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 Hamiln 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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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) 1.08±ac = $200,000 or $4.25/sf SOLD!
"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 SOLD!
"LOT 37, TRACT 7" (072631062100010370) 1.37±ac = $250,000 or $4.18/sf SOLD!	"LOT 25, TRACT 5" (072631062000010250) 1.03±ac = $200,000 or $4.45/sf UNDER CONTRACT
"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 UNDER CONTRACT
"LOT 21, TRACT 5" (072631062000010210) 1.08±ac = $250,000 or $5.31/sf	"LOT 27, TRACT 5" (072631062000010270) 1.03±ac = $200,000 or $4.45/sf SOLD!

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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.

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 nd 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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FUTURE DRI MAP

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No.	Project Name	PD/ZMA #	Approval Date	Units/Sq.Ft. Use/Acres	PS #	SDP #	FS #
1	Bueno Lago Subdivision	ZMA13-0013	PENDING	LDR / 278.32 acres	PS13-00022	SDP14-0034	
2	Lakeside Groves I	ZMA13-0021	06/17/2013	LDR / 66.87 acres	PS14-0001		
3	Lakeside Groves II	ZMA13-0022	06/17/2013	LDR / 73.29 acres	PS13-0020		
4	Lakeside Groves III	ZMA13-0023	06/17/2013	LDR / 35.33 acres	PS13-0020		
5	Hickory Tree Center	PD12-00021	Withdrawn	PD/ 27.74	Withdrawn	Withdrawn	
6	Hickory Tree Center	CPA12-0005	Withdrawn	Commercial	Withdrawn	Withdrawn	
7	Jenkins ZMA	ZMA13-0027	07/15/2013	LDR / 4.42 acres			
8	Commins Property	ZMA13-0037	09/16/2013	LDR / 8.69 acres	PS13-0020		
9	Cypress- Gulfstream Towers	ZMA13-0039	10/21/2013	LDR / 3.84 acres IN/ .73 acres	LS13-00006	SDP13-0041	
10	Hickory Tree Center	ZMA13-0040	10/21/2013	LDR / 27.24 acres		P13-001671	
11	6090 Alligator Lake Sh.	ZMA13-0041	10/21/2013	LDR/ .71 acres		Bldg Permits	
12	6236 Alligator Lake Sh.	ZMA13-0043	10/21/2013	LDR/ .24 acres			
13	Bouknight Properties	ZMA13-0045	11/18/2013	LDR/ 229.43 acres	PS13-00024		
14	5300 E Irlo Bronson	ZMA13-0055	12/16/2013	LDR/ 38.99 acres	PS14-0014		
15	3554 Hickory Tree	ZMA13-0056	12/16/2013	LDR/ 4.49 acres			
16	Alligator Lake Rd South	ZMA13-0060	02/03/2014	LDR/ 136.07 acres			
17	Alligator Lake Rd North	ZMA13-0061	02/03/2014	LDR/ 38.08 acres			
18	Melbourne Hwy	ZMA13-0063	02/03/2014	LDR/ 59.67 ac			
19	Hickory Tree Road	ZMA13-0064	02/03/2014	LDR/ 500.0 ac			
20	Westshore	ZMA13-0069	02/03/2014	LDR/ 25.78 ac			
21	Twin Lakes Property	ZMA14-0006	03/17/2014	LDR/ 189.68 ac			
22	Deer Run/ Tucker Sub	ZMA14-0011	04/21/2014	LDR/ 24.08 ac			
23*	4564 Sullivan/ Canoe Crk	ZMA14-0020	Pending	MXD/216.5 ac			
24	S. Hickory Tree	ZMA14-0022	Pending	LDR/ 39.65 ac			
25	3524 S. Hickory Tree	ZMA14-0027	Pending	LDR/4.78			
26	2880 Wilson Rd	ZMA14-0032	Pending	LDR/ 4.87 ac			
27	4165/75 Cypress Dr	ZMA14-0033	Pending	LDR/ 9.59 ac	LS14-0003		
28	3315 Cord Ave	ZMA14-0034	Pending	LDR/2.3 ac			
29	Lot 57 Cord/ Pine tree	ZMA14-0035	Pending	LDR/ 4.34 ac			
30	3825 Rambler	ZMA14-0043	Pending	LDR/ 2.18 ac			
31	3624 Hickory Tree	ZMA14-0044	Pending	LDR/ 4.18 ac			
32	3324 Cord Ave	ZMA14-0045	Pending	LDR/ 1.37 ac			
33	2824 Wilson Rd	ZMA14-0048	Pending	LDR/ 4.81 ac			
34	5100 Alligator Lake Rd	ZMA14-0056	Pending	LDR/ 19.32 ac			
35	Biron Rd	ZMA14-0057	Pending	LDR/ 64.76 ac			
36	3080 Vest Rd	ZMA14-0058	Pending	LDR/ 39.18 ac			
37	2920 Biron Rd.	ZMA14-0059	Pending	LDR/ 18.19 ac			
38	2454 Biron	ZMA14-0060	Pending	LDR/ 2.93 ac			
39	Sussell Alligator Lk Rd	ZMA14-0068	Pending	LDR/ 46			
40	Canoe Crk/ Deer Run	ZMA14-0075	Pending	CG/ 14.77 ac			
41*	Friars Cove/ Canoe Crk	ZMA14-0076	Pending	CG/ 3.07 ac			

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REGIONAL MAP

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