

**4.29± ACRES**  
**SR 417 AND MOSS PARK ROAD**  
**ORANGE COUNTY, FL**

**SIZE:** 4.29± acres

**PRICE:** \$1,500,000

**LOCATION:** The property is located at the southwest corner of the Moss Park Road and the Central Florida Greenway (SR 417) interchange in southeast Orange County, approximately 2 miles south of the Beachline Expressway and approximately 3 miles east of Orlando International Airport.

The property sits within a mile of Lake Nona, one of the fastest growing developments in Orange County with 9,000 approved residential units and 950,000 square feet of approved commercial.

Lake Nona Science and Technology Park, located in the southwest portion of Lake Nona, is expected to generate billions of dollars and thousands of jobs. This "medical city" will include: UCF College of Medicine and Health Services; Burnham Institute for Medical Research; VA Medical Center, Nemours Children's Hospital Orlando, M.D. Anderson Cancer Research Institute; and the University of Florida Research Center.

**ZONING:** P-D Commercial

**ROAD FRONTAGE:** 285± feet on Moss Park Road  
1,205± feet on SR 417

**TRAFFIC COUNT:** 35,000 (Average Annual Daily Traffic) on SR 417

**POPULATION:** With the development of Lake Nona and other key projects in southeast Orange County, the population within a five mile radius of the property skyrocketed from 3,517 in 2000 to 23,319 in 2008. The population is projected to be 29,108 in 2013.

**MEDIAN INCOME:** \$67,799 per household (within a five mile radius)

**UTILITIES:** Sewer and reclaimed water provided at site by Orange County. Water and electric at site by Orlando Utilities.

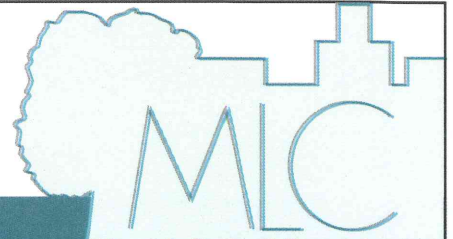
**NOTE:** Offering subject to errors, omission, prior sale or withdrawal without notice.

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Post Office Box 568821 • Orlando, Florida 32856-8821  
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[www.maurycarter.com](http://www.maurycarter.com)

