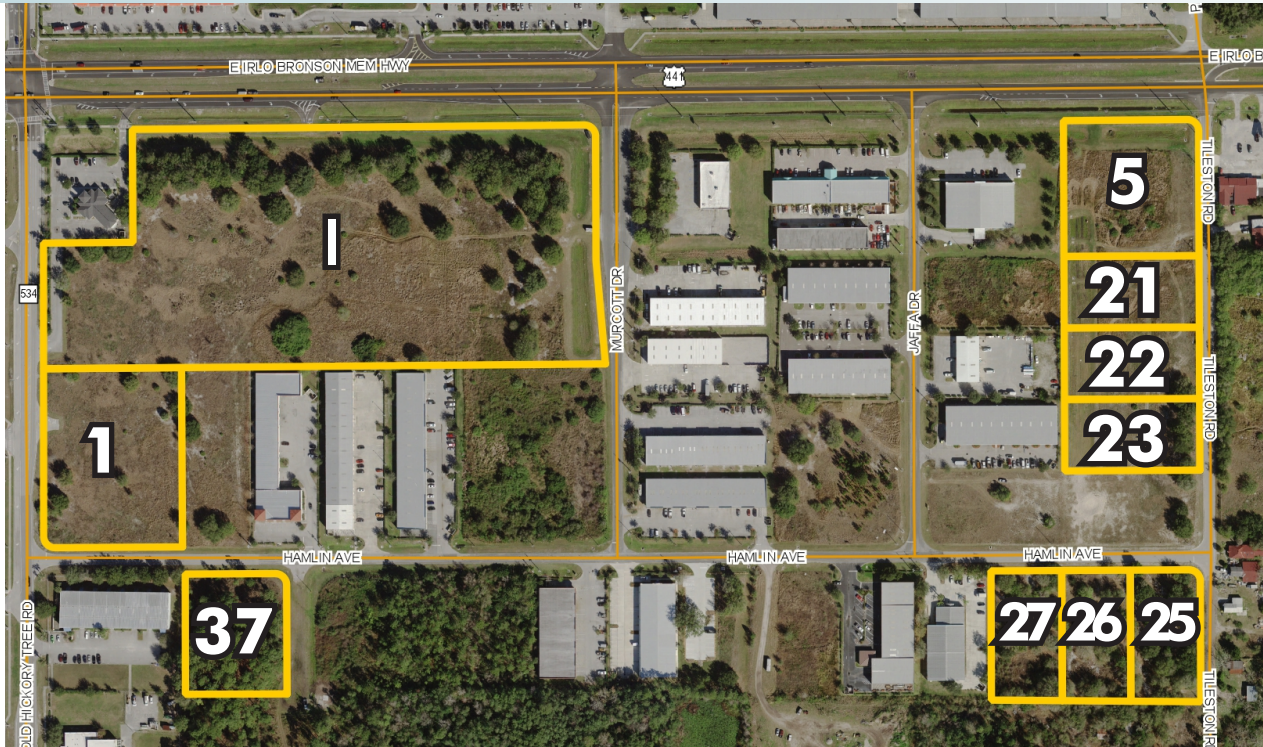


OSCEOLA INDUSTRIAL PARK ("OIP")

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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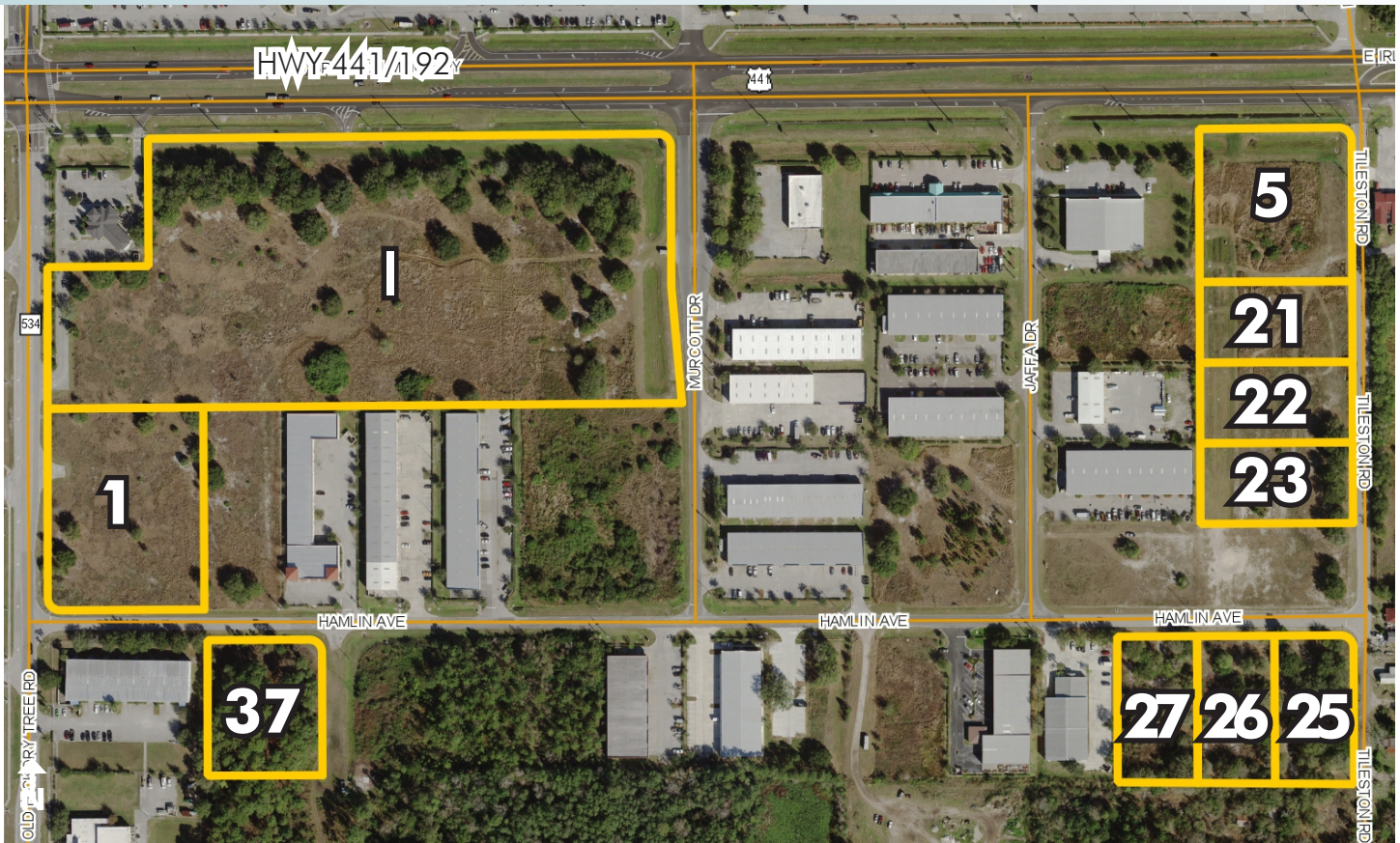
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PROPERTIES MAP

