

MIXED-USE LAKEFRONT SUBDIVISION

200± acres

Kissimmee, Osceola County, FL



LOCATION

200± acres located on the shores of Lake Tohopekaliga in Kissimmee, Osceola County, Florida. On Pleasant Hill Road, just one mile south of John Young Parkway.

SIZE

200± acres

PRICE

\$27,000,000 or \$135,000/acre

ROAD FRONTAGE

2,300' ± on Pleasant Hill Road

3,020' ± on Harbor Road

LAKE FRONTAGE

1,805' ± on Lake Tohopekaliga

UTILITIES

Kissimmee Utility Authority, Toho Water Authority

DESCRIPTION

A 200-acre mixed-use TND subdivision located directly on the eastern shore of Lake Tohopekaliga. The project consists of 818 proposed residential units and a 4.9 acre village center that includes 35,000 sq.ft. of commercial space. One highlight of the plan is a community dock with 100 boat slips. Other features include extensive community parks, public areas and green spaces.

Future Land Use, PD Zoning, Preliminary Subdivision Plan, additional studies, please see next page.

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

DRIVE TIMES

- 45 minutes to Walt Disney World
- 35 minutes to Sea World and Orlando International Airport
- 1 hour 15 minutes to east coast beaches

LAND FOR SALE

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

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



MIXED-USE LAKEFRONT SUBDIVISION

200± acres

Kissimmee, Osceola County, FL

FUTURE LAND USE (CPA03-0027)

Approved by the Osceola County Planning Board, Osceola County Commissioners and the State of Florida Department of Community Affairs for a future land use designation of Low Density Residential (up to 5 units/acre). Additionally, this site is completely within the designated Urban Growth Boundary which will allow a greater density than many other areas in the county.

PD ZONING (PD07-00057)

Status: Approved by the Planning Board on 05/08/08 and the BCC on 06/16/08

- 474 Single Family Homes (approx. 40 lake front, 174 water front and 260 internal)
- 304 Multi Family Townhouses or Condos
- 40 Multi Family Apartments or Condos over the commercial space
- 4.9 acres with 35,000 sq.ft. approved commercial

PRELIMINARY SUBDIVISION PLAN (PS07-00002)

Status: Approved by the Planning Board on 06/19/08 and the BCC on 06/30/08

ADDITIONAL STUDIES

We have also conducted a Geotechnical Survey and Phase One Environmental Survey, both of which indicated no problems that would impede development of the project.

All information listed above should be confirmed by any potentially interested parties due to lapsed time from approvals



LAND FOR SALE

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

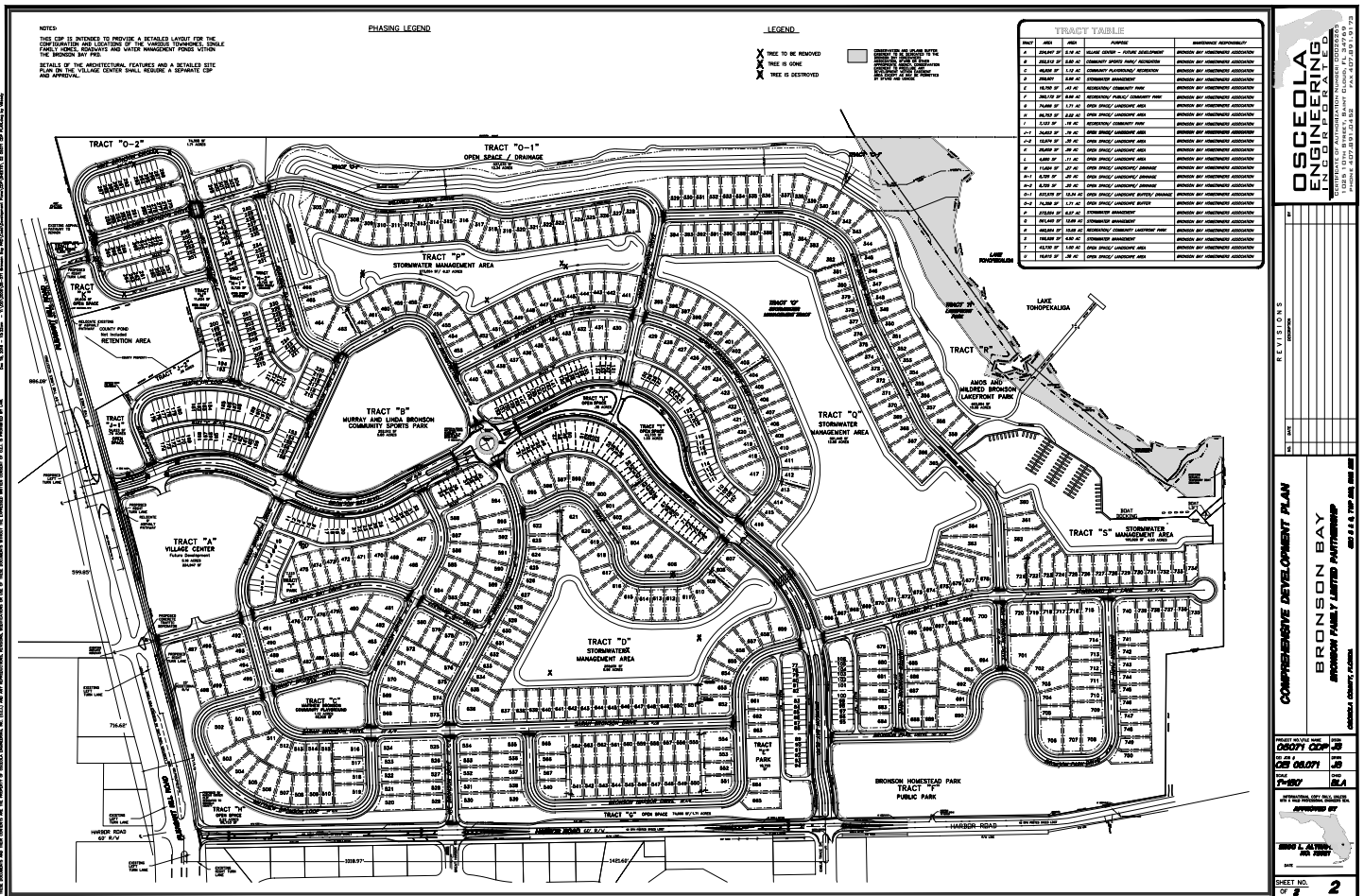
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



