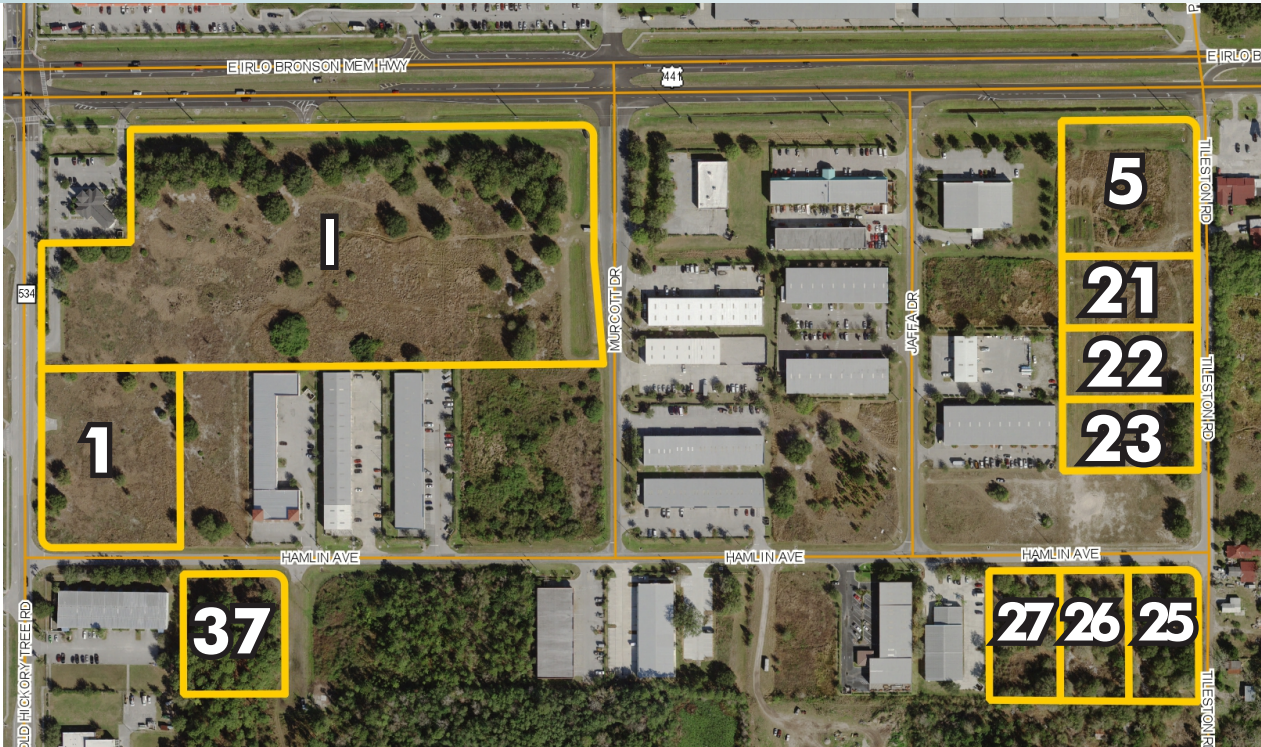


# OSCEOLA INDUSTRIAL PARK ("OIP")

## 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.  
See pages 4, 5 & 6 for prohibited and allowable uses.

### 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.

