

OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

17± acres (will divide) • Osceola County, FL



PROPERTIES MAP

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

"TRACT 1" (072631060500010010) - Available - 13.87±ac = \$3,575,000 or \$5.91/sf	PORTION UNDER CONTRACT	"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	SOLD!	"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	SOLD!
"TRACT 5" (0726310620000100V0) 2.07±ac = \$799,000 or \$8.86/sf	SOLD!	"LOT 26, TRACT 5" (072631062000010260) 1.00±ac = \$200,000 or \$4.59/sf	SOLD!
"LOT 21, TRACT 5" (072631062000010210) 1.08±ac = \$250,000 or \$5.31/sf	SOLD!	"LOT 27, TRACT 5" (072631062000010270) 1.03±ac = \$200,000 or \$4.45/sf	SOLD!

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

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407-422-3144 | www.maurycarter.com

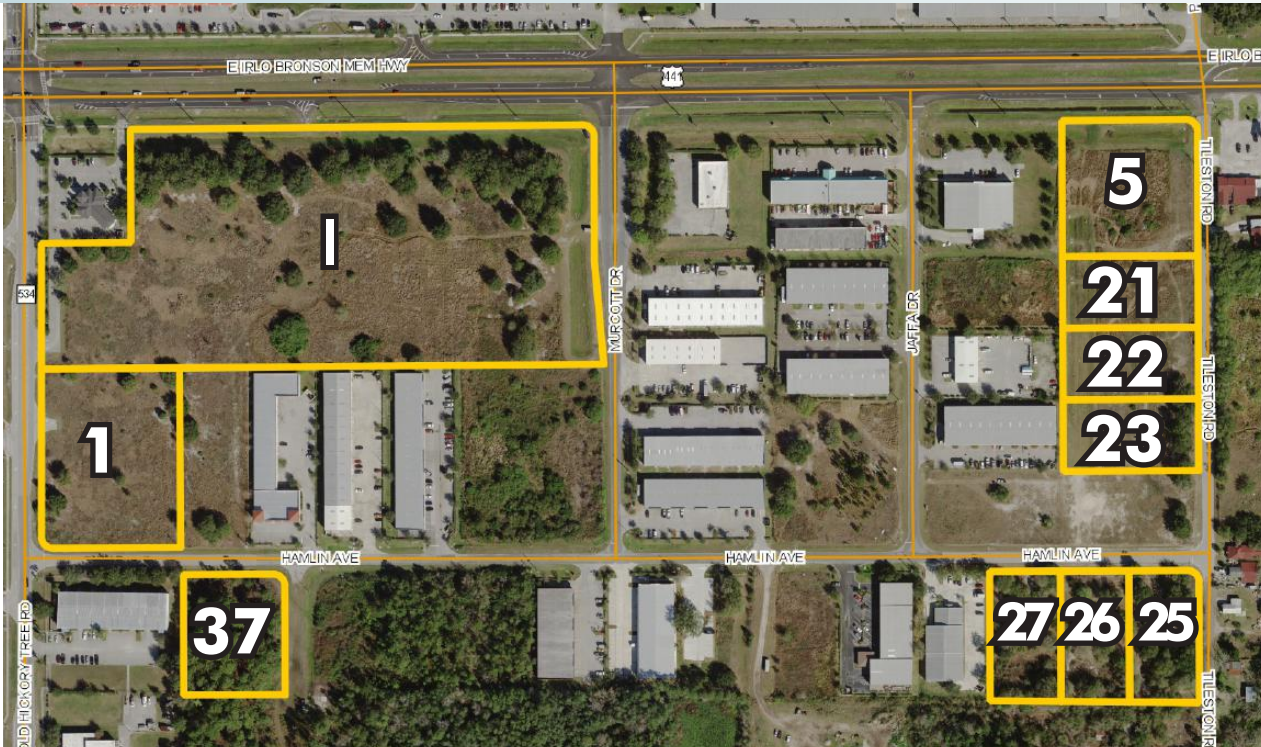


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LAND FOR SALE



LOCATION

Properties are located on the south side of Hwy 192/441 in St. Cloud, Osceola County, FL.

