

# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

Lots Available • Osceola County, FL



OSCEOLA INDUSTRIAL PARK ("OIP")	
LOT 3 - 1.43± Acres	\$1,000,000 <b>UNDER CONTRACT</b>
LOT 4 - 1.5± Acres	\$1,100,000 <b>UNDER CONTRACT</b>
LOT 5 - 4.4± Acres	\$1,500,000
LOT 6 - 2.19± Acres	\$750,000

## LOCATION

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

## ZONING & UTILITIES

Zoning: Commercial/Industrial. St. Cloud Utilities.

## DESCRIPTION

Future epicenter of growth for this region on the 192/ 441 corridor. Commercial users, industrial users, and investors take notice. Surrounding properties consist of vacant raw commercial and industrial land and there are office warehouse and light industrial buildings adjacent to the subject properties.

There are a number of 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.

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

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



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AVAILABILITY MAP

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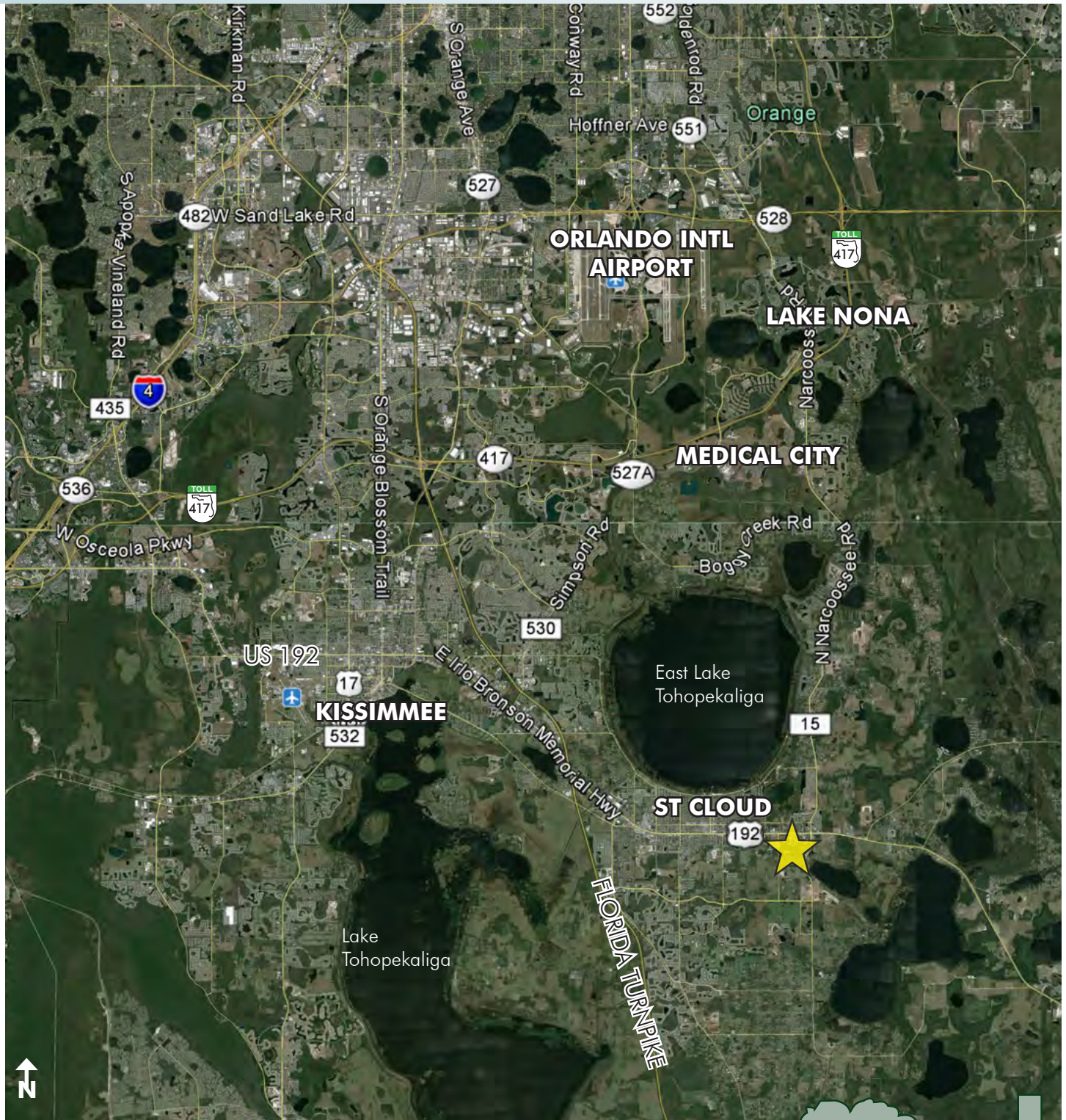
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LOCATION MAP