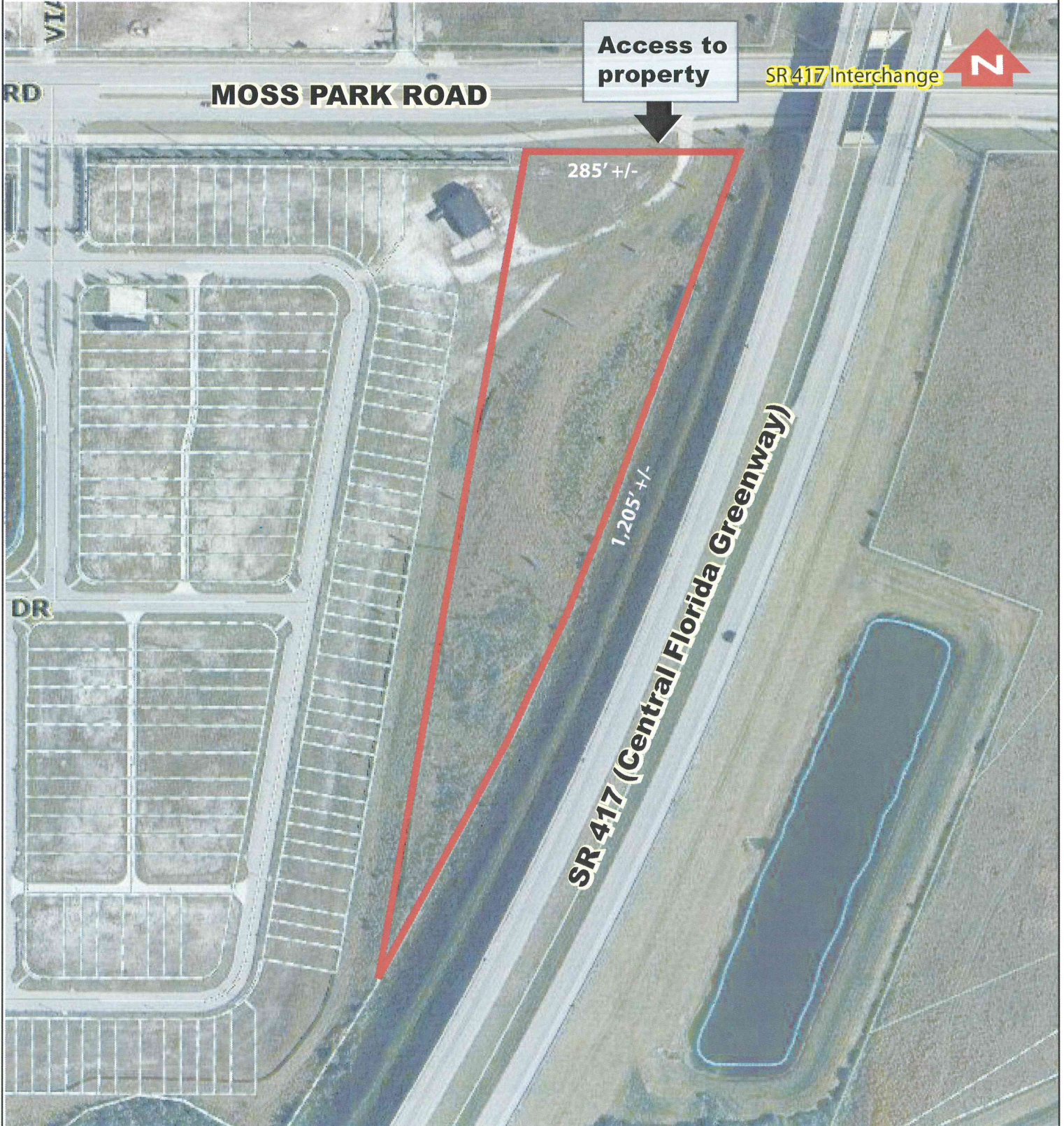


# Subject Property

4.29 acres, SR 417 & Moss Park Road, Orange County, FL

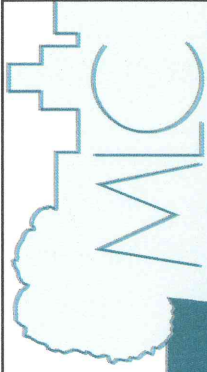


Maury L. Carter & Associates, Inc.  
SIN  
Licensed Real Estate Broker



# Local Map

4.29 acres, SR 417 & Moss Park Road, Orange County, FL

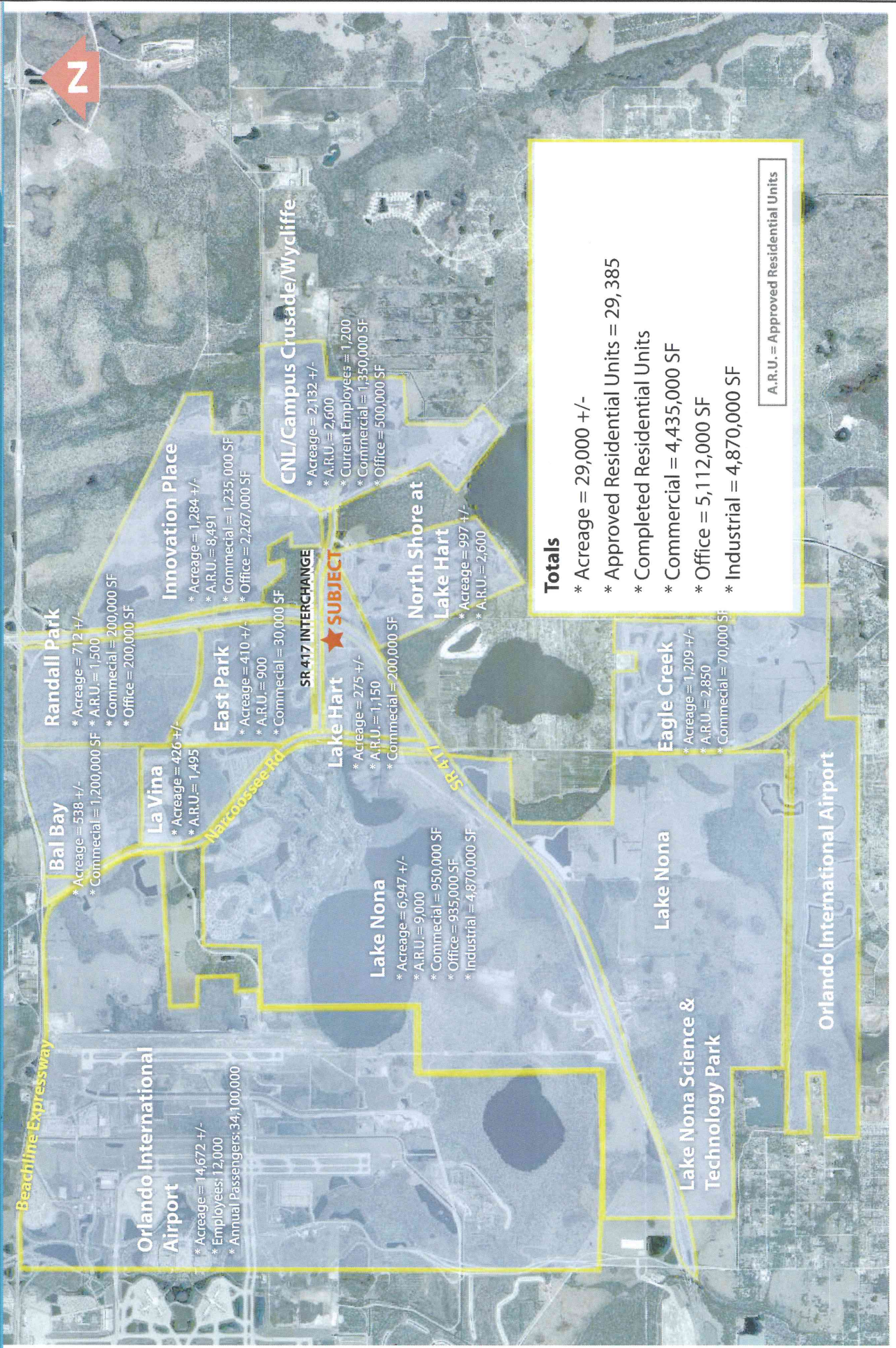


Maury L. Carter & Associates, Inc.  
SM  
Licensed Real Estate Broker



# Regional Map

Current and Proposed Developments in Southeast Orange County



**Totals**

- \* Acreage = 29,000 +/-
- \* Approved Residential Units = 29,385
- \* Completed Residential Units
- \* Commercial = 4,435,000 SF
- \* Office = 5,112,000 SF
- \* Industrial = 4,870,000 SF

