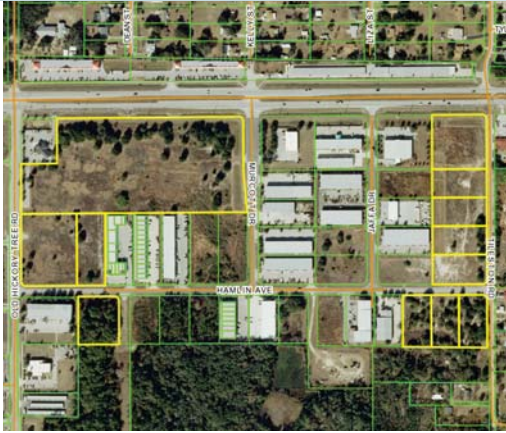


HWY 192/441 DR. PHILLIPS INDUSTRIAL

28.91 ± acres (12 individual parcels) - Future DRI Map
Osceola County, FL



LOCATION

Properties are located on the south side of Hwy 192/441 in St. Cloud, Osceola County, Florida.

SIZE

28.91 ± total acres (12 individual properties)

PRICE

- Bulk Purchase Price = \$2,250,000
- WILL DIVIDE - SEE PRICING CHART

ZONING & UTILITIES

Zoned: Commercial/Industrial. Utilities: OUC

WETLANDS

Based upon the NWI (Nat'l Wetland Inventory Map), this property consists of 100% uplands.

ROAD FRONTAGE

1,300' ± on HWY 192/441; 670' ± on Old Hickory Tree Road; 990' ± on Hamlin Avenue; 528' ± on Murcott Drive; 1,186' ± on Tileston Road

DESCRIPTION

Future epicenter of growth for Orlando International Airport/Med City/Narcoossee and St. Cloud. Thousands of residential units and approved to be developed in the trade area. Commercial users, industrial users, and investors take notice. Large, highly recognized, national firms that have located in the immediate area (Chevrolet, BB&T, Wawa, Tuffy, Advanced Auto Parts, Badcock, Winn Dixie, Publix).

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

PARCEL IDs/ACREAGE/PRICES

(see corresponding acreage map)

BULK SALE AVAILABLE:

28.91 acres = \$2,250,000 or \$1.78/sf

1) 072631060500010010
13.87 ± ac = \$1,750,000 or \$2.89/sf

2) 072631062100010010
2.78 ± ac = \$277,311 or \$2.29/sf

3) 072631062100010030
1.42 ± ac = \$141,648 or \$2.29/sf

4) 072631062100010370
1.37 ± ac = \$136,660 or \$2.29/sf

5) 0726310620000100V0
2.07 ± ac = \$293,049 or \$3.25/sf

6) 072631062000010210
1.08 ± ac = \$107,732 or \$2.29/sf

7) 072631062000010220
1.08 ± ac = \$107,732 or \$2.29/sf

8) 072631062000010230
1.08 ± ac = \$107,732 or \$2.29/sf

9) 072631062000010240
1.10 ± ac = \$109,727 or \$2.29/sf

10) 072631062000010270
1.03 ± ac = \$102,744 or \$2.29/sf

11) 072631062000010260
1.00 ± ac = \$100,000 or \$2.29/sf

12) 072631062000010250
1.03 ± ac = \$102,744 or \$2.29/sf

LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

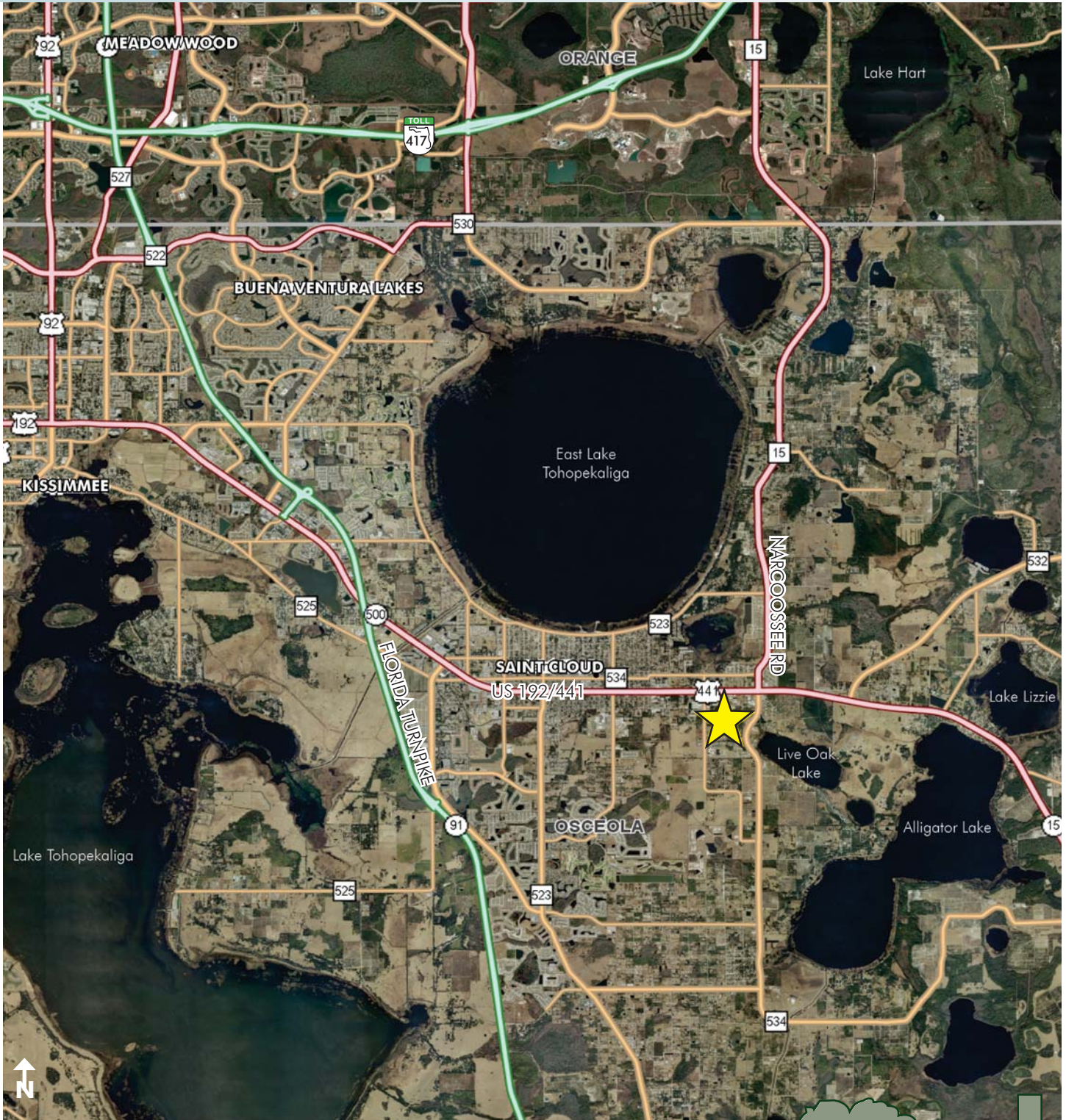
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



HWY 192/441 DR. PHILLIPS INDUSTRIAL

28.91 ± acres (12 individual parcels)