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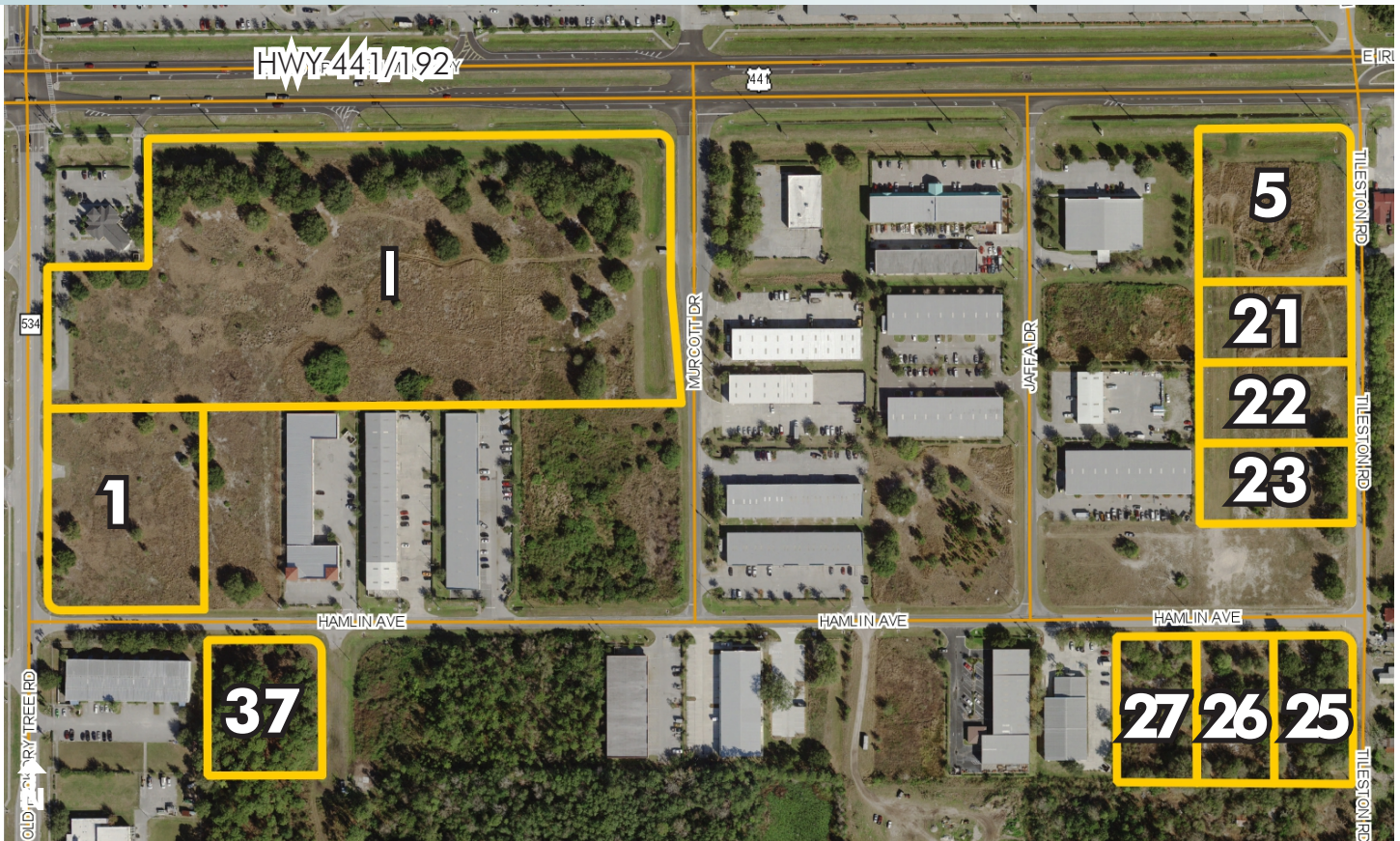
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# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

