



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



OVIEDO PROFESSIONAL OFFICE DEVELOPMENT OPPORTUNITY

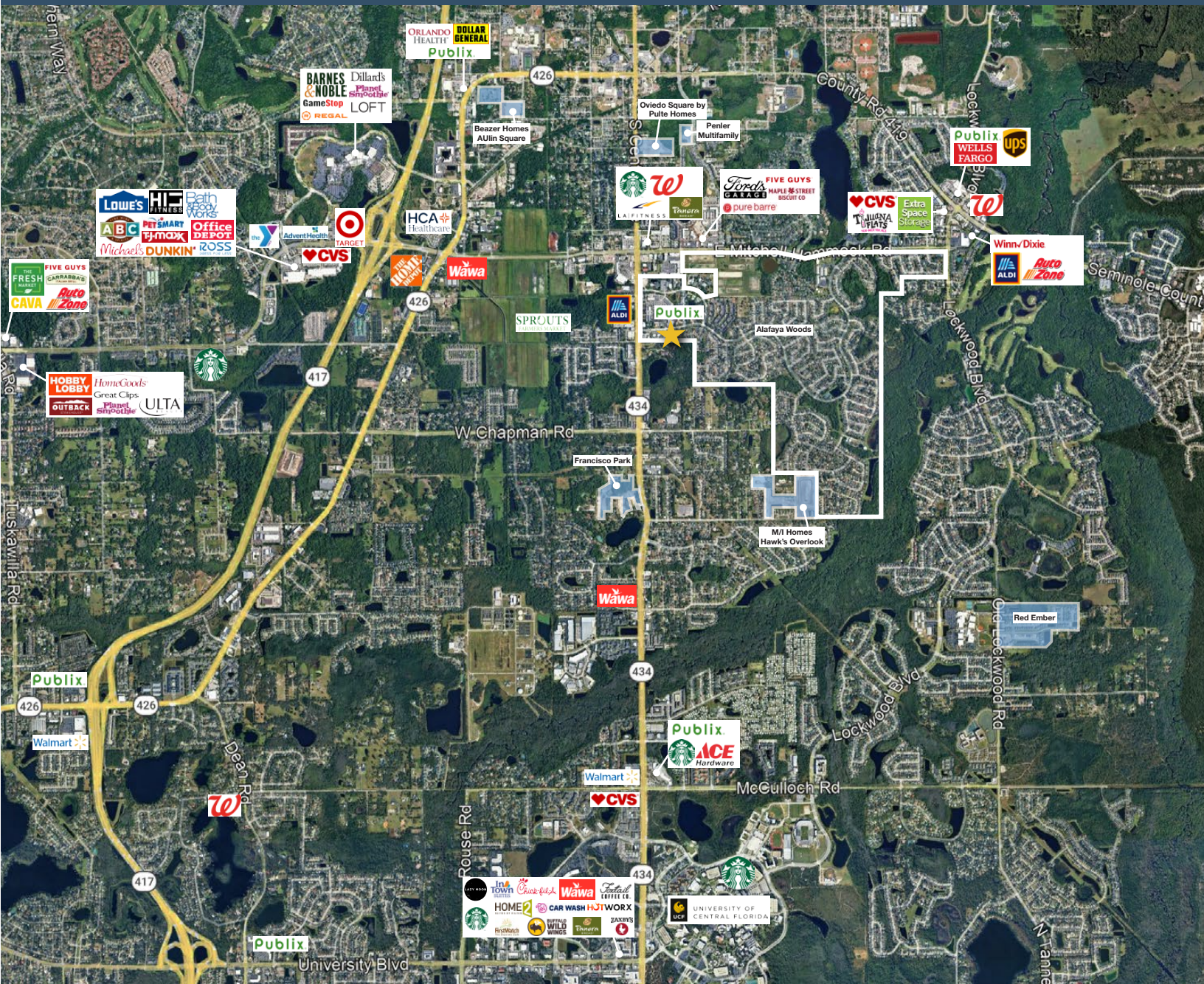
240 Alafaya Woods Blvd, Oviedo, FL 32765

PROPERTY DETAILS

- Size: ±0.72 acres
- Zoning: PUD, Office
- Price: \$1,000,000
- Parcel: 22213151400000030
- FLU: PUD, Office

