

# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

Lots Available • Osceola County, FL



OSCEOLA INDUSTRIAL PARK ("OIP")	
LOT 3 - 1.43± Acres	\$1,000,000
LOT 4 - 1.5± Acres	\$1,100,000
LOT 5 - 3.9± Acres	\$1,267,500
LOT 6 - 2.73± Acres	\$887,250

## LOCATION

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

## ZONING & UTILITIES

Zoning: Commercial/Industrial. St. Cloud Utilities.

## 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.

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

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



# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

Lots Available • Osceola County, FL



AVAILABILITY MAP

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

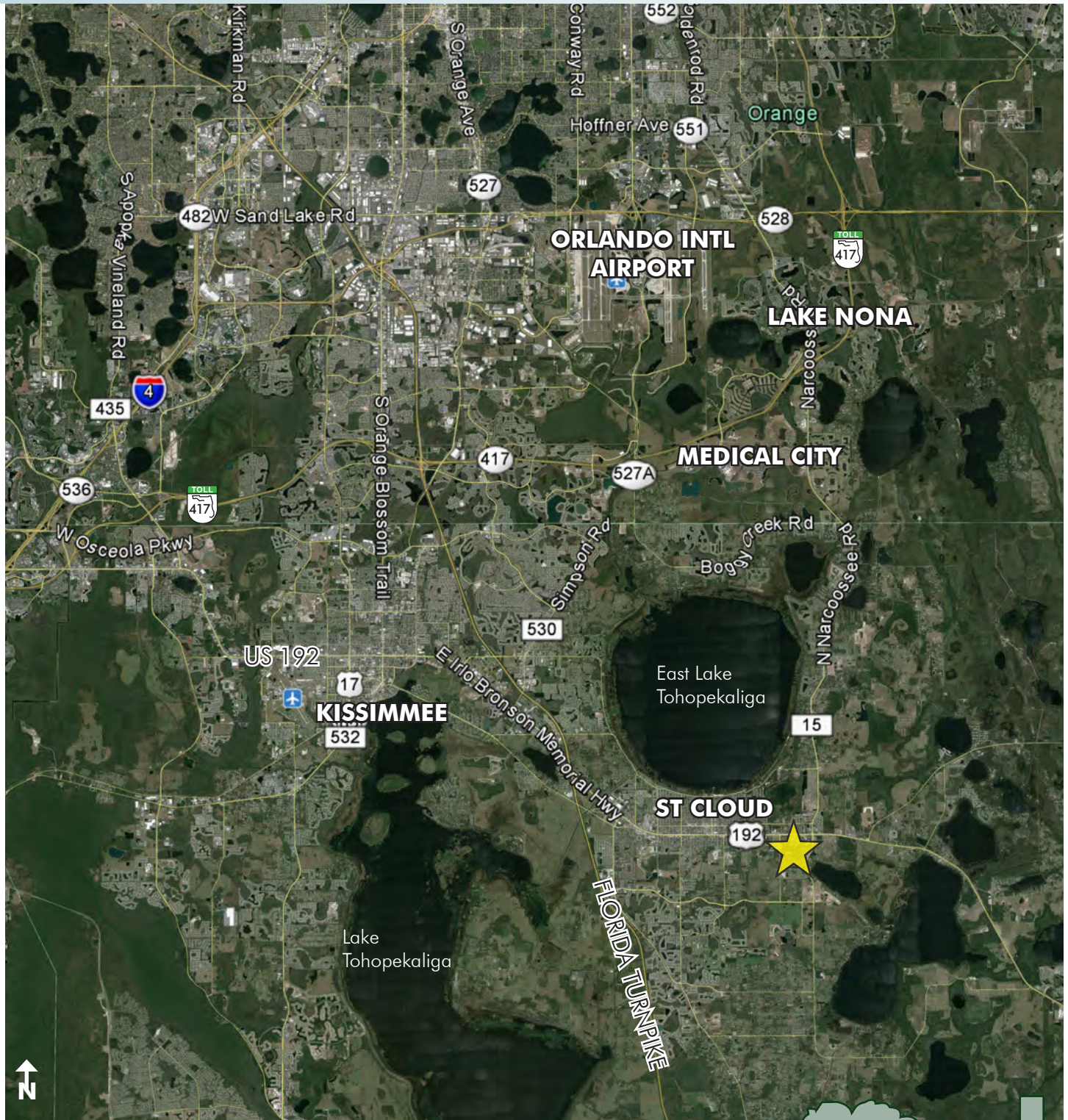
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