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# OSCEOLA INDUSTRIAL PARK ("OIP")

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**VICINITY MAP**  
1 inch = 500 feet

### TRACT I REPLAT

REPLAT OF A PORTION OF TRACT I  
OSCEOLA INDUSTRIAL PARK  
PLAT BOOK 5, PAGES 190 THROUGH 193  
OSCEOLA COUNTY, FLORIDA  
SECTION 7, TOWNSHIP 26 SOUTH, RANGE 31 EAST  
CITY OF ST. CLOUD, FLORIDA.

**LEGAL DESCRIPTION:** SHEET 1 OF 1

A PARCEL OF LAND BEING A PORTION OF TRACT "I" OF OSCEOLA INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 5, PAGES 190 THROUGH 193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT IV, OSCEOLA INDUSTRIAL PARK, BEGINNING THE PLAT THEREON, AS RECORDED IN PLAT BOOK 5, PAGES 190 THROUGH 193, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE NORTH 89° 51' 30" E, ALONG THE EAST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, A DISTANCE OF 278.83 FEET TO THE SOUTH LINE OF NORTH 300 FEET OF THE WEST 300 FEET OF THE NORTHWEST CORNER OF SAID TRACT I, AS RECORDED IN OFFICIAL RECORDS BOOK 3974, PAGE 593, OF SAID PUBLIC RECORDS, THENCE S89°51'30"E, ALONG SAID SOUTH LINE, A DISTANCE OF 199.00 FEET TO THE SOUTH LINE OF NORTH 300 FEET OF THE WEST 300 FEET OF THE NORTHWEST CORNER OF TRACT 1 OF SAID PUBLIC RECORDS, THENCE NORTH 41° 24' 30" E, ALONG SAID EAST LINE, A DISTANCE OF 28.83 FEET TO THE SOUTH LINE OF SAID TRACT I, AS RECORDED IN PLAT BOOK 5, PAGES 190 THROUGH 193, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE NORTH 89° 51' 30" E, ALONG SAID SOUTH LINE, A DISTANCE OF 199.00 FEET TO A POINT ON A NOW TANGENT CURVE, HAVING A RADIUS OF 450.00 FEET TO A POINT ON A NOW TANGENT CURVE, HAVING A RADIUS OF 450.00 FEET AND HAVING A CENTRAL ANGLE OF 90° 00' 00". THENCE SEPARATE SAID SOUTH LINE, RUN SOUTHWESTWARD, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.71 FEET (THE BEARING BEING 109° 00' 00" E), TO A POINT ON SAID SOUTH LINE, THENCE SOUTH 89° 51' 30" E, ALONG SAID SOUTH LINE, A DISTANCE OF 27.83 FEET TO THE POINT OF BEGINNING, THENCE S89°51'30"E, ALONG SAID WEST LINE, A DISTANCE OF 278.83 FEET TO THE SOUTH LINE OF SAID TRACT I, THENCE S89°51'30"E, ALONG SAID SOUTH LINE, A DISTANCE OF 199.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 598,448.66 SQUARE FEET OR 13.74 ACRES, MORE OR LESS.

