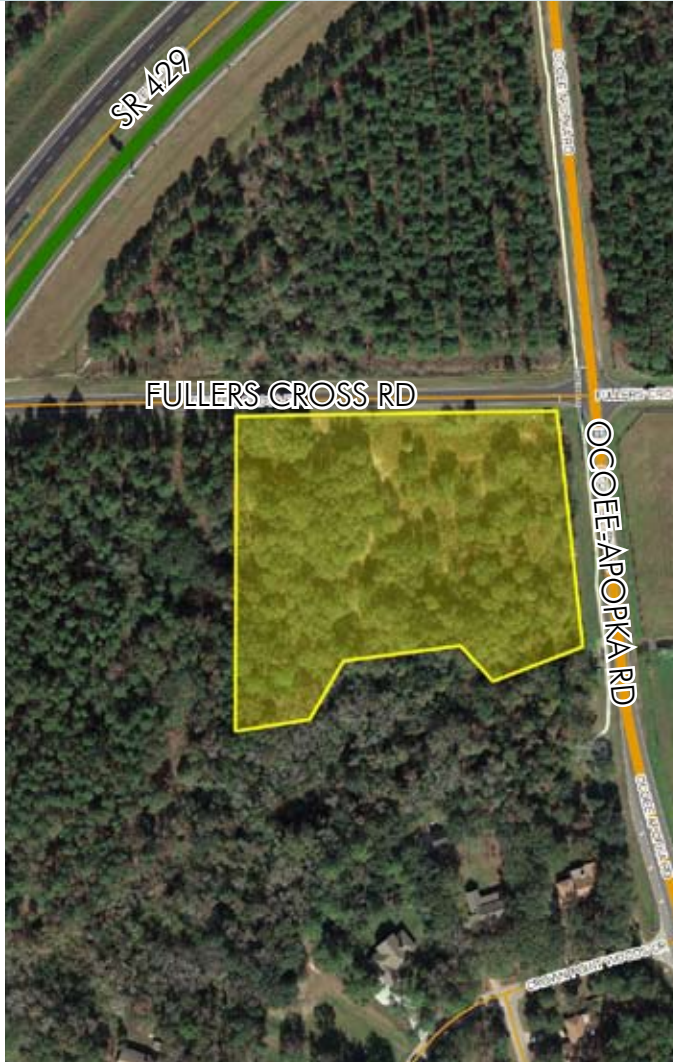


# OCOEE-APOPKA RD COMMERCIAL

5± acres Orange  
County, FL



## LOCATION

Located on the SW corner of Fullers Cross Road and Ocoee-Apopka Road.

## SIZE

5± acres

## PRICE

WAS \$1,250,000 (\$5.74/sf)  
NOW \$1,000,000 (\$4.59/sf)

## ZONING/FUTURE LAND USE

Commercial PUD (C-2). May build up to 44,000 sf of retail space. Permitted uses are the same as those permitted in the City of Ocoee C-2 Community Commercial District.

## UTILITIES

Water provided by City of Ocoee. On-site septic will be utilized until such time as City sewer service is available. Sanitary connection located ½± mile south of property.

## ROAD FRONTAGE

508'± on Fullers Cross Road  
352'± on Ocoee-Apopka Road

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](http://www.maurycarter.com)

