

LIVE, WORK, PLAY MULTI-FAMILY SITE

7.87± acres

Winter Springs, FL

**PRICE
REDUCED**



LOCATION

Property located along the south side of Orange Avenue within the City of Winter Springs Town Center, adjacent to Winter Springs High School and Lake Jesup. Just two miles east of the property is the major transportation linkage SR 417/SR 434 interchange.

SIZE

7.87± acres

PRICE REDUCED

NOW: \$1,800,000 - 28% REDUCED!

~~WAS: \$2,500,000~~

ZONING/FLU

Town Center

ROAD FRONTAGE

510'± Orange Avenue

UTILITIES

All available on site.

NEARBY SCHOOLS

Excellent public school district! Ratings: Winter Springs High School - B; Indian Trails Middle School - A; Keeth Elementary School - B

DESCRIPTION

Originally planned as a 100± (13 units/acre) townhome subdivision known as Artesian Park at Winter Springs. The site is rectangular-shaped and cleared, with potential second story views of Lake Jesup. Excellent walkability to the town center shopping district, high school and trails.

Offering subject to errors, omission, prior sale or withdrawal without notice.

LAND FOR SALE

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



LIVE, WORK, PLAY MULTI-FAMILY SITE

7.87± acres

Winter Springs, FL

**PRICE
REDUCED**



PROPERTY MAP

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



LIVE, WORK, PLAY MULTI-FAMILY SITE

7.87± acres

Winter Springs, FL

**PRICE
REDUCED**



REGIONAL MAP

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

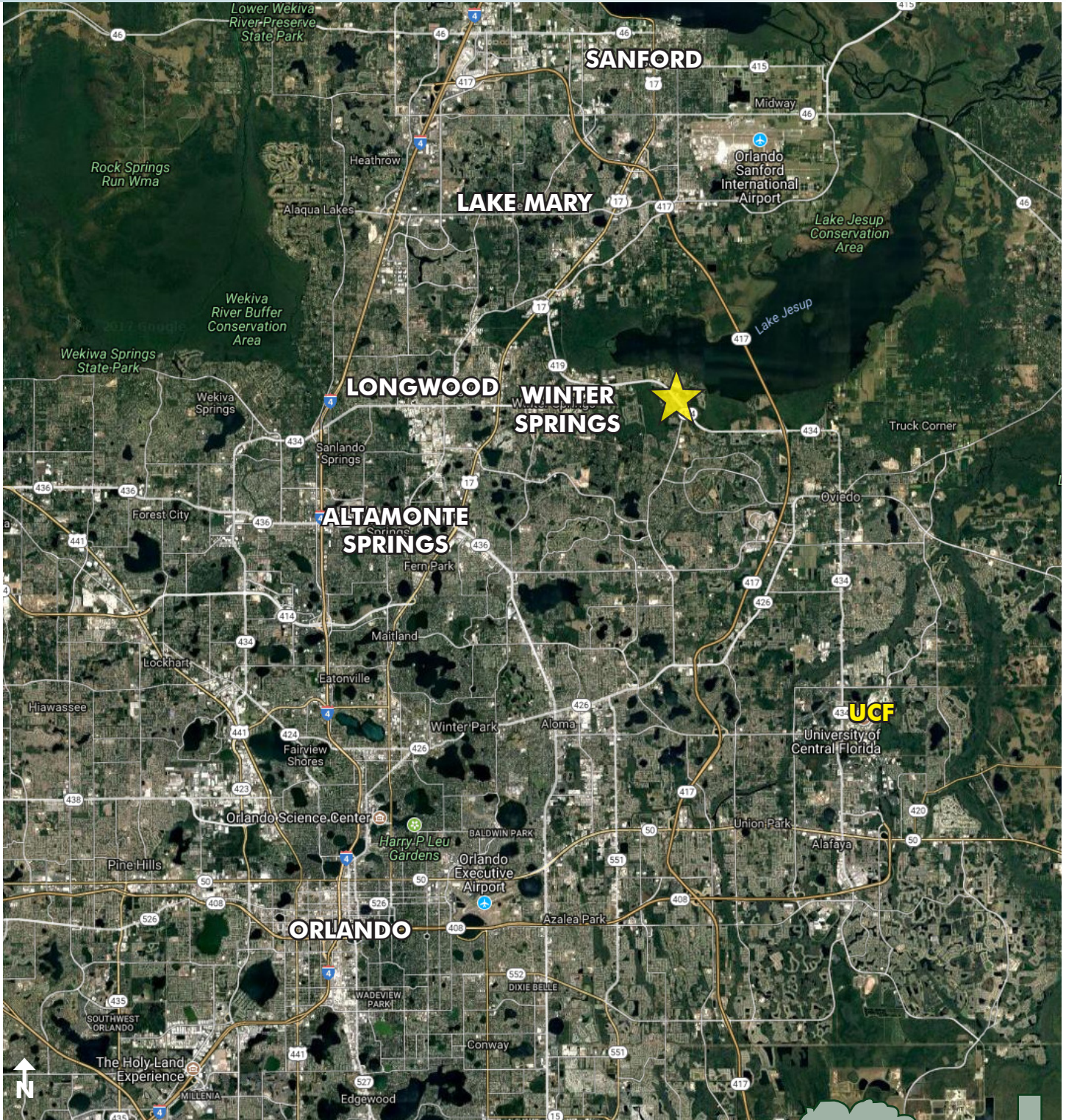


LIVE, WORK, PLAY MULTI-FAMILY SITE

7.87± acres

Winter Springs, FL

**PRICE
REDUCED**



LOCATION MAP

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



LIVE, WORK, PLAY MULTI-FAMILY SITE

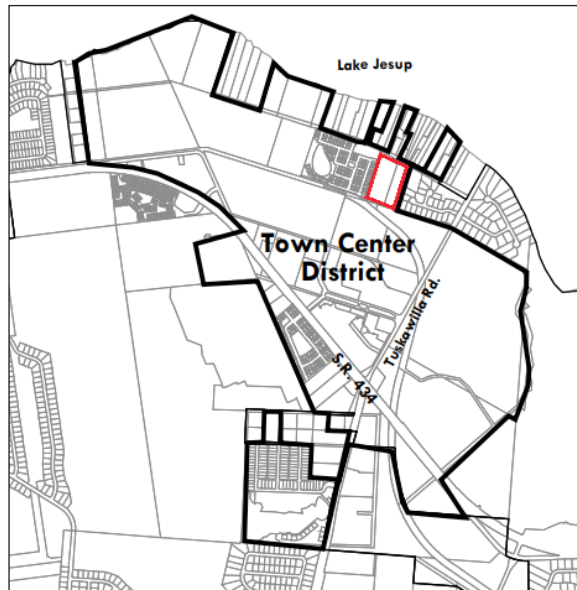
7.87± acres

Winter Springs, FL



Comprehensive Plan - Goals, Objectives & Policies Specifically Addressing the Town Center District					
FUTURE LAND USE ELEMENT					
<p>GOAL 1: Quality of Life. To ensure that the character, magnitude, and location of all land uses provides a system for orderly growth and development (as defined in sections 163.3221 and 380.04, Florida Statutes) that achieves a balanced, natural, energy efficient, and economic environment, and enhances the quality of life of all residents throughout and beyond the 2030 planning horizon.</p>					
<p>Objective 1.1 Land Use Categories and Future Land Use Map - 2030. The City shall maintain regulations for land use categories and a Future Land Use Map - 2030 (Map I-1) to ensure the coordination of future land uses with existing and adjacent land uses.</p>					