Osceola County, FL



LOCATION MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

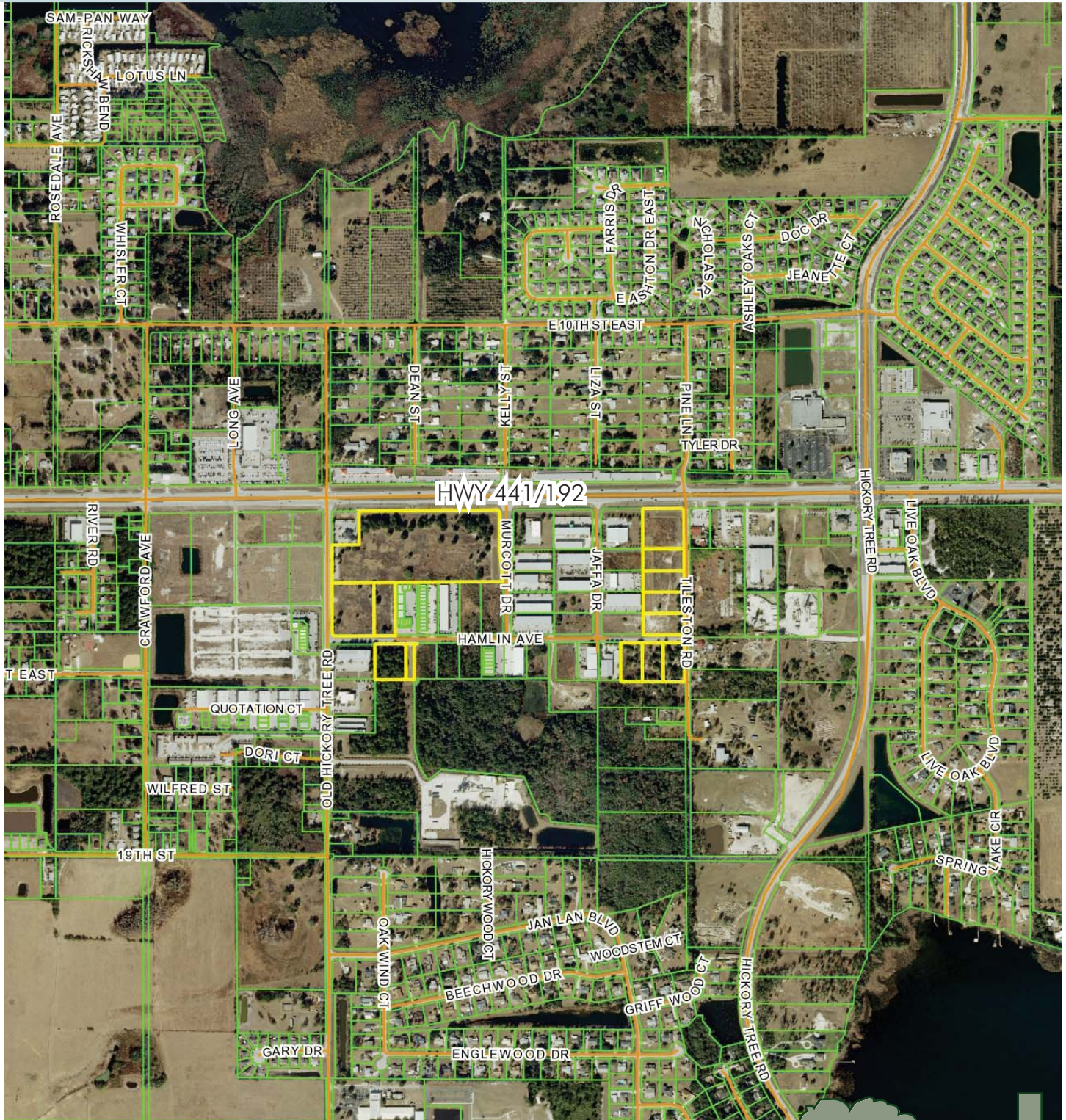
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



HWY 192/441 DR. PHILLIPS INDUSTRIAL

28.91 ± acres (12 individual parcels)

