

## RESIDENTIAL INFILL SITE

EAST SIDE OF ALAFAYA TRAIL,  
BETWEEN STILLWATER DR. & CARRIGAN AVE.



**4.48+/-  
ACRES**

OFFERED AT

**\$850,000**

4.48 +/--ACRES

### Prime East Side Location – Seminole County

A rare bite-sized infill opportunity in Seminole County,  
ideal for low-density residential development.

[!\[\]\(faf942dc3e59ce8eb64b4ac481eca7e0\_img.jpg\) Interactive Map Link](#)

PRESENTED BY

**John A. Evans, Sr.**

President | **407.947.3335**

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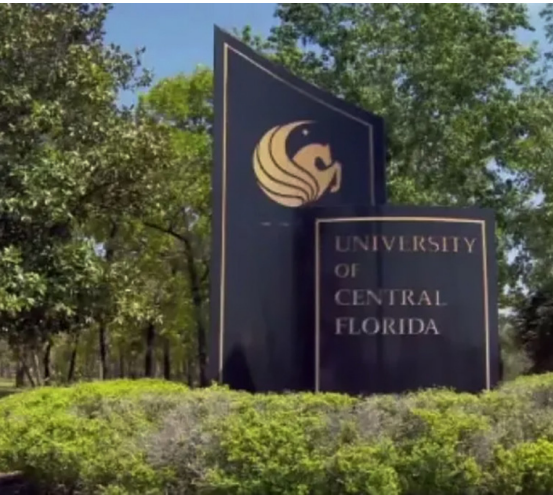




OFFERED AT

**\$850,000**

4.48 +/-ACRES



## STRATEGIC LOCATION

- Located at the intersection of Carrigan Avenue & Alafaya Trail, Oviedo, FL 32765.
- Situated in Seminole County with multiple access points.

## SURROUNDING AMENITIES:

**Shopping & Dining:** Waterford Lakes Town Center, Alafaya Square, Miller's Ale House, Kobé Japanese Steakhouse, Cooper's Hawk Winery & Restaurant, La Granja.

**Healthcare:** Oviedo Medical Center.

**Education:** University of Central Florida (UCF), just minutes north.

**Parks & Recreation:** Overlook Park, Hal Scott Regional Preserve and Park.

## DRIVE-TIME ACCESS:

- **Orlando International Airport:** 25 minutes
- **Downtown Orlando:** 20 minutes
- **Beaches:** Cocoa Beach 50 minutes, Daytona Beach 1 hour
- **Nearby Major Roads:** Alafaya Trail, Boland Drive, Lowery Drive, Moore Drive, Division Street