**LEGEND**

P.L. PLAT BOOK	OSCEOLA INDUSTRIAL PARK	OSCEOLA INDUSTRIAL PARK	OSCEOLA INDUSTRIAL PARK
PLAT	BOOK	PAGES	190 THROUGH 193
OSCEOLA COUNTY, FLORIDA			
SECTION	7	TOWNSHIP	26 SOUTH
RANGE	31 EAST	CITY OF	ST. CLOUD
PLAT	BOOK	PAGES	190 THROUGH 193
OSCEOLA COUNTY, FLORIDA			
SECTION	7	TOWNSHIP	26 SOUTH
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PLAT	BOOK	PAGES	190 THROUGH 193
OSCEOLA COUNTY, FLORIDA			
SECTION	7	TOWNSHIP	26 SOUTH
RANGE	31 EAST	CITY OF	ST. CLOUD
PLAT	BOOK	PAGES	190 THROUGH 193
OSCEOLA COUNTY, FLORIDA			
SECTION	7	TOWNSHIP	26 SOUTH
RANGE	31 EAST	CITY OF	ST. CLOUD

**NOTES:**

- BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD AS BEING NORTH-SOUTH, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**JOHNSTON'S SURVEYING**

900 Shady Lane, Kissimmee, Florida 34744-8885  
Tel. (407) 847-2179 Fax (407) 847-8160

NOTE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

**CERTIFICATE OF SURVEYOR**

KNOW ALL BY THESE PRESENTS, that the undersigned, being a licensed surveyor registered in the State of Florida, does hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, he completed the survey of the lands shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Osceola County requirements and regulations; the survey was prepared under the undersigned's personal direction and supervision; and that the survey data complies with all requirements of Chapter 177, F.S., that permanent control points were placed as required by Ch. 177 F.S., and that said land is located in Section 14, Township 26 South, Range 31 East, Osceola County, Florida.

Dated \_\_\_\_\_, 20\_\_\_\_.

Professional Surveying Certificate of Authorization No. L.B. 966  
1900 Shady Lane, Kissimmee, Florida 34744-8885  
Tel. (407) 847-2179 Fax (407) 847-8160

**JOHNSTON'S SURVEYING**

**CERTIFICATE OF APPROVAL BY CITY SURVEYOR**

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature: \_\_\_\_\_ Dated: \_\_\_\_\_

Print Name: \_\_\_\_\_ Registration No. \_\_\_\_\_

Florida Professional Surveyor and Mapper representing St. Cloud, Florida

**CERTIFICATE OF APPROVAL BY CITY OF ST. CLOUD**

THIS IS TO CERTIFY, that on \_\_\_\_\_, 20\_\_\_\_, the City Council of the City of St. Cloud approved the foregoing plat.

Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

MAYOR (Signature) \_\_\_\_\_ CITY CLERK (Signature)

**CERTIFICATE OF COUNTY CLERK**

I HEREBY CERTIFY, that I have examined the foregoing plat and attest that it is in compliance with Chapter 177 of the Florida Statutes and was filed for record on \_\_\_\_\_ at \_\_\_\_\_.

Clerk of the Circuit Court in and for Osceola County, Florida

File No. \_\_\_\_\_ BY: \_\_\_\_\_ D.C.