<p>Policy 1.1.1: Land Use Categories. Identify appropriate locations for the following land use categories:</p>					
<table border="1"> <thead> <tr> <th>Land Use Categories</th> <th>Maximum Density/Intensity</th> </tr> </thead> <tbody> <tr> <td>Town Center District</td> <td>36.0 dwelling units per gross acre or 2.0 FAR</td> </tr> </tbody> </table>	Land Use Categories	Maximum Density/Intensity	Town Center District	36.0 dwelling units per gross acre or 2.0 FAR	
Land Use Categories	Maximum Density/Intensity				
Town Center District	36.0 dwelling units per gross acre or 2.0 FAR				
<p>Policy 1.4.2: Higher Density Infill. Encourage compatible infill and higher density and intensity development within the Town Center and the U.S. 17-92 CRA Corridor. Minimize adverse impacts to adjacent established residential neighborhoods through site layout, orientation of buildings, and a transition of densities. (Cross Reference: See Housing Element, Policy 1.1.8)</p>					
<p>Policy 1.4.3: Public Services and Facilities. Work to ensure the availability of public services and facilities to accommodate development in the Town Center and Greenway Interchange District.</p>					
<p>GOAL 2: Town Center. The City seeks to create a Town Center based upon traditional design standards for development that will become the identifying focus of the City's downtown and contribute to an increased and diversified tax base for the City. The primary purpose of the Town Center shall be to create an economically successful, vibrant, aesthetic, compact, multimodal, diverse, mixed use (including horizontal and vertical integration of uses) neo-traditional urban environment, designed on a pedestrian scale and with a pedestrian orientation. The Town Center is to be a place where people can reside in a mix of single and multiple family dwellings, work, gather to shop, relax, recreate, be entertained, attend community events, and enjoy the natural beauty of lands located in the Town Center. The Town Center should be created through public and private investment and development.</p>					
<p>Objective 2.1 Location. The Town Center should be generally centered around the intersection of S.R. 434 and Tuskawilla Road, as depicted on the City's Future Land Use Map - 2030. Existing public facilities such as the City Hall, Winter Springs High School, Central Winds Community Park, and the U. S. Post Office are included within the Town Center designation.</p>					
<p>Policy 2.1.1: Future Land Use Map Designation. Revise the Future Land Use Map - 2030, as needed from time to time, to designate land "Town Center" consistent with the Objective.</p>					