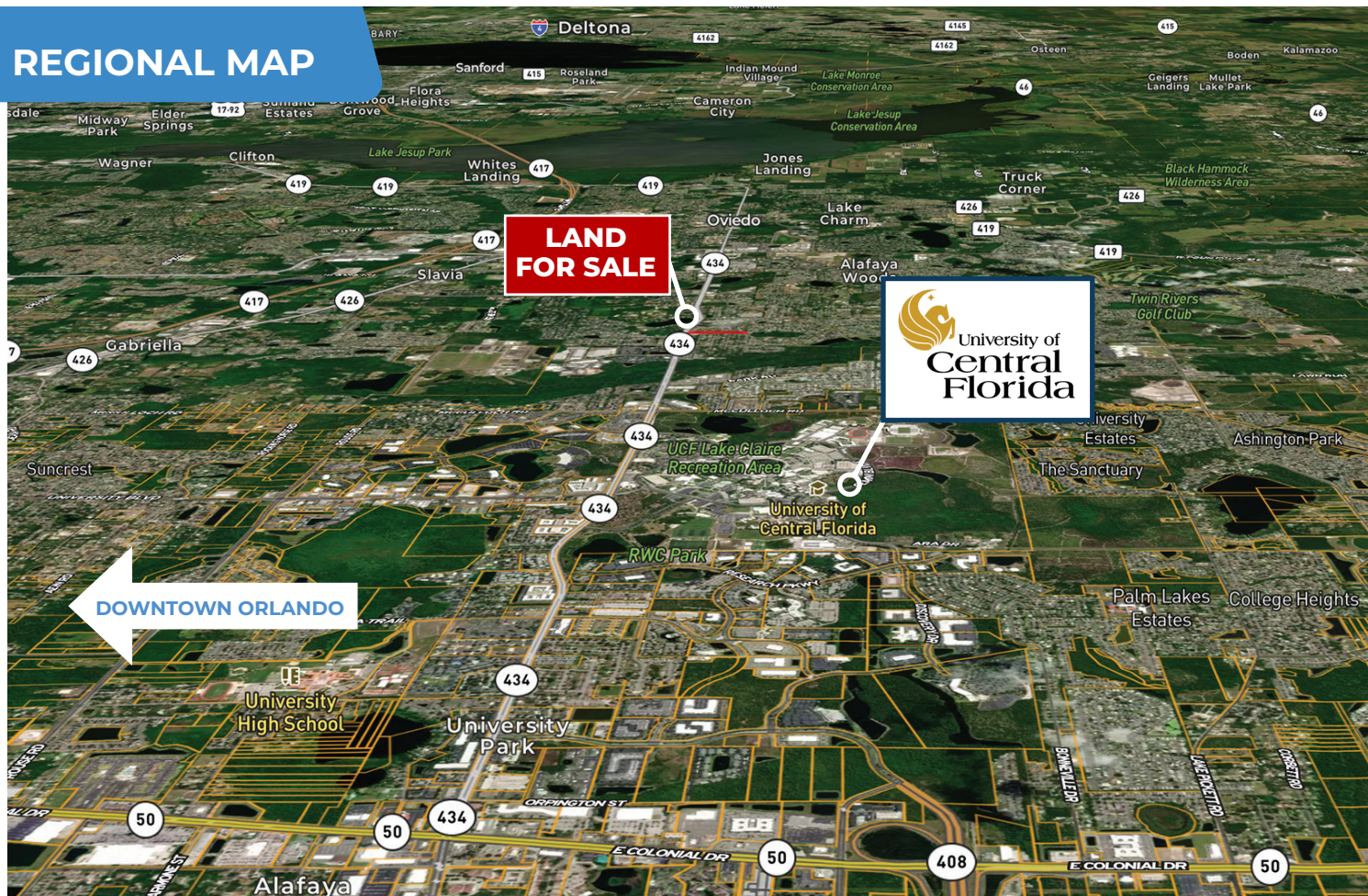
## ZONING

- **Future Land Use:** Low Density Residential (FLU) perfect for residential projects.