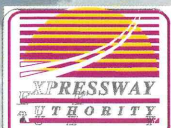
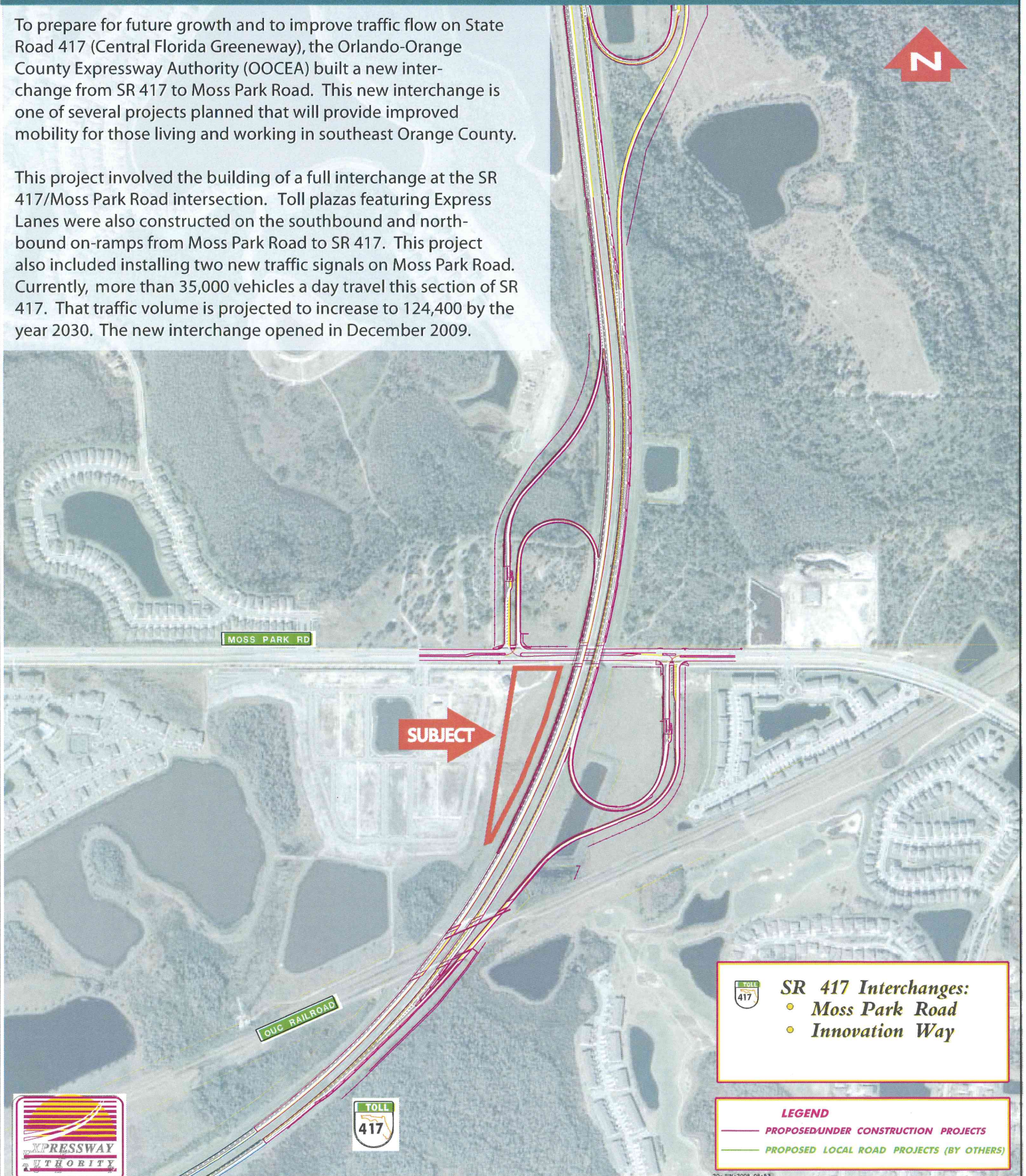
A.R.U. = Approved Residential Units

# SR 417 Moss Park Road Interchange Project

(source: <http://www.expresswayauthority.com/Corporate/oursystem/SR417/Projects.aspx>)

