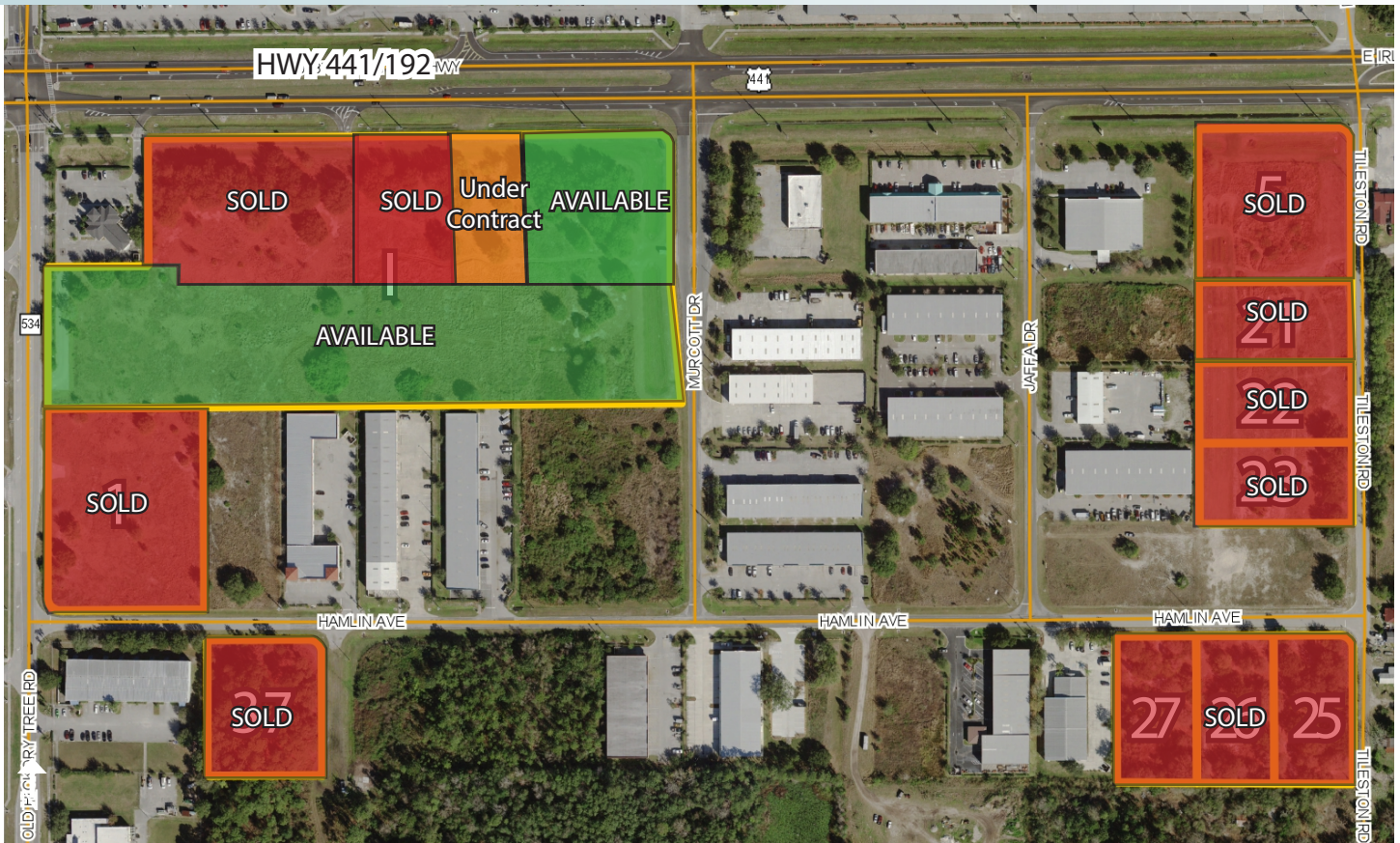


# OSCEOLA INDUSTRIAL PARK ("OIP")

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	<b>PORTION UNDER CONTRACT</b>	"LOT 22, TRACT 5" (072631062000010220) 1.08±ac = \$200,000 or \$4.25/sf	<b>SOLD!</b>
"LOT 1, TRACT 7" (072631062100010010) 2.78±ac = \$600,000 or \$4.95/sf	<b>SOLD!</b>	"LOT 23, TRACT 5" (072631062000010230) 1.08±ac = \$200,000 or \$4.25/sf	<b>SOLD!</b>
"LOT 37, TRACT 7" (072631062100010370) 1.37±ac = \$250,000 or \$4.18/sf	<b>SOLD!</b>	"LOT 25, TRACT 5" (072631062000010250) 1.03±ac = \$200,000 or \$4.45/sf	<b>SOLD!</b>