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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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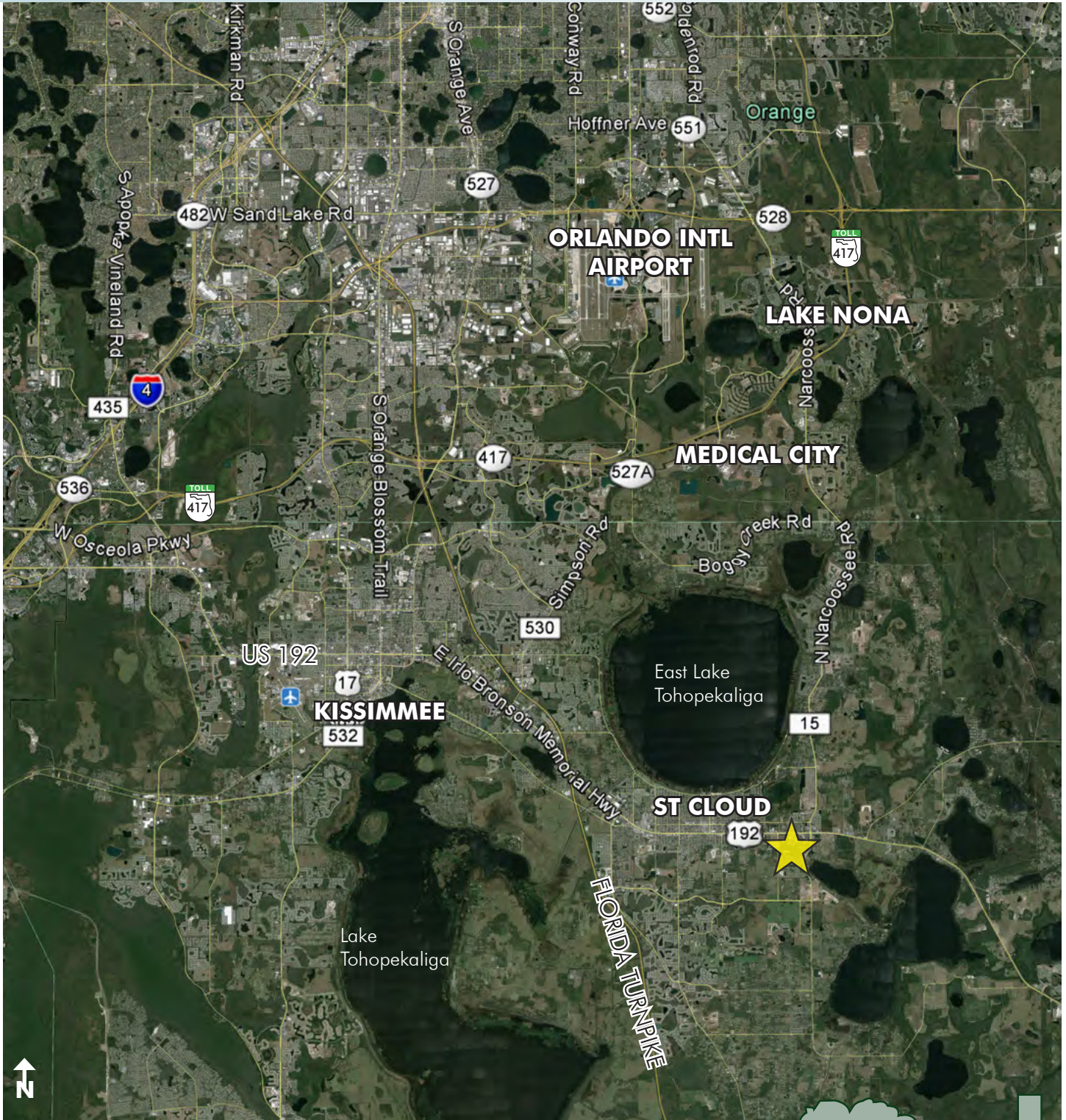
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LOCATION MAP

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# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

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## PROHIBITED USES

"By acceptance of this Special Warranty Deed, Grantee hereby acknowledges, covenants, and agrees that the Property may be used for any purpose set forth in the Declaration of Protective Covenants for Osceola Industrial Park recorded in Official Records Book 864, Page 2696, as affected by Supplemental Declaration of Covenants and Restrictions for Osceola Industrial Park recorded in Official Records Book 1031, Page 1456, and the Second Supplemental Declaration of Protective Covenants for Osceola Industrial Park recorded in Official Records Book 1059, Page 2571, all in the Public Records of Osceola County, Florida, except that:

