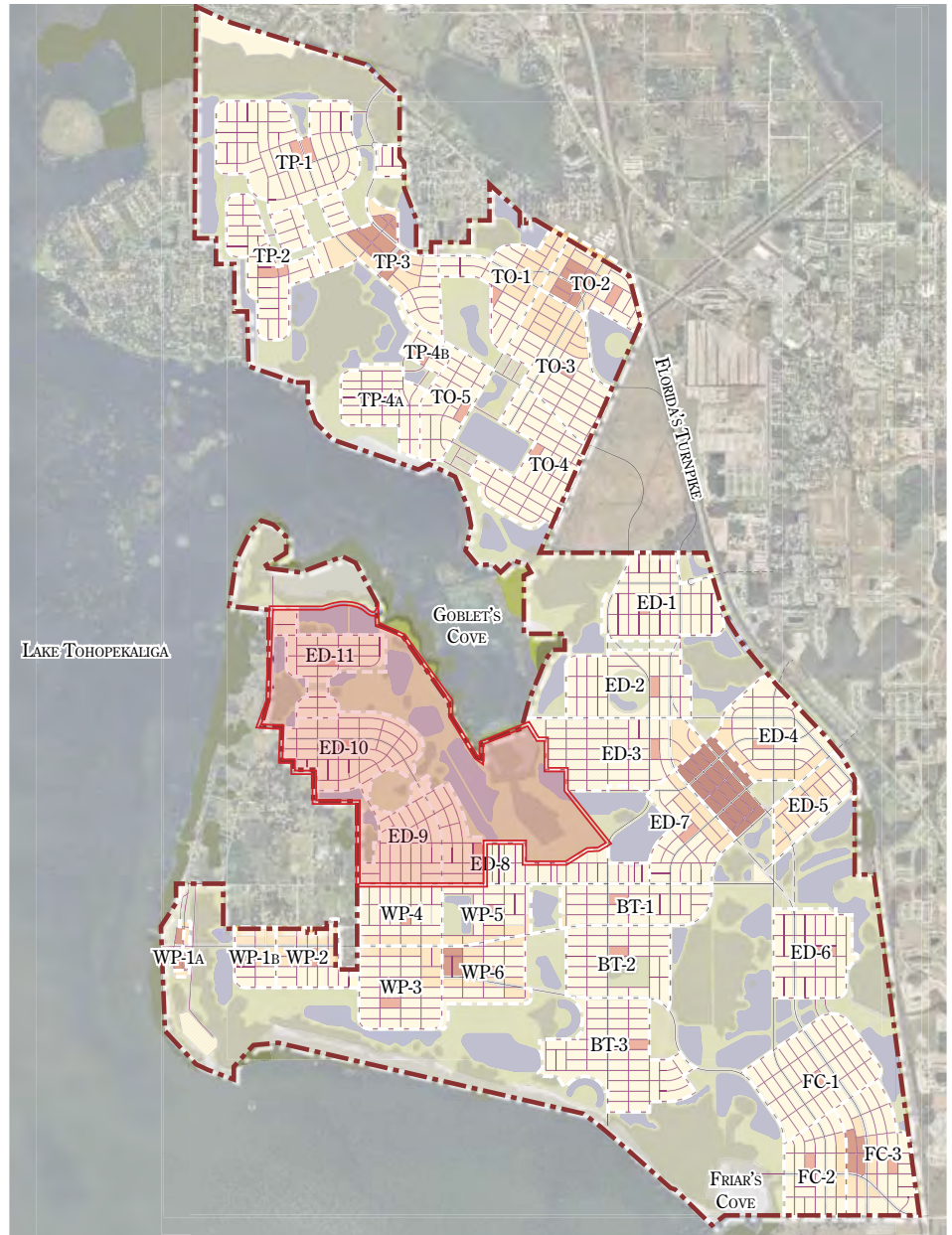
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**MAJOR PRICE
REDUCTION**

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.