"TRACT 5" (0726310620000100V0) 2.07±ac = \$799,000 or \$8.86/sf	<b>SOLD!</b>	"LOT 26, TRACT 5" (072631062000010260) 1.00±ac = \$200,000 or \$4.59/sf	<b>SOLD!</b>
"LOT 21, TRACT 5" (072631062000010210) 1.08±ac = \$250,000 or \$5.31/sf	<b>SOLD!</b>	"LOT 27, TRACT 5" (072631062000010270) 1.03±ac = \$200,000 or \$4.45/sf	<b>SOLD!</b>

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

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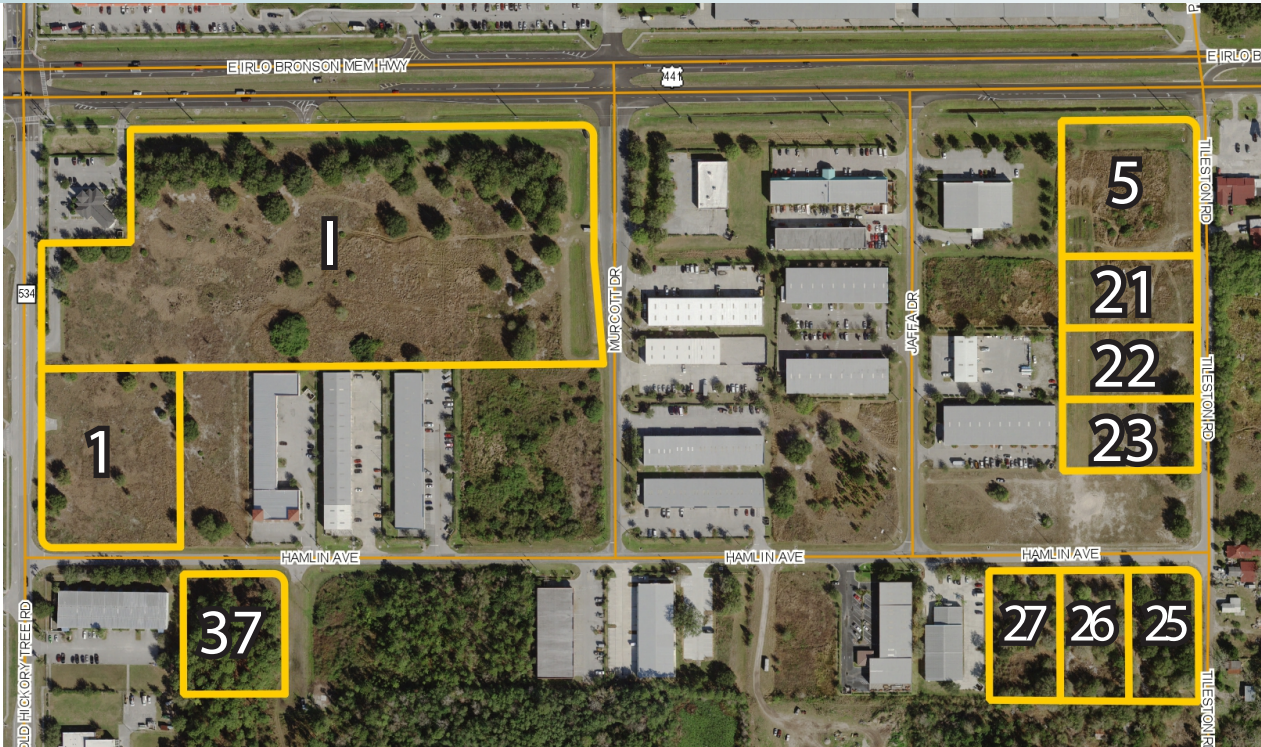


# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

17± acres (will divide) • 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

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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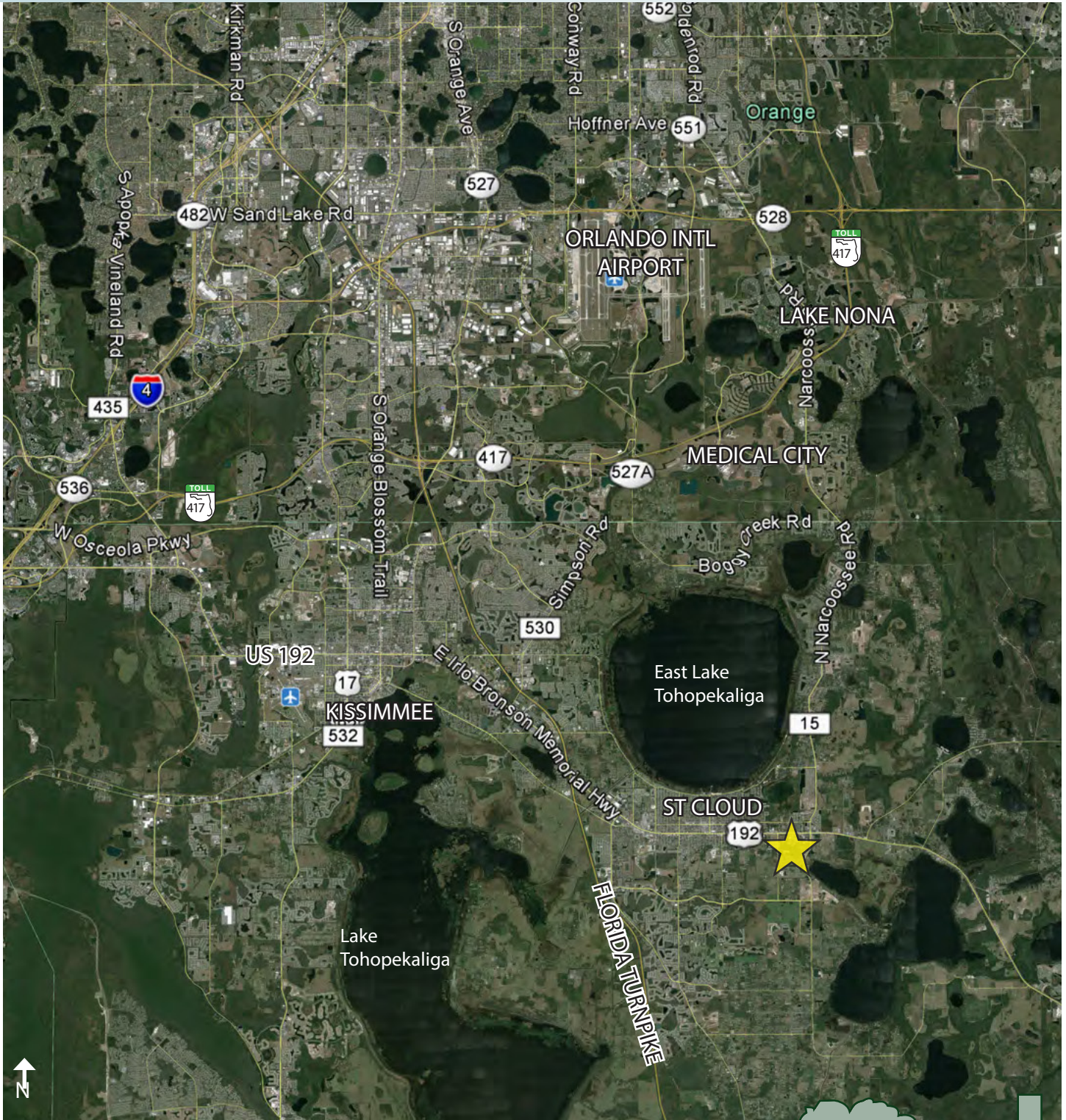




# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

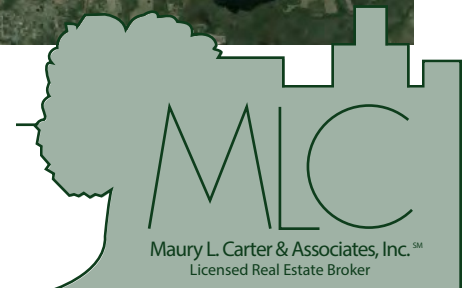
17± acres (will divide) • Osceola County, FL



LOCATION MAP

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# OSCEOLA INDUSTRIAL PARK ("OIP")

## HWY 192/441

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

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 PART 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.

