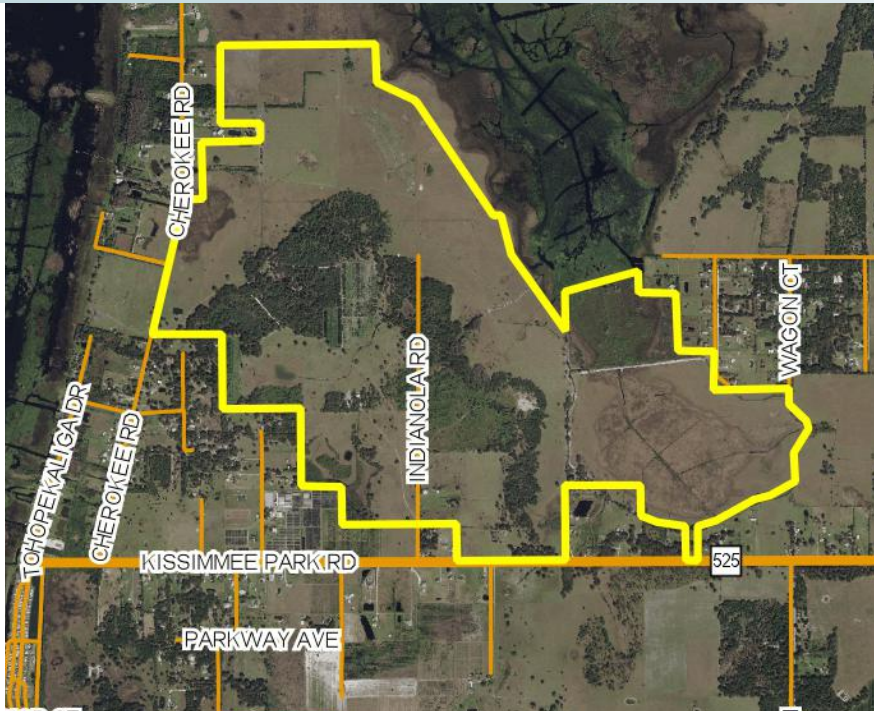


# HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,181± acres • Osceola County, FL

**MAJOR PRICE  
REDUCTION**



## LOCATION

Located on the east shore of Lake Tohopekaliga, approx. 2.5 miles to the southwest of St. Cloud in Osceola County, FL. See Location Map.

## SIZE

1,181± acres

## PRICE

**NOW: \$35,500,000**

~~WAS: \$42,000,000~~

## ZONING/DRI

Zoned Mixed Use. This property is part of the Edgewater DRI – Potentially 3,650 residential/multifamily units available (subject to permitting and other processes).

## DESCRIPTION

- Located 10 minutes south of Medical City
- Ideally located for the future construction of the Osceola Beltway
- Minutes to turnpike interchange with accessibility to I-4, I-95, I-75
- 15 minutes from Orlando International Airport
- Located on the shoreline of Lake Tohopekaliga with direct frontage to Goblets Cove (potential lake access)
- 30 minutes to Disney, Universal, Sea World, I-Drive and other attractions in the Orlando area
- 45 minutes to Florida east coast beaches
- Because of the recent economic activity in the area, the northern portions of Osceola County will soon be “built-out.” This property is the next phase of development and growth for both commercial and residential uses in the area. Strong economic growth is expected to continue for this area.
- Osceola County, FL is one of the fastest growing areas in the United States.
- This project/property is within the Urban Growth Boundaries for Osceola County.