SIZE/PRICE

17± total acres (will divide)

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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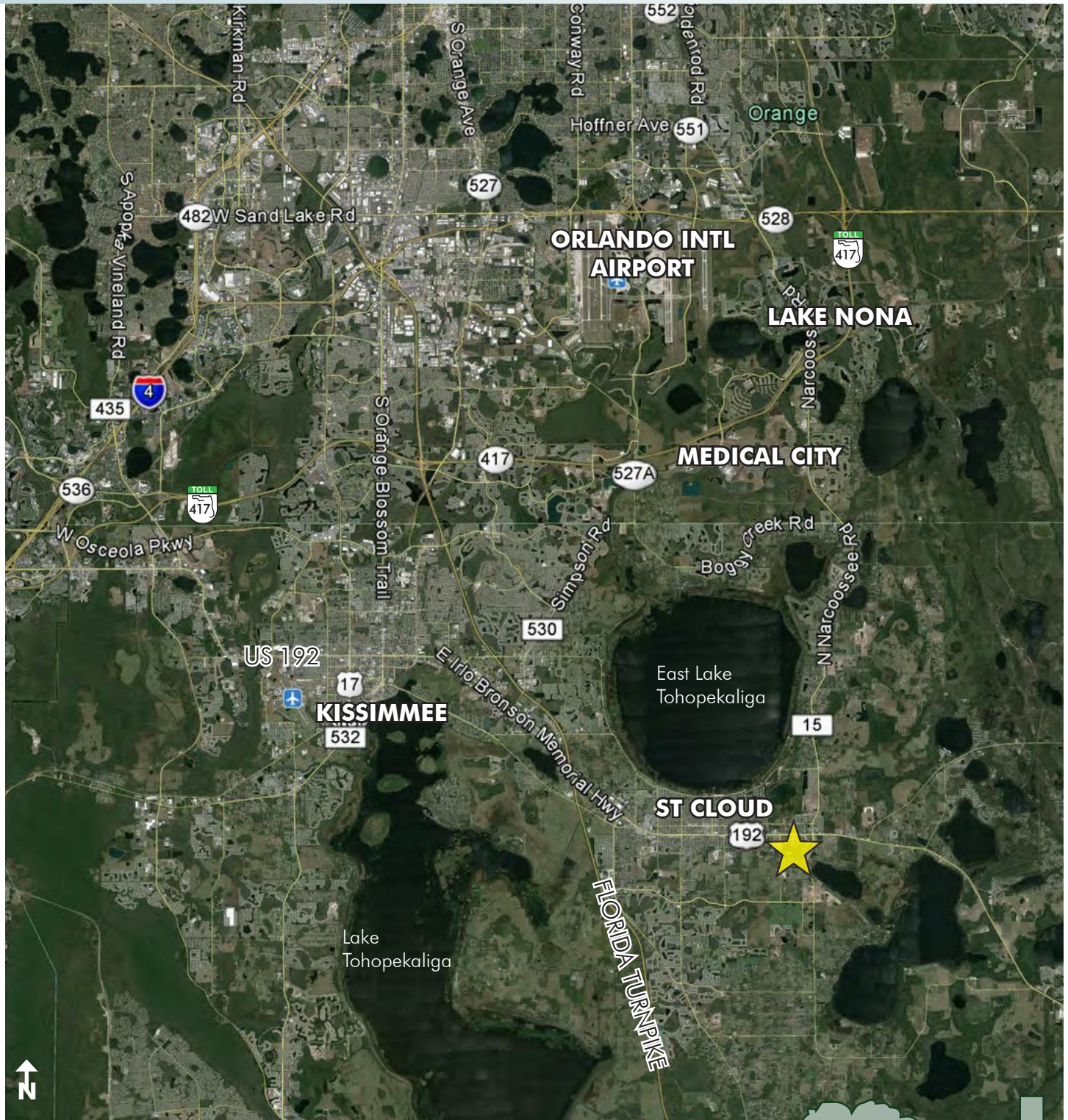
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VICINITY MAP
1 inch = 500 feet

TRACT I REPLAT

REPLAT OF A PORTION OF TRACT I
OSCEOLA INDUSTRIAL PARK
PLAT BOOK 5, PAGES 190 THROUGH 193
OSCEOLA COUNTY, FLORIDA
SECTION 7, TOWNSHIP 26 SOUTH, RANGE 31 EAST
CITY OF ST. CLOUD, FLORIDA.