Lots Available • Osceola County, FL



LOCATION MAP

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

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



# OSCEOLA INDUSTRIAL PARK ("OIP")

## HWY 192/441

Lots Available • Osceola County, FL

**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 83° 16' 12" W. ALONG THE EAST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, A DISTANCE OF 238.85 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 583, OF SAID PUBLIC RECORDS; THENCE NORTH 83° 16' 12" W. ALONG SAID SOUTH LINE, A DISTANCE OF 1048.00 FEET TO THE NORTHWEST CORNER OF TRACT 1 OF SAID PUBLIC RECORDS; THENCE NORTH 14° 41' 30" W. ALONG SAID EAST LINE, A DISTANCE OF 298.88 FEET TO THE SOUTH LINE OF U.S. 192 (A.K.A. JULO BRUNSON MEMORIAL HWY); THENCE NORTH 83° 16' 12" W. ALONG SAID SOUTH LINE, A DISTANCE OF 1048.00 FEET TO A POINT ON A NOW TANGENT CURVE, HAVING A RADIUS OF 1430.00 FEET TO THE POINT OF BEGINNING, HAVING AN ARC OF 282.85 FEET AND ANGLE OF 53.63°; THENCE ALONG SAID CURVE, A DISTANCE OF 282.85 FEET TO THE POINT OF BEGINNING, HAVING AN ARC OF 282.85 FEET AND ANGLE OF 53.63°; THENCE ALONG SAID SOUTH LINE, A DISTANCE OF 1048.00 FEET TO THE POINT OF BEGINNING. CONTAINING 598.4484 SQUARE FEET OR 13.74 ACRES, MORE OR LESS.

**NOTES:**  
1. BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF OLD HICKORY TREE 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).  
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**JOHNSTON'S SURVEYING**  
900 Shady Lane, Kissimmee, Florida 34744-8685  
Tel. (407) 847-2179 Fax (407) 847-8160

**NOTICE:** 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.

**LEGEND**  
P.L. PLAT BOOK CO. CHORD BEARINGS A DELTA/CENTRAL ANGLE  
M.D. MILEAGE ON CHORD C.G.S. OFFICIAL RECORDS BOOK  
R.C. RANGE CORNER S.E. DIST. OF CURVE  
T.M. TOWNSHIP L. LINES P.L. POINT OF TANGENCY  
S.W. SECTION S. LINES P.C. POINT OF CURVE  
P.S.M. PROFESSIONAL SURVEYOR'S MAP NUMBER E. CENTERLINE  
AND MAPPER'S NAME V.O.R. VOICE OR LESS  
L.R. LIGNED BUSINESS C.K. CONCISE EXPLANATION  
D.L.E. DRAINAGE & UTILITY EXPLANATION  
C.K. CONCISE EXPLANATION

5/8" DIMITES (5/8" CONCISE EXPLANATION - PERMANENT REFERENCE MONUMENT)  
 1/4" DIMITES (1/4" CONCISE EXPLANATION - PERMANENT REFERENCE MONUMENT)  
 3/8" DIMITES (3/8" CONCISE EXPLANATION - PERMANENT REFERENCE MONUMENT)  
 1/2" DIMITES (1/2" CONCISE EXPLANATION - PERMANENT REFERENCE MONUMENT)  
 3/4" DIMITES (3/4" CONCISE EXPLANATION - PERMANENT REFERENCE MONUMENT)  
 ALL OTHER PROPERTY CORNERS ARE NOTED ON CHAINING.