PROPERTY HIGHLIGHTS

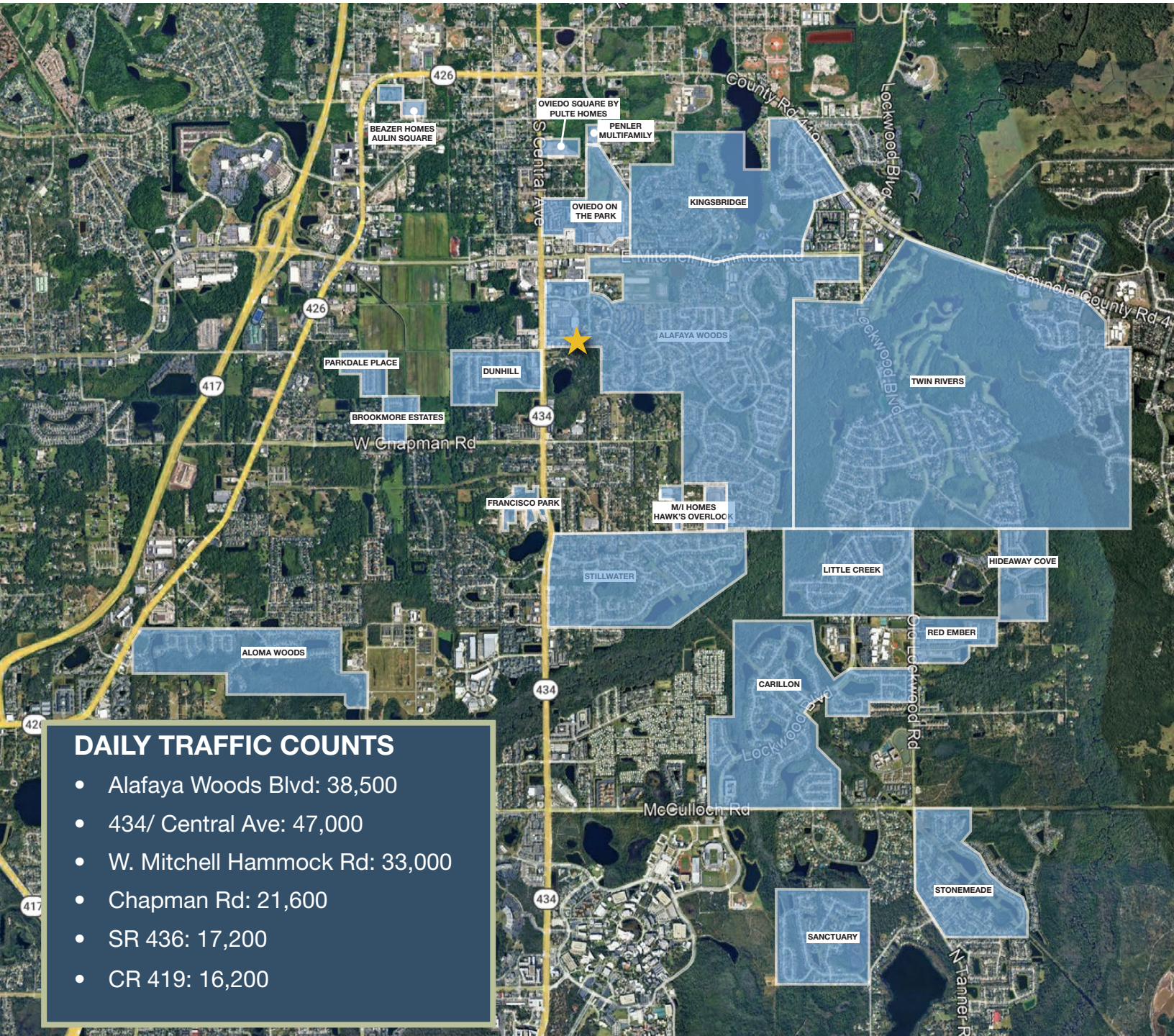
A rare opportunity to acquire a 0.72-acre parcel with a professional office future land use. The property is positioned along Alafaya Woods Blvd in one of Central Florida's most dynamic communities. This parcel is purpose-built for the professional services sector. This parcel is ideal for medical practices, law firms, financial offices, engineering firms, or any number of professional tenants or owner-users looking to establish a presence in Oviedo's thriving business corridor. PUD with zoning details available upon request. Call for a showing today!