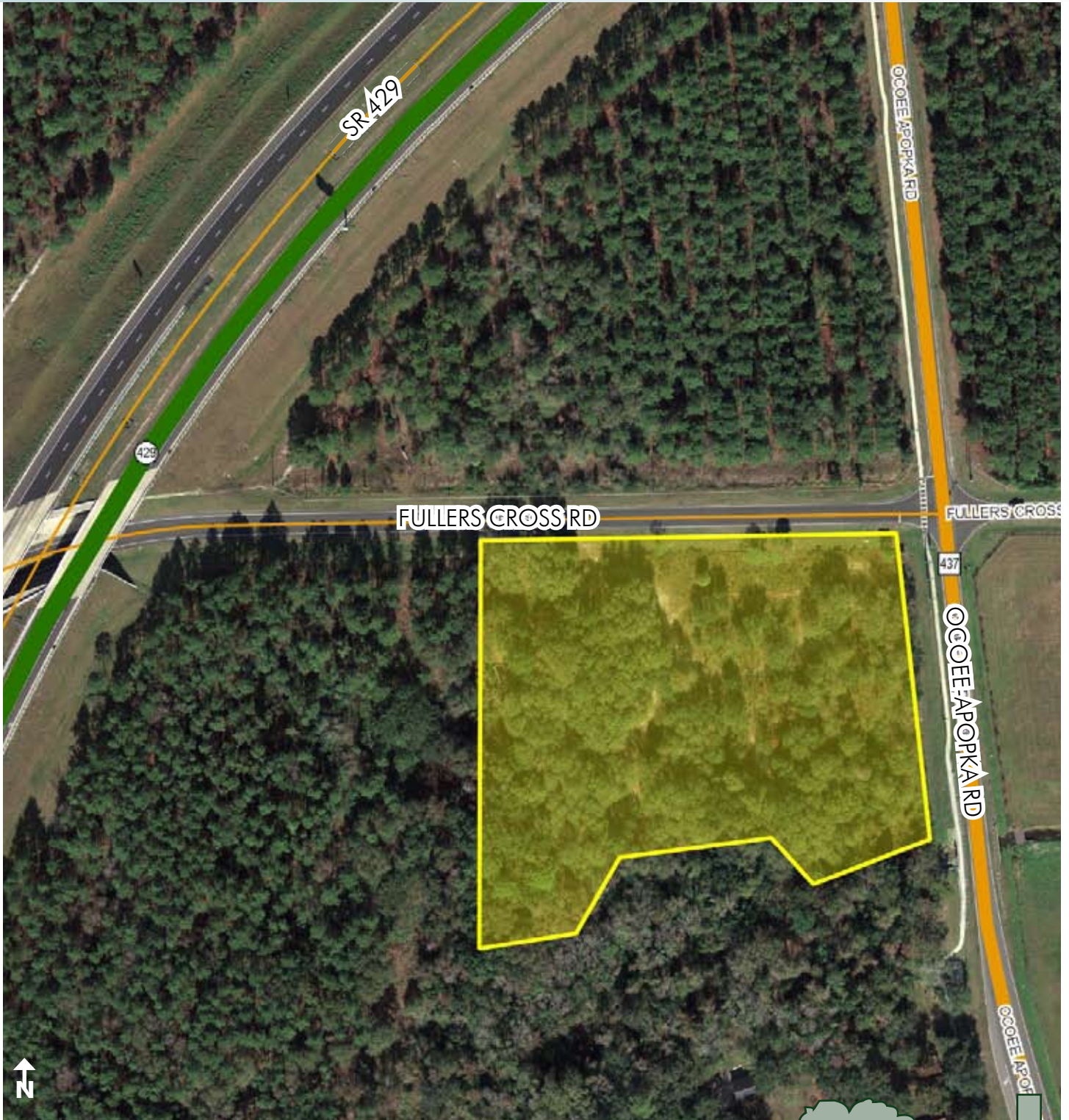




# OCOEE-APOPKA RD COMMERCIAL

5± acres

Orange County, FL



PROPERTY MAP