## TRACT I PLAT

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# OSCEOLA INDUSTRIAL PARK ("OIP")

HWY 192/441

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## PROHIBITED USES

"By acceptance of this Special Warranty Deed, Grantee hereby acknowledges, covenants, and agrees that the Property may be used for any purpose set forth in the Declaration of Protective Covenants for Osceola Industrial Park recorded in Official Records Book 864, Page 2696, as affected by Supplemental Declaration of Covenants and Restrictions for Osceola Industrial Park recorded in Official Records Book 1031, Page 1456, and the Second Supplemental Declaration of Protective Covenants for Osceola Industrial Park recorded in Official Records Book 1059, Page 2571, all in the Public Records of Osceola County, Florida, except that:

1. No retail, wholesale or commercial use of any nature or sale of services or skills related to any of the following will be permitted to be conducted on or from the Property:

Adult Entertainment (Including but not limited to adult bookstores, adult dancing establishments, adult motion picture booths, adult motion picture theatres, adult booths, adult motels, adult performance establishments, adult theaters, escort services and any of the foregoing uses as defined by the codes of the City and the County where the property is located)

Bail Bond Agency

Day Labor Employment Agencies

Small Loan Companies

Flea Markets

Drug Rehabilitation Facilities

Abortion Clinics (defined as a clinic or operation where one of the primary functions is termination of human pregnancy)

Pawn Shops

Movie Houses that show any movies rated more restrictive than "R" on the ratings list existing at the date of this Special Warranty Deed to Grantee

Palmists or anything that has to do with the occult in Grantor's sole opinion

Tattoo Parlors or Body Piercing Parlors

2. No outdoor sales, whether in tents, some other temporary structure or no structure at all, are permitted on the Property.

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## PERMITTED USES (cont'd on next page)

The uses that will be permitted within the commercial area of Osceola Industrial Park will be as follows:

Business establishments with retail sales including:

- Antiques
- Arts
- Bakeries (with baking or products for sale on the premises)
- Bicycles
- Books
- Department Stores
- Drugs
- Electrical appliances
- Florists
- Gifts
- Groceries
- Hardware
- Jewelry
- Liquor
- Luggage
- Music
- Newsstands
- Office supplies
- Paint and wallpaper stores
- Photographic equipment and supplies
- Plumbing fixtures, sales and service
- Radios
- Televisions

Service establishments without products including:

- Banks and Savings Institutions (including automated facilities)
- Chartered non-profit private clubs and lodges
- Cocktail Lounges
- Retail sale of gasoline when incidental to a permitted use
- Restaurants
- Walk-in theaters

Personal service establishments including

- Art studios
- Barbers and beauty shops
- Child care centers
- Dance schools and studios
- Dry cleaning and laundries (pick-up stations and/or self-service)
- Duplicating services
- Photographic studio
- Printing and publishing
- Shoe repair
- Tailoring
- Television, radios and household appliance service
- Watch and clock repair

Offices: administrative, business and professional

Accessory uses which are normally associated with uses permitted herein and when in conjunction with uses properly licensed for operation on the same site.

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Those uses to be permitted, but not limited to, within the industrial area of Osceola Industrial Park, will be as follows:

Baking products manufacturing  
Battery manufacturing and storage  
Boat manufacturing  
Soft drink bottling  
Building product manufacturing  
Cold storage and frozen food storage  
Data processing  
Electrical machinery and equipment manufacturing  
Plants for the production of scientific and research instruments  
Plant for development and production of electronic components and systems  
Food Processing and packaging  
Furniture decorating materials  
Upholstery manufacturing  
Glass and glass products manufacturing  
Laundry and dry cleaning facilities  
Manufacturing of metal, plastic, and paper products  
Motor vehicle assembly\*  
Paint and varnish manufacturing\*  
Pharmaceutical products manufacturing  
Photographic equipment and supplies manufacturing and processing  
Printing, book binding, lithography and publishing plants  
Professional offices  
Broadcasting studios  
Shoe and leather goods manufacturing  
Technical and trade school  
Testing of materials, equipment and products  
Textile manufacturing  
Tire manufacturing\*  
Truck terminal \*  
Warehousing

\*THESE USES MUST BE LOCATED 300' FROM HICKORY HOLLOW SUBDIVISION.

