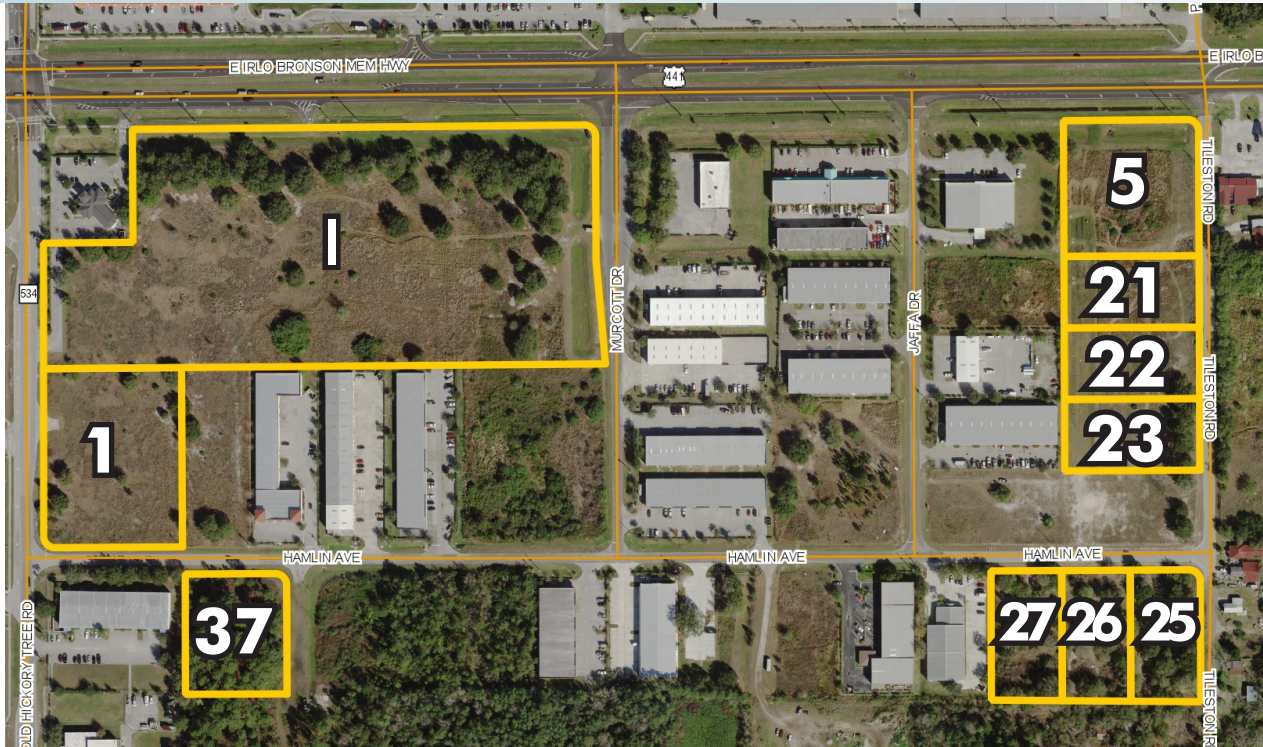


OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

26.39± acres (10 individual parcels) • Osceola County, FL



LAND FOR SALE

LOCATION

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

SIZE/PRICE

26.39± total acres (10 individual properties)
See attached price sheet.

ZONING & UTILITIES

Zoning: Commercial/Industrial.
St. Cloud Utilities. Water: Water Mains along Hwy 192/441 (12"), Old Hickory Tree Rd and Murcott Dr (10"), Tileston Rd, and Hamlin Ave. Sewer: Gravity Mains along Hamlin Ave and Lots 5 and 21-24.