1. No retail, wholesale or commercial use of any nature or sale of services or skills related to any of the following will be permitted to be conducted on or from the Property:

Adult Entertainment (Including but not limited to adult bookstores, adult dancing establishments, adult motion picture booths, adult motion picture theatres, adult booths, adult motels, adult performance establishments, adult theaters, escort services and any of the foregoing uses as defined by the codes of the City and the County where the property is located)

Bail Bond Agency

Day Labor Employment Agencies

Small Loan Companies

Flea Markets

Drug Rehabilitation Facilities

Abortion Clinics (defined as a clinic or operation where one of the primary functions is termination of human pregnancy)

Pawn Shops

Movie Houses that show any movies rated more restrictive than "R" on the ratings list existing at the date of this Special Warranty Deed to Grantee

Palmists or anything that has to do with the occult in Grantor's sole opinion

Tattoo Parlors or Body Piercing Parlors

2. No outdoor sales, whether in tents, some other temporary structure or no structure at all, are permitted on the Property.

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# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

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## PERMITTED USES (cont'd on next page)

The uses that will be permitted within the commercial area of Osceola Industrial Park will be as follows:

Business establishments with retail sales including:

Antiques  
Arts  
Bakeries (with baking or products for sale on the premises)  
Bicycles  
Books  
Department Stores  
Drugs  
Electrical appliances  
Florists  
Gifts  
Groceries  
Hardware  
Jewelry  
Liquor  
Luggage  
Music  
Newsstands  
Office supplies  
Paint and wallpaper stores  
Photographic equipment and supplies  
Plumbing fixtures, sales and service  
Radios  
Televisions

Service establishments without products including:

Banks and Savings Institutions (including automated facilities)  
Chartered non-profit private clubs and lodges  
Cocktail Lounges  
Retail sale of gasoline when incidental to a permitted use  
Restaurants  
Walk-in theaters

Personal service establishments including

Art studios  
Barbers and beauty shops  
Child care centers  
Dance schools and studios  
Dry cleaning and laundries (pick-up stations and/or self-service)  
Duplicating services  
Photographic studio  
Printing and publishing  
Shoe repair  
Tailoring  
Television, radios and household appliance service  
Watch and clock repair

Offices: administrative, business and professional

Accessory uses which are normally associated with uses permitted herein and when in conjunction with uses properly licensed for operation on the same site.

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# OSCEOLA INDUSTRIAL PARK ("OIP")

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Those uses to be permitted, but not limited to, within the industrial area of Osceola Industrial Park, will be as follows:

Baking products manufacturing  
Battery manufacturing and storage  
Boat manufacturing  
Soft drink bottling  
Building product manufacturing  
Cold storage and frozen food storage  
Data processing  
Electrical machinery and equipment manufacturing  
Plants for the production of scientific and research instruments  
Plant for development and production of electronic components and systems  
Food Processing and packaging  
Furniture decorating materials  
Upholstery manufacturing  
Glass and glass products manufacturing  
Laundry and dry cleaning facilities  
Manufacturing of metal, plastic, and paper products  
Motor vehicle assembly\*  
Paint and varnish manufacturing\*  
Pharmaceutical products manufacturing  
Photographic equipment and supplies manufacturing and processing  
Printing, book binding, lithography and publishing plants  
Professional offices  
Broadcasting studios  
Shoe and leather goods manufacturing  
Technical and trade school  
Testing of materials, equipment and products  
Textile manufacturing  
Tire manufacturing\*  
Truck terminal \*  
Warehousing

\*THESE USES MUST BE LOCATED 300' FROM HICKORY HOLLOW SUBDIVISION.