# TRACT I PLAT

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

## Maury L. Carter & Associates, Inc.

407-422-3144 | www.maurycarter.com



Maury L. Carter & Associates, Inc.<sup>TM</sup>  
Licensed Real Estate Broker

# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

Lots Available • 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.

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

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



# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

Lots Available • Osceola County, FL

## 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.

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

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



# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

Lots Available • Osceola County, FL

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.

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

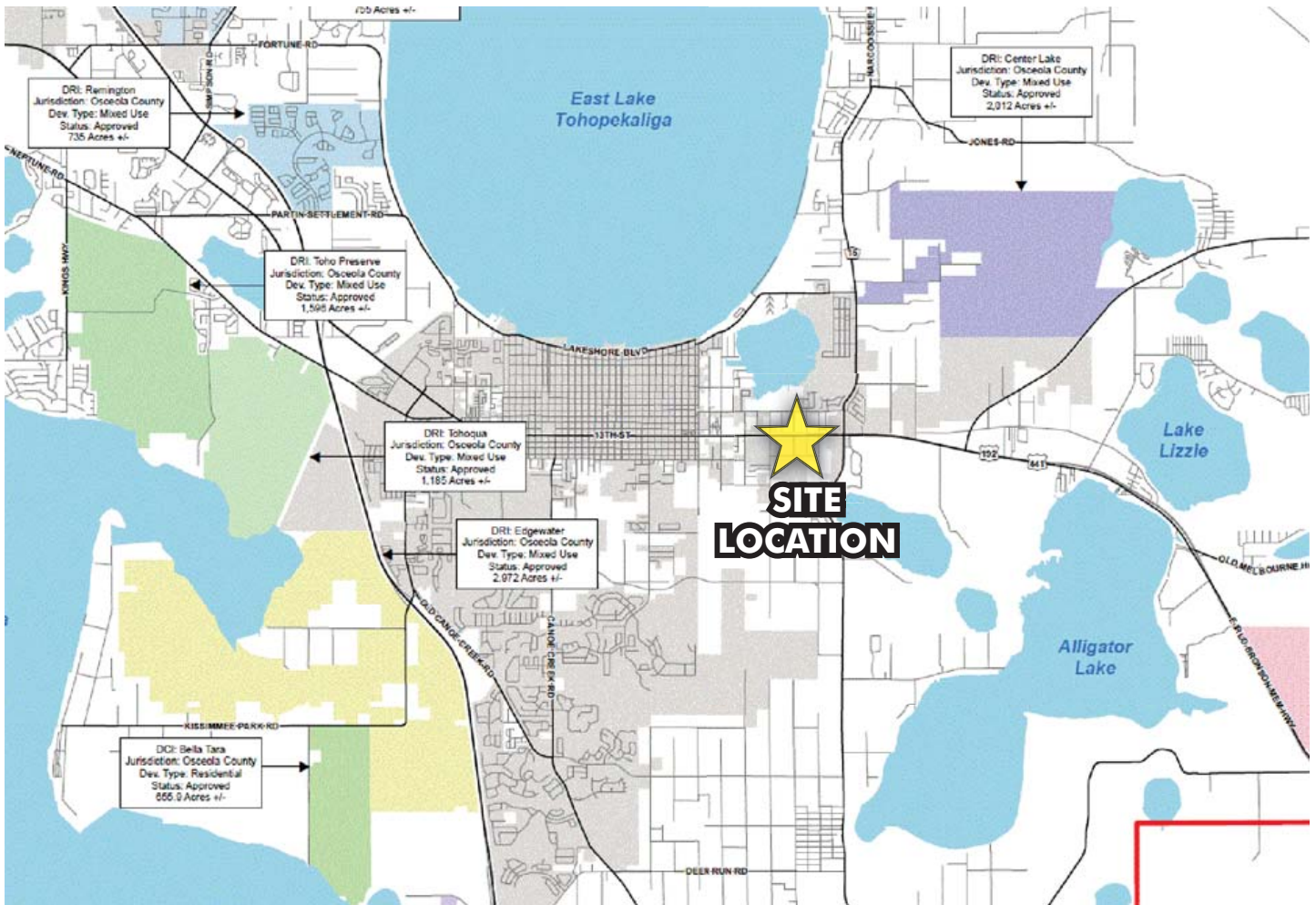
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

