

**FOR
SALE**

OSCEOLA COUNTY LAND OPPORTUNITY

BAR 7 RANCH - 2,272 ACRES

Kenansville, FL 34739

DRIVE TIMES

Orlando Int'l Airport: 15 min

Medical City/Lake Nona: 15 min

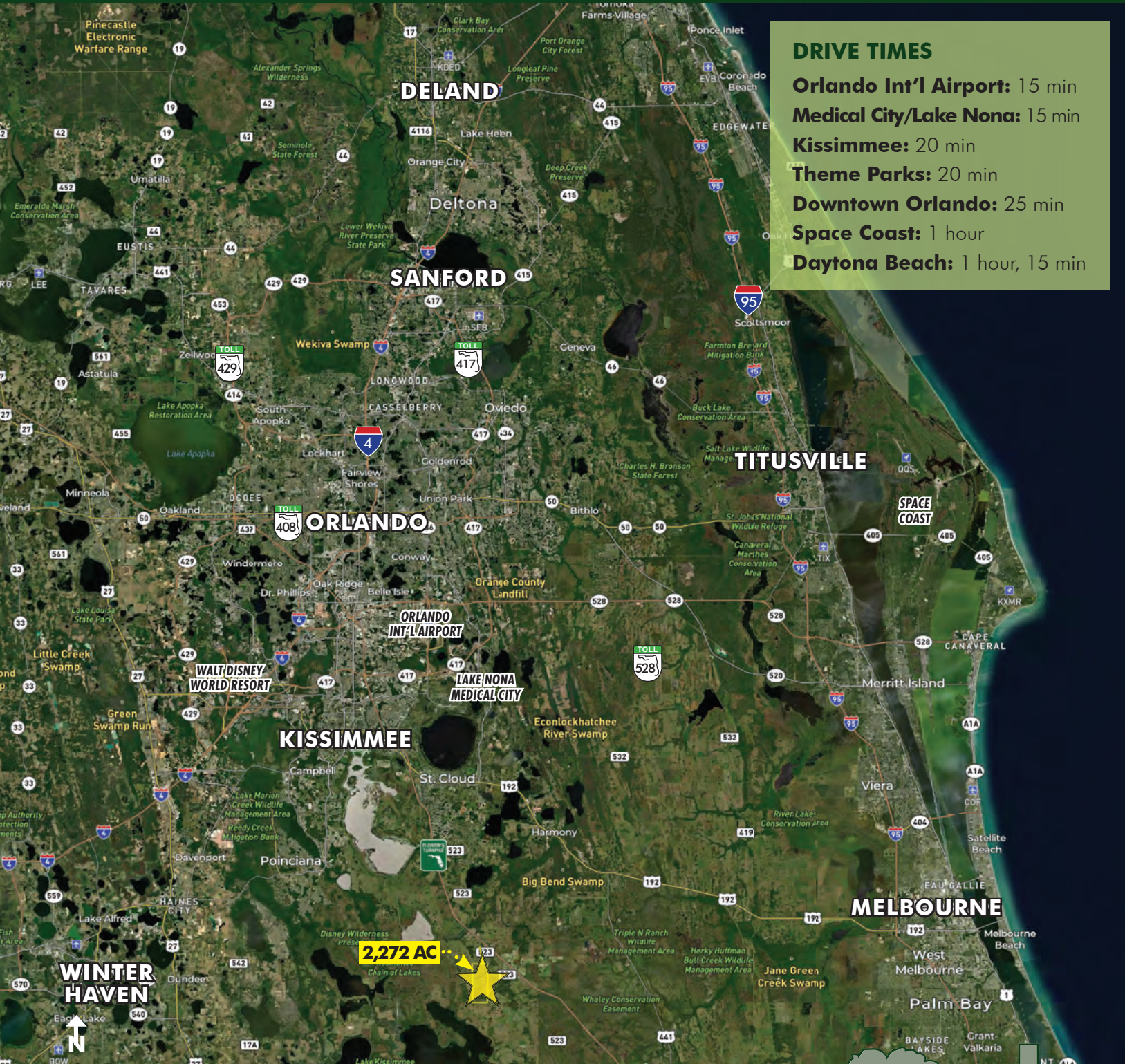
Kissimmee: 20 min

Theme Parks: 20 min

Downtown Orlando: 25 min

Space Coast: 1 hour

Daytona Beach: 1 hour, 15 min



LOCATION MAP

MAURY L. CARTER & ASSOCIATES, INC.