Osceola County, FL



REGIONAL MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

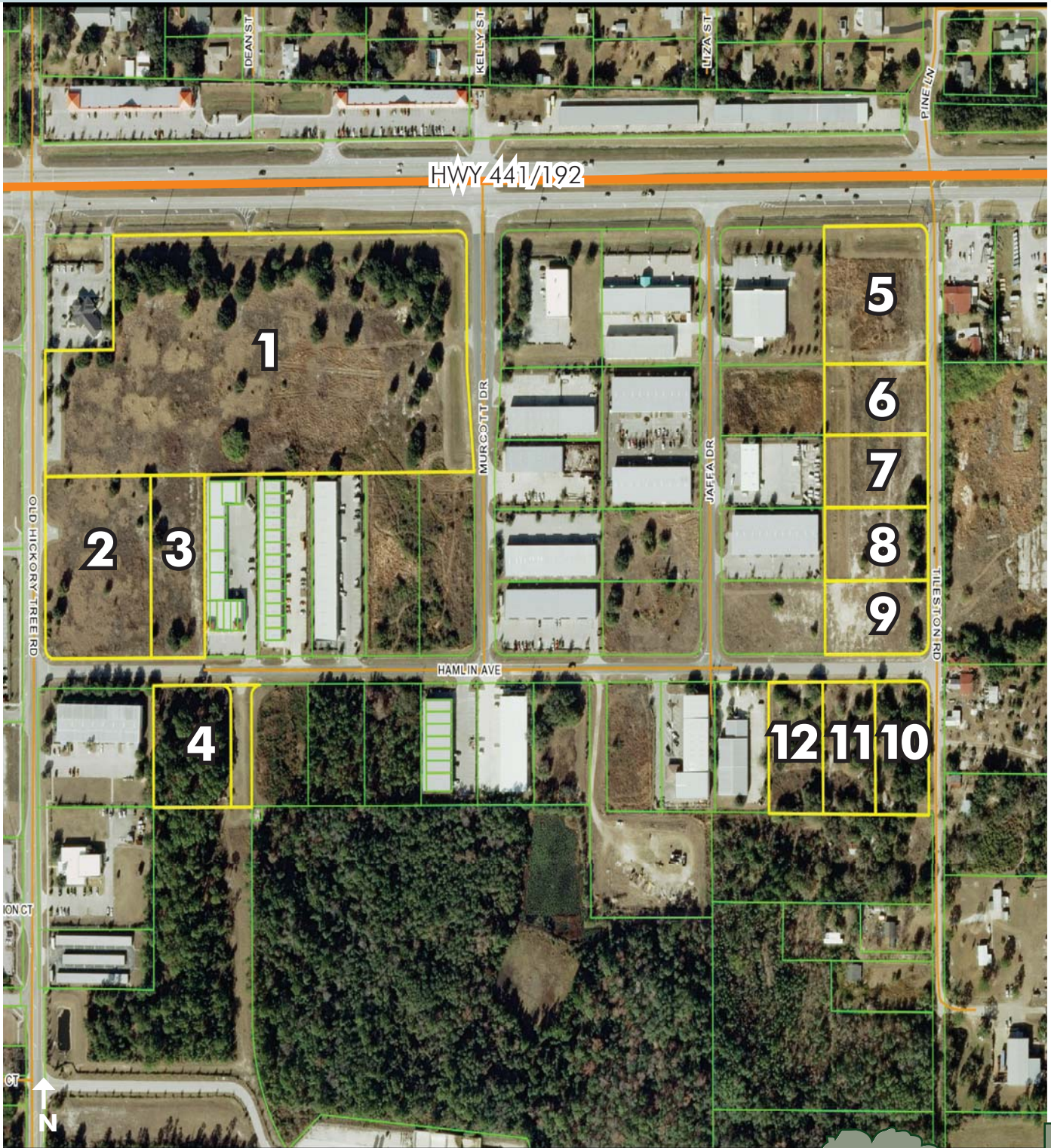
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



HWY 192/441 DR. PHILLIPS INDUSTRIAL

28.91 ± acres (12 individual parcels)