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

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

**Maury L. Carter & Associates, Inc.**  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



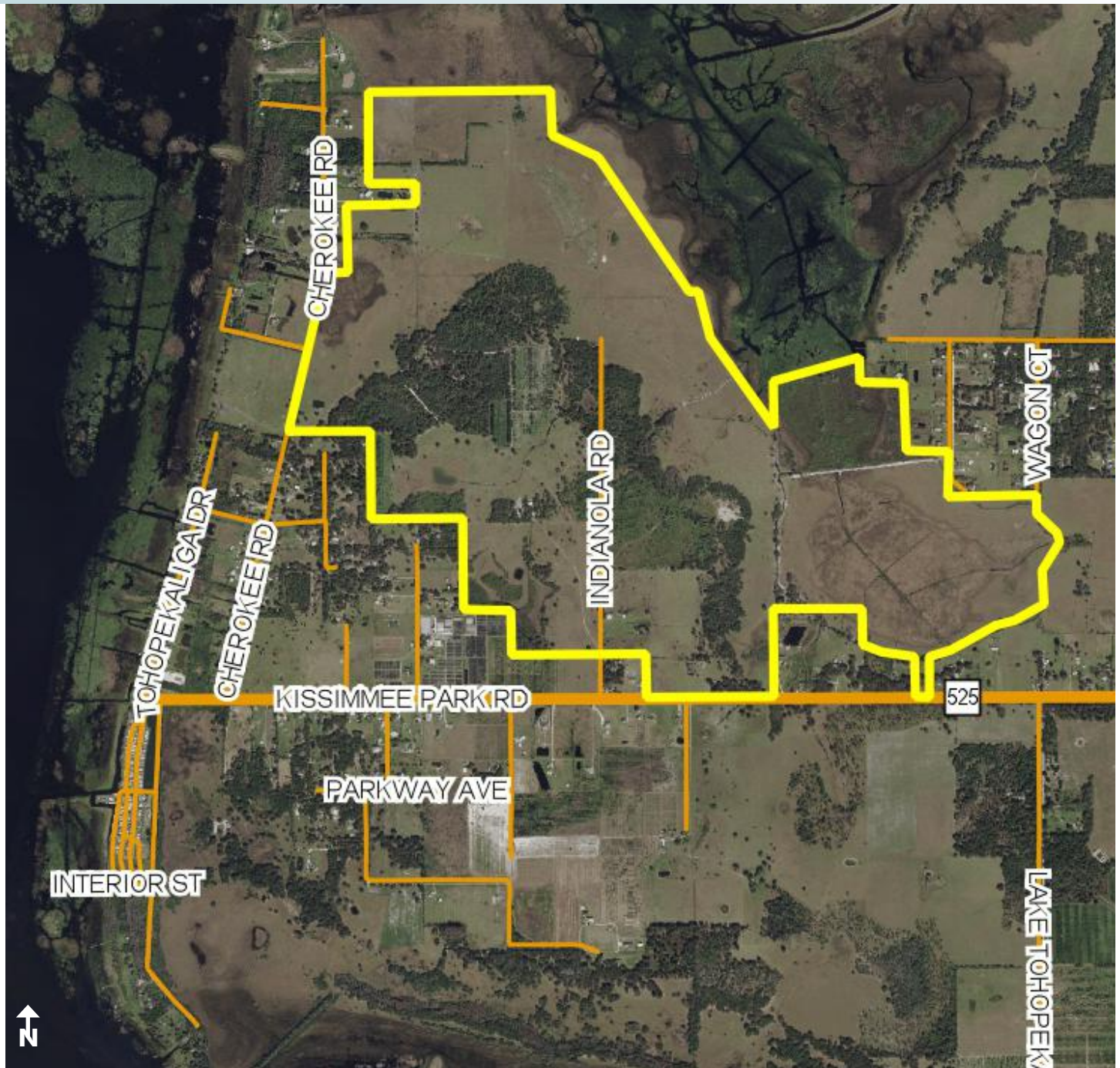