BING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT IV, OSCEOLA INDUSTRIAL PARK, BEGINNING THE EAST END OF OLD HIGHWAY THREE ROAD, A DISTANCE OF 278.85 FEET TO THE EAST RIGHT OF WAY LINE OF OLD HIGHWAY THREE ROAD, A DISTANCE OF 5.82 FEET TO THE SOUTH LINE OF NORTH 300 FEET OF THE WEST 300 FEET OF THE NORTHWEST CORNER OF SAID TRACT I, AS RECORDED IN OFFICIAL RECORDS BOOK 3974, PAGE 592, OF SAID PUBLIC RECORDS, THENCE S78°38'52" E ALONG SAID SOUTH LINE A DISTANCE OF 1048.86 FEET TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY, THENCE N00°00'00" E ALONG SAID EAST LINE A DISTANCE OF 284.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. 192 (A.K.A. JRO BRONSON MEMORIAL HWY), THENCE S89°59'42" E ALONG SAID SOUTH LINE A DISTANCE OF 422.00 FEET TO A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS OF 22.00 FEET AND HAVING A CENTRAL ANGLE OF 330°00'00", THENCE S89°59'42" E ALONG SAID SOUTH LINE AND RADIUS, ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.11 FEET (BEING 28.11 FEET LESS THAN THE ARC OF SAID CURVE), THENCE S89°59'42" E ALONG SAID SOUTH LINE A DISTANCE OF 224.83 FEET TO A POINT, THENCE S00°00'00" E ALONG SAID WEST LINE A DISTANCE OF 224.83 FEET TO THE SOUTH LINE OF SAID TRACT I, THENCE S00°00'00" E ALONG SAID SOUTH LINE A DISTANCE OF 1248.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 398.848488 SQUARE FEET OR 13.74 ACRES, MORE OR LESS.

PLAT BOOK	PAGE	DEDICATION
5	190	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 plot to 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, he caused these presents to be signed and sealed by the person(s) named here on \_\_\_\_\_

By: \_\_\_\_\_ TRUSTEE

Attest:  
Print Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Signed and sealed in the presence of:  
Witness: \_\_\_\_\_ Witness: \_\_\_\_\_  
Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_  
Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

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

I do solemnly swear that he is the person(s) described in and executed the foregoing certificate and aversally acknowledges 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 seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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 shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted 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 were placed as required by CH 177 F.S., and that said land be recorded in Section 14, Township 26 South, Range 31 East, Osceola County, Florida.

\_\_\_\_\_ RICHARD D. BROWN, P.S.M.  
Registration No. \_\_\_\_\_ 2700  
Professional Surveying Certificate of Authorization No. L.B. 965  
900 Shady Lane, Kissimmee, Florida 34744-8888  
Tel: (407) 847-2179 Fax: (407) 847-6160