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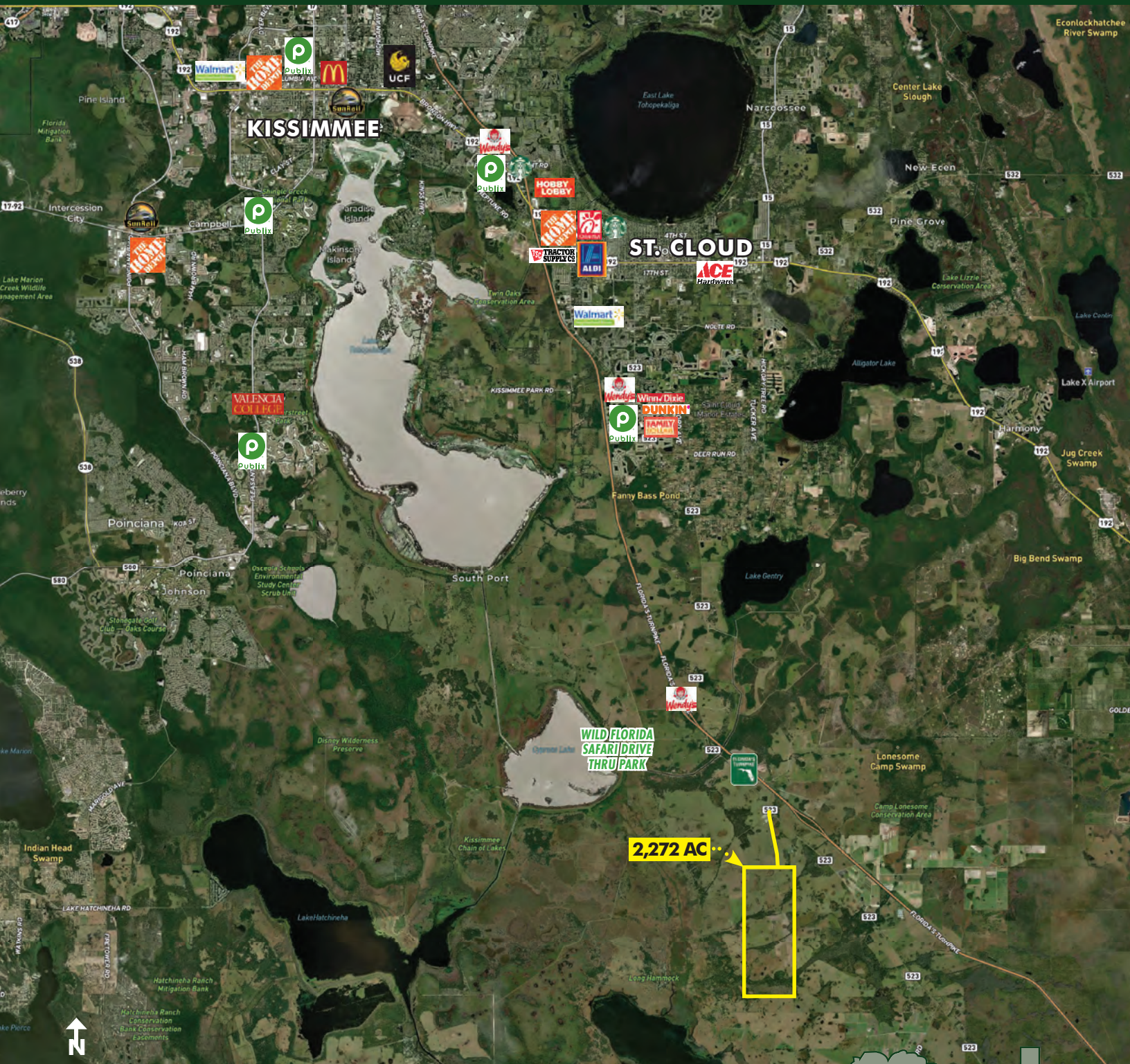


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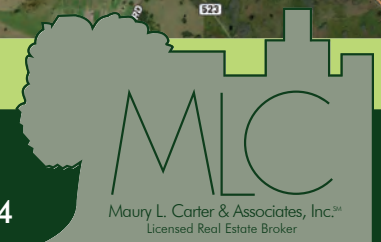