Osceola County, FL



PROPERTIES MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

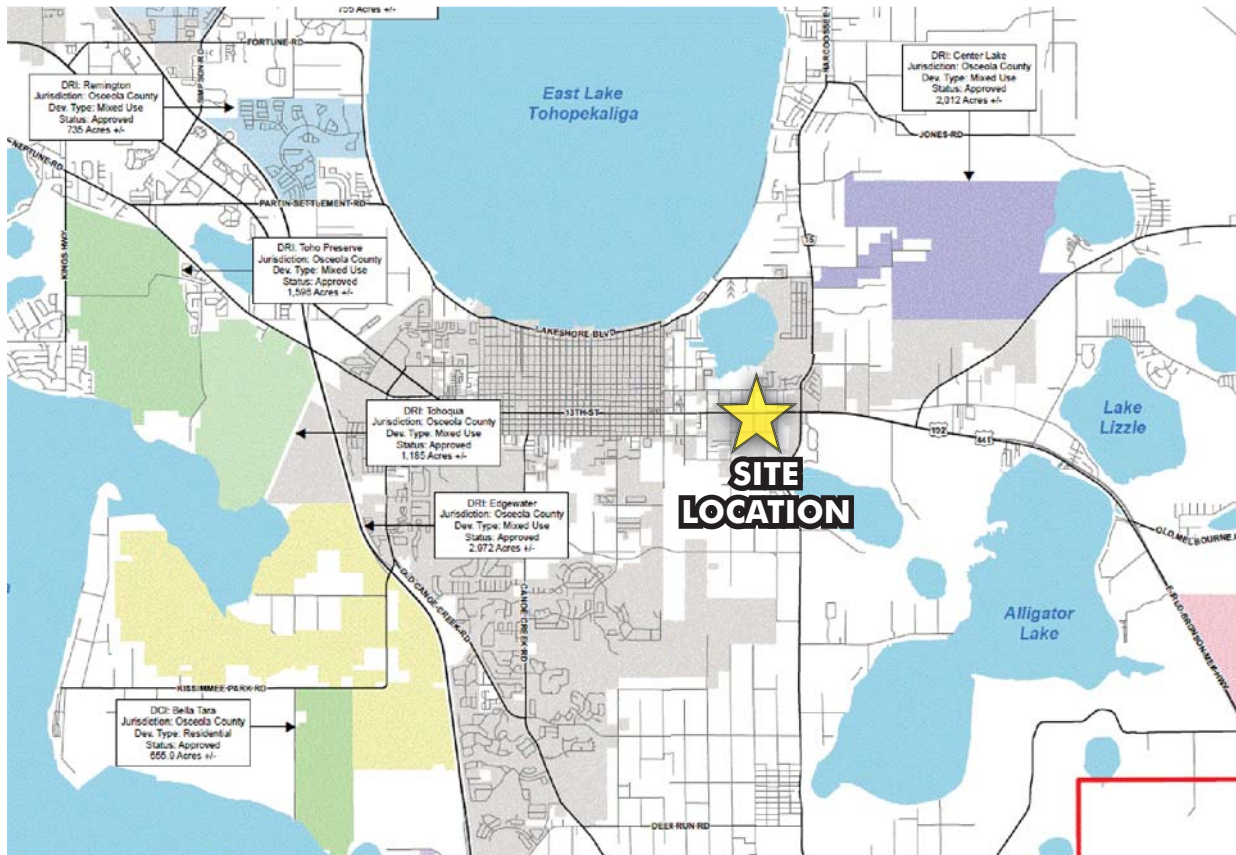
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



