

# Investor group buys 5,800 acres near airport

By Jack Snyder

OF THE SENTINEL STAFF

A group of investors has bought property in southeast Orange County that was to be the site of 25,000 homes as well as the world headquarters of the Campus Crusade For Christ.

A group headed by longtime Central Florida land broker Maury L. Carter bought nearly 5,800 acres near Orlando International Airport from Charles Bradshaw Jr. and corporations he controls for \$15 million in cash.

Campus Crusade, which Bradshaw had deeded 285 acres, still plans to develop its world headquarters there, said Leroy Eger, a director of the ministry.

The organization, which recently relocated its headquarters from San Bernardino, Calif., to Orlando, now operates in temporary quarters it bought on Sand Lake Road in south Orlando.

Development depends on government approval. None of the property is within Orange County's urban services area, which permits intense development.

Carter said the investors plan to propose that only about 2,000 acres, including the Campus Crusade site, be annexed into the urban services area. He said he has met with Campus Crusade officials and plans to work with them to get the headquarters project started.

Roger Neiswender, deputy Orange County administrator, said the county will not make any changes to its urban service area until it receives state approval of its comprehensive growth plan.

Carter said he hopes that reducing the acreage to be included in the development district will bolster its chances for county approval.

The property's location should argue for inclusion, he said. "It's near one of the major airports in the world and the Southern Connector runs right through it," he said. "It would seem to make sense that it should have some use other than agriculture."

The Southern Connector, part of a beltway proposed to circle Orlando, is now under construction from the Bee Line Expressway south to State Road 536 at the entrance to Epcot Center. The road, which cuts through the west portion of the Carter property, is to open in July 1993.

Carter said he envisions a mix of residential and commercial development on the 2,000 acres. The balance of the acreage would be held for long-term appreciation, he said.

Eger also said the religious group feels the property will be annexed into the development district.

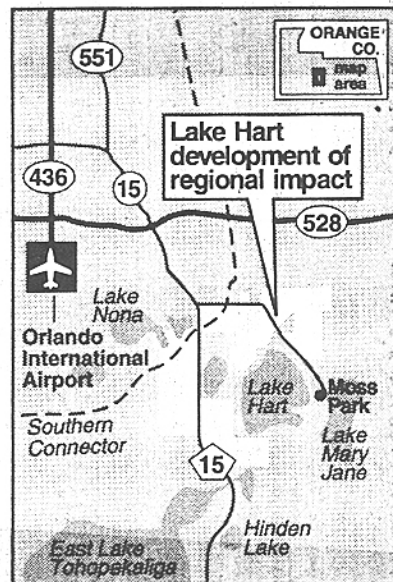
"The feeling is that we should be able to do it," he said. An effort to raise \$15 million to launch the first phase of the \$30 million headquarters project is now being reactivated, Eger said.

The drive had been put on hold until the property had been deeded to the group, he said.

Bradshaw, president of Hi-Acres Services Inc., a citrus processing company in Groveland, could not be reached.

The sellers of the property were Bradshaw, Lake Trimbeay Groves Inc. and Hi-Acres Inc. The buyer was the Carter Land Trust.

Carter said five investors, including himself, put up the cash for the purchase. Most are out of state, primarily from New England, he said.



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