MIXED-USE LAKEFRONT SUBDIVISION

200± acres

Kissimmee, Osceola County, FL



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

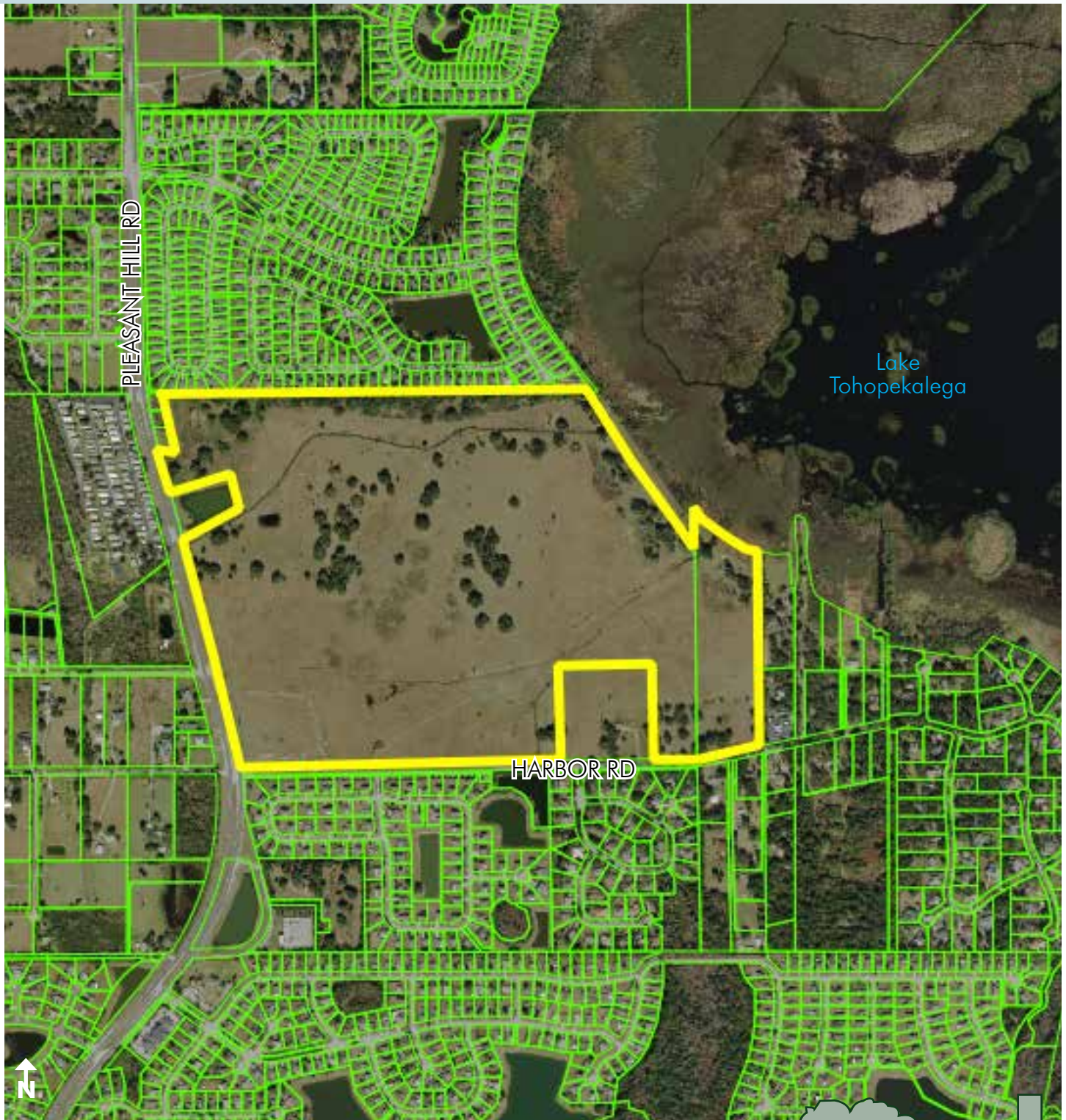
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