Lots Available • Osceola County, FL



FUTURE DRI MAP

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

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

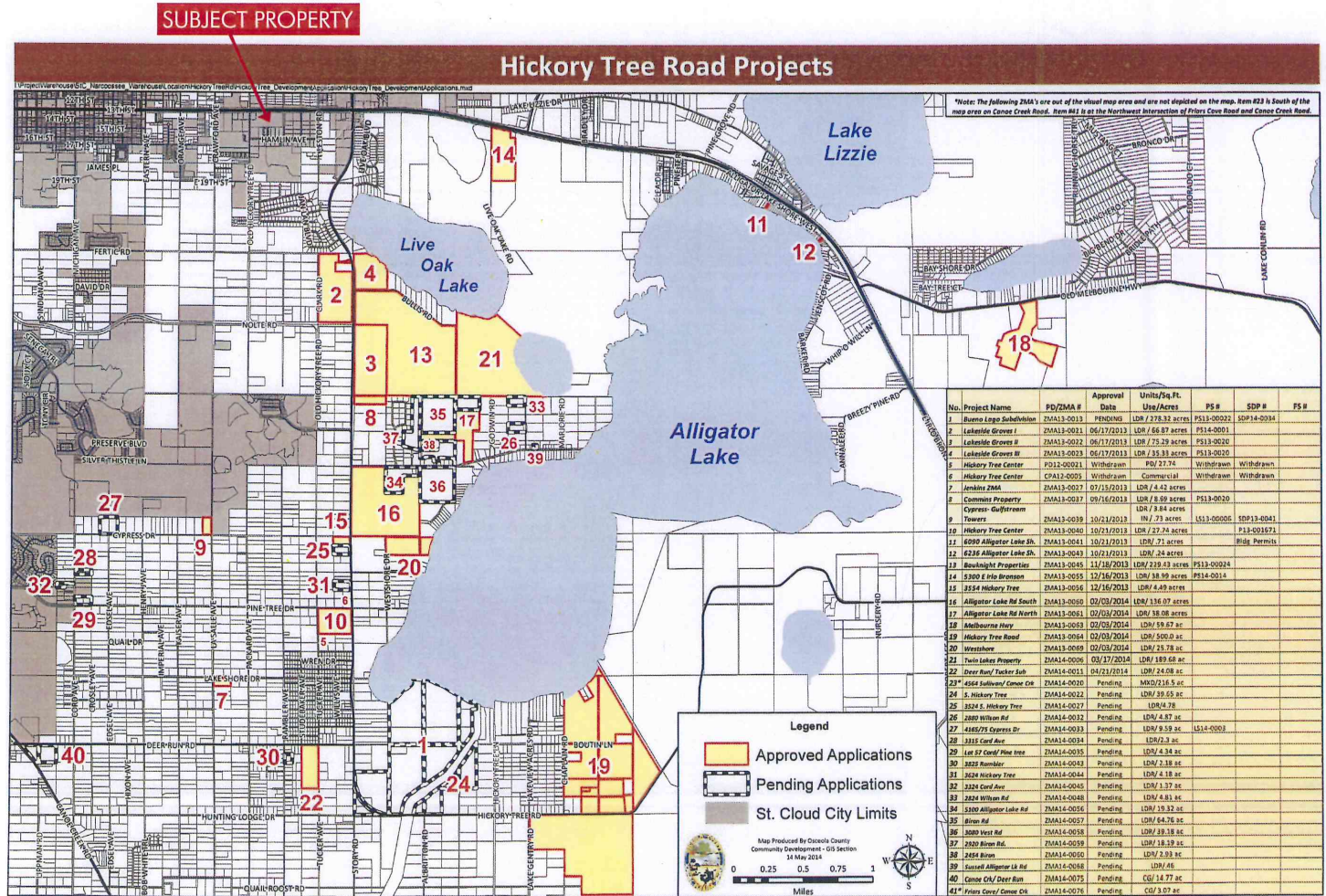




# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

Lots Available • Osceola County, FL



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

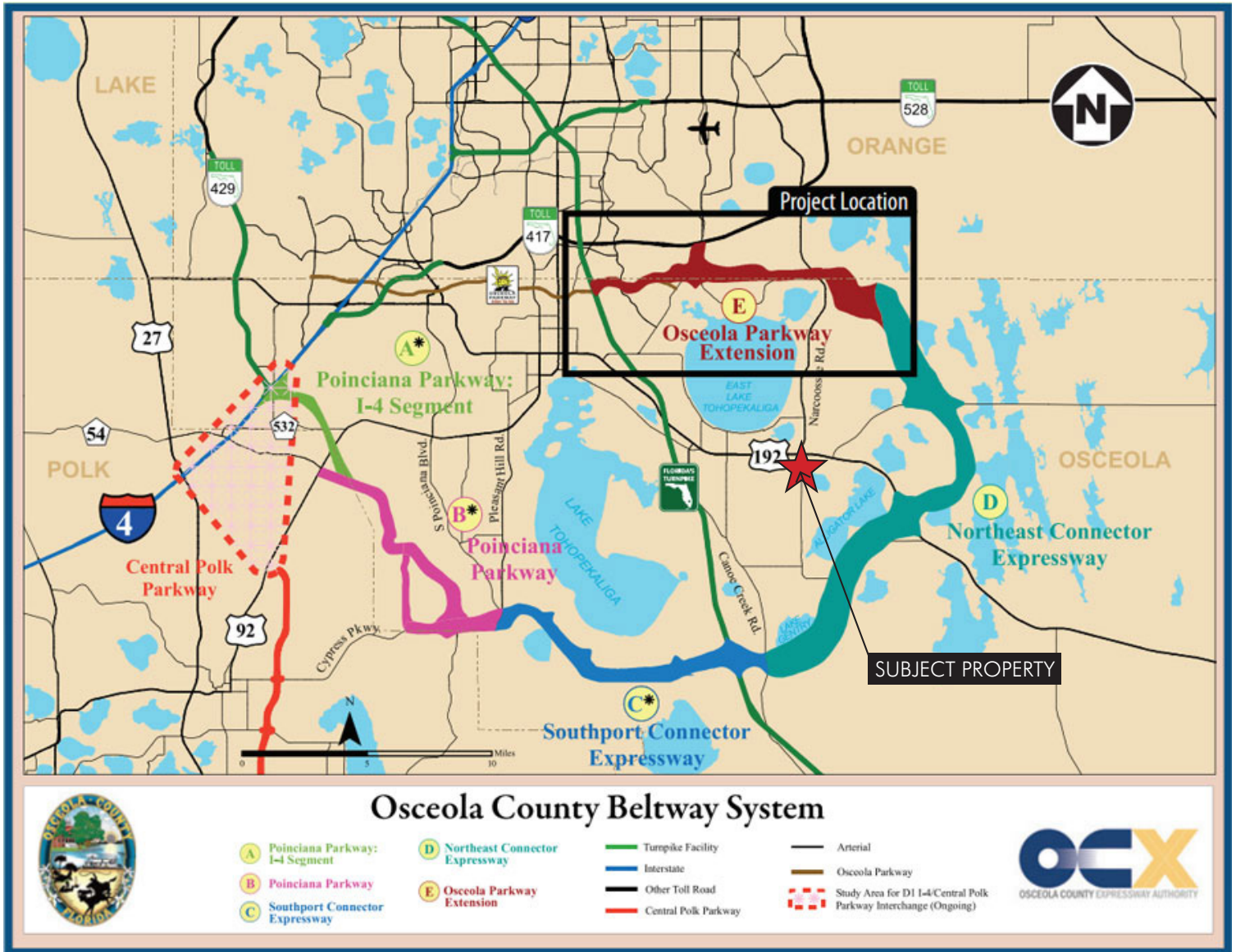
Maury L. Carter & Associates, Inc.  
407-422-3144 | www.maurycarter.com



# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

Lots Available • Osceola County, FL



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

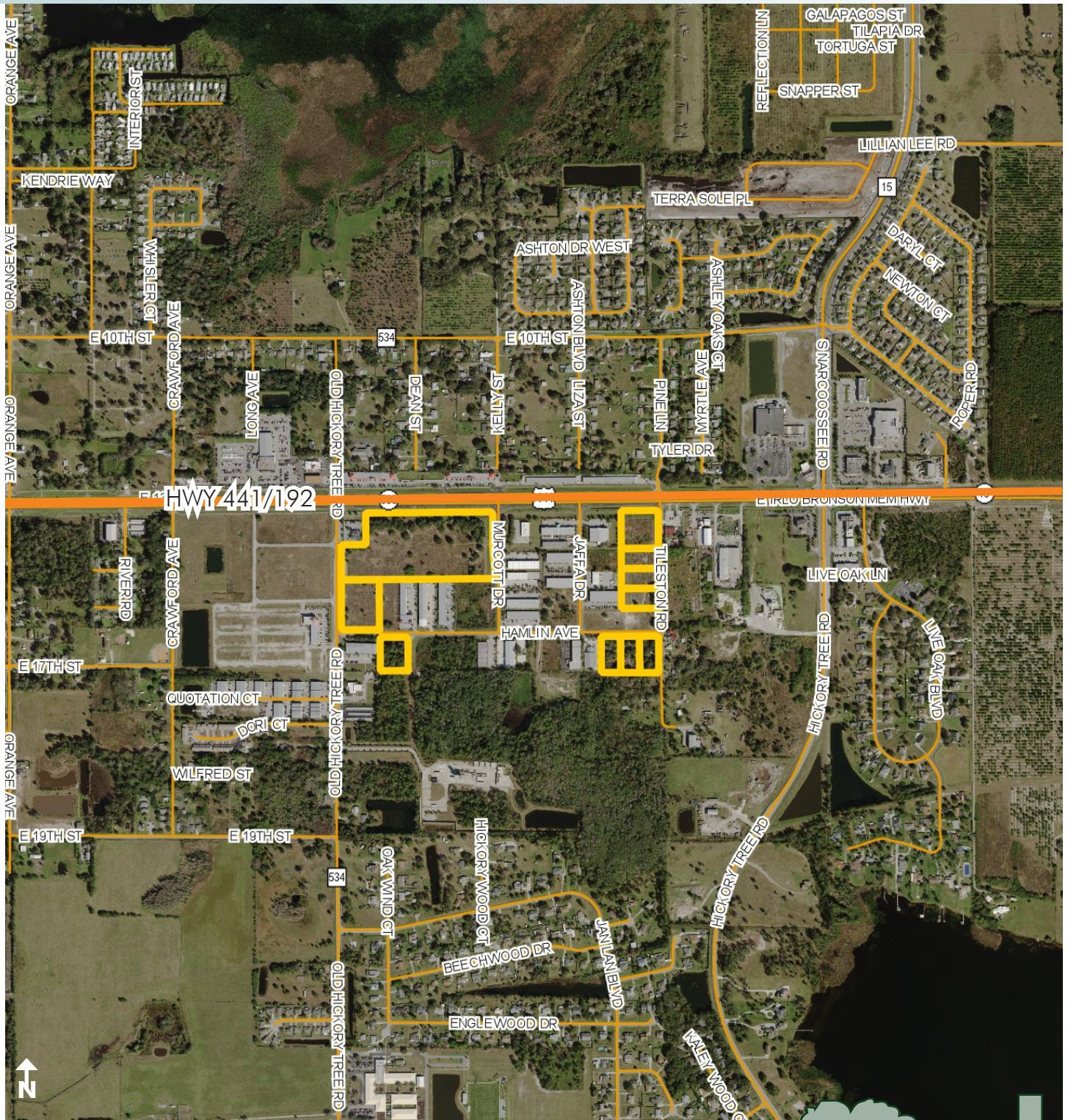
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

Lots Available • Osceola County, FL



REGIONAL MAP

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

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