LEGAL DESCRIPTION: SHEET 1 OF 1

A PARCEL OF LAND BEING A PORTION OF TRACT "I" OF OSCEOLA INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 5, PAGES 190 THROUGH 193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT IV, OSCEOLA INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 190 THROUGH 193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE NORTH 89° 30' 00" WEST ALONG SAID NORTHWEST CORNER OF SAID TRACT IV, A DISTANCE OF 278.83 FEET TO THE SOUTH LINE OF NORTH 500 FEET OF THE WEST 500 FEET OF SAID TRACT I, AS RECORDED IN OFFICIAL RECORDS BOOK 3974, PAGE 593, OF SAID PUBLIC RECORDS, THENCE S89° 59' 42"E ALONG SAID SOUTH LINE, A DISTANCE OF 199.00 FEET TO THE EAST LINE OF NORTH 500 FEET OF THE WEST 500 FEET OF SAID TRACT I, AS RECORDED IN OFFICIAL RECORDS BOOK 3974, PAGE 593, OF SAID PUBLIC RECORDS, THENCE NORTH 44° 15' 00" EAST ALONG SAID EAST LINE, A DISTANCE OF 28.84 FEET TO THE SOUTH LINE OF U.S. 192 (A.K.A. J.R.O. BRONSON MEMORIAL HIGHWAY), THENCE SOUTH 89° 59' 42"E ALONG SAID SOUTH LINE, A DISTANCE OF 199.00 FEET TO A POINT ON A NOW EXISTING CURVE, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00", THENCE SEPARATING SAID SOUTH LINE FROM SAID CURVE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.71 FEET (S89° 59' 42"E BEING THE BEARING AND 118.90' BEING THE DISTANCE) TO THE POINT OF TANGENCY, THENCE S00° 00' 00" WEST ALONG SAID WEST LINE, A DISTANCE OF 278.83 FEET TO THE SOUTH LINE OF SAID TRACT I, THENCE S89° 59' 42"E ALONG SAID SOUTH LINE, A DISTANCE OF 199.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 108,448.66 SQUARE FEET OR 13.74 ACRES, MORE OR LESS.

NOTES:

- BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF OLD HIGHWAY THREE ROAD AS BEING NON-SURVEYED, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

P.L. PLAT BOOK	CH. CHORD BEARING	A. DELTA/CENTRAL ANGLE
R.D. ROAD	CH. CHORD	C.A.B. CURVE RECORDS BOOK
SEC. SECTION	L. LINES	R.1. RADIUS OF CURVE
TWP. TOWNSHIP	L. LINES	P.1. POINT OF TANGENCY
RANGE. RANGE	L. LINES	P.1. POINT OF CURVE
P.S.M. PROFESSIONAL SURVEYOR	L. LINES	E. ELEVATION
AND MAPPER	L. LINES	C. CURVE
D.I.E. DRAINAGE & UTILITY EASEMENT	L. L. L. LINES	C.E. CURVE ELEVATION
	L. L. L. LINES	C. CONCRETE EASEMENT

JOHNSTON'S SURVEYING

900 Shoely Lane, Kissimmee, Florida 34744-8885
Tel. (407) 847-2179 Fax (407) 847-8160

NOTE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

PLAT BOOK	PAGE

DEDICATION
TRACT I REPLAT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and all that the uses and purposes therein expressed and dedicates Drainage & Utility Easements, as shown hereon to the CITY OF ST. CLOUD for the perpetual use of the public.

IN WITNESS WHEREOF, I have caused this plat to be signed and sealed by the person(s) named here on _____

By: _____ TRUSTEE

Print Name _____ Title _____

Signed and sealed in the presence of:

Witness: _____	Witness: _____
Signature _____	Signature _____
Print Name _____	Print Name _____

STATE OF FLORIDA COUNTY OF OSCEOLA
THIS IS TO CERTIFY, that on _____ 2007, before me, as official duly authorized in like proceedings in the State and County aforesaid, personally appeared _____

to me known to be the person(s) described in and who executed the foregoing plat and averred that the execution thereof to be his free act and deed for the purposes therein expressed.

Affiant is personally known to me.
 Affiant executed the foregoing type of certification.
 Affiant did take an oath.
 Affiant did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at _____, Florida, this _____ day of _____, 2007.