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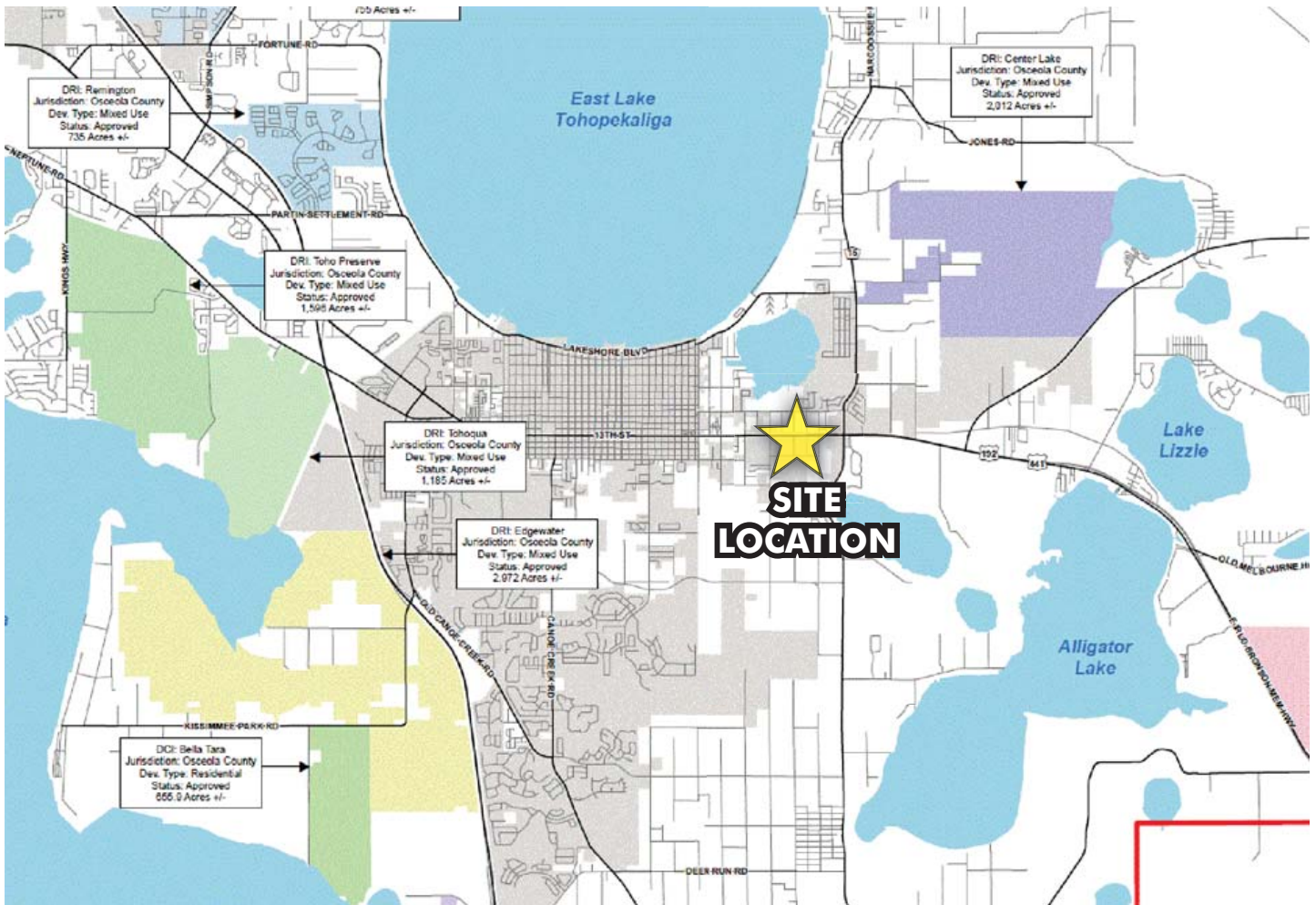
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# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