**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.

**NOTES:**

- BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF OLD HIGHWAY THREE ROAD AS BEING NON-SUPPORT, 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. CHAIN BEARING	Δ DELTA/CENTRAL ANGLE
M.D. MILE DISTANCE	CR. CURVED	C.A.B. CURVED/BEARING BOOK
TRV. TRVERSE	L. LINE	R.V. RIGHT OF WAY
P.L. PLAT BOOK	S. SECTORS	P.I. POINT OF INTERSECTION
P.S.M. PROFESSIONAL SURVEYOR AND MAPPING	M. MILE	P.C. POINT OF CURVE
	S. SECTORS	E. ELEVATION
	L.R. LORDED BUSINESS	○ CONC. CONCRETE EMBLEMMENT
	L.E. LORDED EMBLEMMENT	○ CONC. CONCRETE EMBLEMMENT
	D.I.E. DRAINAGE & UTILITY EMBLEMMENT	
	○ CONC. CONCRETE EMBLEMMENT (PERMANENT REFERENCE MONUMENT)	
	○ CONC. CONCRETE EMBLEMMENT (NON-PERMANENT REFERENCE MONUMENT) (L.B. 965)	
	○ CONC. CONCRETE EMBLEMMENT (NON-PERMANENT REFERENCE MONUMENT) (L.B. 960)	
	○ CONC. CONCRETE EMBLEMMENT (NON-PERMANENT REFERENCE MONUMENT) (L.B. 960)	
	ALL OTHER PROPERTY CORNERS ARE AS NOTED ON DRAWING.	

## TRACT I PLAT

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# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

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

## 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")

HWY 192/441

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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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# OSCEOLA INDUSTRIAL PARK ("OIP")

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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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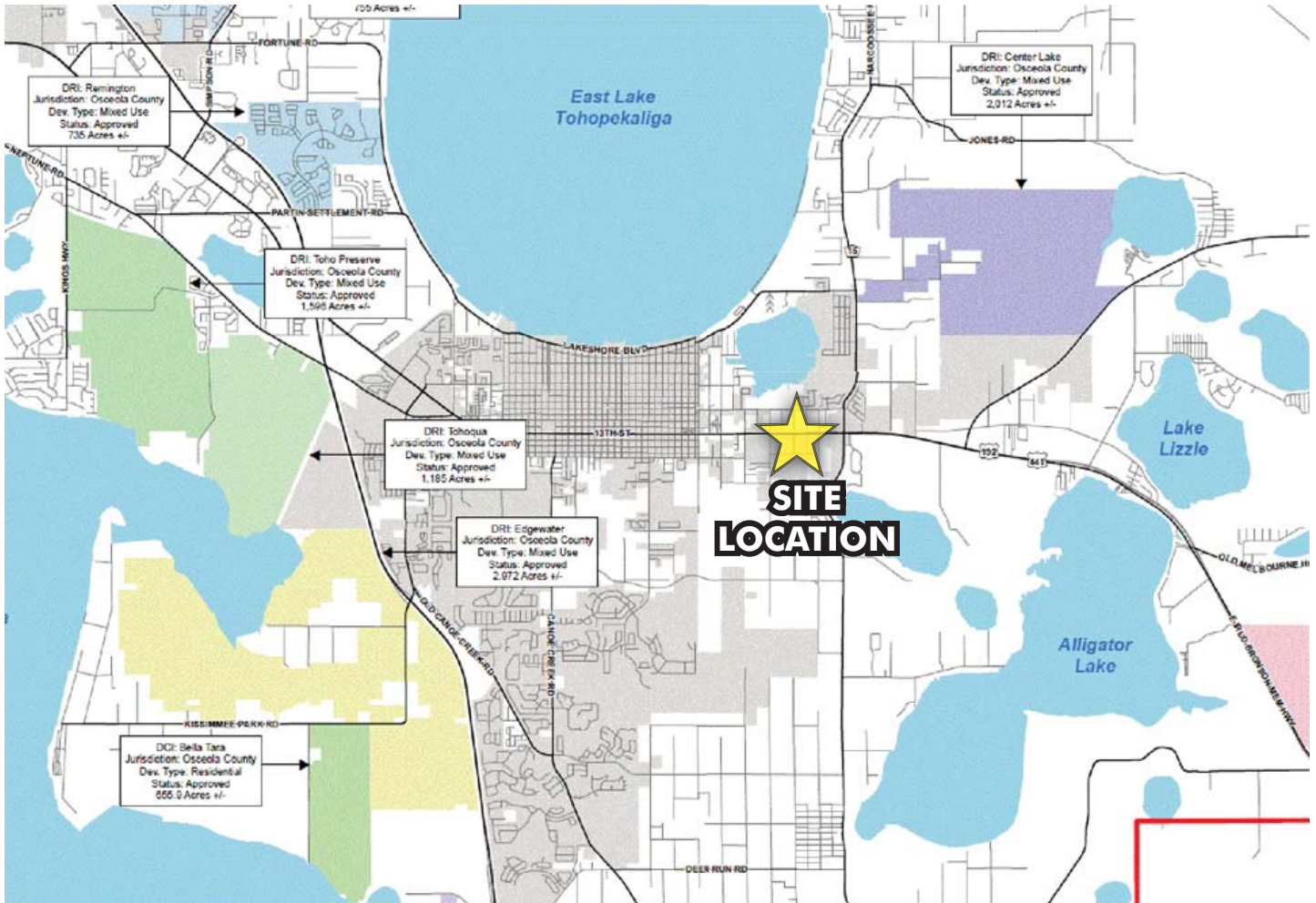




