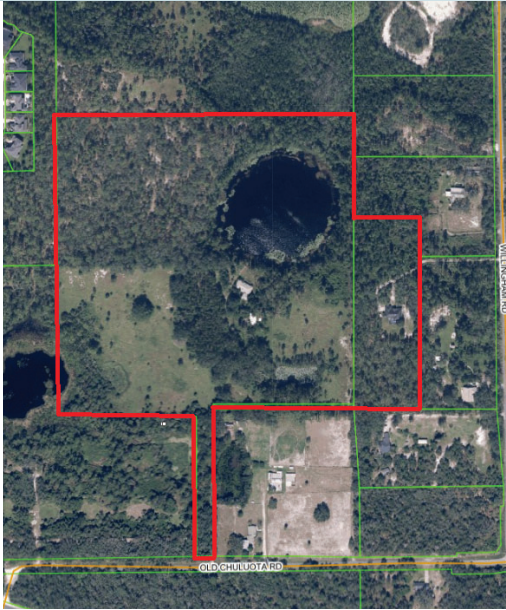


# OVIEDO AREA POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY

45.92± acres • Seminole County, FL



## LOCATION

Property located along the N side of Old Chuluota Road, just north of CR 419 in unincorporated Seminole County, adjacent to the city limits of Oviedo, Florida.

## SIZE

45.92± gross acres (includes natural pond)

## PRICE

\$5,100,000

## ZONING & FUTURE LAND USE

Agricultural/Rural. Property abuts the Oviedo city limits and adjacent subdivision including a PUD zoning and Low Density future land use by Oviedo. Annexation potential.

## ROAD FRONTAGE

70'± on N side of Old Chuluota Road

## UTILITIES

See attached Oviedo utility tie-in map

## DESCRIPTION

This property is located between Oviedo and the town of Chuluota, about 5 miles east of SR 417/Red Bug Road interchange, near the University of Central Florida and neighborhood retail shopping districts. The pristine natural pond and surrounding oak and cypress trees represent the "Old Florida Charm" and provide incredible views. Zoned schools include Walker Elementary (Grade A), Lawton Chiles Middle School (Grade A) and Hagerty High School (Grade A).

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

LAND FOR SALE

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

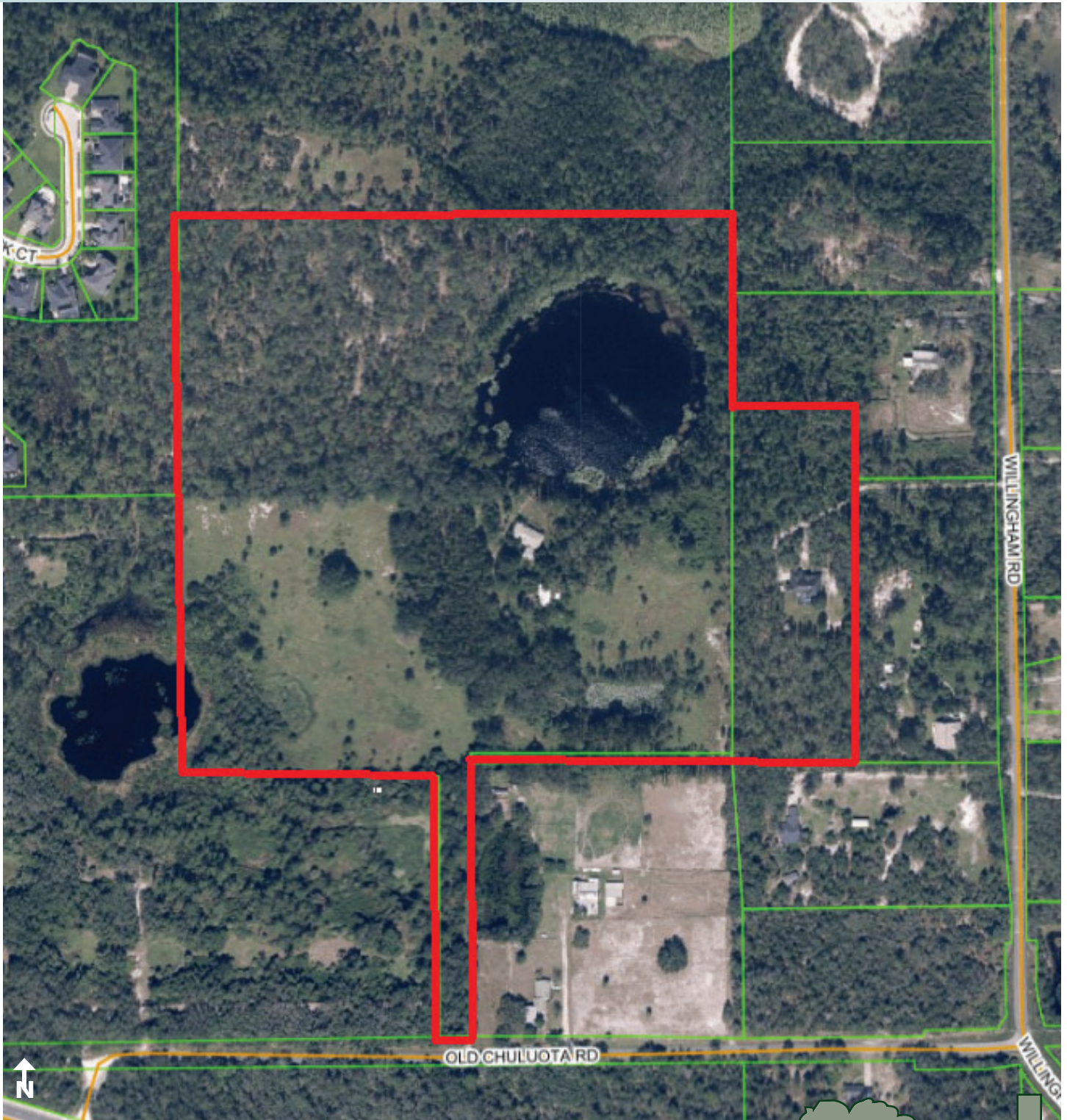
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Maury L. Carter & Associates, Inc.<sup>SM</sup>  
Licensed Real Estate Broker