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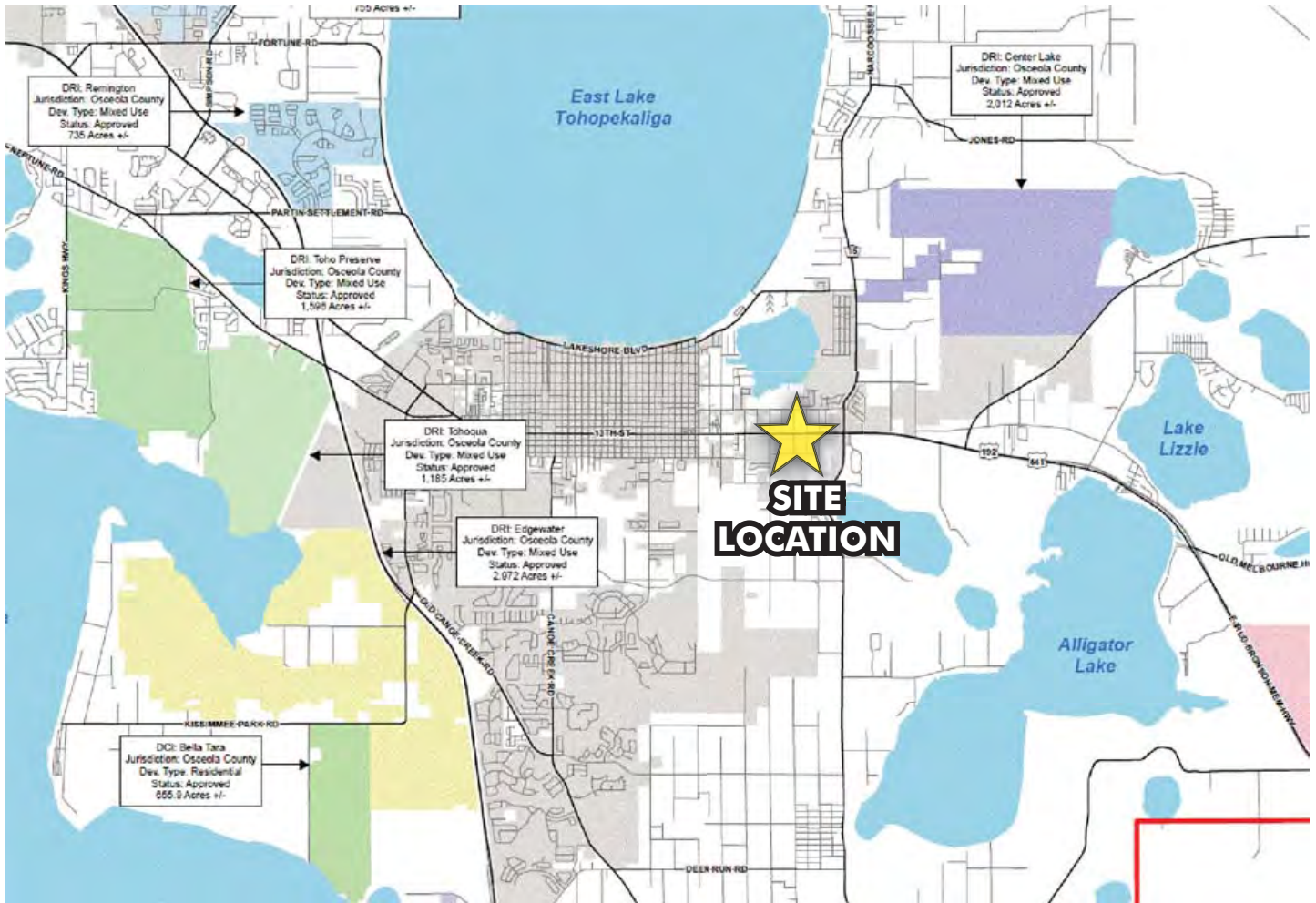
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FUTURE DRI MAP