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)

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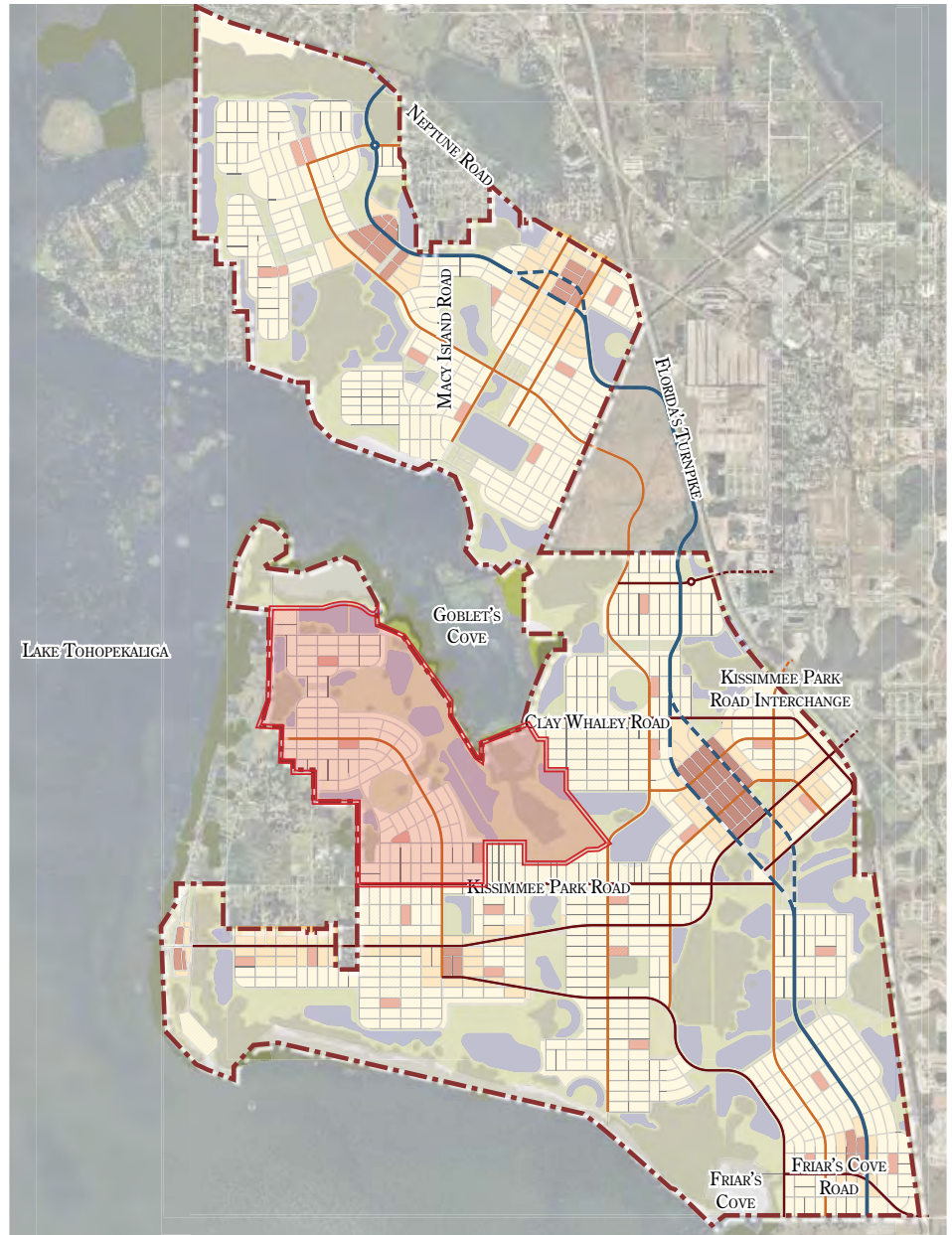
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**MAJOR PRICE
REDUCTION**