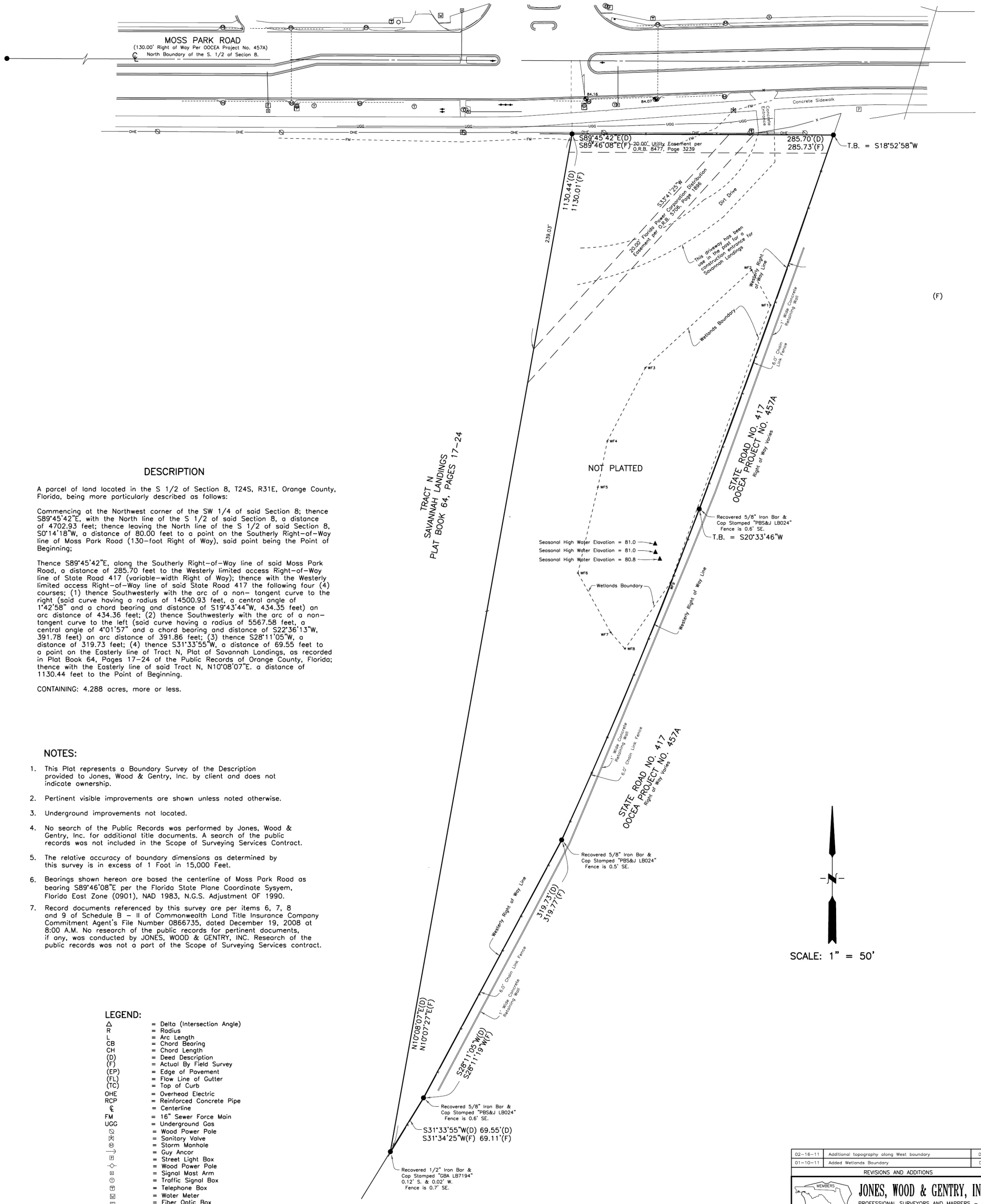
To prepare for future growth and to improve traffic flow on State Road 417 (Central Florida Greenway), the Orlando-Orange County Expressway Authority (OOCEA) built a new interchange from SR 417 to Moss Park Road. This new interchange is one of several projects planned that will provide improved mobility for those living and working in southeast Orange County.

This project involved the building of a full interchange at the SR 417/Moss Park Road intersection. Toll plazas featuring Express Lanes were also constructed on the southbound and northbound on-ramps from Moss Park Road to SR 417. This project also included installing two new traffic signals on Moss Park Road. Currently, more than 35,000 vehicles a day travel this section of SR 417. That traffic volume is projected to increase to 124,400 by the year 2030. The new interchange opened in December 2009.



# PLAT OF SURVEY

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
ORANGE COUNTY, FLORIDA



## DESCRIPTION

A parcel of land located in the S 1/2 of Section 8, T24S, R31E, Orange County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the SW 1/4 of said Section 8; thence S89°45'42"E, with the North line of the S 1/2 of said Section 8, a distance of 4702.93 feet; thence leaving the North line of the S 1/2 of said Section 8, S0°14'18"W, a distance of 80.00 feet to a point on the Southerly Right-of-Way line of Moss Park Road (130-foot Right of Way), said point being the Point of Beginning;