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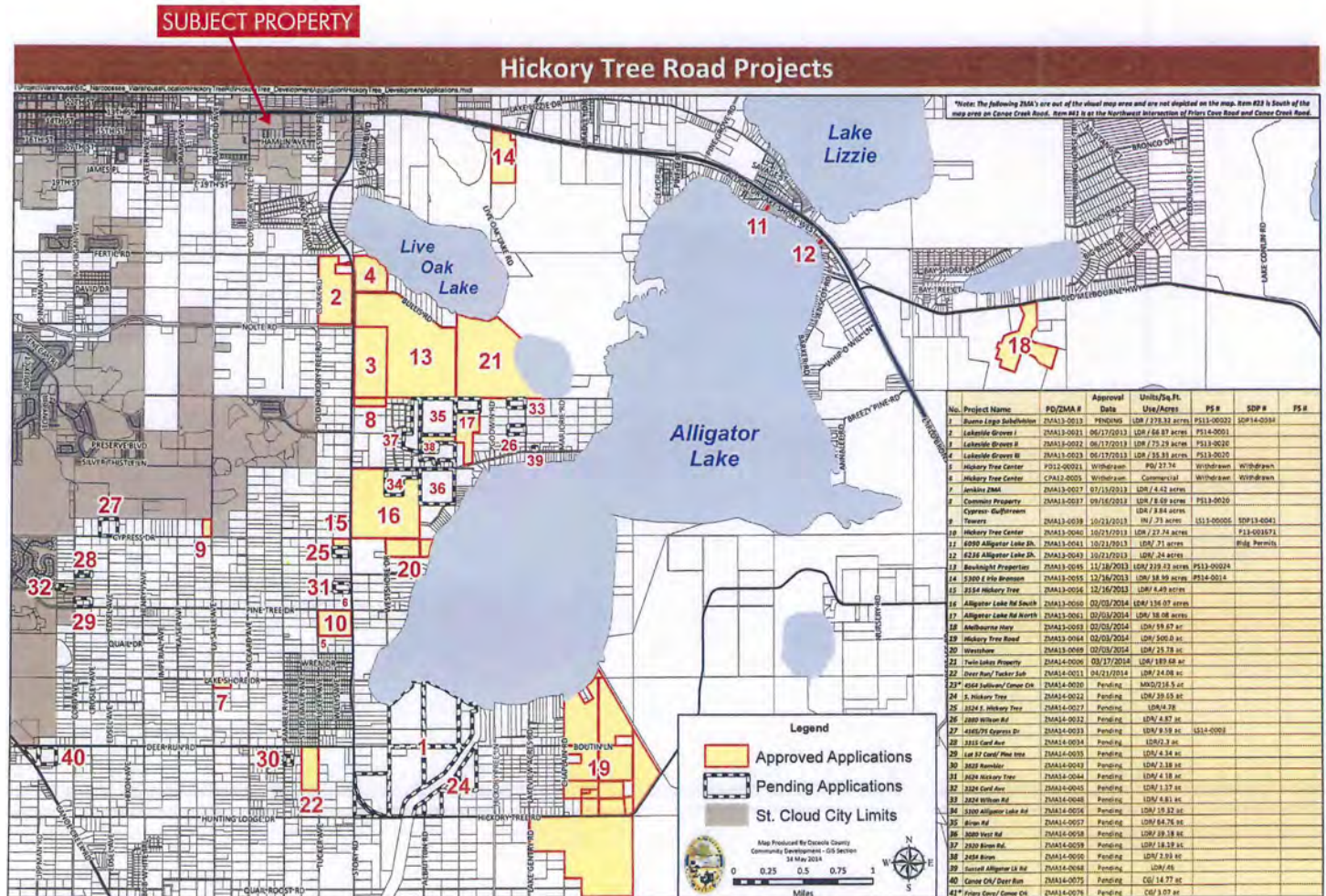