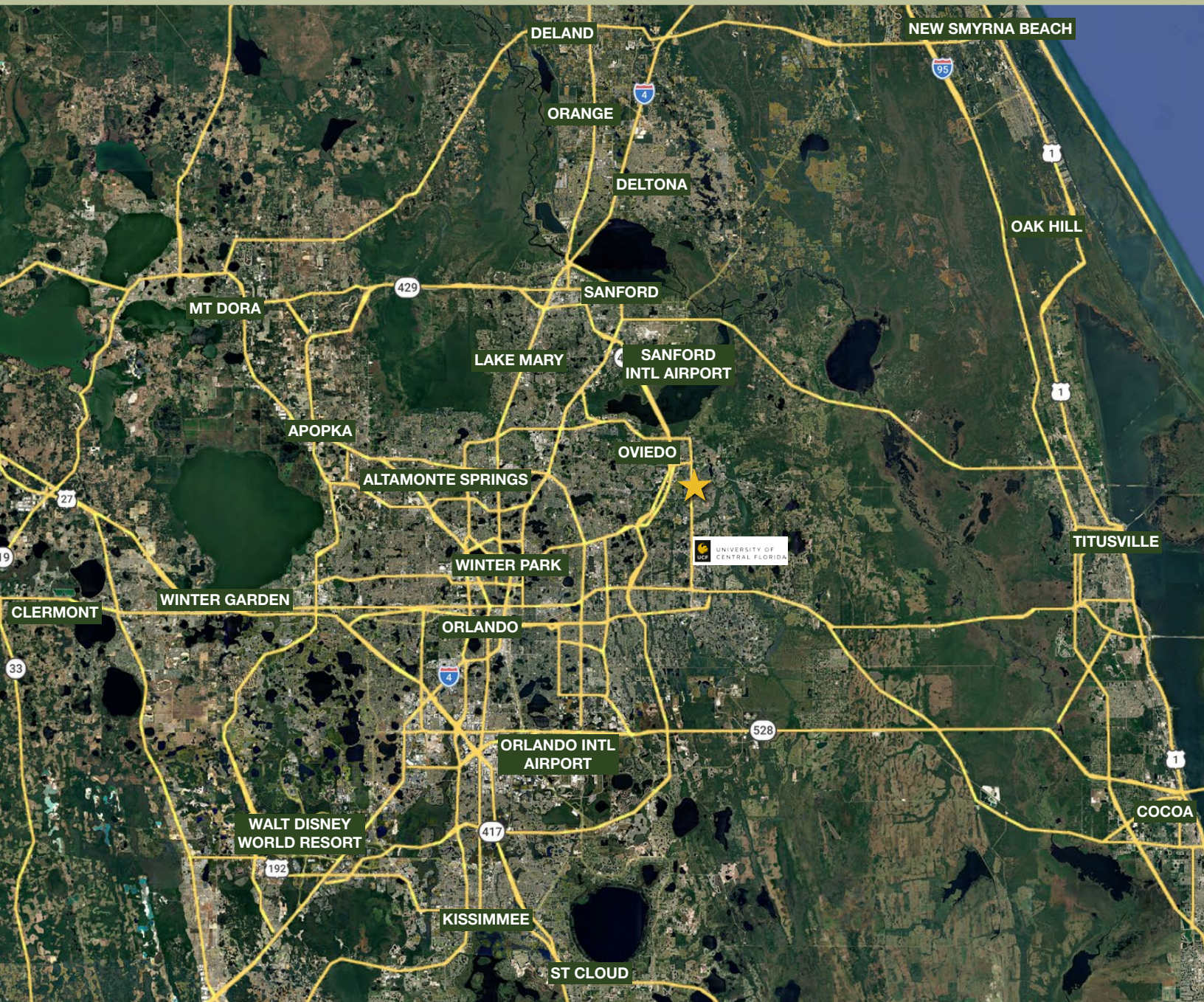
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	41,901	491,884
Median HH Income	\$117,070	\$85,761
Median Home Value	\$454,000	\$386,900
	<i>Oviedo, US Census</i>	<i>Seminole County, US Census</i>



REGIONAL MAP



DRIVE TIMES

- UCF: 8 min
- Sanford International Airport: 20 min
- Sanford: 20 min
- Lake Mary: 20 min
- Orlando: 25 min
- Winter Park: 30 min
- Titusville: 45 min
- New Smyrna Beach: 1 hr 10 min