REGIONAL MAP

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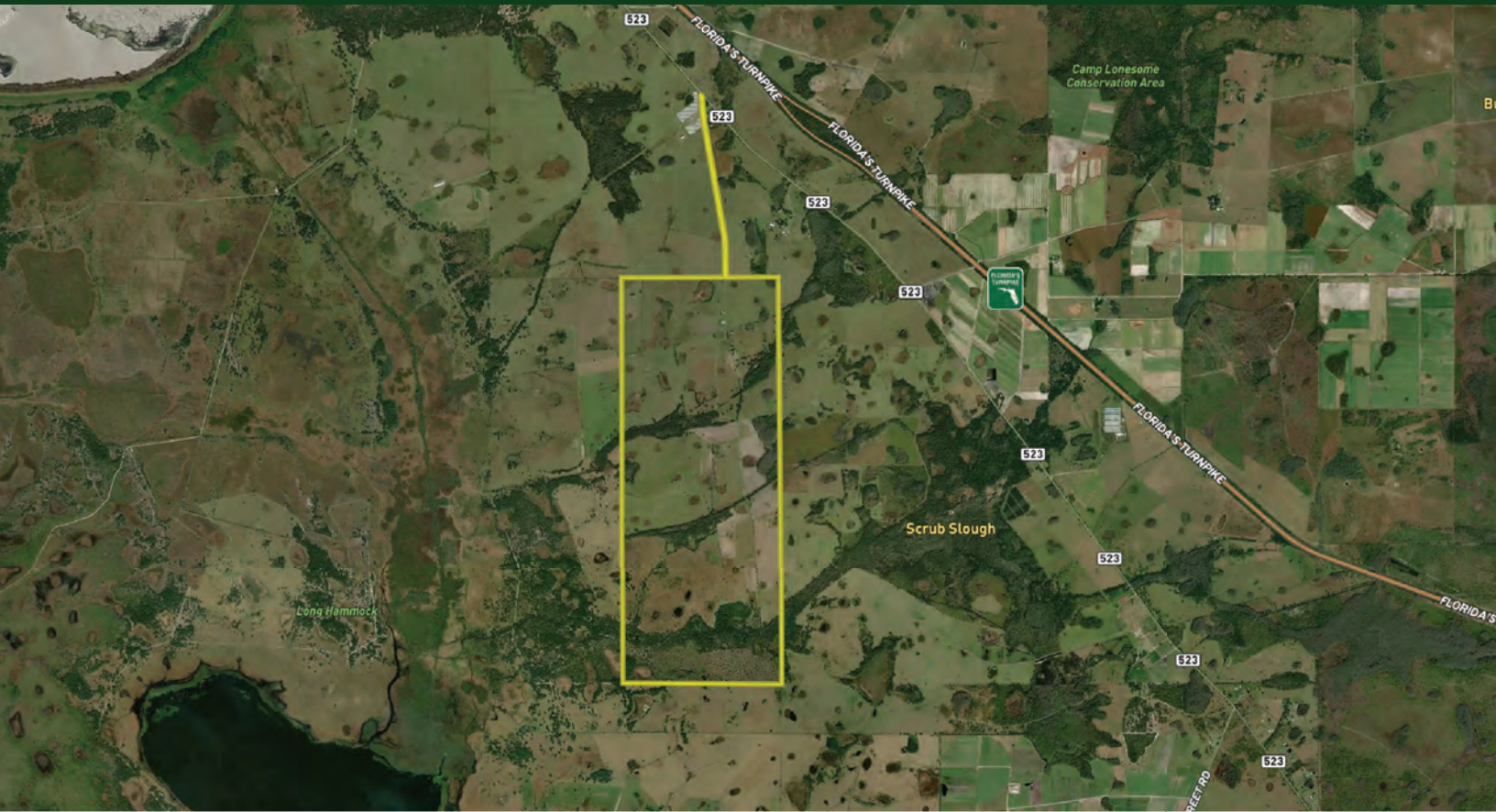
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ABOUT THE PROPERTY

SIZE 2,272± acres

PRICE \$20,000/acre or \$45,440,000

ZONING PD

FLU Rural/Agricultural

ROAD FRONTAGE 125'± on Canoe Creek Rd

PARCEL IDs 29-28-31-0000-0010-0000,
20-28-31-0000-0010-0000, 19-28-31-0000-0010-0000,
17-28-31-0000-0040-0000, 31-28-31-0000-0010-0000,
32-28-31-0000-0010-0000, 30-28-31-0000-0010-0000

DESCRIPTION

LAND DEVELOPMENT OPPORTUNITY Osceola County is experiencing rapid population growth, increasing 44 percent since 2010, and is currently the 10th fastest growing county in America. Osceola County is in close proximity to railroads, a space base, a seaport, and an airport, making the county readily accessible by travel. It is also strategically placed in terms of its workforce opportunities. Prominent educational institutions such as the University of Central Florida, the University of South Florida and the University of Florida are all within a two-hour drive from Osceola County. In addition, travel and tourism in Orange, Osceola and Seminole County's generated a new all-time high total economic impact of \$87.6 billion in 2022, a 31% increase over 2021. **Call for more information today!**