MIXED-USE LAKEFRONT SUBDIVISION

200± acres

Kissimmee, Osceola County, FL



PROPERTY MAP

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

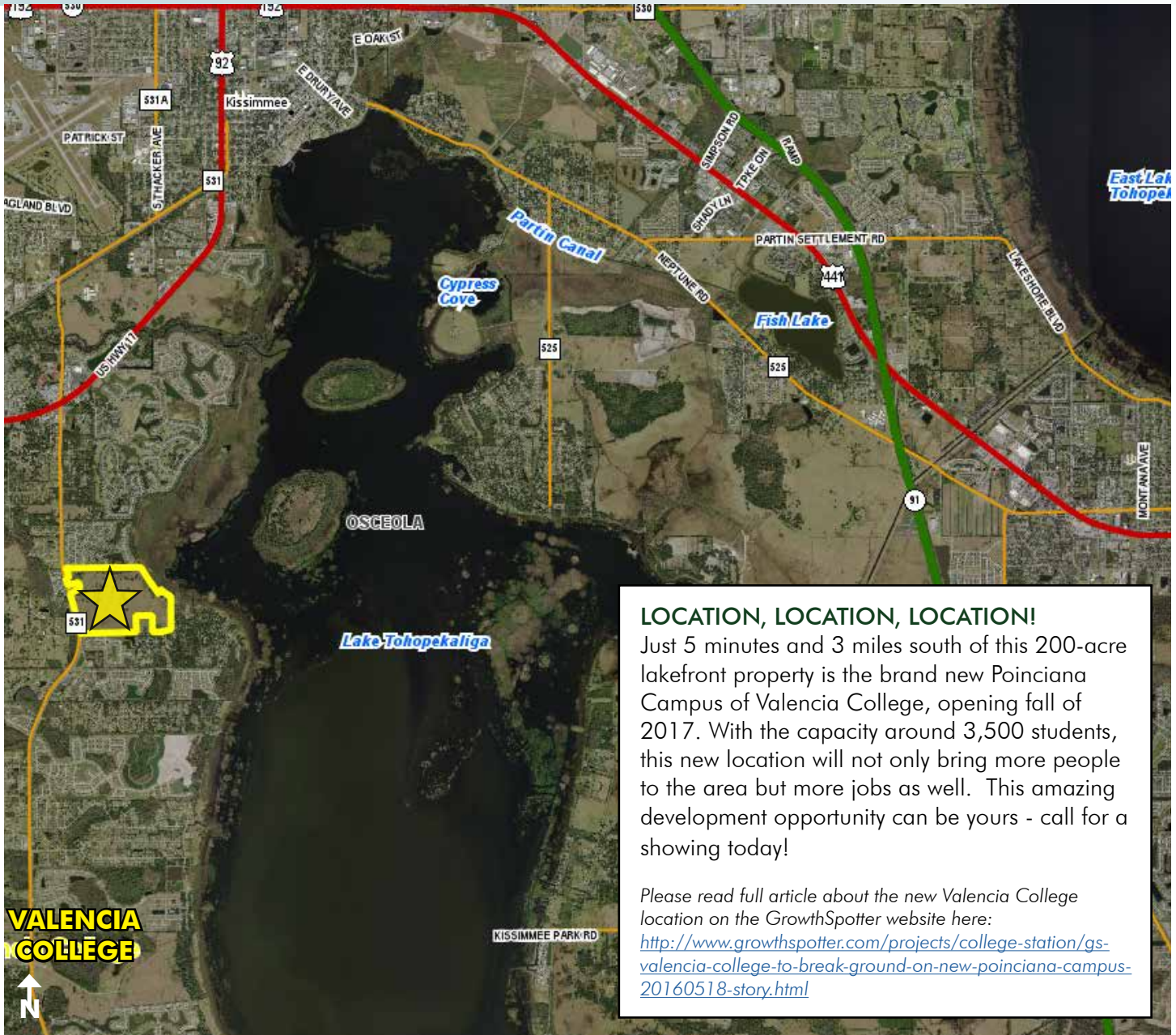
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



MIXED-USE LAKEFRONT SUBDIVISION

200± acres

Kissimmee, Osceola County, FL



LOCATION MAP

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

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