WINTER SPRINGS TOWN CENTER DISTRICT



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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



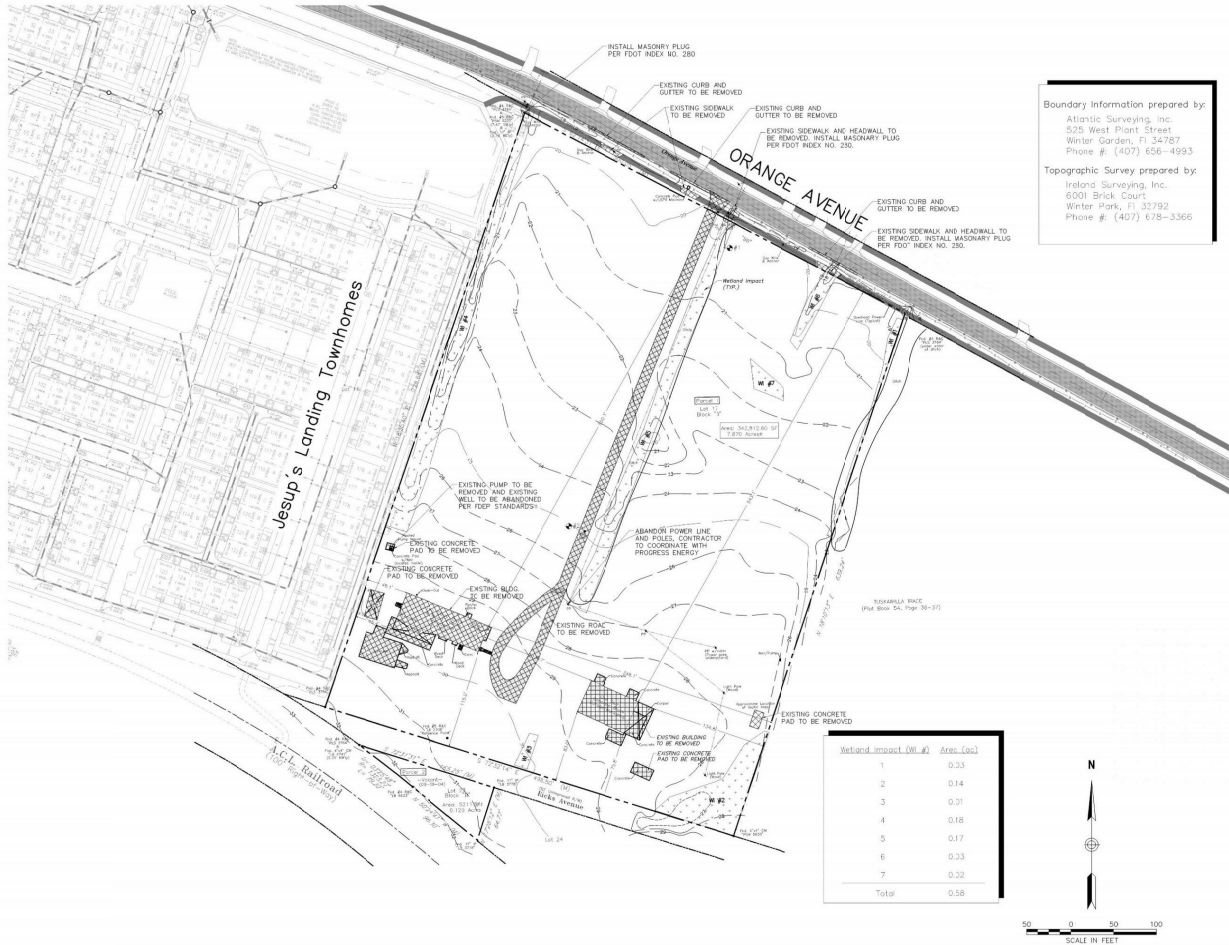
LIVE, WORK, PLAY MULTI-FAMILY SITE

7.87± acres

Winter Springs, FL

**PRICE
REDUCED**

\\s01201\proj12\proj12\plan\plan\plan.dwg, Thu 10/01/2009, 04:08PM



VHB
Vanasse Hangen Brustlin, Inc.