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

"TRACT I" (072631060500010010) - Available - 13.87±ac = \$3,575,000 or \$5.91/sf	"LOT 22, TRACT 5" (072631062000010220) SOLD! 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) SOLD! 1.08±ac = \$200,000 or \$4.25/sf
"LOT 37, TRACT 7" (072631062100010370) SOLD! 1.37±ac = \$250,000 or \$4.18/sf	"LOT 25, TRACT 5" (072631062000010250) UNDER CONTRACT 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) UNDER CONTRACT 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" (072631062000010270) UNDER CONTRACT 1.03±ac = \$200,000 or \$4.45/sf

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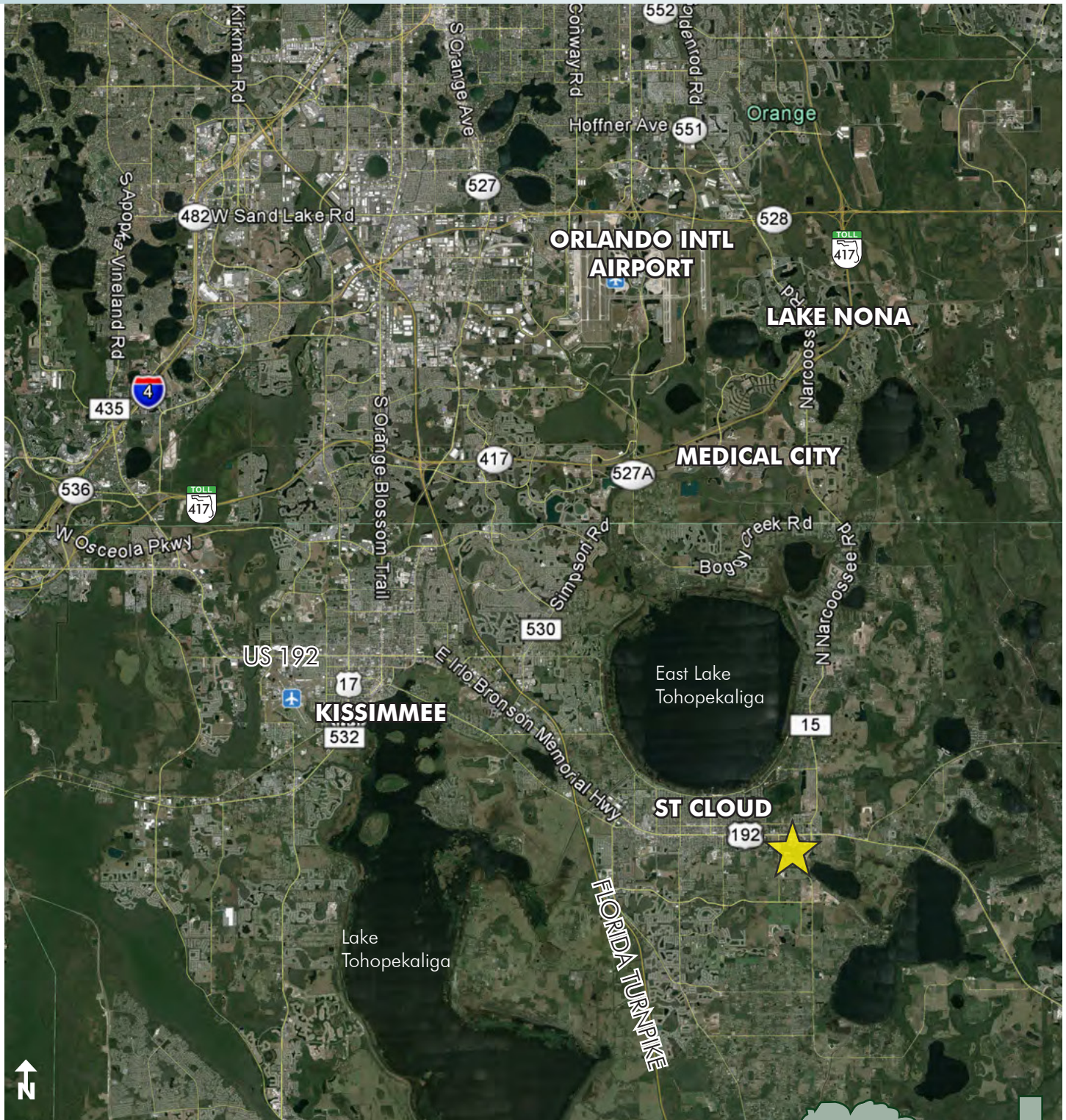
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LOCATION MAP

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