ROAD FRONTAGE

1,300'± on HWY 192/441; 670'± on Old Hickory Tree Rd; 1040'± on Hamlin Ave; 530'± on Murcott Dr; 1,180'± on Tileston Rd

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 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

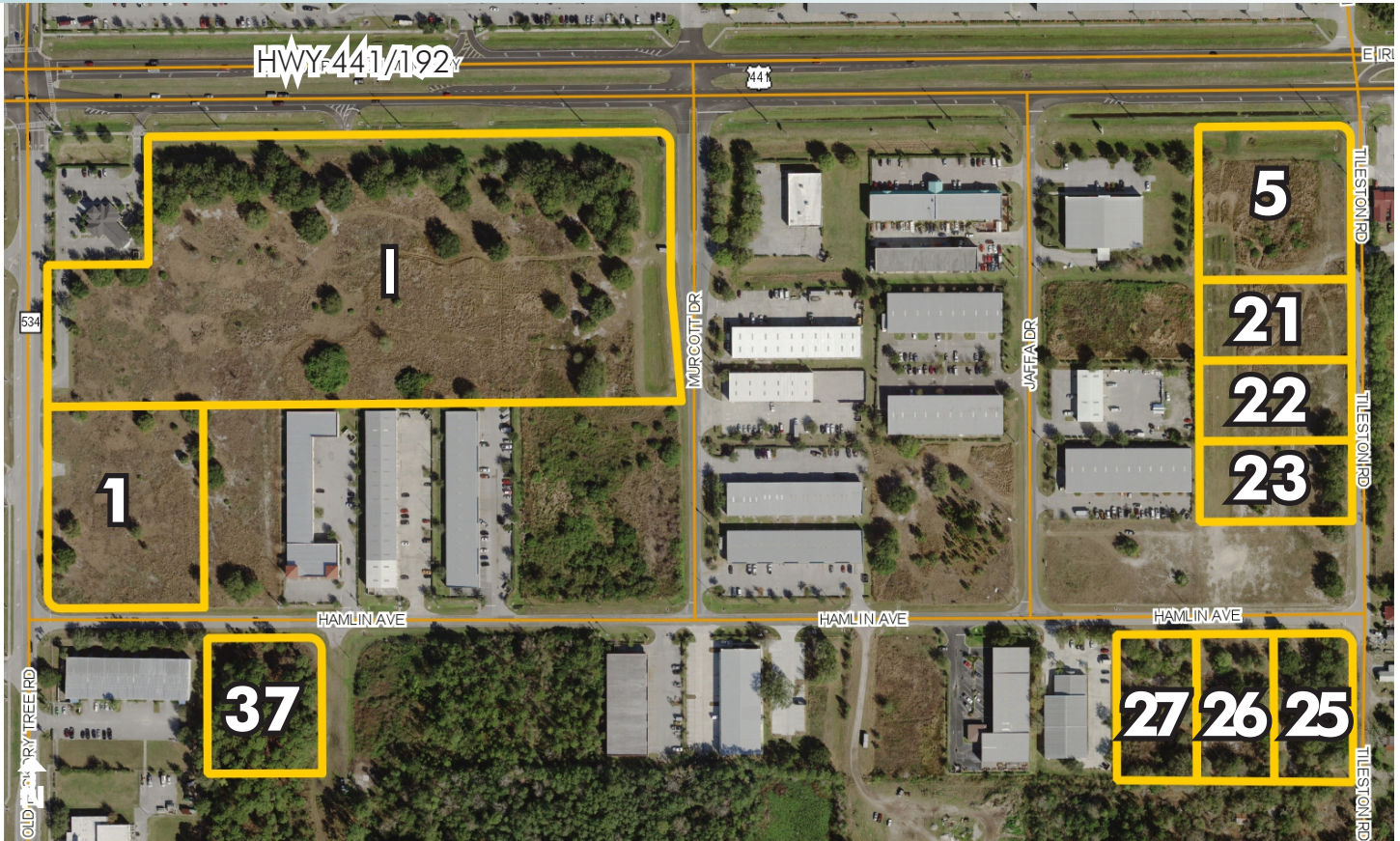
Maury L. Carter & Associates, Inc.
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PROPERTIES MAP