LAND FOR SALE

**MAJOR PRICE  
REDUCTION**

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PROPERTY MAP

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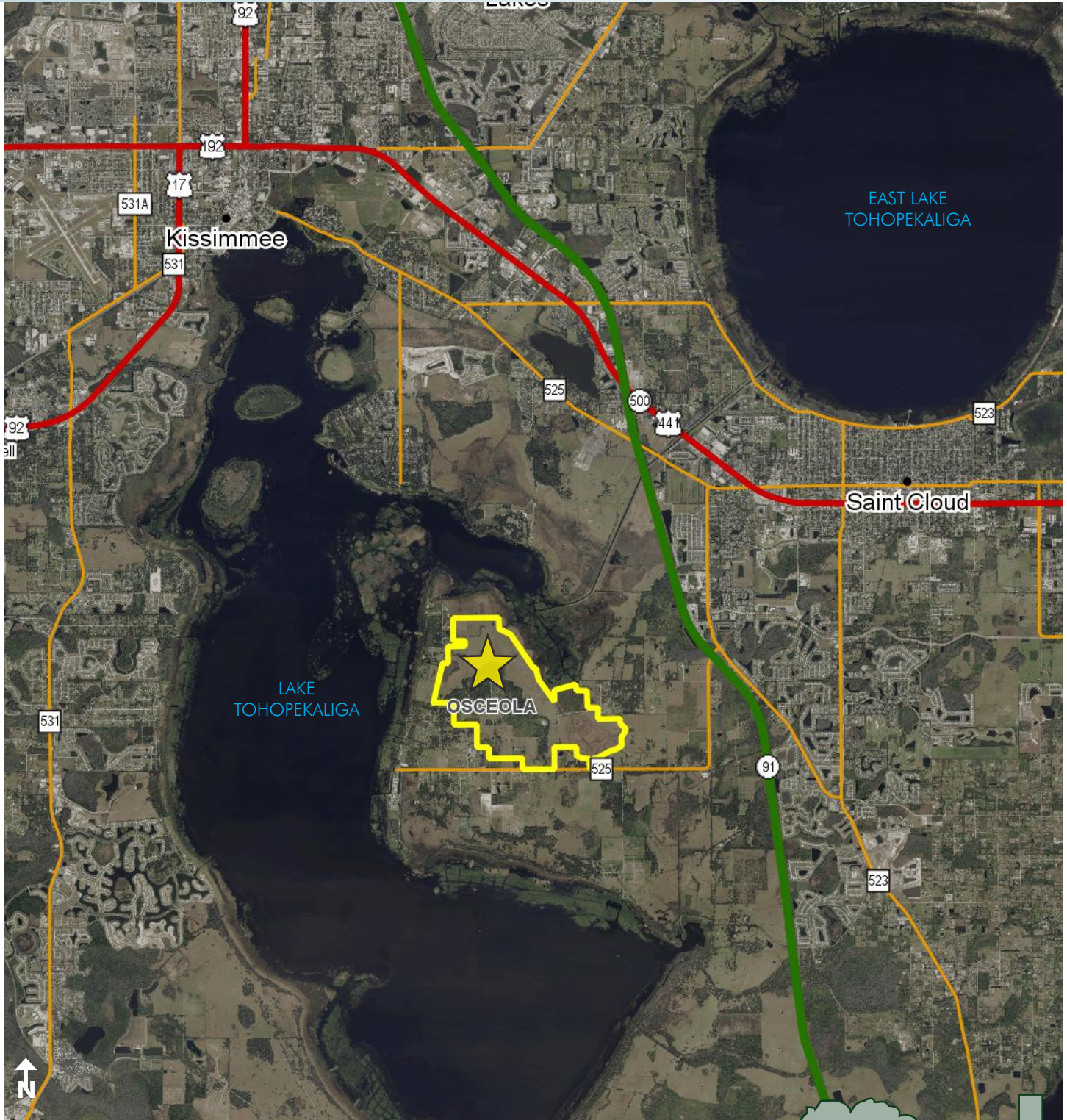