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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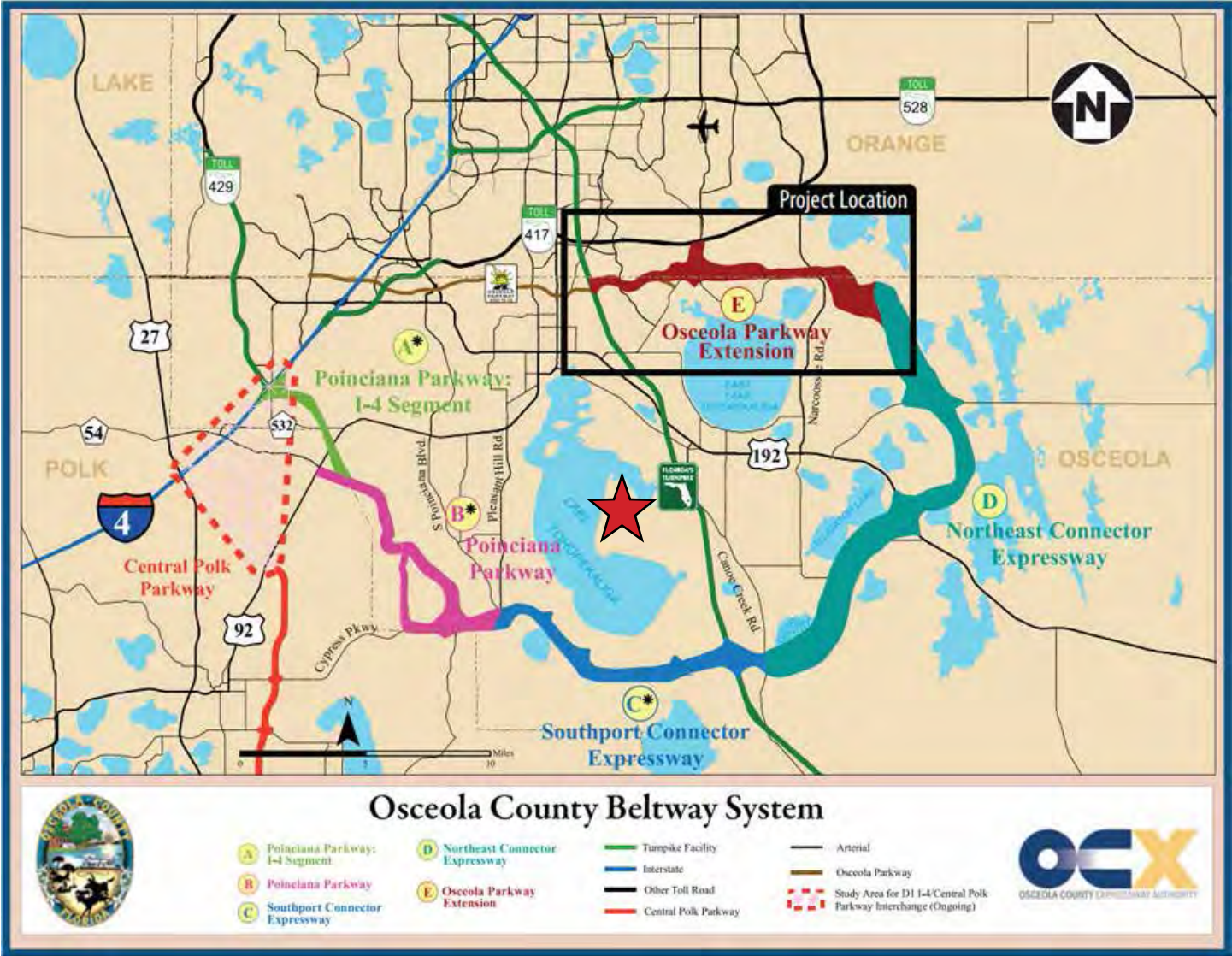