OSCEOLA INDUSTRIAL PARK ("OIP") - PARCEL IDs/ACREAGE/PRICES

"TRACT 1" (072631060500010010) - Available - 13.87±ac = \$3,575,000 or \$5.91/sf	"LOT 22, TRACT 5" (072631062000010220) 1.08±ac = \$200,000 or \$4.25/sf
"LOT 1, TRACT 7" (072631062100010010) 2.78±ac = \$600,000 or \$4.95/sf	"LOT 23, TRACT 5" (072631062000010230) 1.08±ac = \$200,000 or \$4.25/sf
"LOT 37, TRACT 7" (072631062100010370) 1.37±ac = \$250,000 or \$4.18/sf	"LOT 25, TRACT 5" (072631062000010270) 1.03±ac = \$200,000 or \$4.45/sf
"TRACT 5" (0726310620000100V0) 2.07±ac = \$799,000 or \$8.86/sf	"LOT 26, TRACT 5" (072631062000010260) 1.00±ac = \$200,000 or \$4.59/sf
"LOT 21, TRACT 5" (072631062000010210) 1.08±ac = \$250,000 or \$5.31/sf	"LOT 27, TRACT 5" (072631062000010250) 1.03±ac = \$200,000 or \$4.45/sf

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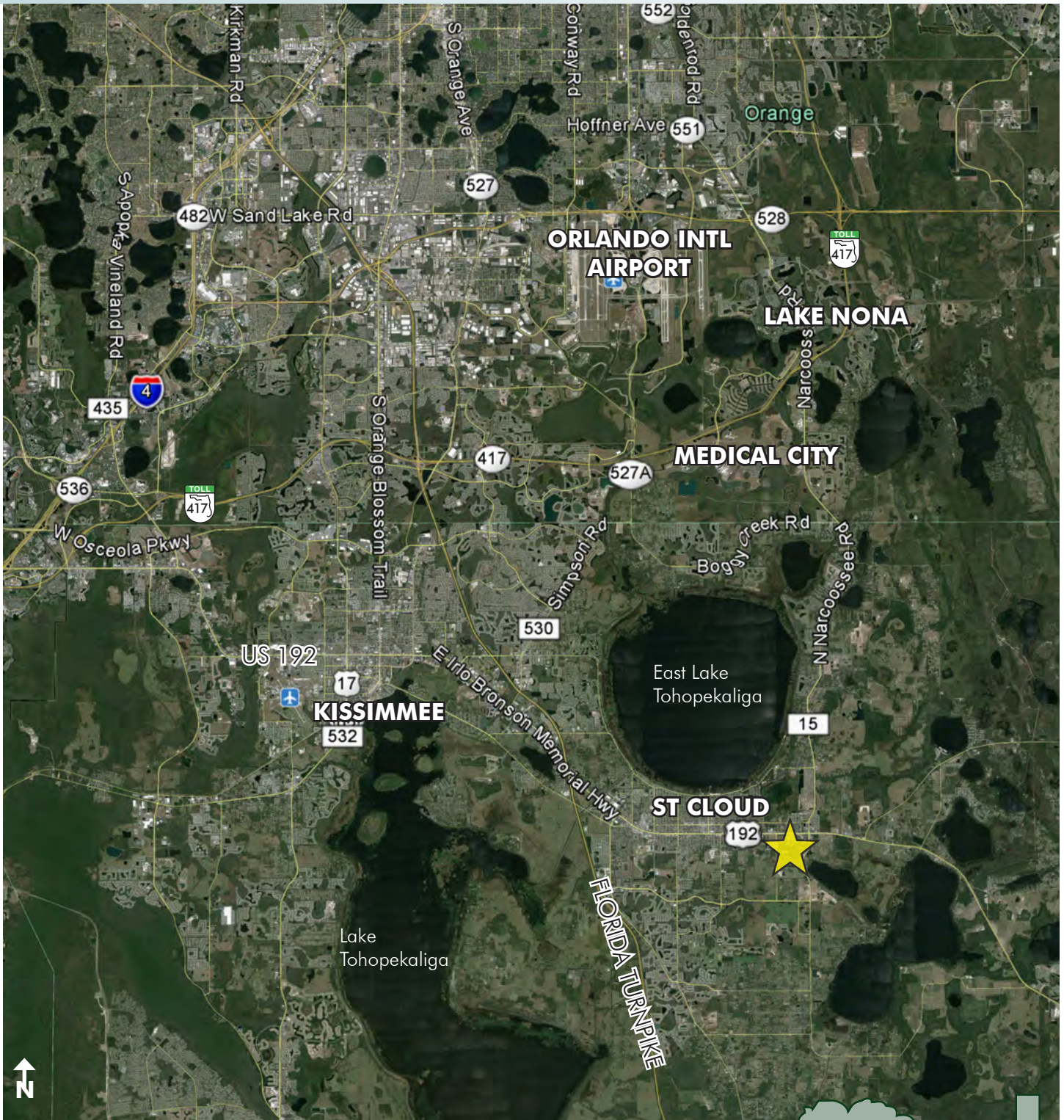
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LOCATION MAP