Thence S89°45'42"E, along the Southerly Right-of-Way line of said Moss Park Road, a distance of 285.70 feet to the Westerly limited access Right-of-Way line of State Road 417 (variable-width Right of Way); thence with the Westerly limited access Right-of-Way line of said State Road 417 the following four (4) courses; (1) thence Southwesterly with the arc of a non-tangent curve to the right (said curve having a radius of 14500.93 feet, a central angle of 1°42'58" and a chord bearing and distance of S19°43'44"W, 434.35 feet) on an arc distance of 434.36 feet; (2) thence Southwesterly with the arc of a non-tangent curve to the left (said curve having a radius of 5567.58 feet, a central angle of 4°01'57" and a chord bearing and distance of S22°36'13"W, 391.78 feet) on an arc distance of 391.86 feet; (3) thence S28°11'05"W, a distance of 319.73 feet; (4) thence S31°33'55"W, a distance of 69.55 feet to a point on the Easterly line of Tract N, Plat of Savannah Landings, as recorded in Plat Book 64, Pages 17-24 of the Public Records of Orange County, Florida; thence with the Easterly line of said Tract N, N10°08'07"E, a distance of 1130.44 feet to the Point of Beginning.

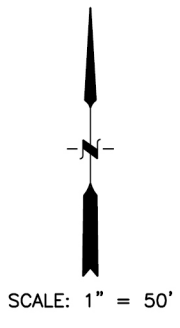
CONTAINING: 4.288 acres, more or less.

## NOTES:

- This Plat represents a Boundary Survey of the Description provided to Jones, Wood & Gentry, Inc. by client and does not indicate ownership.
- Pertinent visible improvements are shown unless noted otherwise.
- Underground improvements not located.
- No search of the Public Records was performed by Jones, Wood & Gentry, Inc. for additional title documents. A search of the public records was not included in the Scope of Surveying Services Contract.
- The relative accuracy of boundary dimensions as determined by this survey is in excess of 1 Foot in 15,000 Feet.
- Bearings shown hereon are based the centerline of Moss Park Road as bearing S89°46'08"E per the Florida State Plane Coordinate System, Florida East Zone (0901), NAD 1983, N.G.S. Adjustment OF 1990.
- Record documents referenced by this survey are per items 6, 7, 8 and 9 of Schedule B - II of Commonwealth Land Title Insurance Company Commitment Agent's File Number 0866735, dated December 19, 2008 at 8:00 A.M. No research of the public records for pertinent documents, if any, was conducted by JONES, WOOD & GENTRY, INC. Research of the public records was not a part of the Scope of Surveying Services contract.

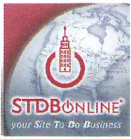
## LEGEND:

- Δ = Delta (Intersection Angle)
- R = Radius
- L = Arc Length
- CB = Chord Bearing
- CH = Chord Length
- (D) = Deed Description
- (F) = Actual By Field Survey
- (EP) = Edge of Pavement
- (FL) = Flow Line of Gutter
- (TC) = Top of Curb
- OHE = Overhead Electric
- RCP = Reinforced Concrete Pipe
- ⊙ = Centerline
- FM = 16" Sewer Force Main
- UGG = Underground Gas
- ⊗ = Wood Power Pole
- ⊕ = Sanitary Valve
- ⊖ = Storm Manhole
- = Guy Anchor
- ⊠ = Street Light Box
- ⊙ = Wood Power Pole
- ⊕ = Signal Mast Arm
- ⊖ = Traffic Signal Box
- ⊗ = Telephone Box
- ⊘ = Water Meter
- ⊙ = Fiber Optic Box
- ⊕ = Sign
- ⊖ = Light Pole



02-16-11	Additional topography along West boundary	DGJ
01-10-11	Added Wetlands Boundary	DGJ
REVISIONS AND ADDITIONS		
<b>JONES, WOOD &amp; GENTRY, INC.</b>		
PROFESSIONAL SURVEYORS AND MAPPERS - LB1		
2600 EAST ROBINSON STREET ORLANDO, FLORIDA, 32803 407-898-7780		
FOR:	MAURY L. CARTER & ASSOCIATES, INC.	
CERTIFIED	DATE: 05-07-09	DRAWN BY: DGJ
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		
DANIEL E. GENTRY, JR., Florida Registration Number 5047		

IT IS CERTIFIED THAT THE SURVEY REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