Boundary Information prepared by:
Atlantic Surveying, Inc.
525 West Plant Street
Winter Garden, FL 34787
Phone #: (407) 656-4993

Topographic Survey prepared by:
Ireland Surveying, Inc.
6001 Brick Court
Winter Park, FL 32792
Phone #: (407) 678-3566

Legend
Demolition

NO.	REVISION	DATE

Artesian Park
at Winter Springs
Winter Springs, Florida

City of Winter Springs

Demolition and Wetland
Impact Plan

C003

Paul W. Yeagin
PE No. 30686
Drawing Number
61002.00
©2009 VHB CONSULTANTS

ARTESIAN PARK - SURVEY

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

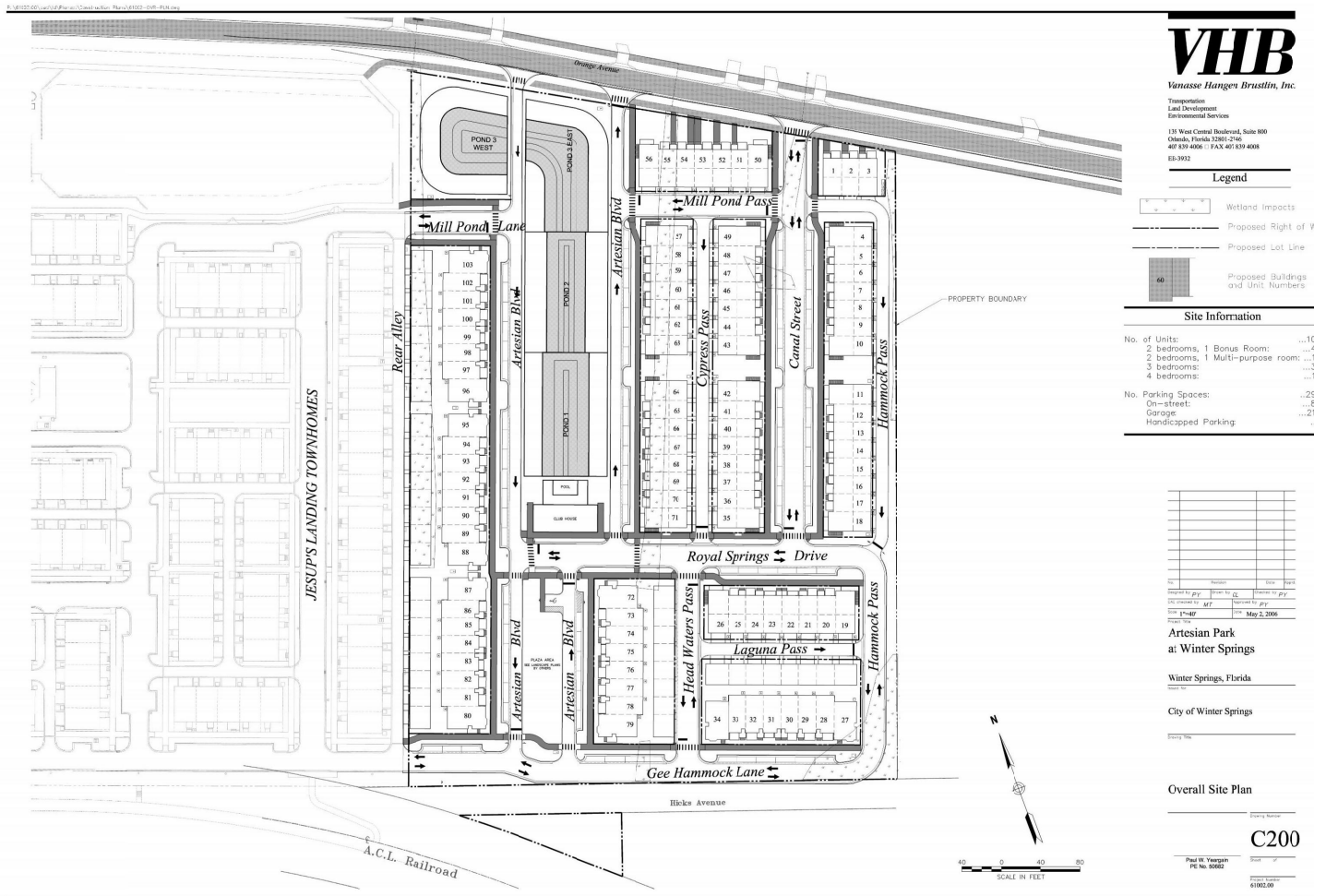


LIVE, WORK, PLAY MULTI-FAMILY SITE

7.87± acres

Winter Springs, FL

PRICE REDUCED



ARTESIAN PARK - SITE PLAN

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