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FUTURE DRI MAP

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

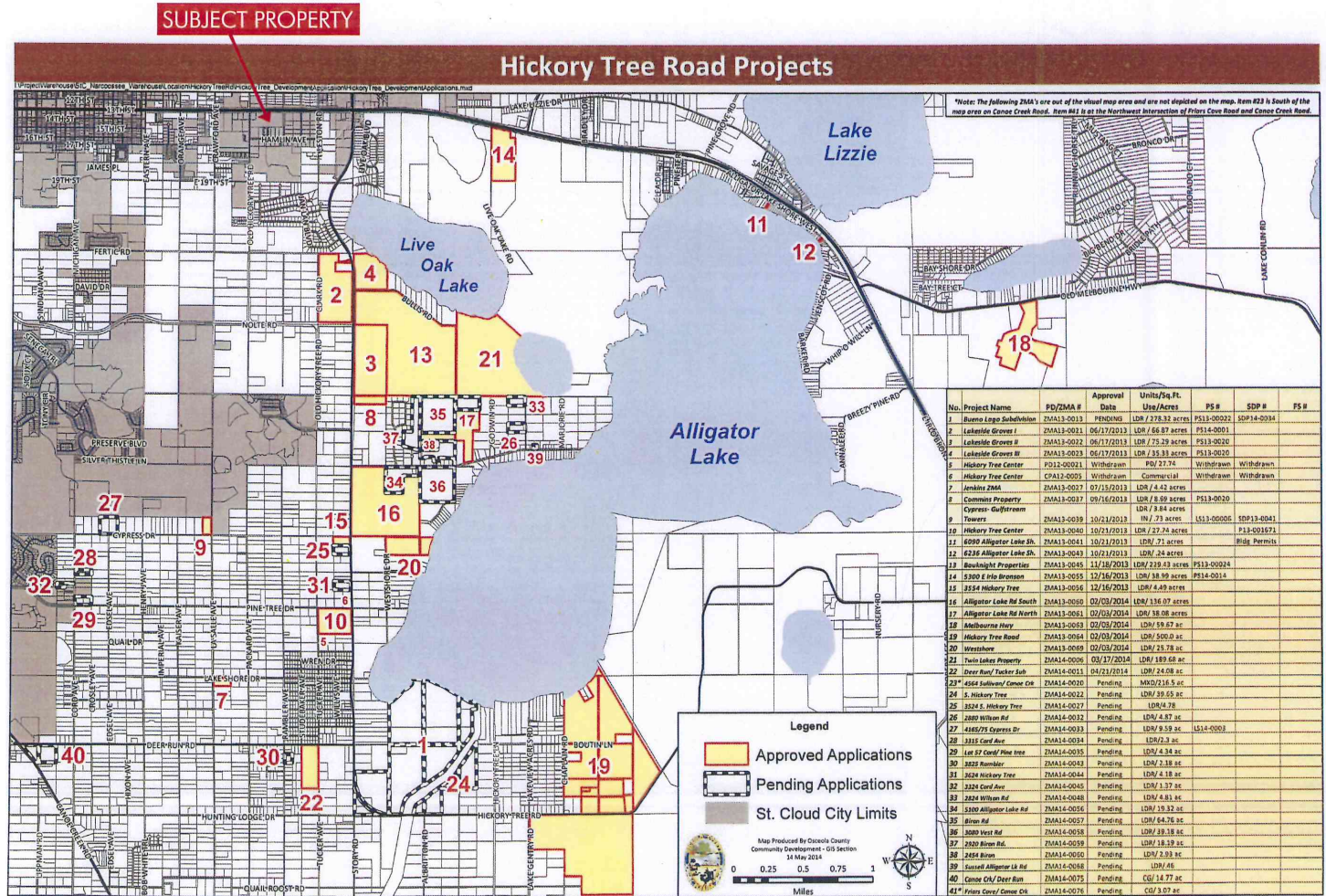
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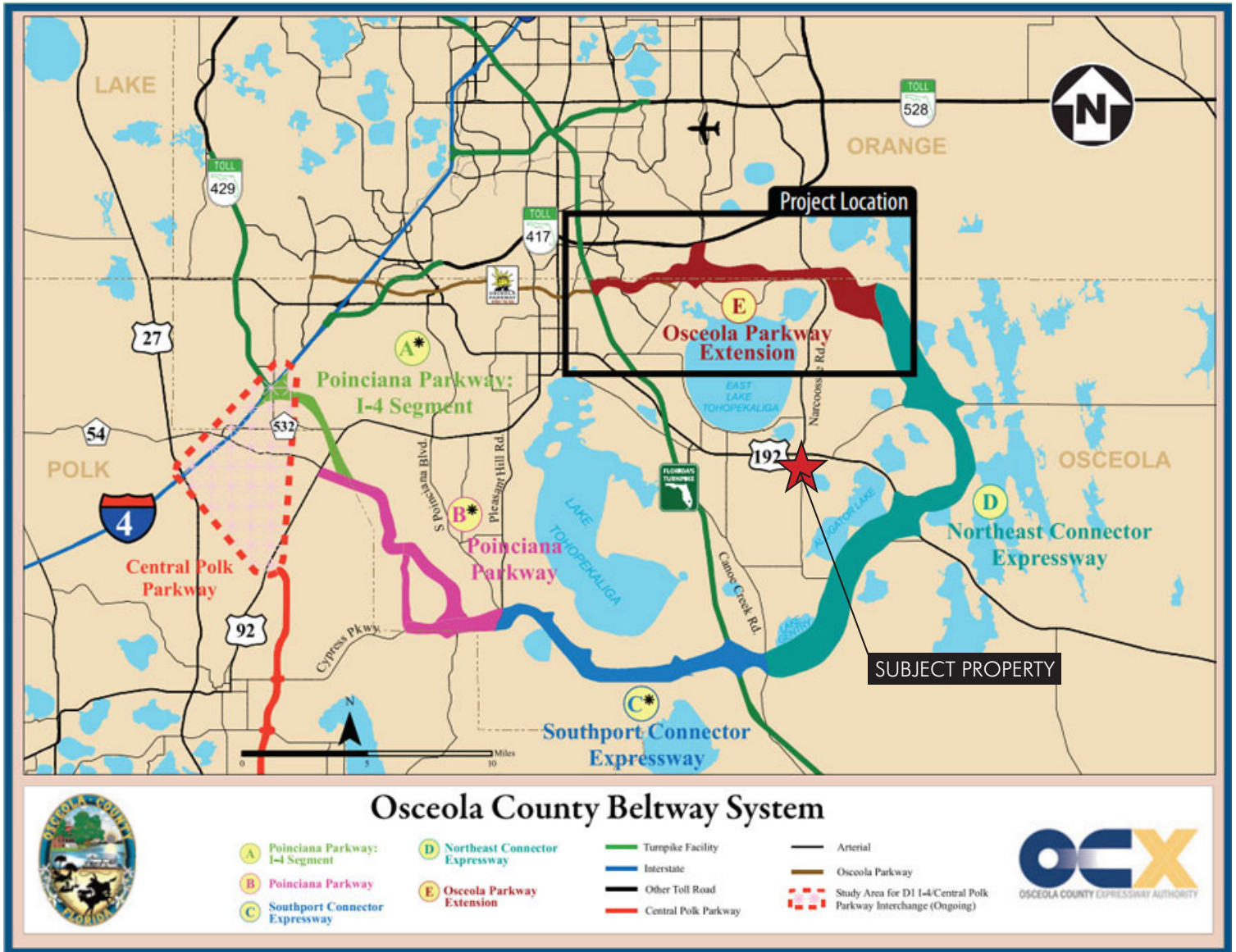