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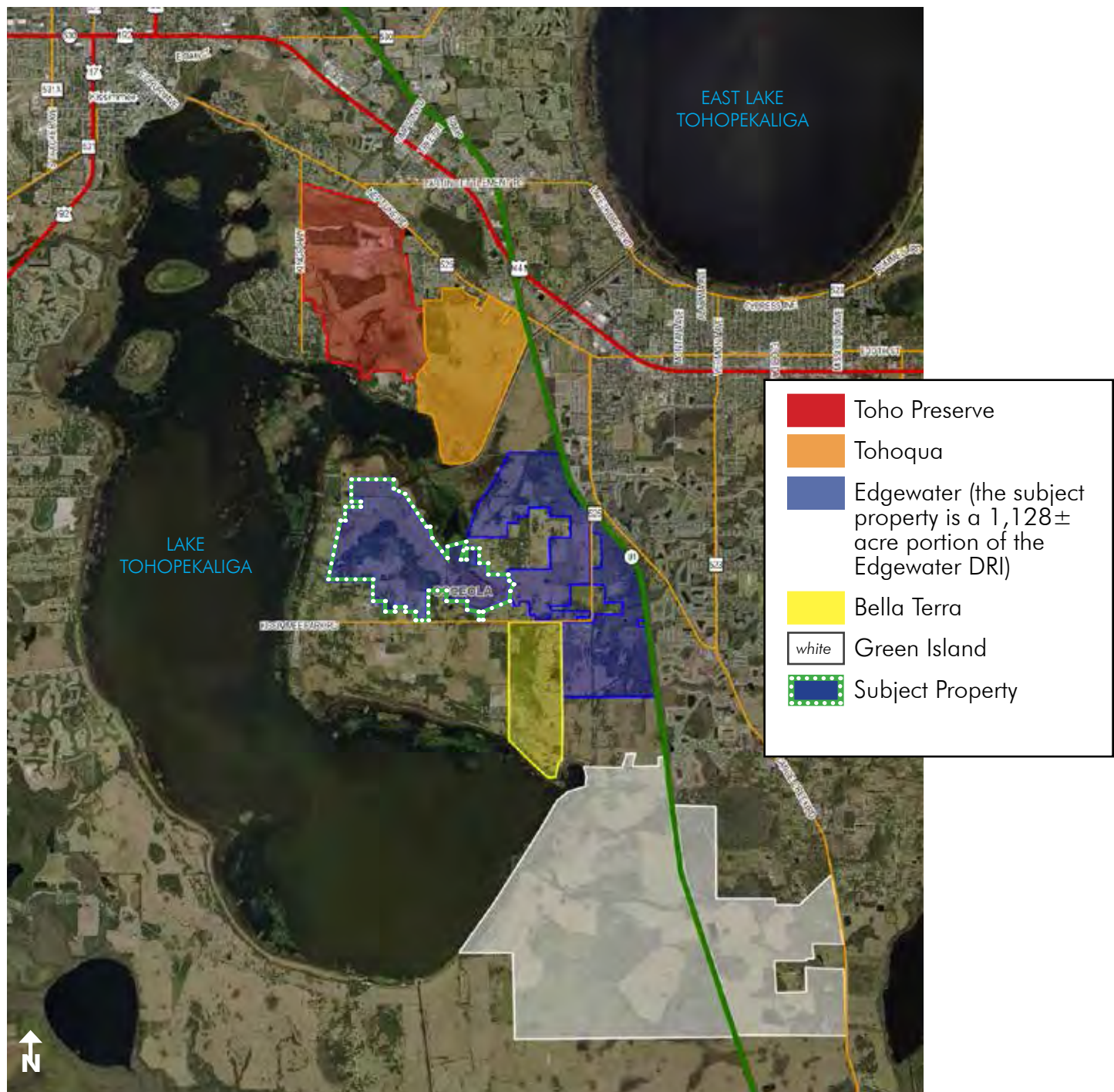


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APPROVED DRI PROJECTS IN THE IMMEDIATE AREA

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