NOTARY PUBLIC _____
My Commission expires: _____

CERTIFICATE OF SURVEYOR

KNOW ALL BY THESE PRESENTS, that the undersigned, being a licensed surveyor registered in the State of Florida, does hereby certify that on _____ he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Osceola County requirements and regulations; the survey was prepared under the undersigned's responsible direction and supervision; and that the survey data complies with all requirements of Chapter 177, F.S., that permanent control points will be placed as required by Ch. 177 F.S., and that said land is located in Section 14, Township 26 South, Range 31 East, Osceola County, Florida.

RICHARD D. BROWN, F.S.M.
Registration No. _____ 5700
Professional Surveying Certificate of Authorization No. L.B. 966

900 Shoely Lane, Kissimmee, Florida 34744-8885
Tel. (407) 847-2179 Fax (407) 847-8160

CERTIFICATE OF APPROVAL BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature: _____ Dated: _____
Print Name: _____ Registration No. _____
Florida Professional Surveyor and Mapper representing St. Cloud, Florida

CERTIFICATE OF APPROVAL BY CITY OF ST. CLOUD

THIS IS TO CERTIFY, that on _____ the City Council of the City of St. Cloud approved the foregoing plat.

Print Name _____ Print Name _____
MAYOR (Signature) _____ CITY CLERK (Signature)

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, that I have examined the foregoing plat and attest that it is in compliance with Chapter 177 of the Florida Statutes and was filed for record on _____ at _____.

Clerk of the Circuit Court in and for Osceola County, Florida
File No. _____ BY: _____ D.C.

TRACT I PLAT

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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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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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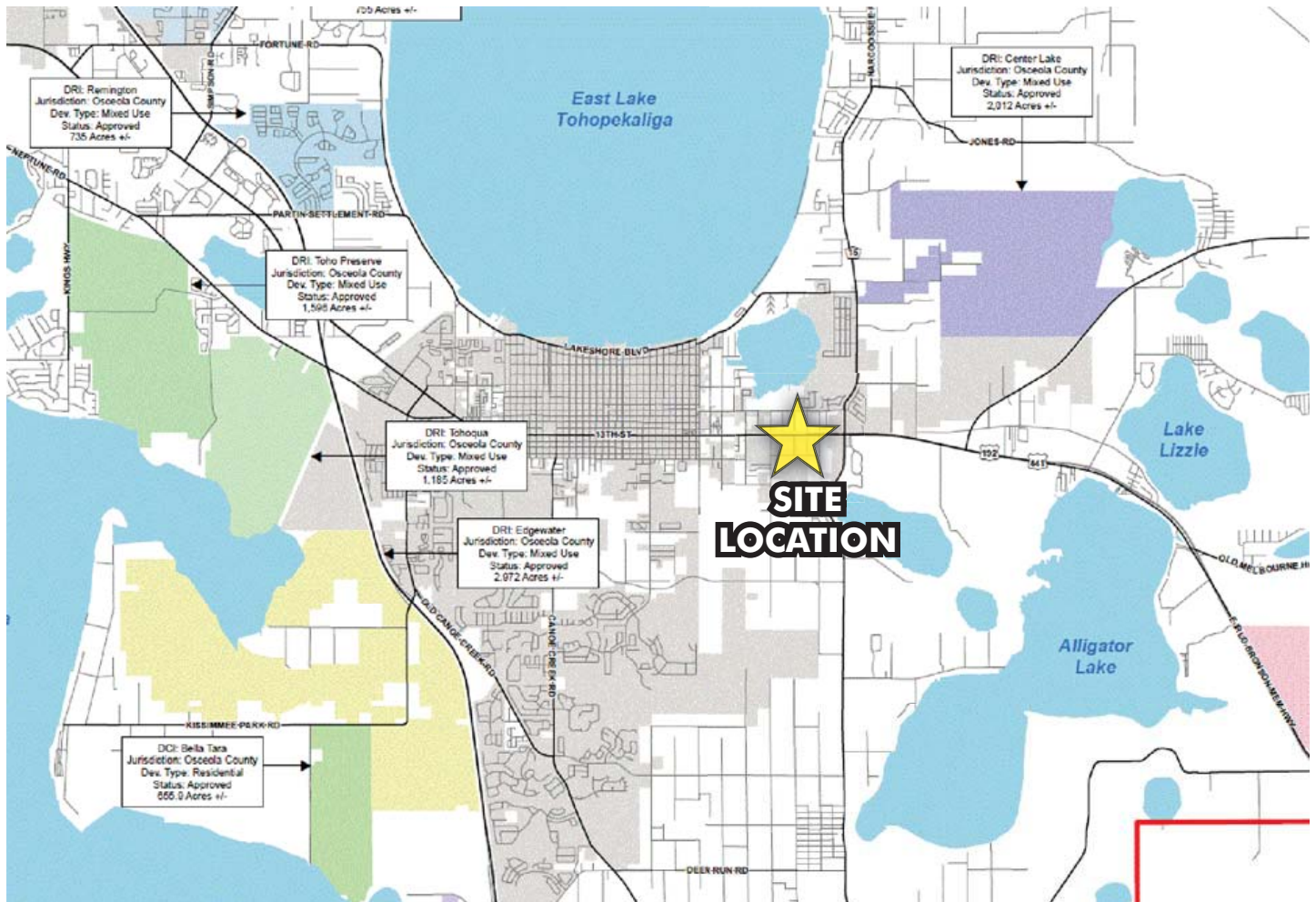
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FUTURE DRI MAP