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

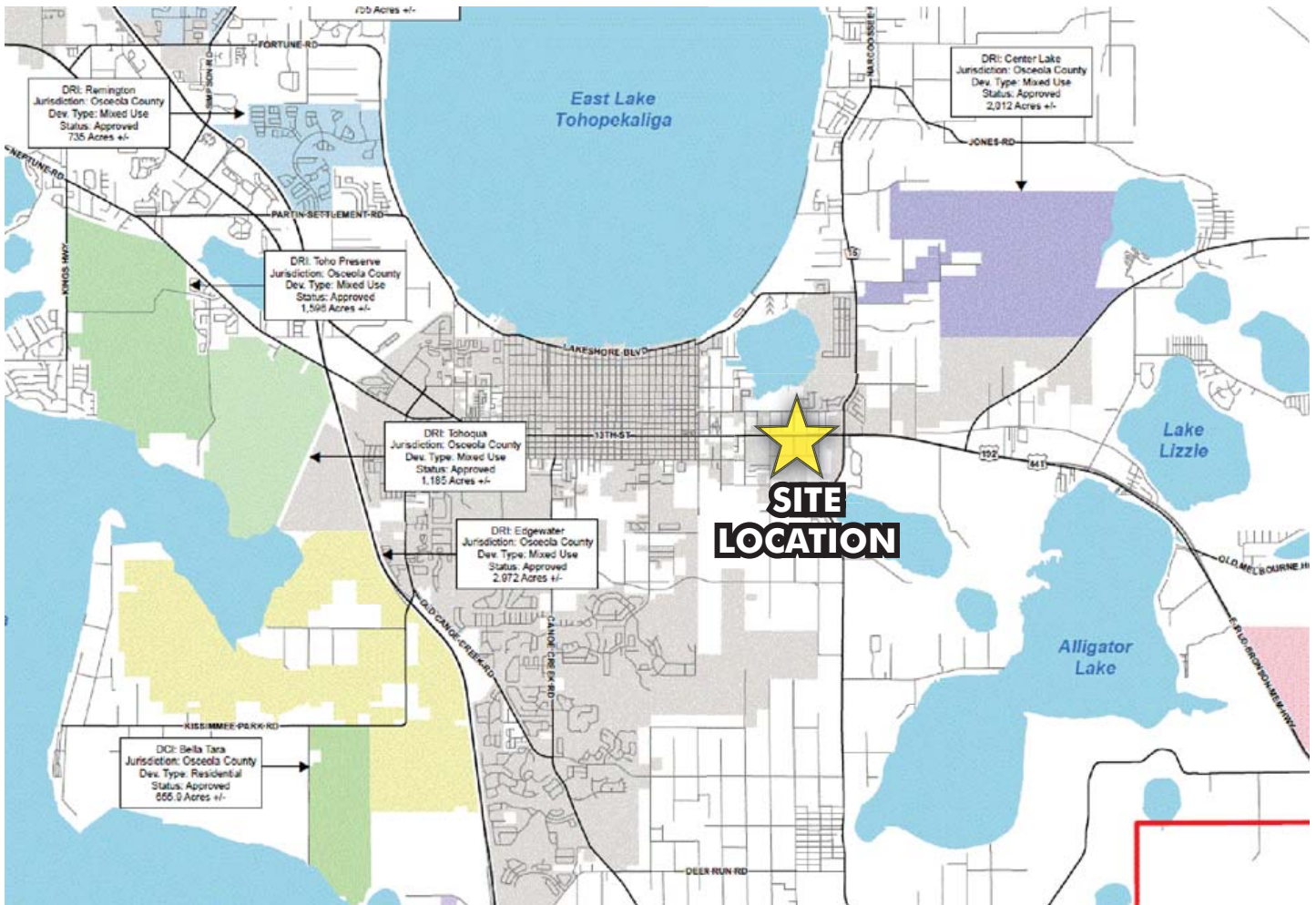
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FUTURE DRI MAP