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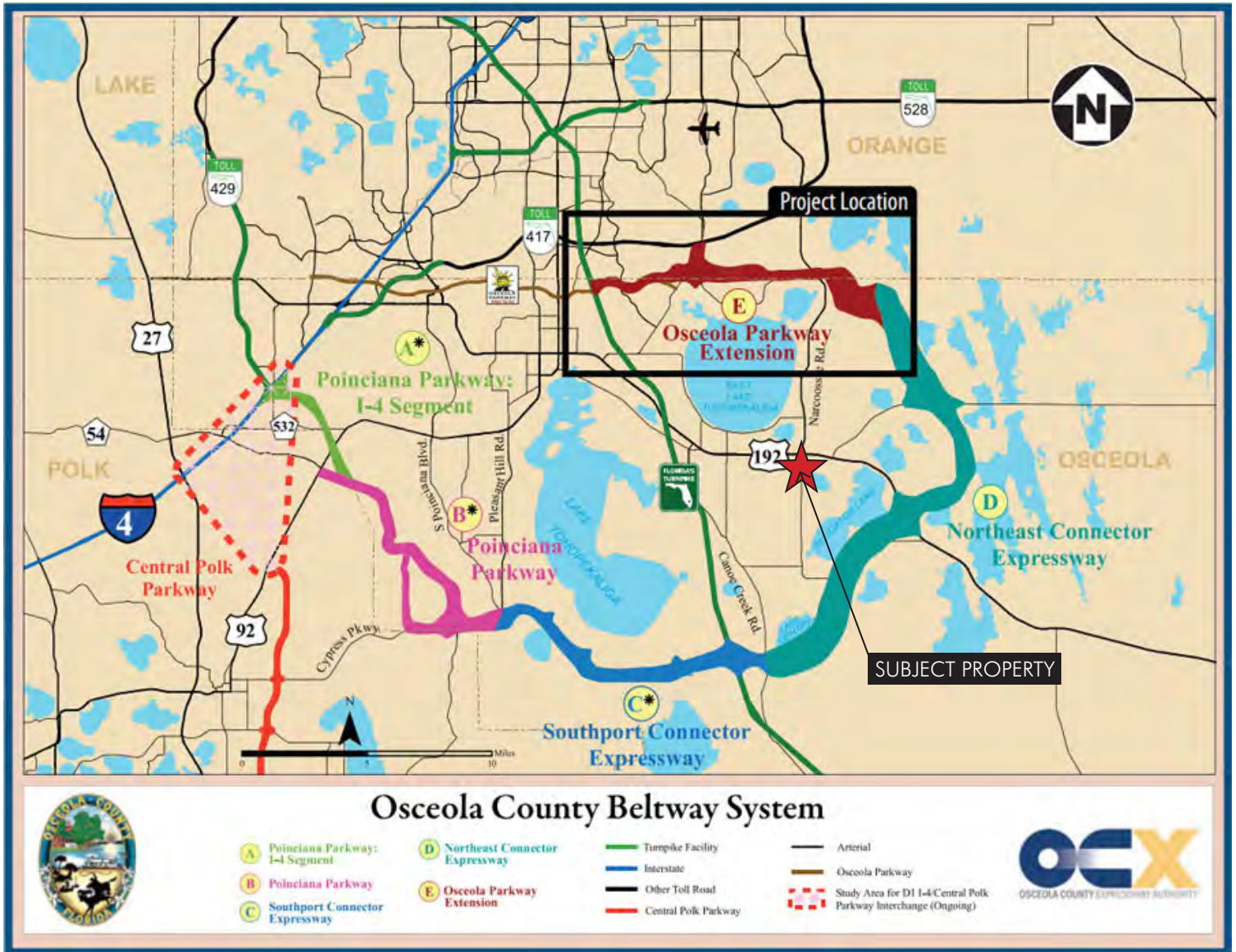
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