# Demographic and Income Profile

Prepared By: STDBonline.com

Lat: 28.414211      Latitude 28.4142  
 Lon: -81.232320      Longitude -81.2323  
 Site Type: Radius      Radius: 5.0 mile

Summary	2000	2008	2013
Population	3,517	23,319	29,108
Households	1,354	8,460	10,601
Families	994	6,292	7,746
Average Household Size	2.58	2.74	2.73
Owner Occupied HUs	1,105	7,700	9,580
Renter Occupied HUs	249	760	1,020
Median Age	37.7	41.2	42.8

Trends: 2008-2013 Annual Rate	Area	State	National
Population	4.53%	2.22%	1.23%
Households	4.62%	2.28%	1.26%
Families	4.25%	1.99%	1.05%
Owner HHs	4.47%	2.13%	1.07%
Median Household Income	2.2%	2.83%	3.19%

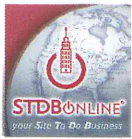
Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	94	6.8%	391	4.6%	442	4.2%
\$15,000 - \$24,999	144	10.5%	473	5.6%	438	4.1%
\$25,000 - \$34,999	184	13.4%	590	7.0%	672	6.3%
\$35,000 - \$49,999	225	16.4%	1,314	15.5%	1,066	10.1%
\$50,000 - \$74,999	323	23.5%	1,960	23.2%	2,625	24.8%
\$75,000 - \$99,999	175	12.7%	1,546	18.3%	1,742	16.4%
\$100,000 - \$149,999	118	8.6%	1,285	15.2%	1,891	17.8%
\$150,000 - \$199,000	28	2.0%	289	3.4%	874	8.2%
\$200,000+	83	6.0%	611	7.2%	851	8.0%
Median Household Income	\$52,688		\$67,799		\$75,594	
Average Household Income	\$76,465		\$95,558		\$109,941	
Per Capita Income	\$28,669		\$34,945		\$40,263	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	208	5.9%	1,380	5.9%	1,689	5.8%
5 - 9	249	7.1%	1,462	6.3%	1,758	6.0%
10 - 14	239	6.8%	1,646	7.1%	1,962	6.7%
15 - 19	204	5.8%	1,593	6.8%	1,920	6.6%
20 - 24	179	5.1%	1,071	4.6%	1,373	4.7%
25 - 34	481	13.7%	2,422	10.4%	2,846	9.8%
35 - 44	705	20.0%	3,575	15.3%	3,987	13.7%
45 - 54	578	16.4%	4,318	18.5%	5,314	18.3%
55 - 64	343	9.7%	3,201	13.7%	4,582	15.7%
65 - 74	211	6.0%	1,572	6.7%	2,235	7.7%
75 - 84	105	3.0%	827	3.5%	1,059	3.6%
85+	16	0.5%	251	1.1%	381	1.3%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,118	88.7%	19,542	83.8%	23,630	81.2%
Black Alone	125	3.6%	1,207	5.2%	1,687	5.8%
American Indian Alone	17	0.5%	131	0.6%	184	0.6%
Asian Alone	44	1.3%	370	1.6%	532	1.8%
Pacific Islander Alone	2	0.1%	17	0.1%	27	0.1%
Some Other Race Alone	137	3.9%	1,386	5.9%	2,105	7.2%
Two or More Races	74	2.1%	665	2.9%	943	3.2%
Hispanic Origin (Any Race)	513	14.6%	5,481	23.5%	8,299	28.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



# Demographic and Income Profile

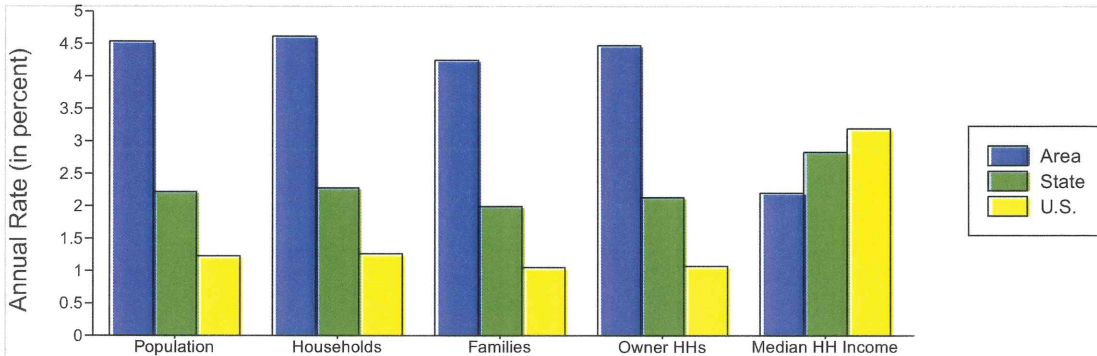
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Lon: -81.232320