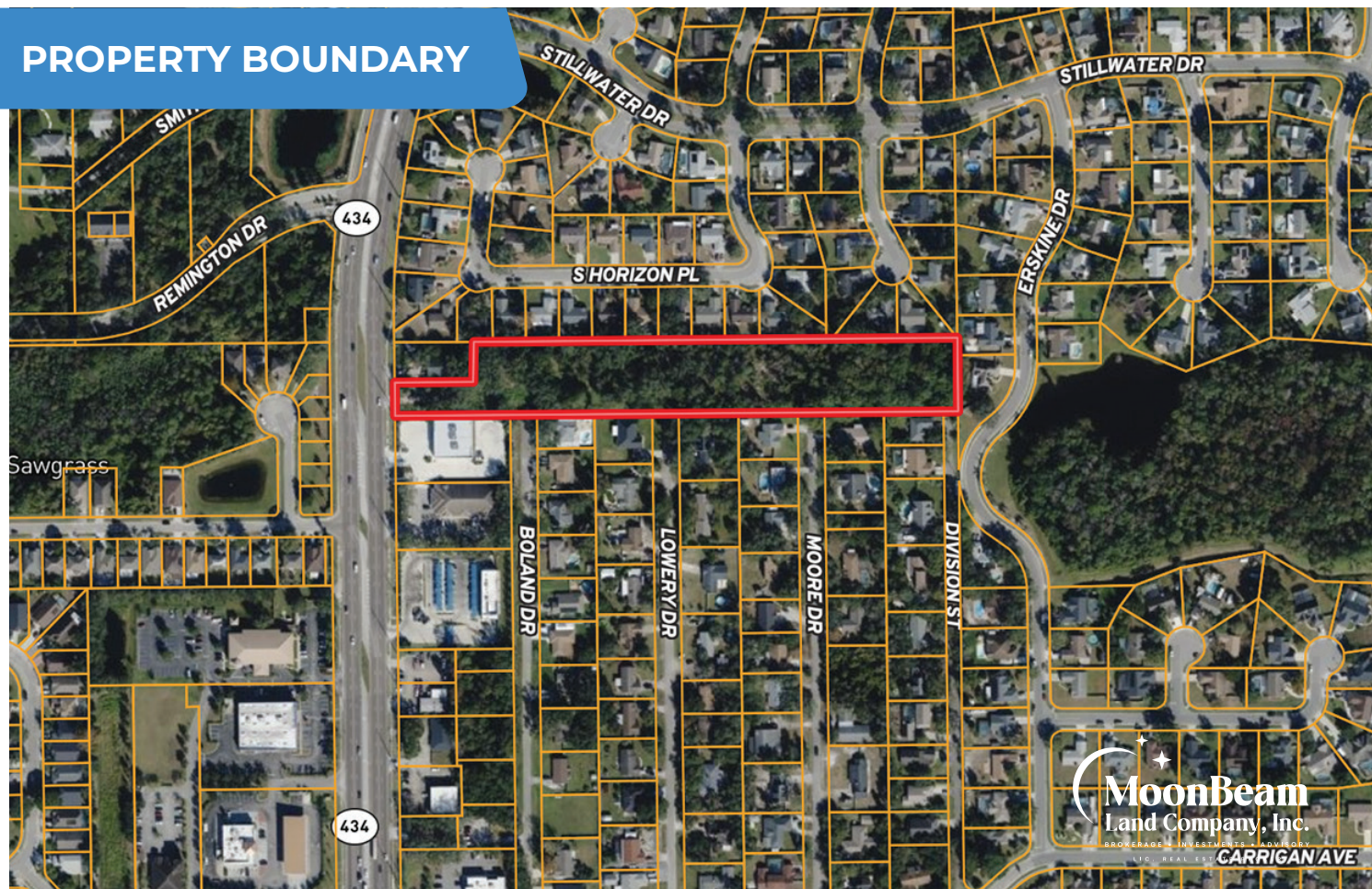
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## REGIONAL MAP