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PROPERTY MAP

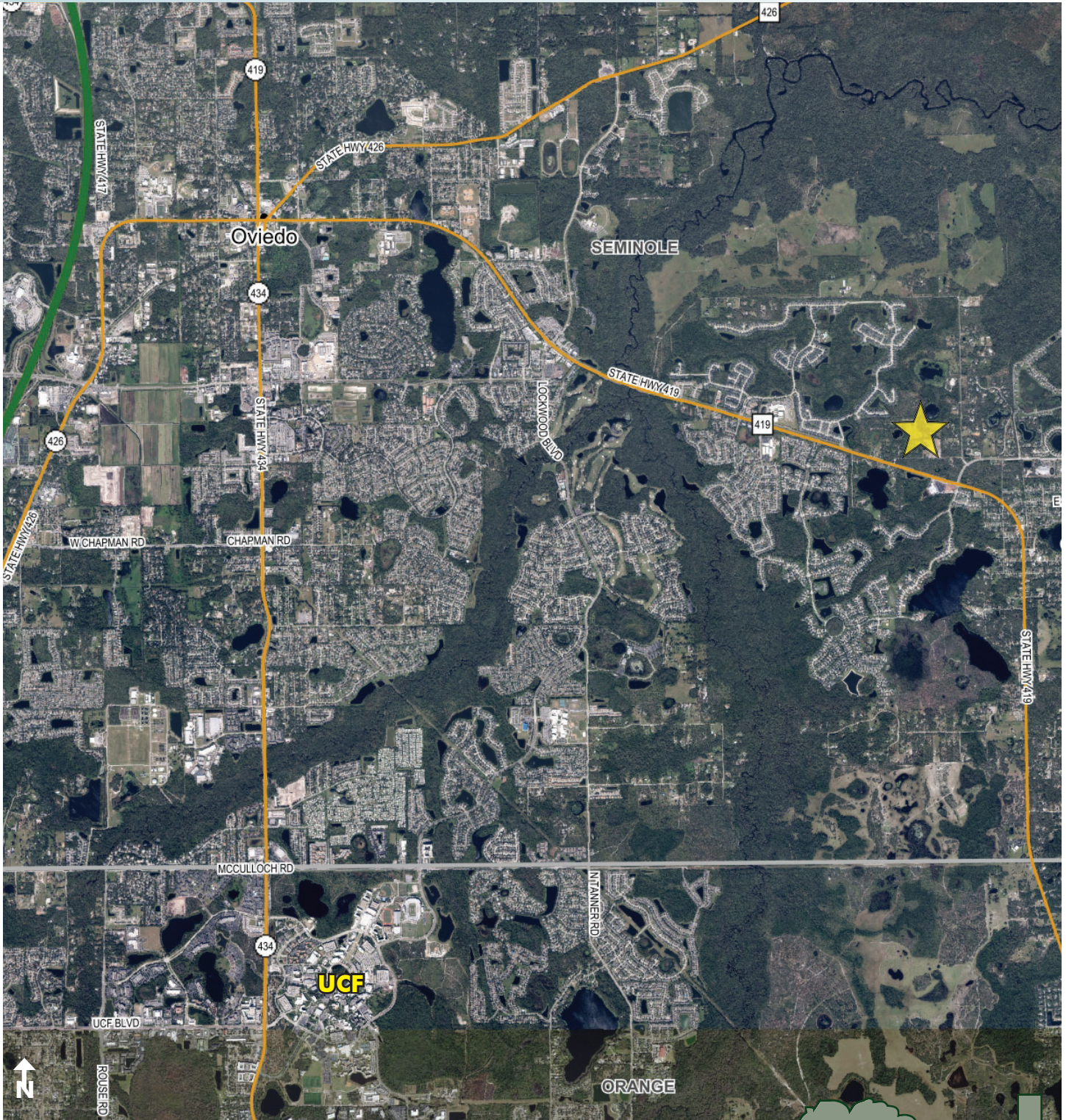
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REGIONAL MAP