HWY 192/441 DR. PHILLIPS INDUSTRIAL

28.91 ± acres (12 individual parcels) - Future DRI Map
Osceola County, FL

LAND FOR SALE



DRI MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

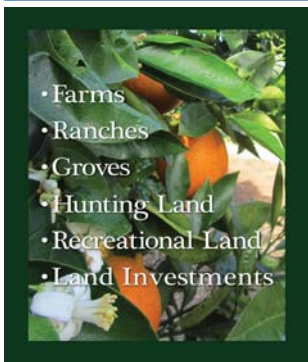
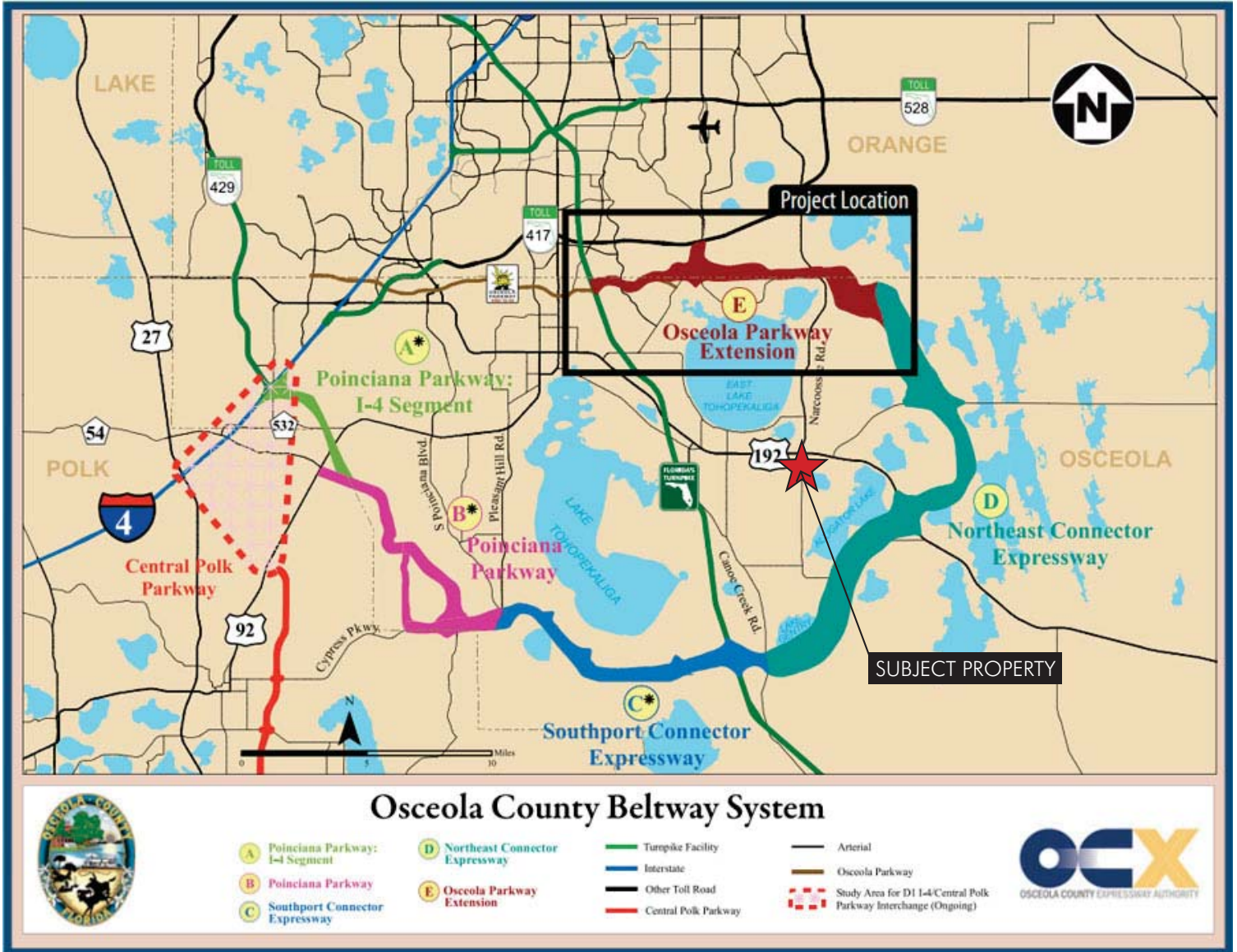
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



HWY 192/441 DR. PHILLIPS INDUSTRIAL

28.91 ± acres (12 individual parcels)

Osceola County, FL



- Farms
- Ranches
- Groves
- Hunting Land
- Recreational Land
- Land Investments

Need more information?
Looking to buy?
Needing to sell?

Contact John Evans
Sales Associate
jevans@maurycarter.com

Contact Daryl Carter
Broker
dcarter@maurycarter.com

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