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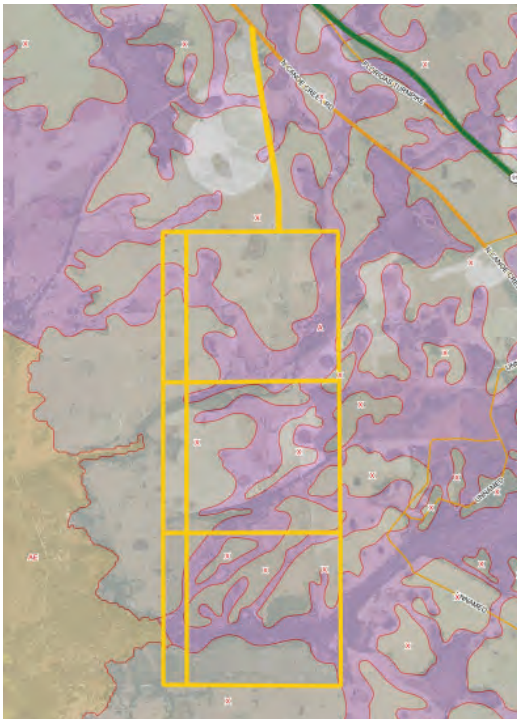
PARCEL MAP



WETLANDS MAP



FLOOD ZONE MAP



SOILS MAP



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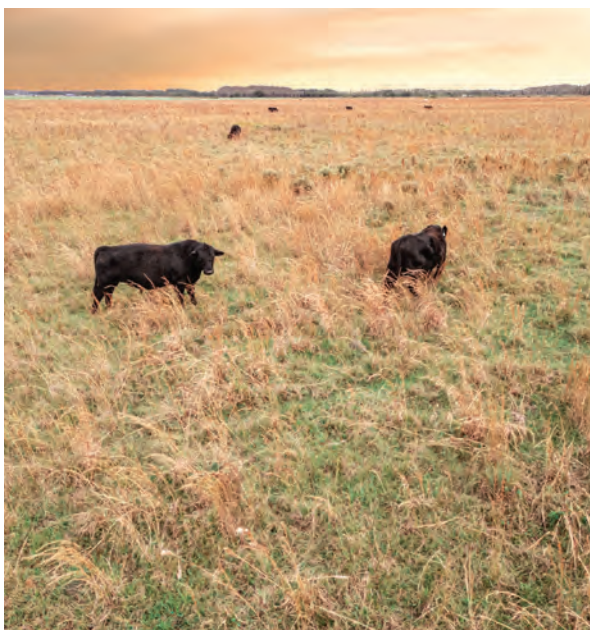
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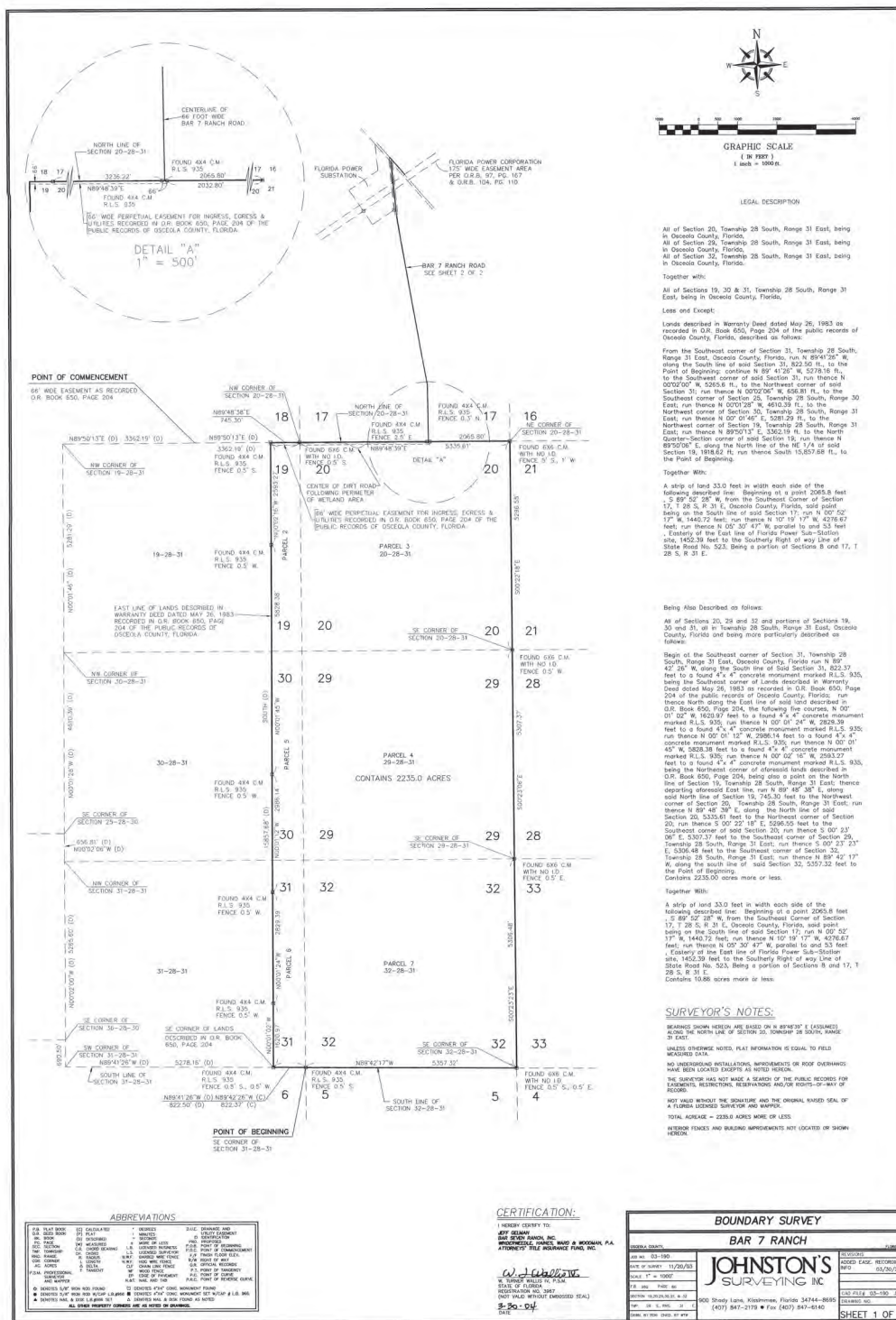
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BOUNDARY SURVEY

