



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



# OVIEDO COMMERCIAL DEVELOPMENT OPPORTUNITY

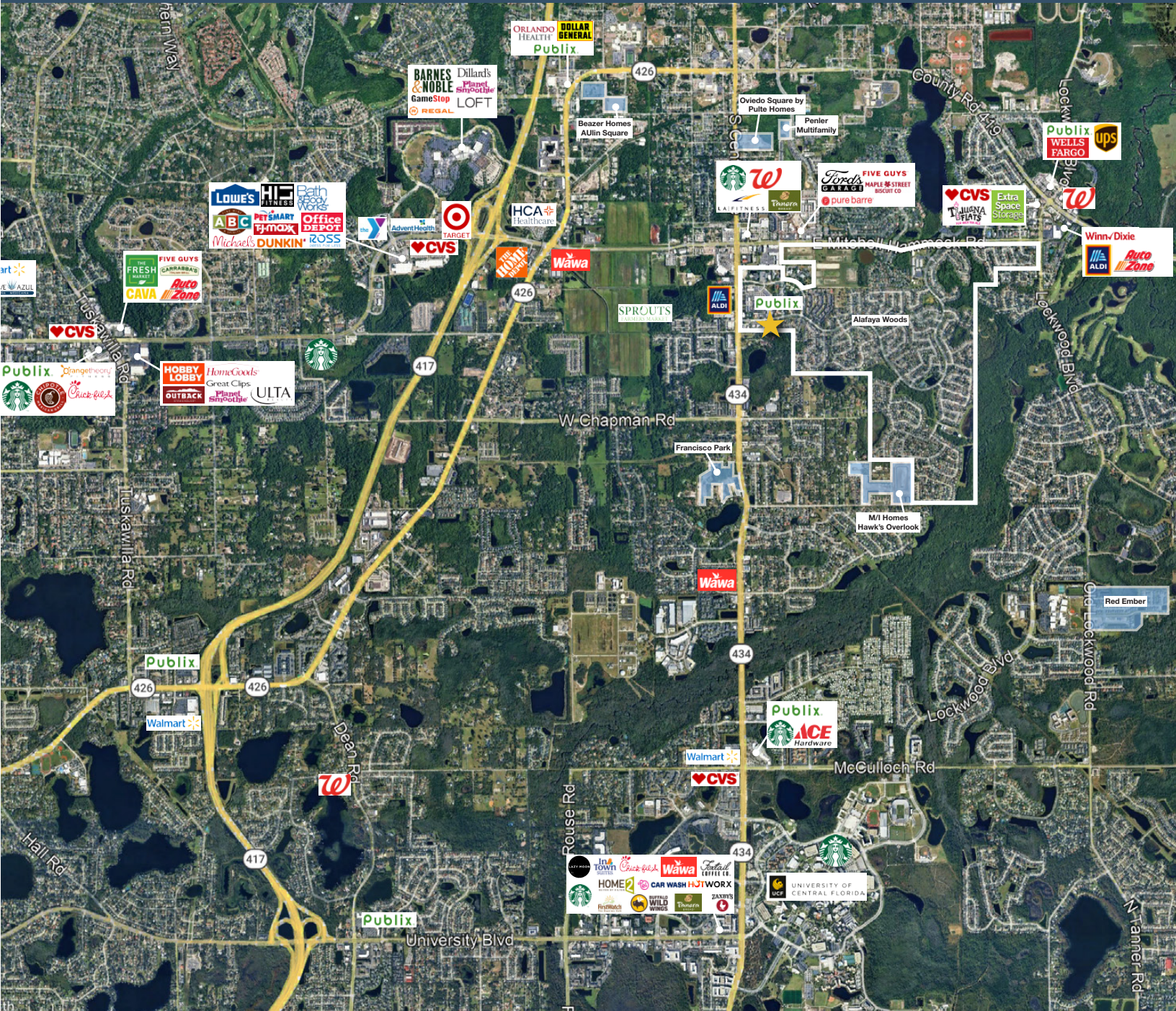
**240 Alafaya Woods Blvd, Oviedo, FL 32765**

# PROPERTY DETAILS

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

## PROPERTY HIGHLIGHTS

A rare opportunity to acquire a 0.72-acre parcel a commercial future land use. The property is positioned along Alafaya Woods Blvd in one of Central Florida's most dynamic communities. This parcel is ideal for all sorts of commercial uses 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!