# OSCEOLA INDUSTRIAL PARK ("OIP")

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FUTURE DRI MAP

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

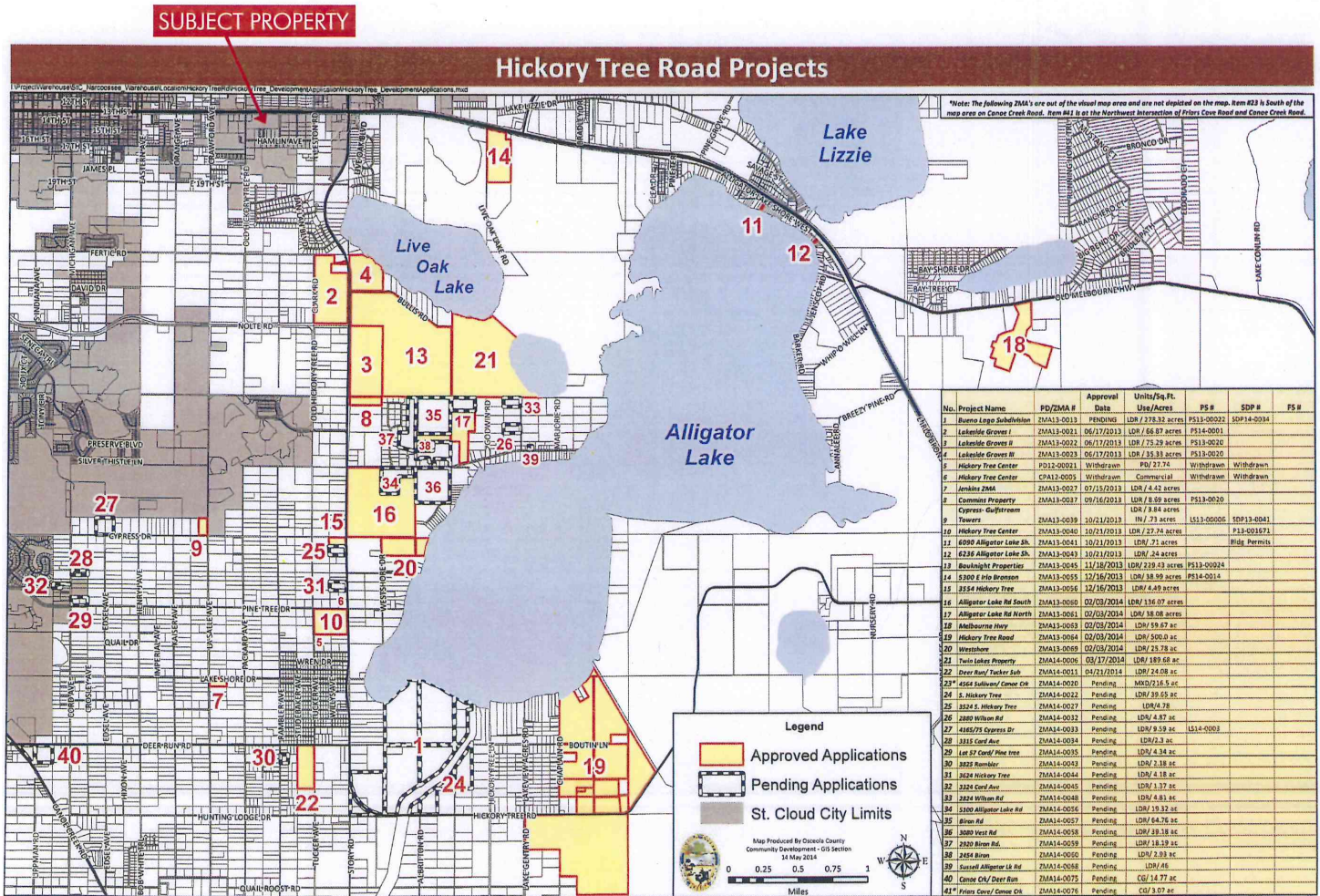
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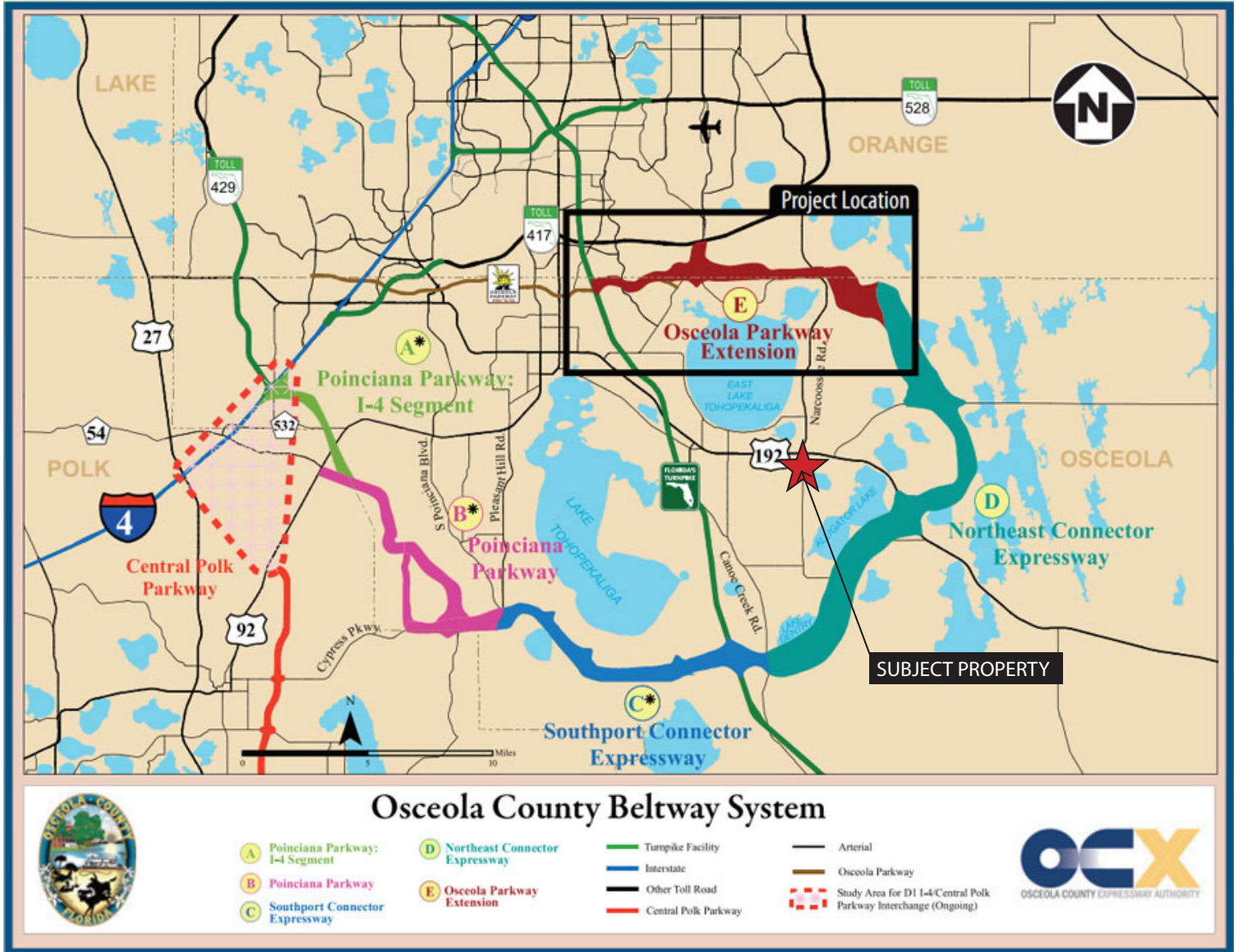