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MLC

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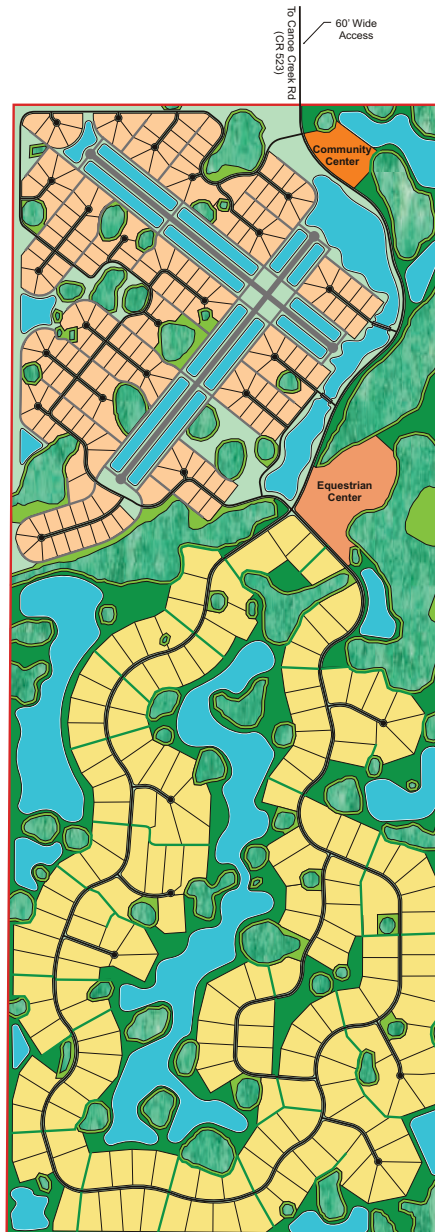
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Bar Seven Ranch

Sections 19, 30 and 31, Township 21 South, Range 31 East
Osceola County, Florida

Preliminary Site Plan

Date Prepared: 7 December, 2006



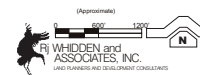
Development Summary

192 Fly-in Lots (1 ac. Average)
177 Equestrian Lots (3.5 ac. Average)
369 du allowed @ 5 du/ ac
369 du Shown

Legend

- Wetlands
- Upland Wetland Buffer
- Water Bodies
- Equestrian Lots
- Fly-in Lots
- Community Center
- Equestrian Center
- Runways & Taxi Ways
- Bridal Paths & Equestrian Commons

Note:
This is Preliminary Site Plan only. As such, it is subject to change
pending environmental information, engineering and agency review.



CONCEPTUAL SITE PLAN

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