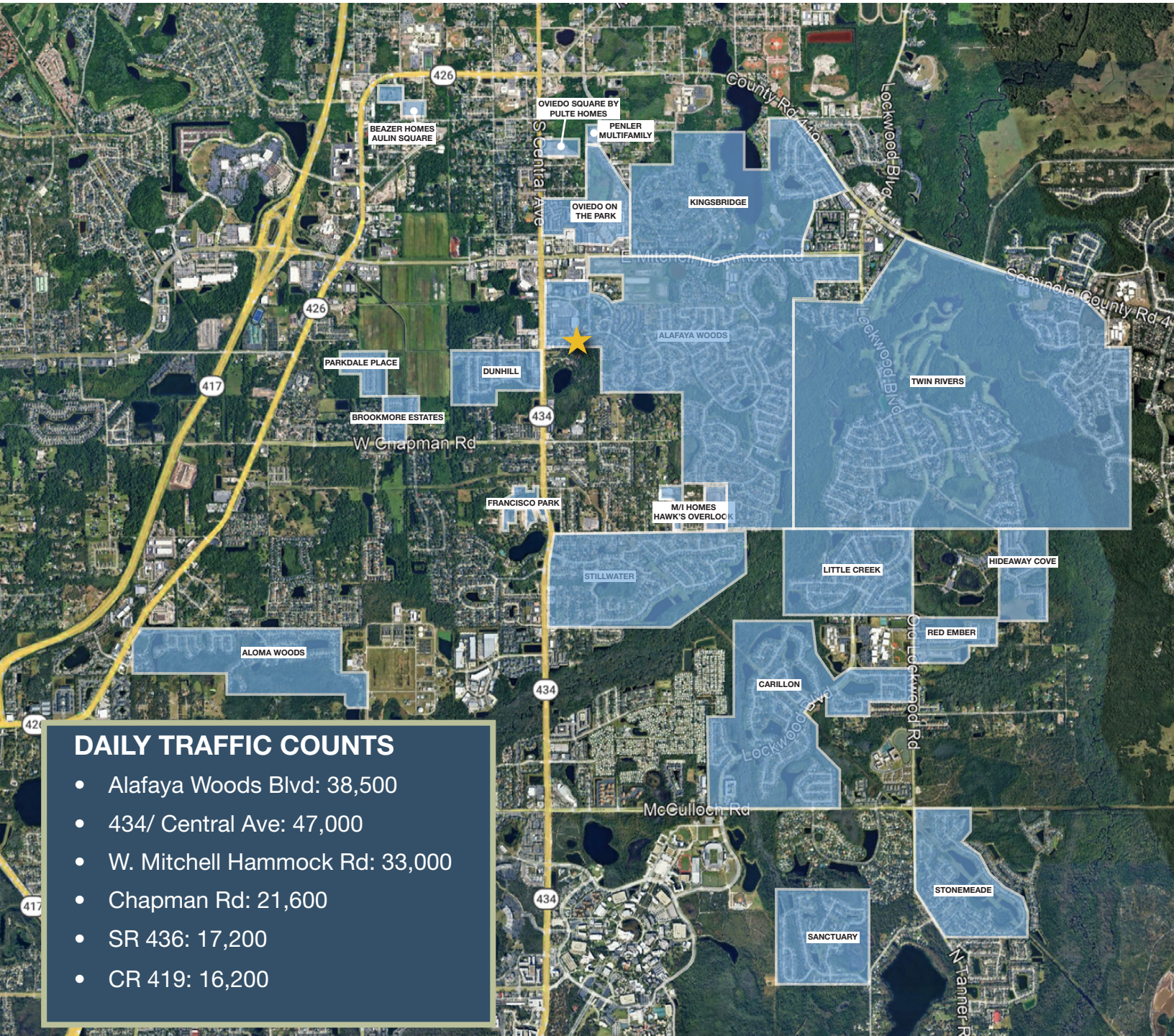


# GEOGRAPHICAL DETAILS

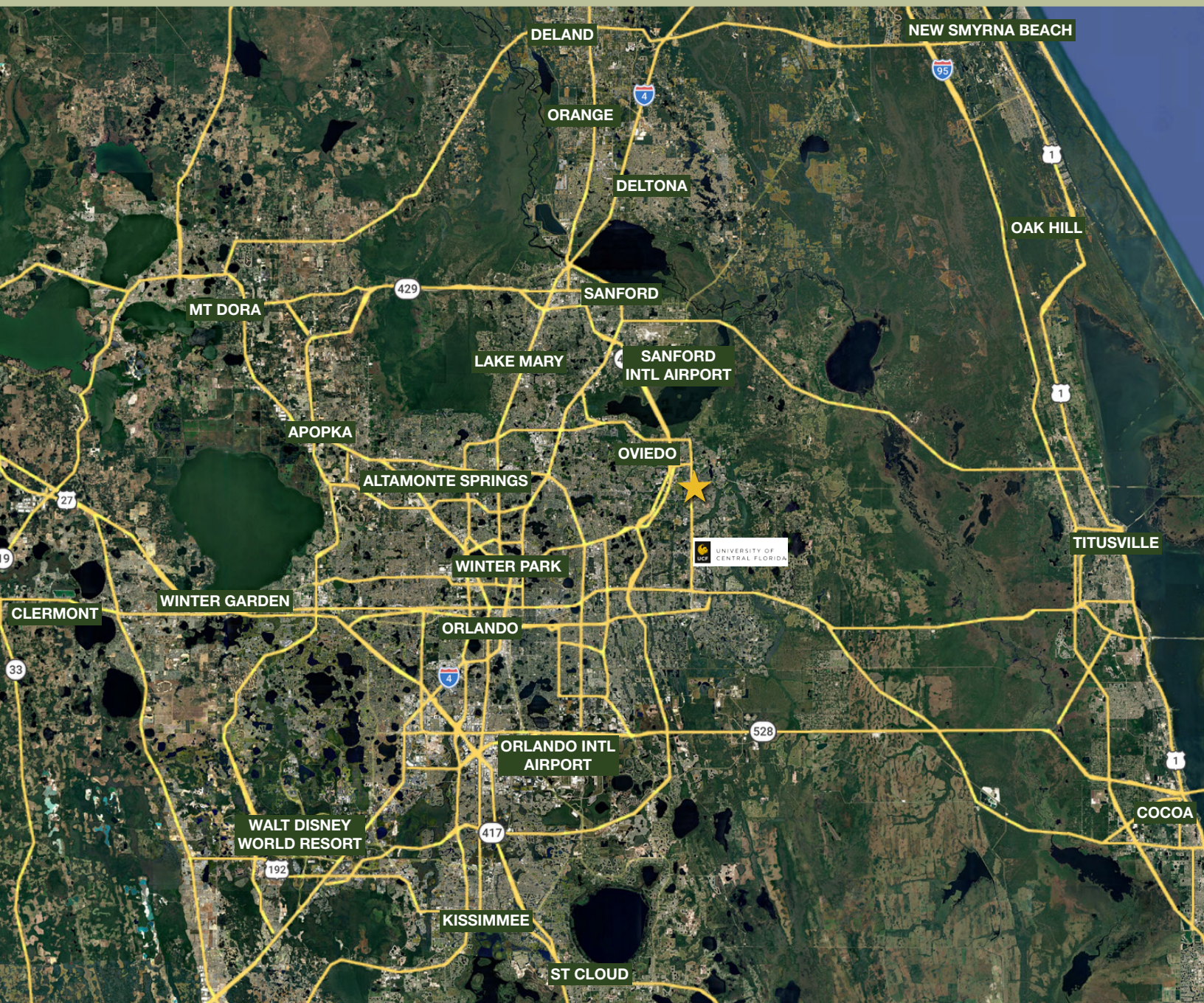
## DEMOGRAPHICS

Total Population	41,901	491,884
Median HH Income	\$117,070	\$85,761
Median Home Value	\$454,000	\$386,900

*Oviedo, US Census* *Seminole County, US Census*



# 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