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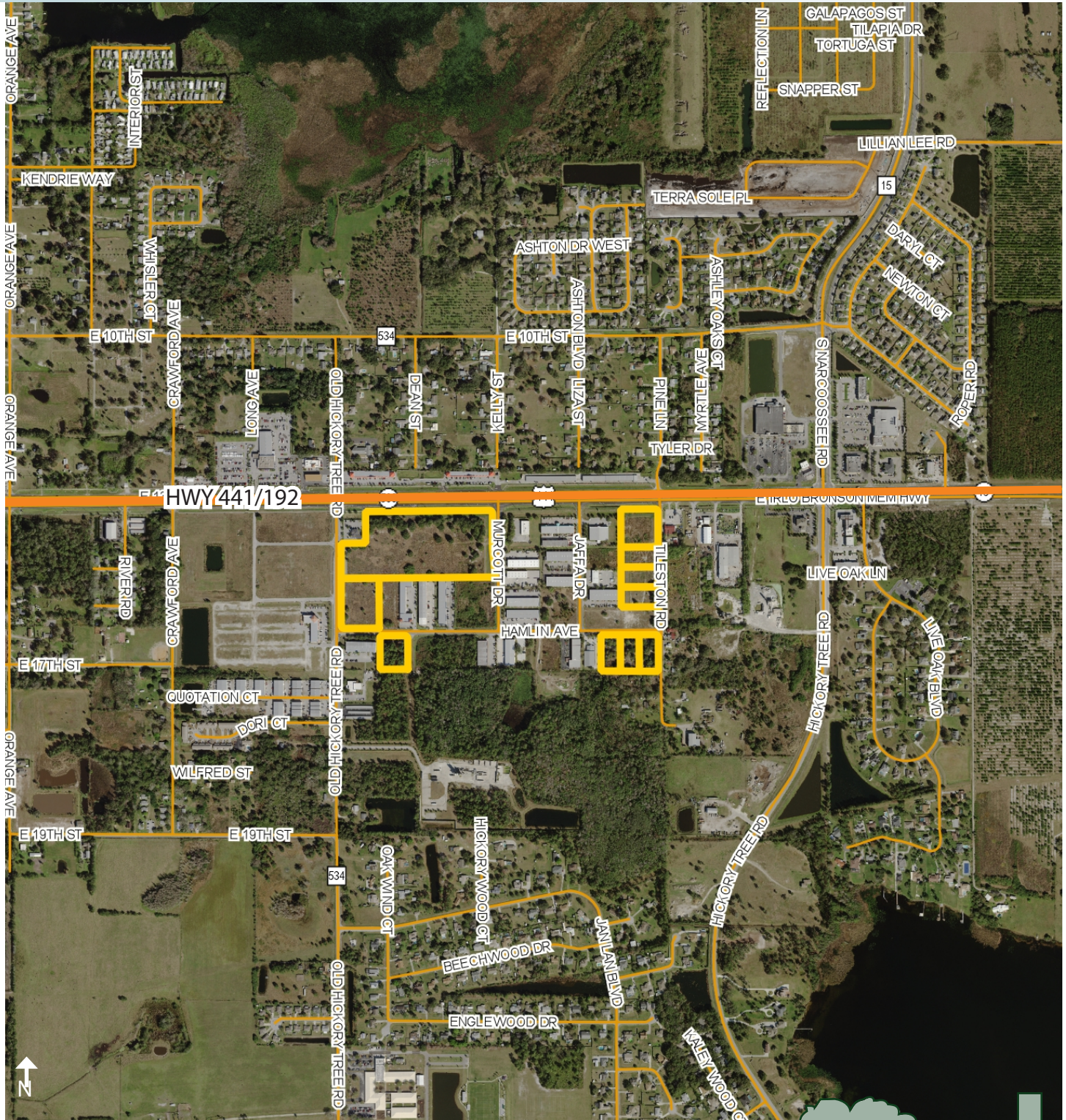




# OSCEOLA INDUSTRIAL PARK ("OIP")

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REGIONAL MAP

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

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