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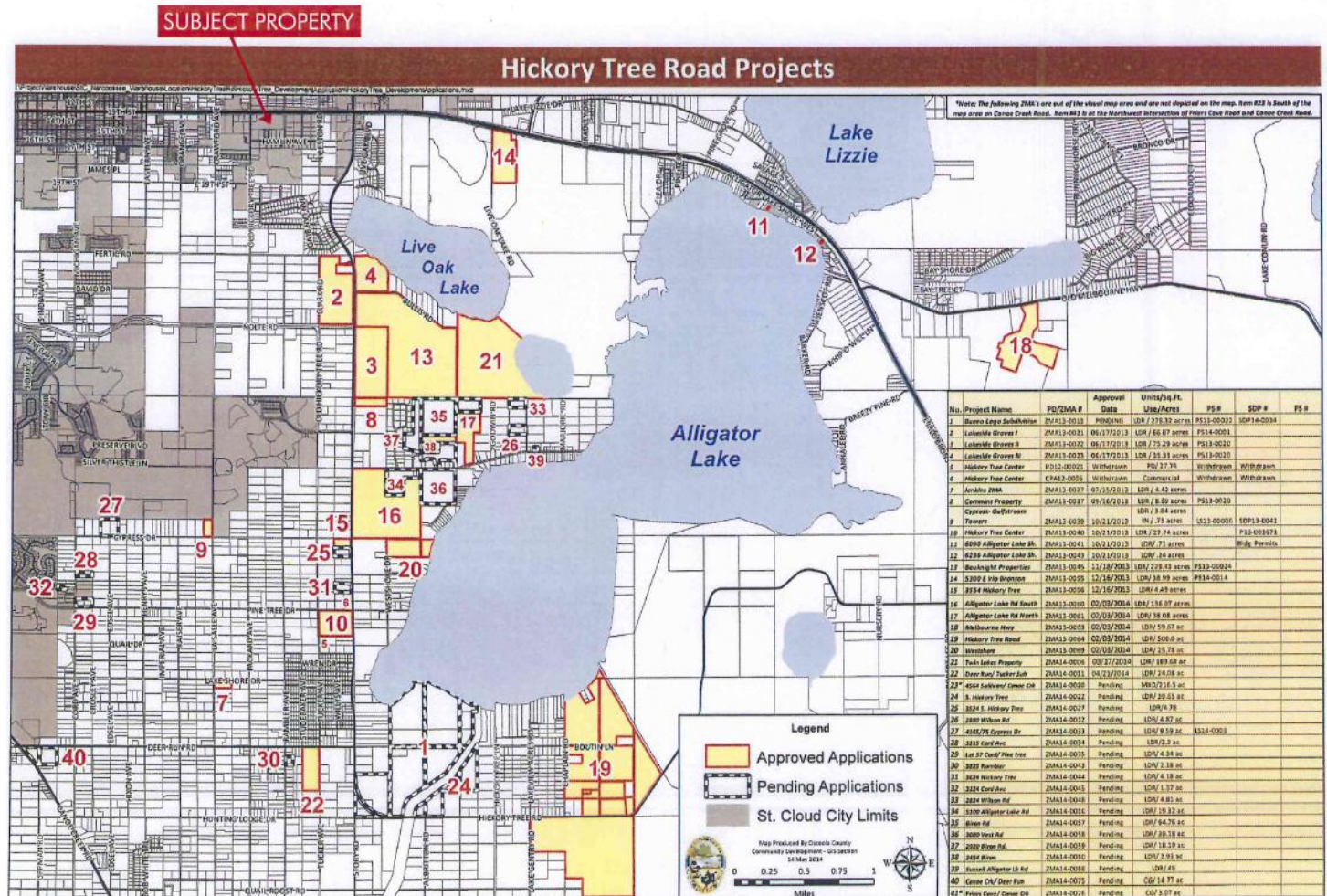
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