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

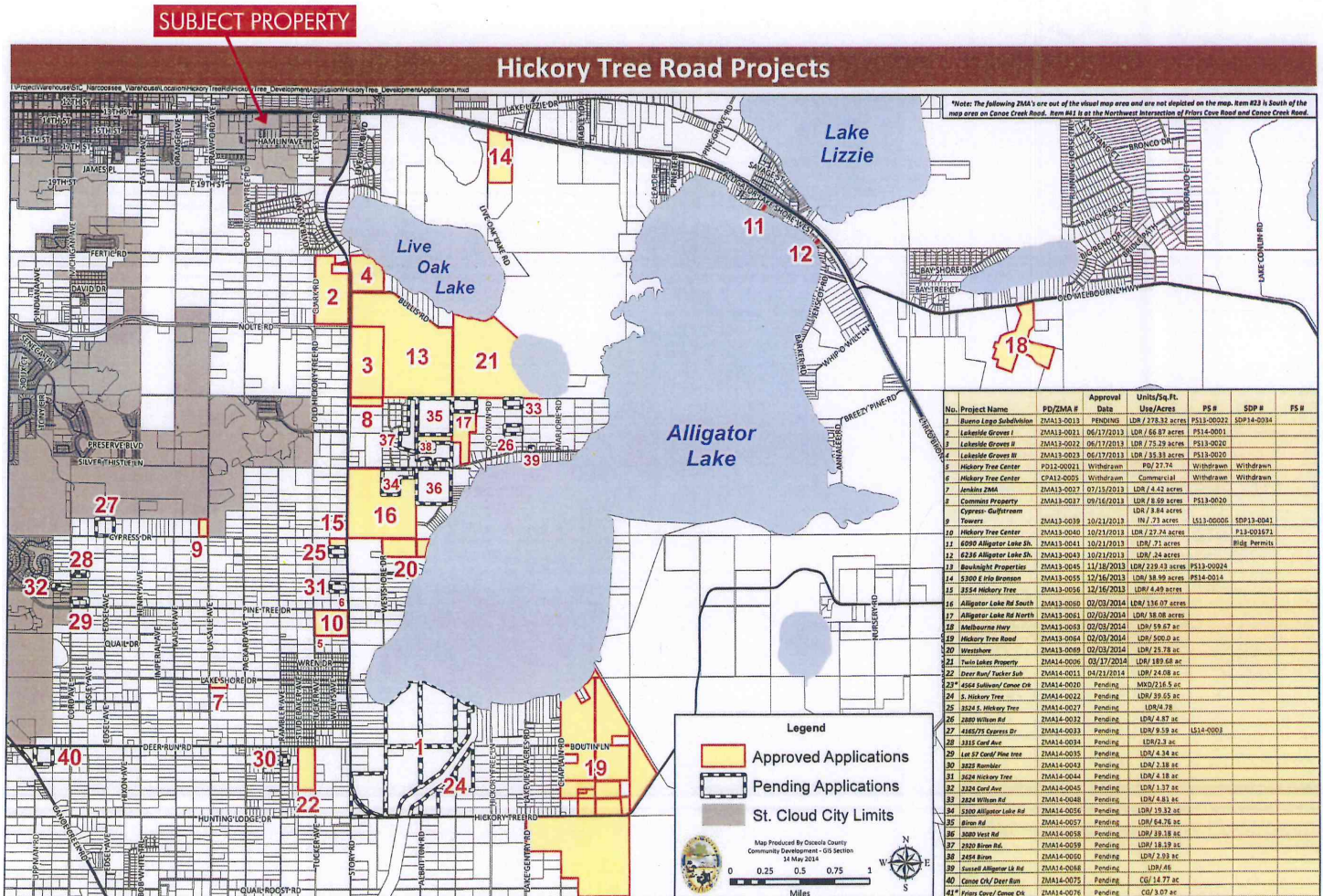
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