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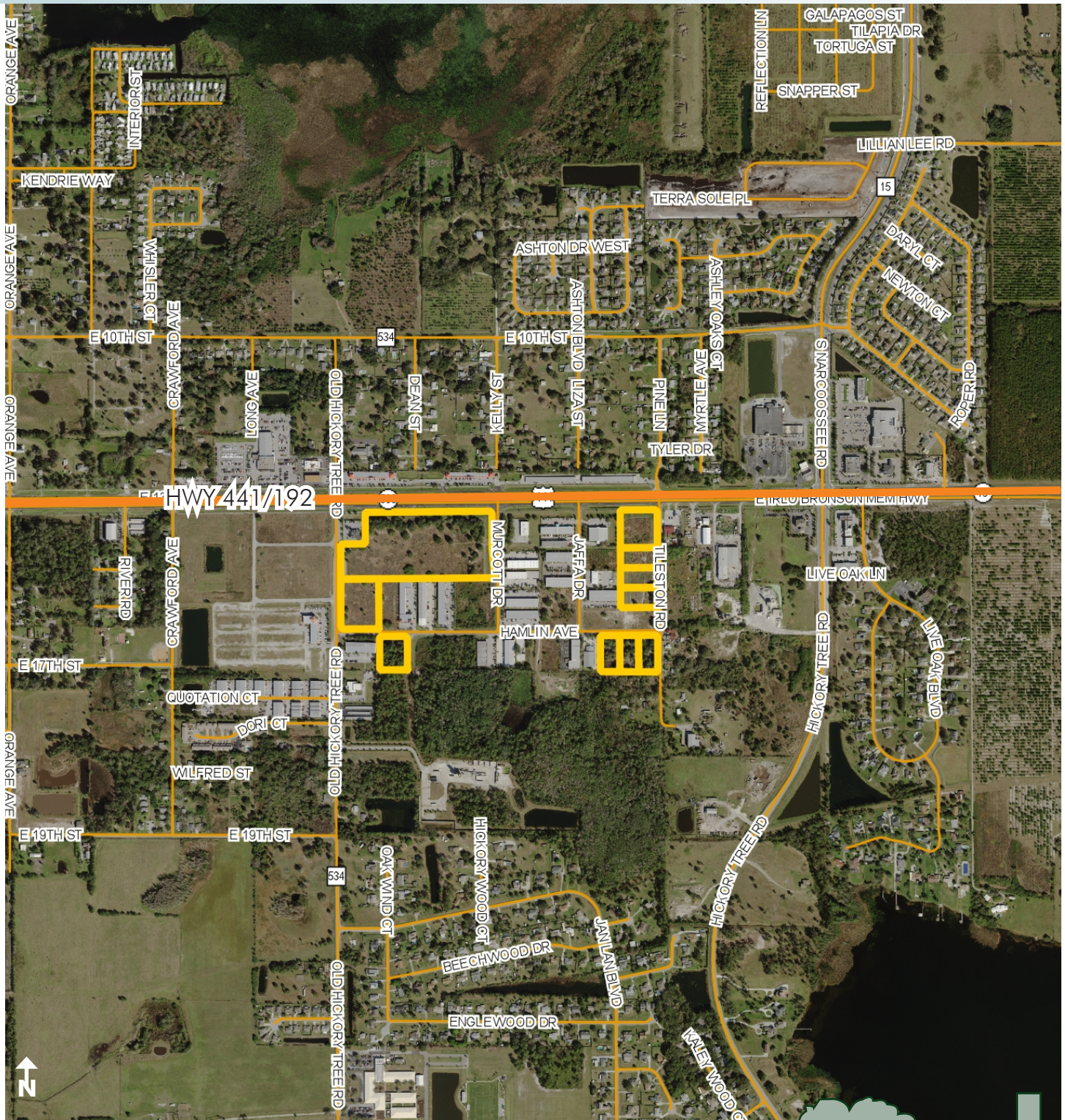
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REGIONAL MAP

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