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REGIONAL MAP

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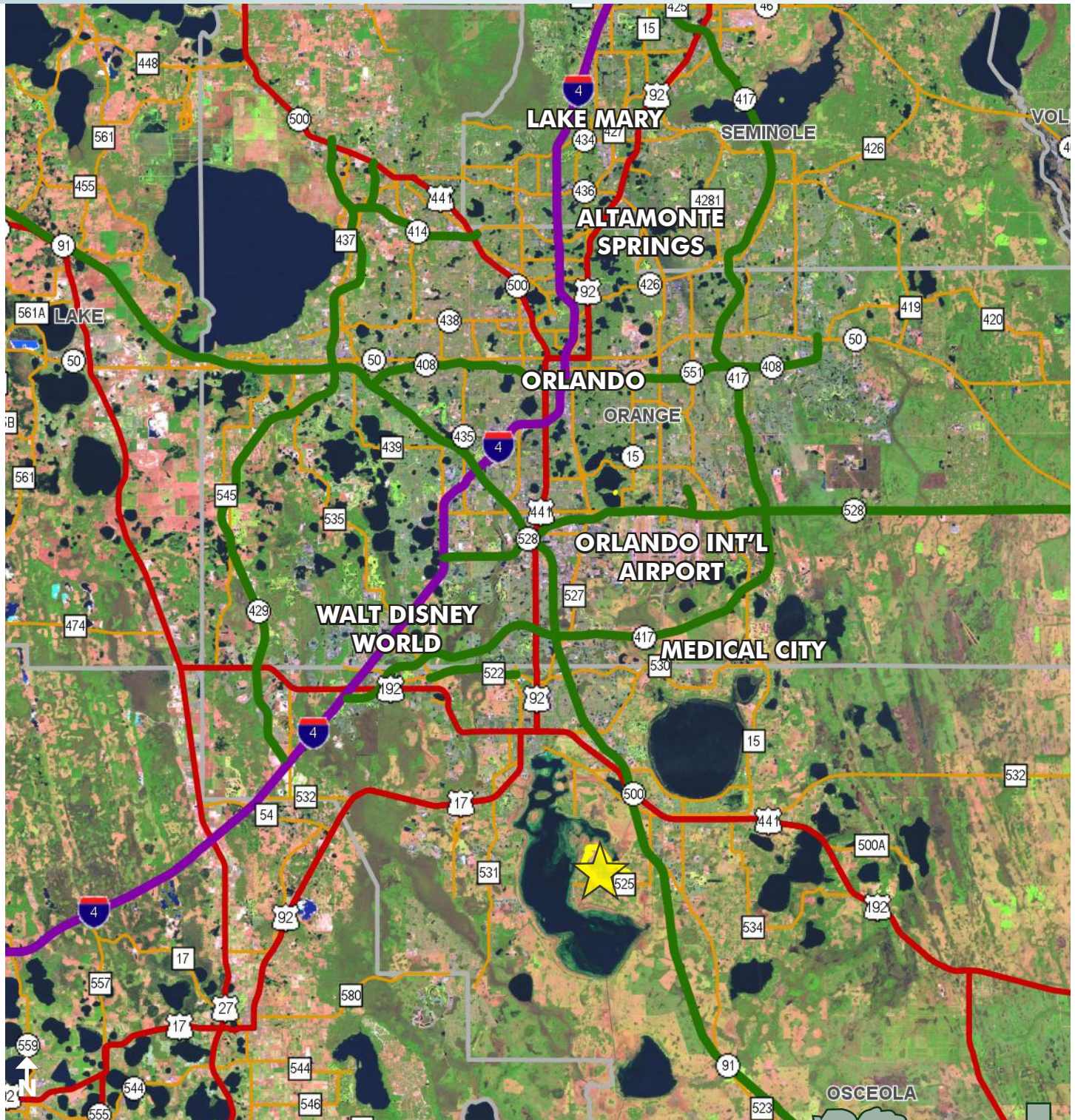


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LOCATION MAP

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