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

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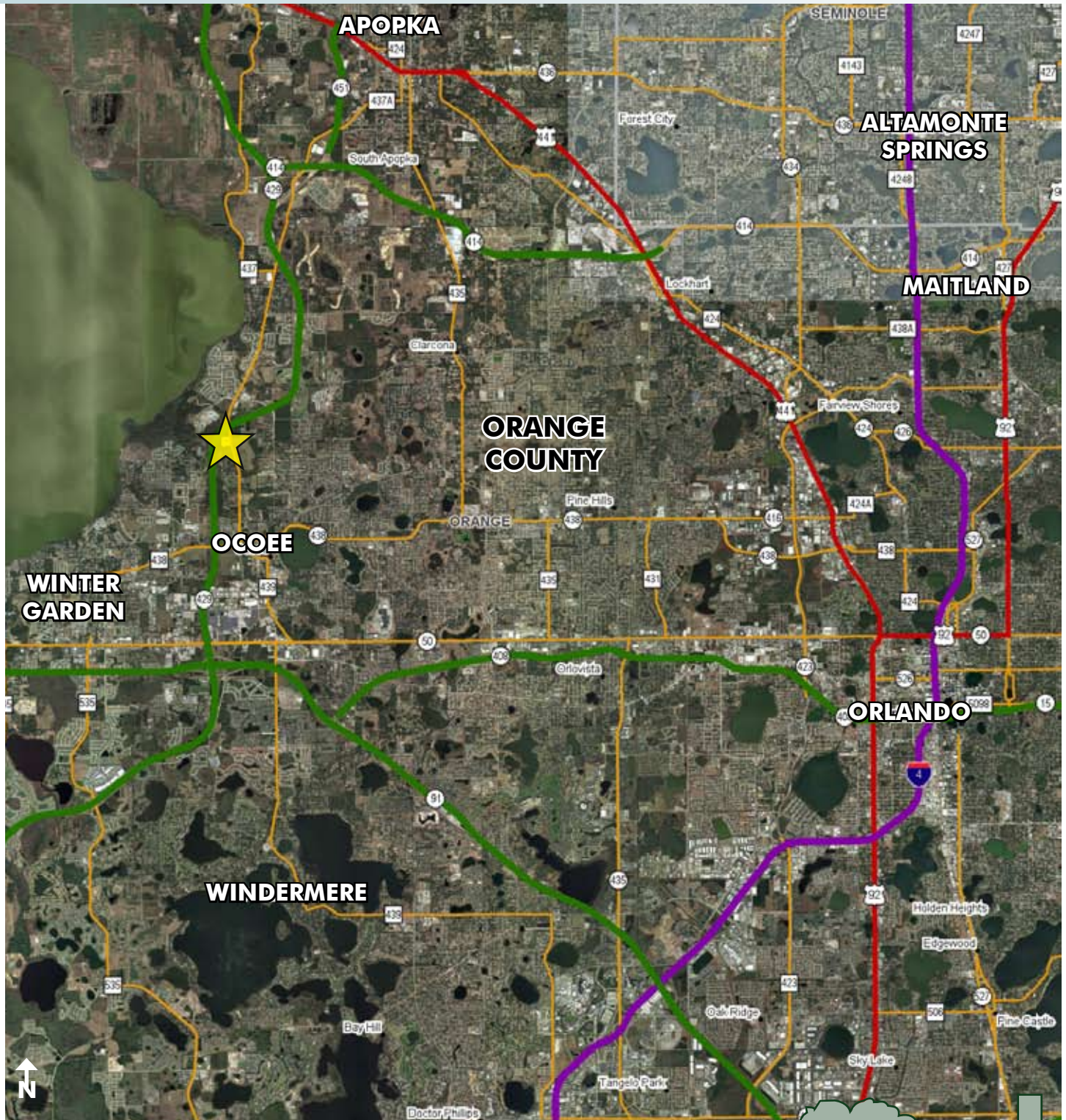