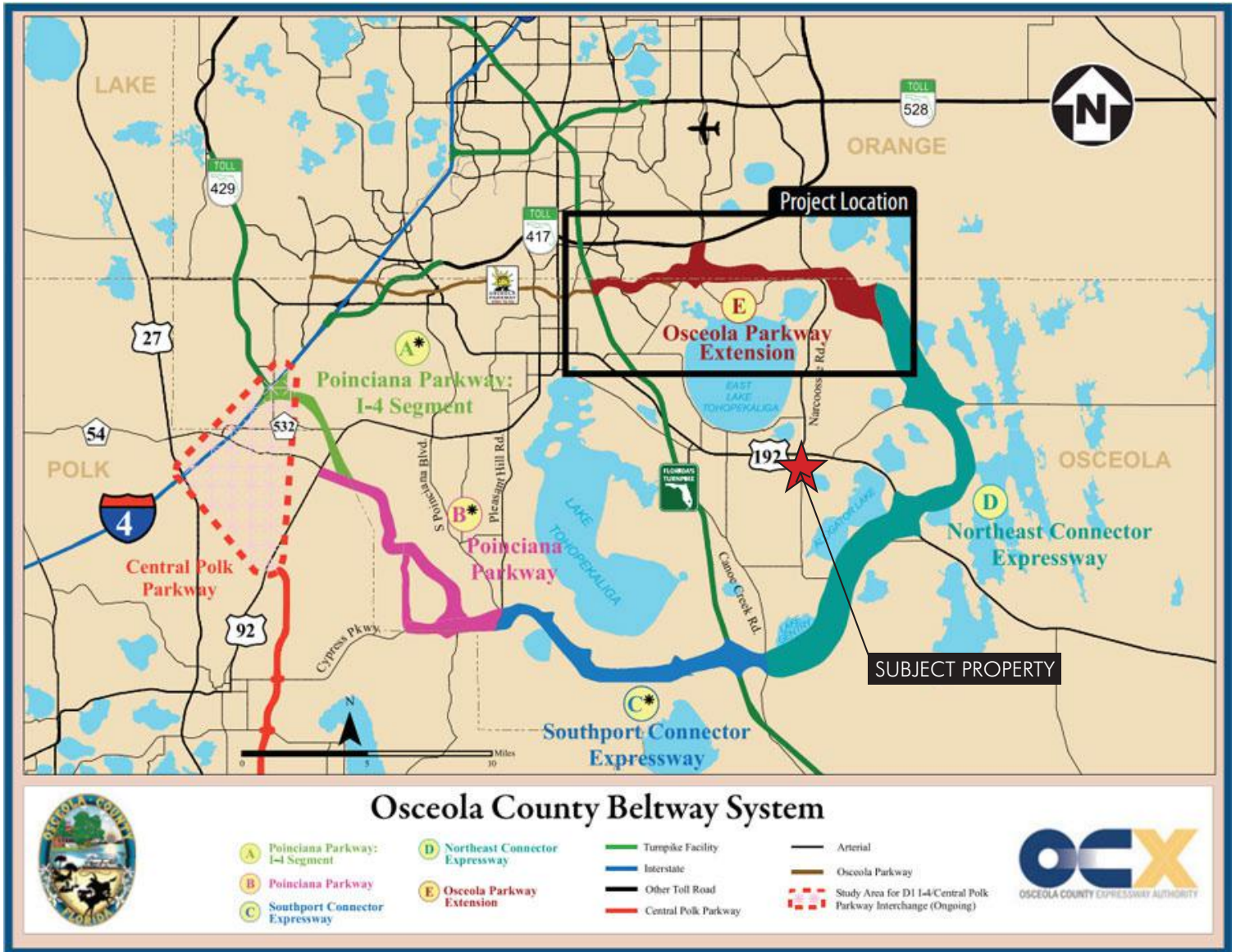
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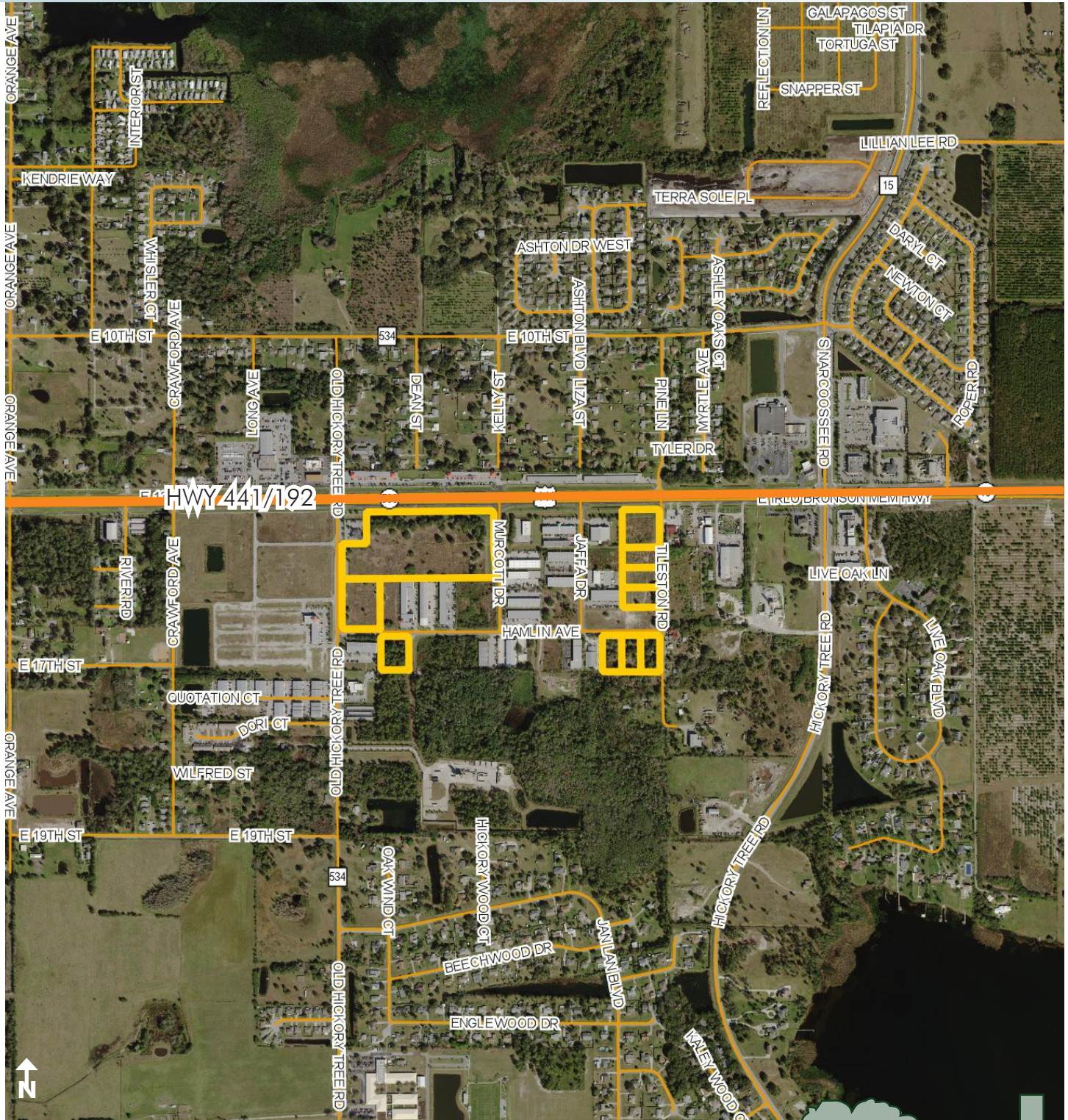
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REGIONAL MAP

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