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")

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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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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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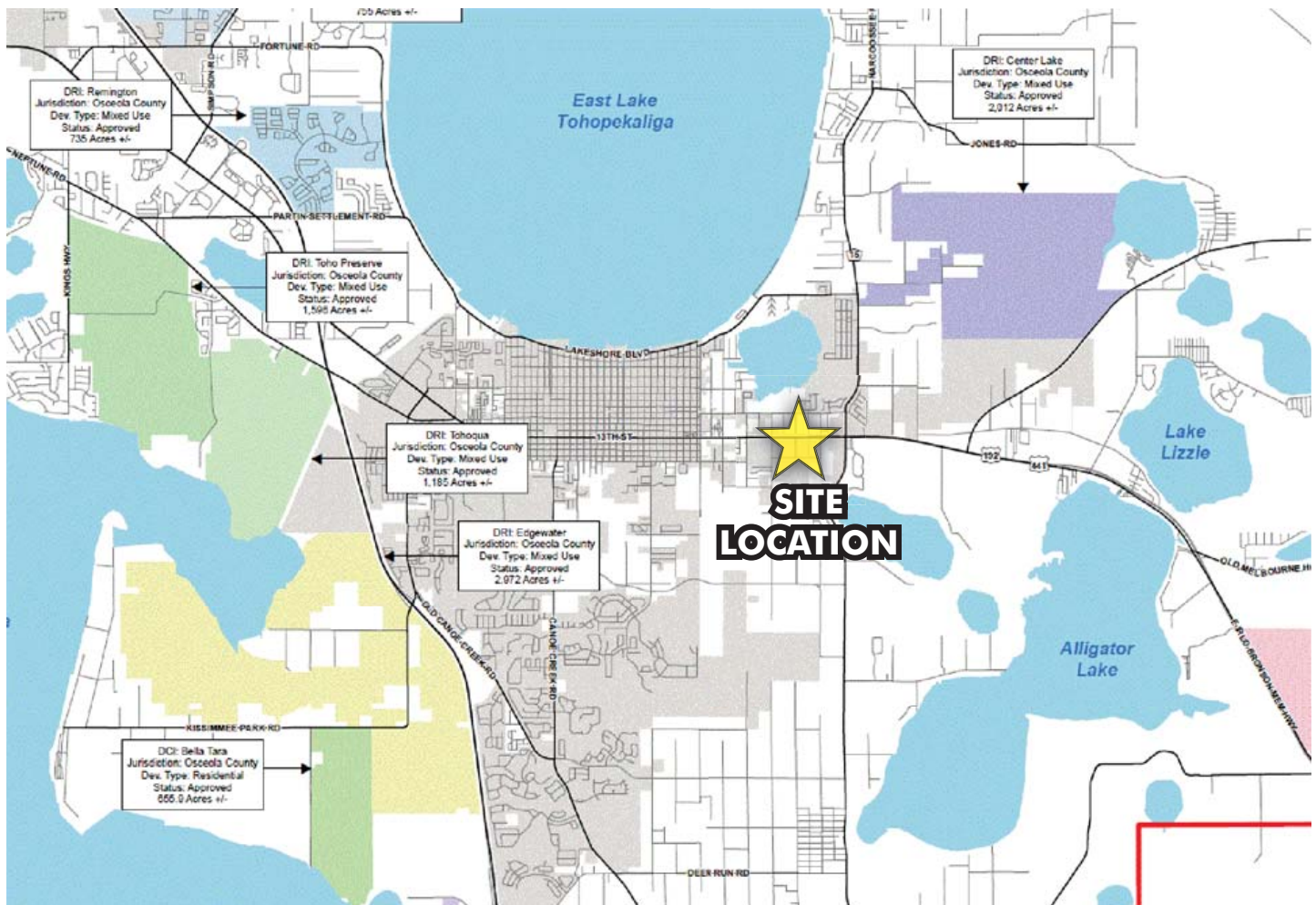
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FUTURE DRI MAP

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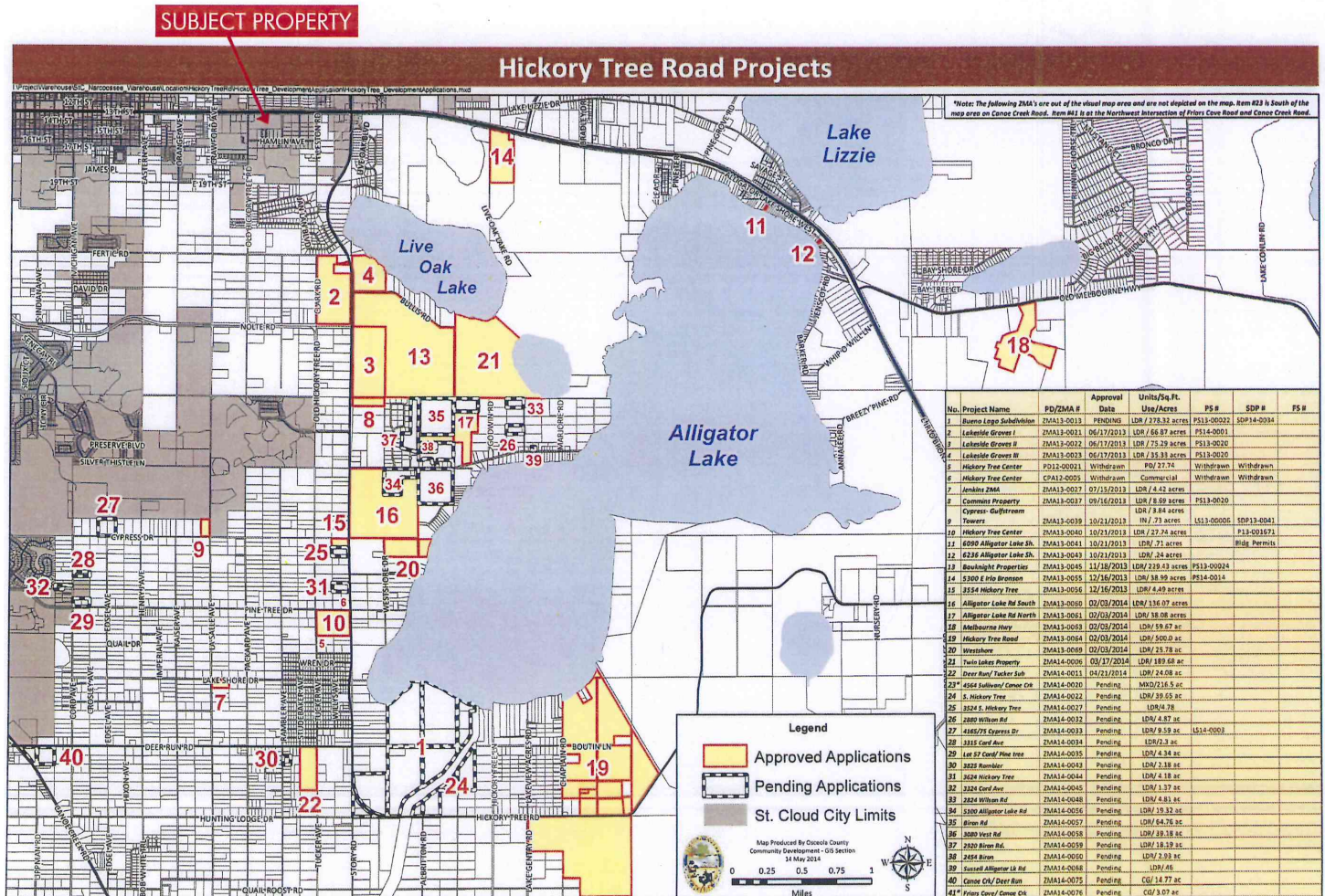