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5± acres

Orange County, FL



LOCATION MAP

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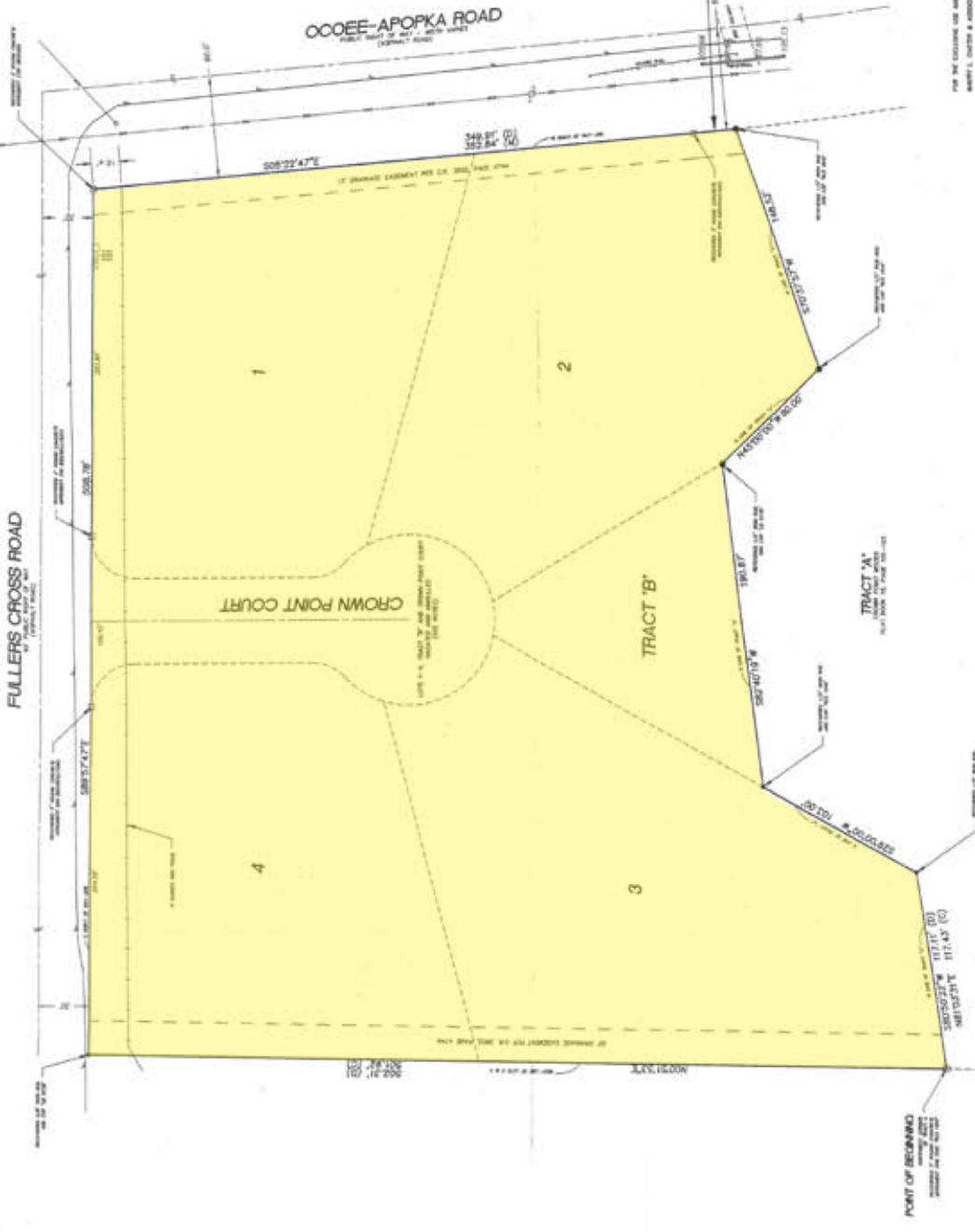
# BOUNDARY SURVEY

**RESUMPTION**  
 THE PART HERETOBY A SURVEYOR HAS REVISITED THE PLACE, THENCE RECONSTRUCTED THE BOUNDARY THEREON, AND HAS FOUND THAT THE BOUNDARY THEREON IS THE SAME AS THE BOUNDARY SHOWN ON THE ORIGINAL PLAT OF THE SAID LAND, AND THAT THE SAID LAND IS THE SAME AS THE SAID LAND SHOWN ON THE ORIGINAL PLAT OF THE SAID LAND.

- REVISIONS:**
1. THE ORIGINAL PLAT OF THE SAID LAND WAS REVISITED BY THE SURVEYOR ON 10/15/2010.
  2. THE ORIGINAL PLAT OF THE SAID LAND WAS REVISITED BY THE SURVEYOR ON 10/15/2010.
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  10. THE ORIGINAL PLAT OF THE SAID LAND WAS REVISITED BY THE SURVEYOR ON 10/15/2010.



NO.	DESCRIPTION	REMARKS
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3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
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10	...	...



FOR THE RECORDING OF THIS SURVEY, SEE MAPS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

**SEARS SURVEYING COMPANY**  
 218 N. Fenwick Avenue  
 Oklawaha, Florida 32852  
 (407) 867-6270

*[Signature]*  
 ROBERT W. SEARS, P.L.M.  
 FLORIDA REGISTRATION NO. 0283  
 EXPIRES 12/31/2015

**SURVEYOR'S CERTIFICATION:**  
 I, ROBERT W. SEARS, P.L.M., A PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT I AM THE SURVEYOR OF RECORD FOR THIS SURVEY AND THAT I AM A MEMBER OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MATHEMATICS, PURSUANT TO FLORIDA STATUTE 472.027.