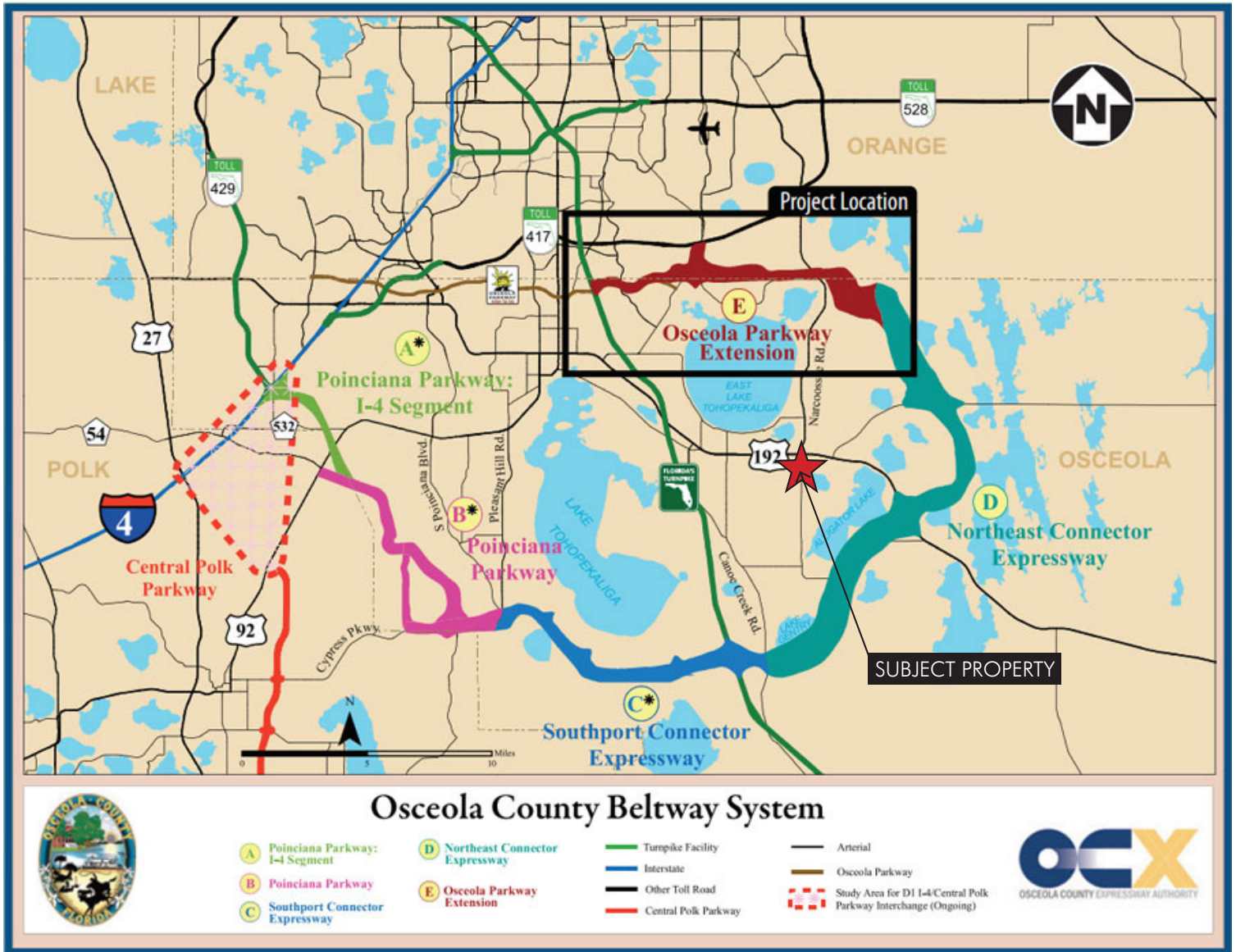
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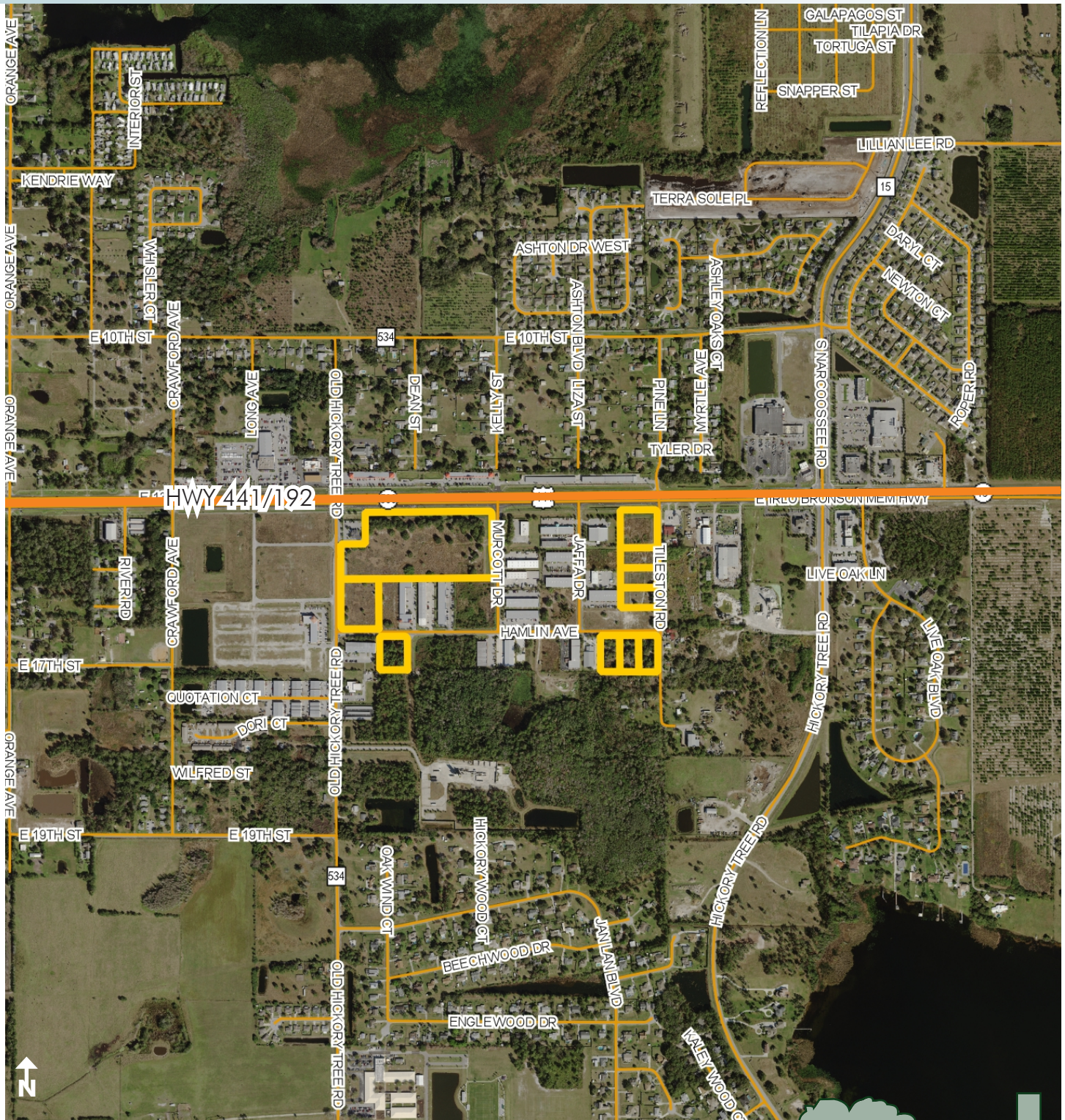
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REGIONAL MAP

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