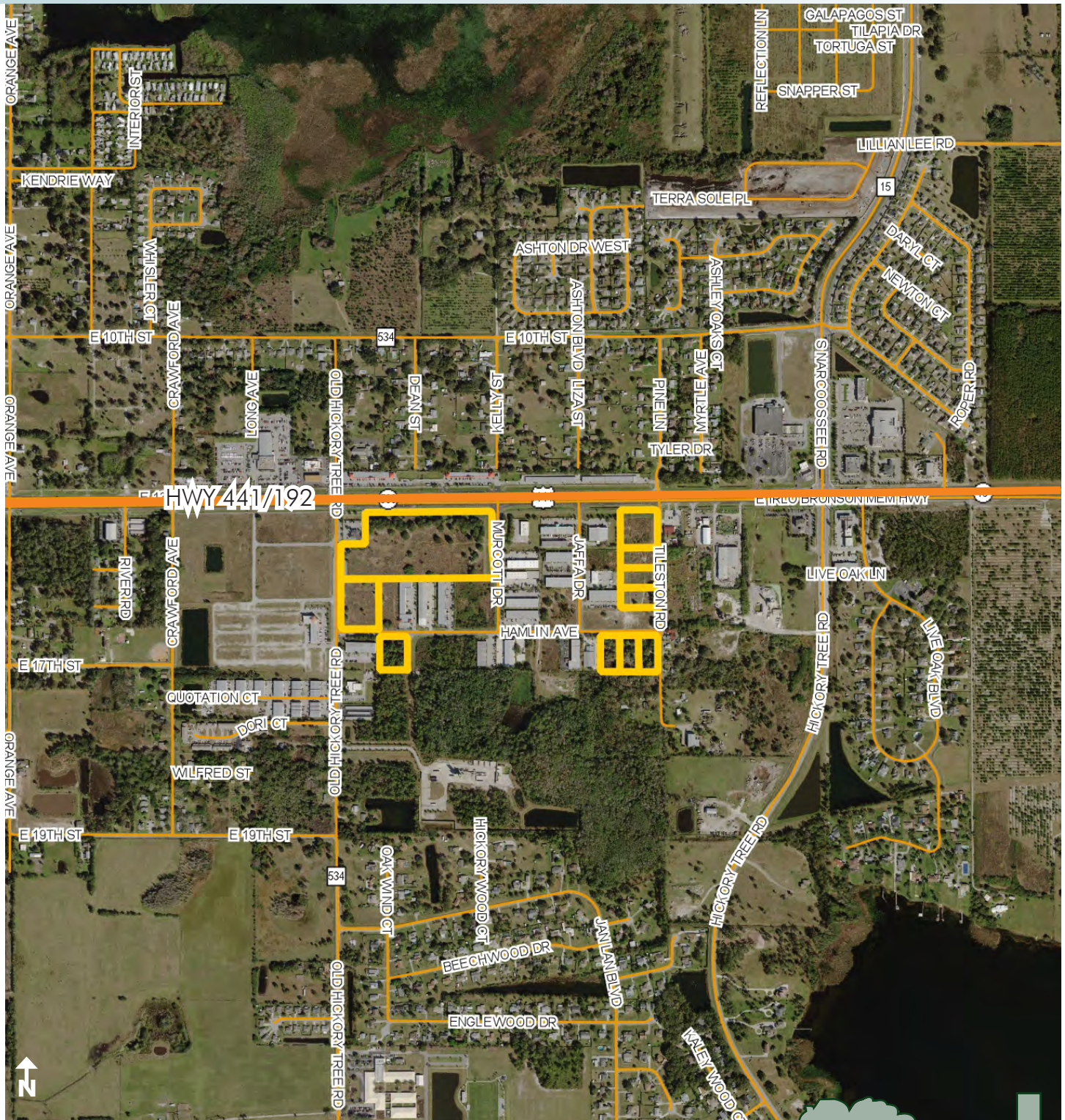
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REGIONAL MAP

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