NO.	DESCRIPTION	REMARKS
1	...	...
2	...	...
3	...	...
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**SECTION 7,**  
**TOWNSHIP 22 SOUTH,**  
**RANGE 28 EAST**  
 DEWEE COUNTY, FLORIDA

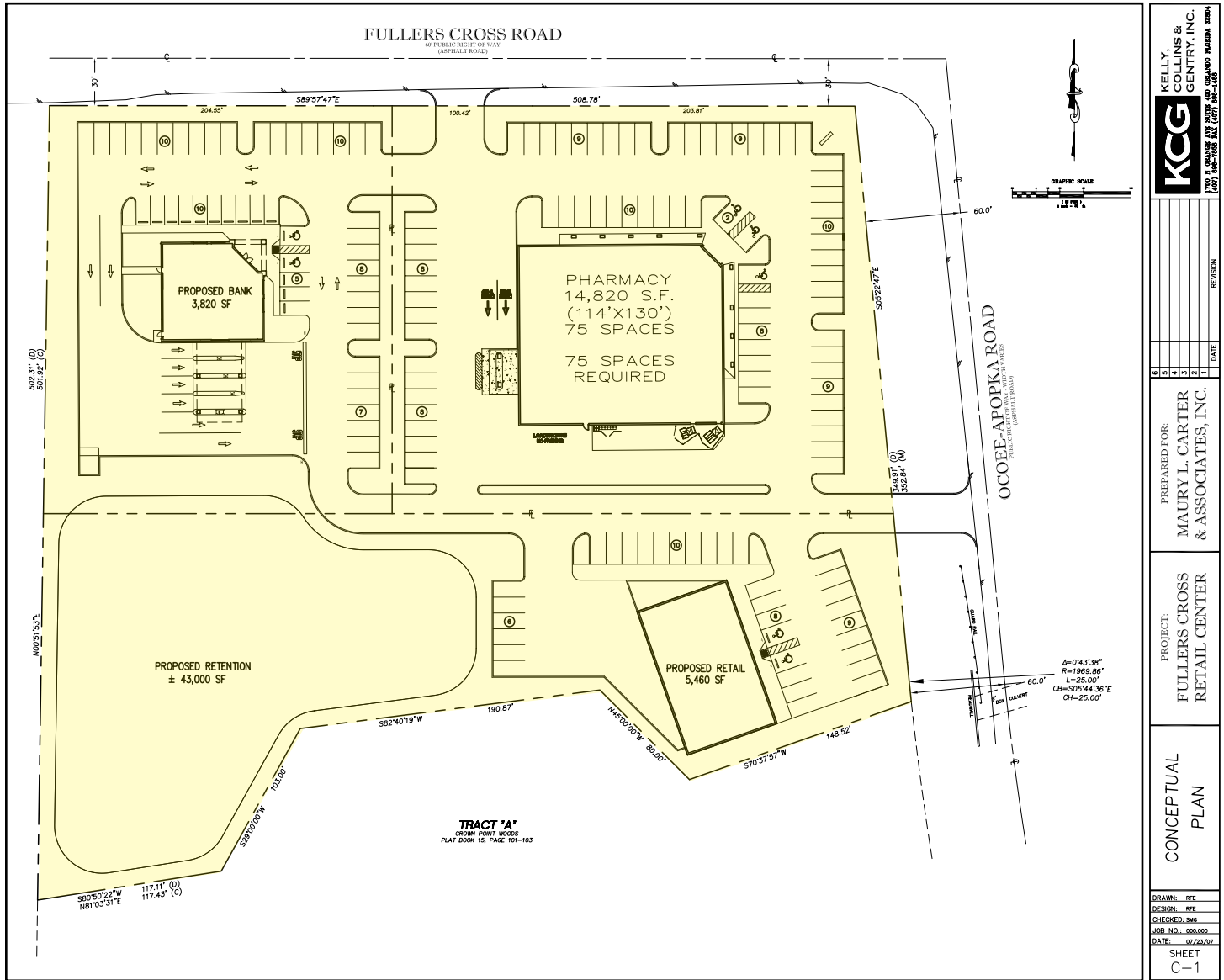
**SHEET**  
**1**  
**OF**  
**1**



# OCOEE-APOPKA RD COMMERCIAL

5± acres

Orange County, FL



CONCEPT PLAN

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

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