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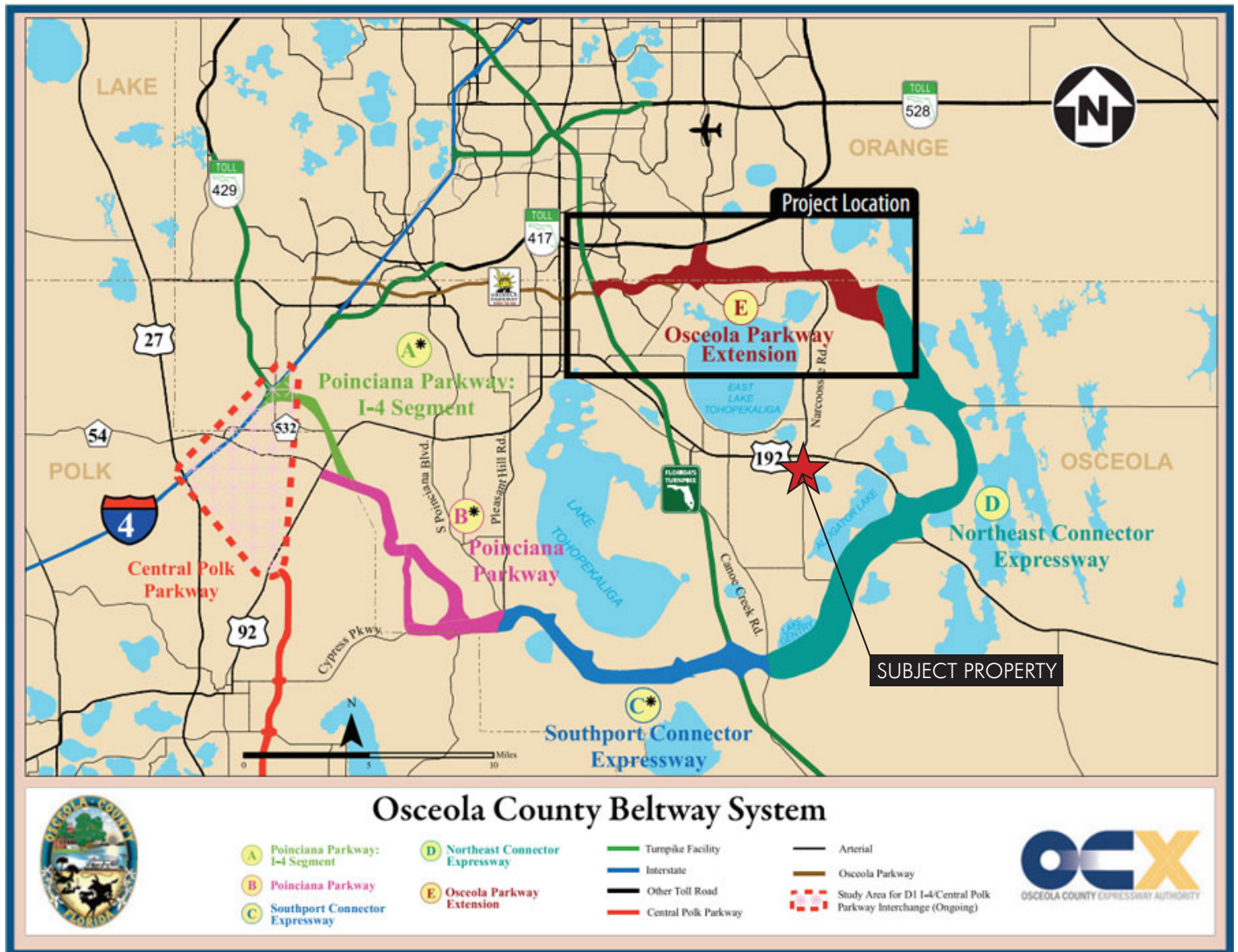
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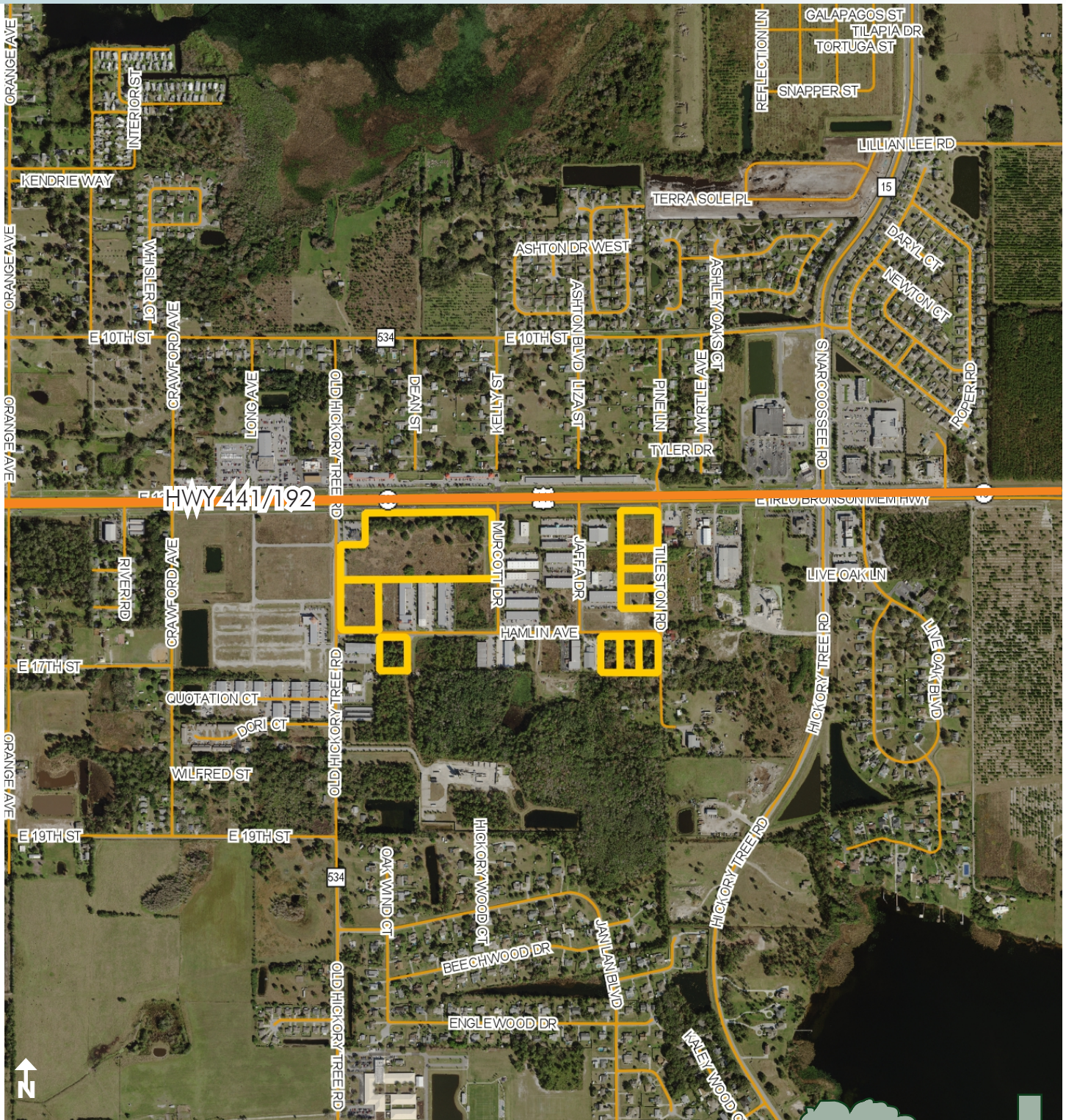
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REGIONAL MAP

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