## PROPERTY BOUNDARY





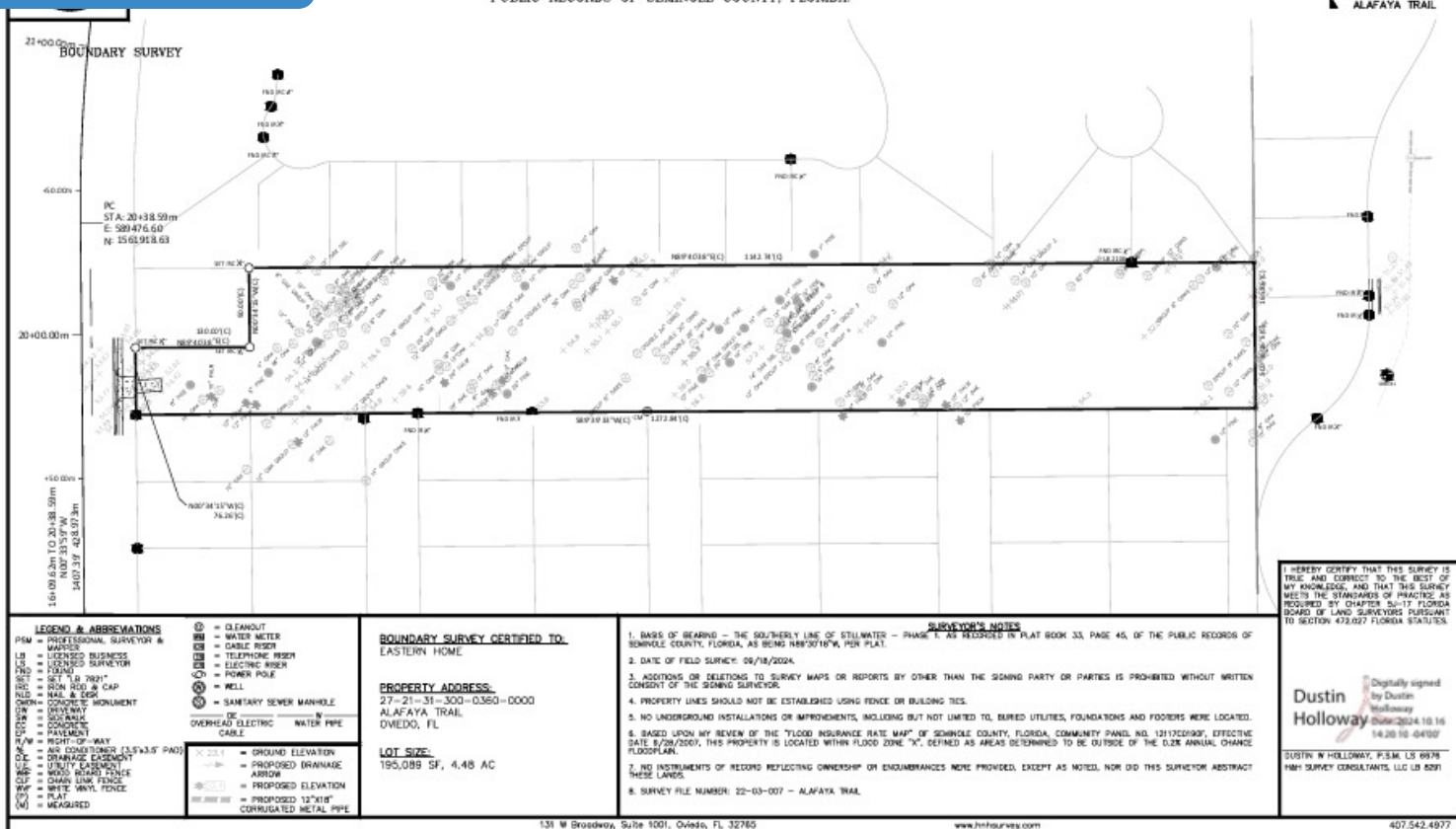
A wide-angle photograph showing the front view of a property. In the foreground is a dark asphalt road with white lane markings. A concrete sidewalk runs horizontally across the middle ground. Behind the sidewalk is a grassy area with several palm trees and other lush vegetation. A chain-link fence is visible in the background, partially obscured by the trees. To the right, a red building with a sign that says 'AU' is partially visible. Several utility poles with power lines are scattered across the scene. A blue banner in the top left corner contains the text 'FRONT VIEW' in white capital letters.

**LEGAL DESCRIPTION**

THE NORTH 1/2 OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE NORTH 90 FEET OF THE WEST 130 FEET. ALSO LESS THE WEST 50 FEET FOR RIGHT OF WAY.

SECTION 27, TOWNSHIP 21 SOUTH RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.





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### MoonBeam Land Company

Your Trusted Partner in Florida Agri-Real Estate and Commercial Land Sales

Rooted in seven generations of Florida heritage, **MoonBeam Land Company** is a premier brokerage specializing in agricultural real estate, commercial land transactions, and strategic investment advisory services.

Under the leadership of **John A. Evans, Sr.**, Licensed Real Estate Broker, our team brings over 17 years of proven market expertise. To date, we have successfully closed more than **\$627 million** in transactions, representing over **90,000 acres** of land across Florida.

**Inquire for More Details** For personalized assistance, please contact:



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President



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