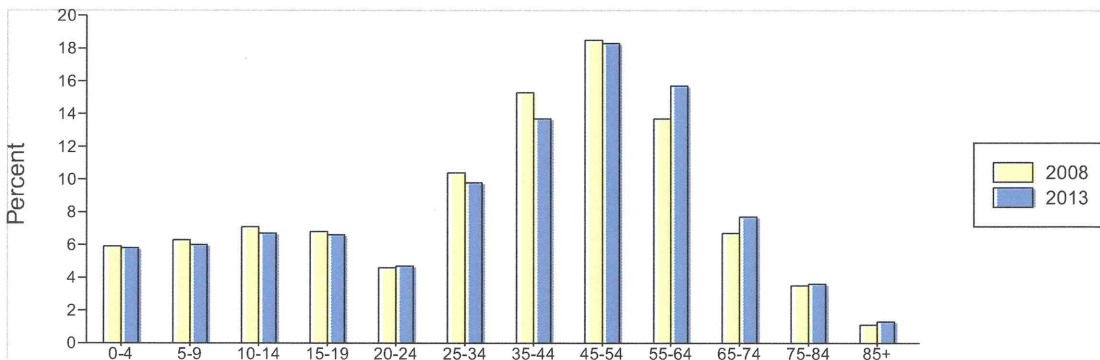
Latitude 28.4142  
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Radius: 5.0 mile

Site Type: Radius

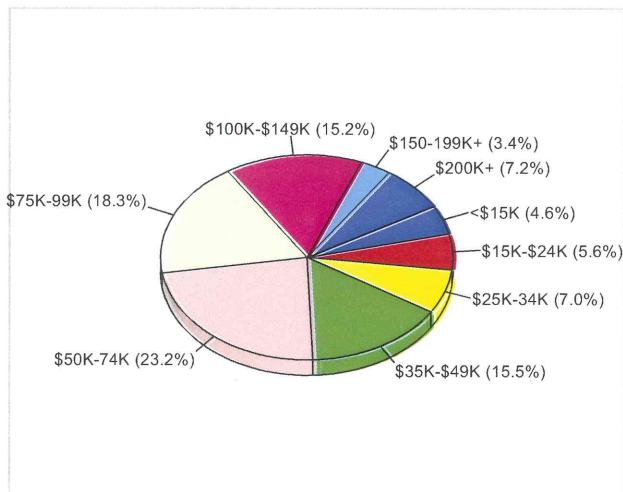
Trends 2008-2013



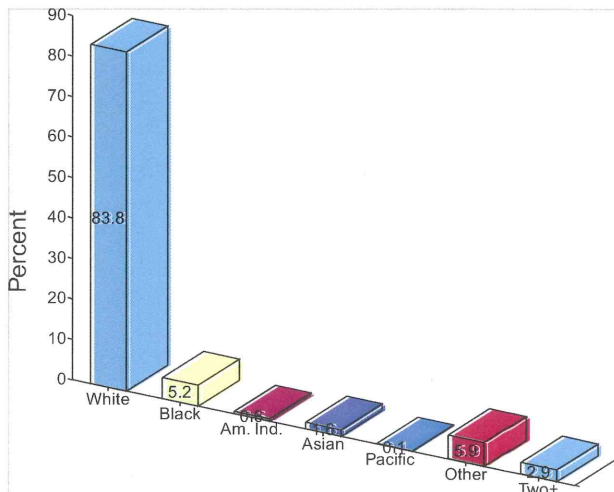
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 23.5%