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LOCATION MAP

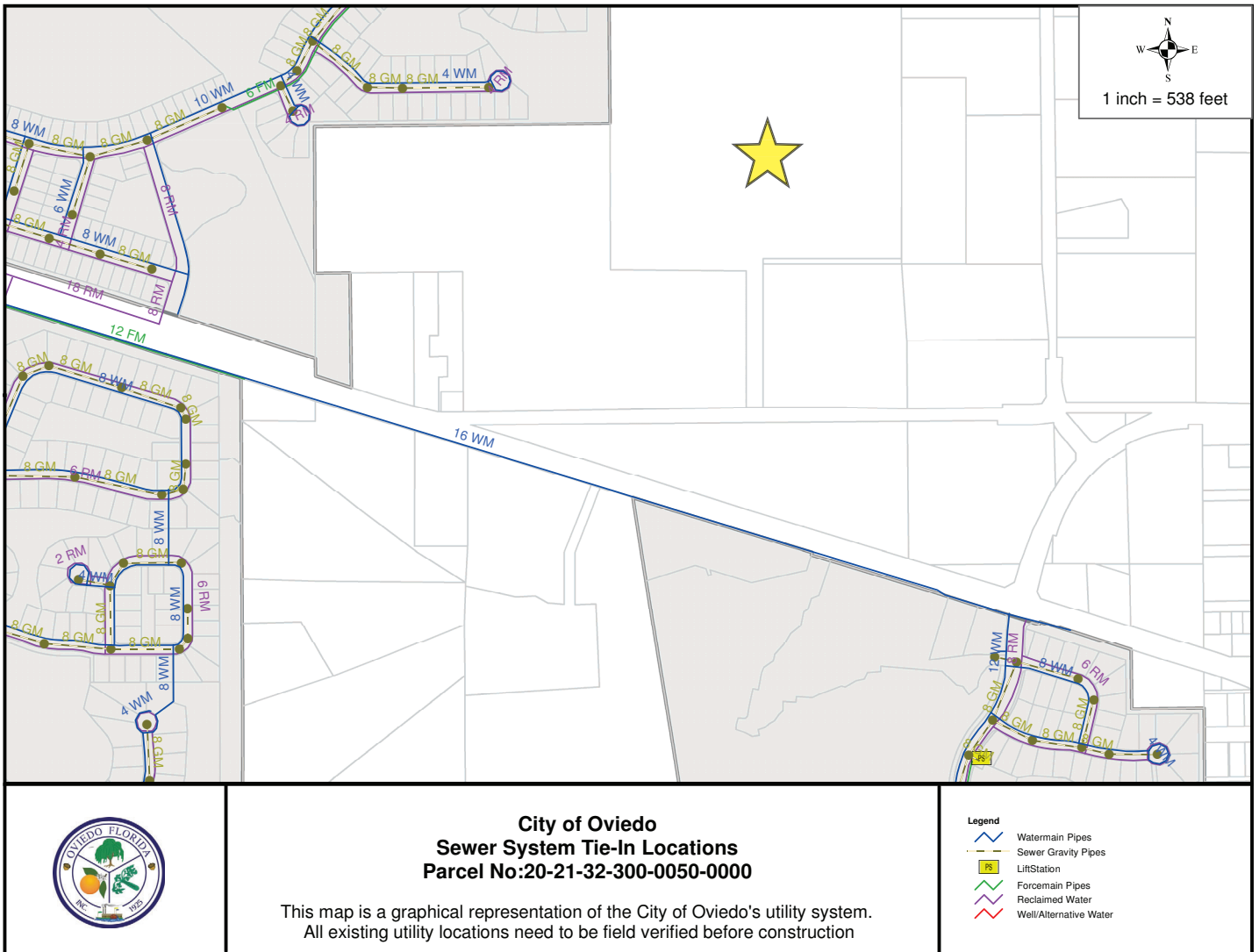
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UTILITY TIE-IN MAP

2/11/2021

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