



Prime East Side Location – Seminole County

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

[⇒ Interactive Map Link](#)

NOW OFFERED AT

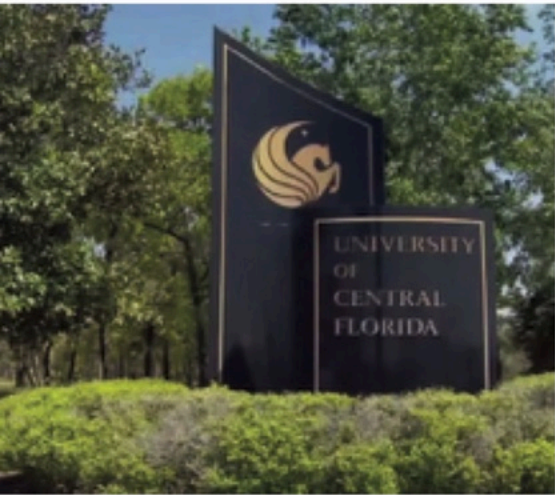
\$700,000

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, Publix and much more.

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

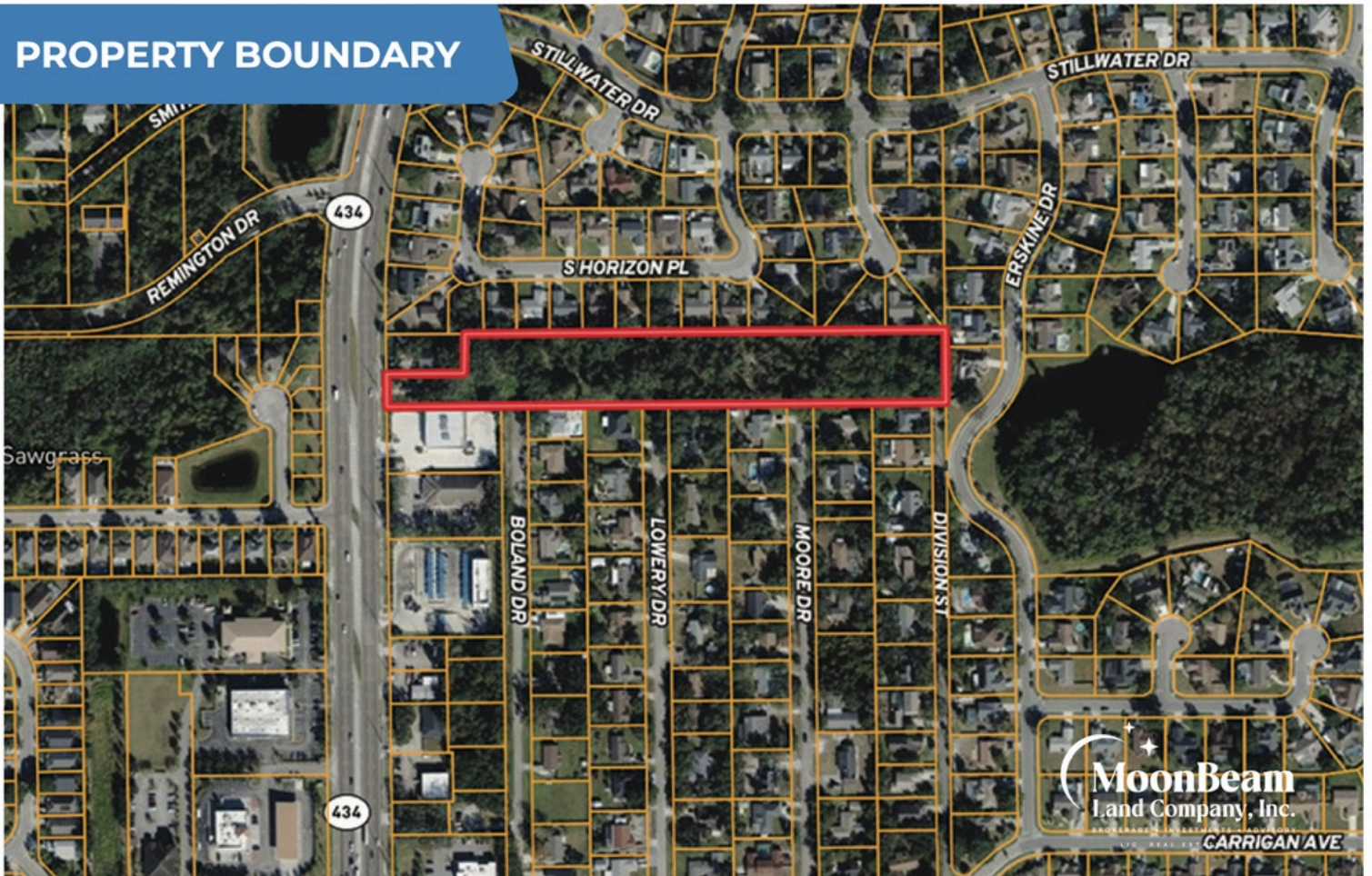
- **Future Land Use:** Low Density Residential (FLU) perfect for residential projects.

Every attempt is made to provide accurate information on properties offered for sale. MoonBeam Land Company, Inc. does not guarantee the accuracy. Offerings are subject to errors, omissions, prior sale or withdrawal without notice. Buyer should rely entirely on their own research, inspection of property, and records.

REGIONAL MAP



PROPERTY BOUNDARY

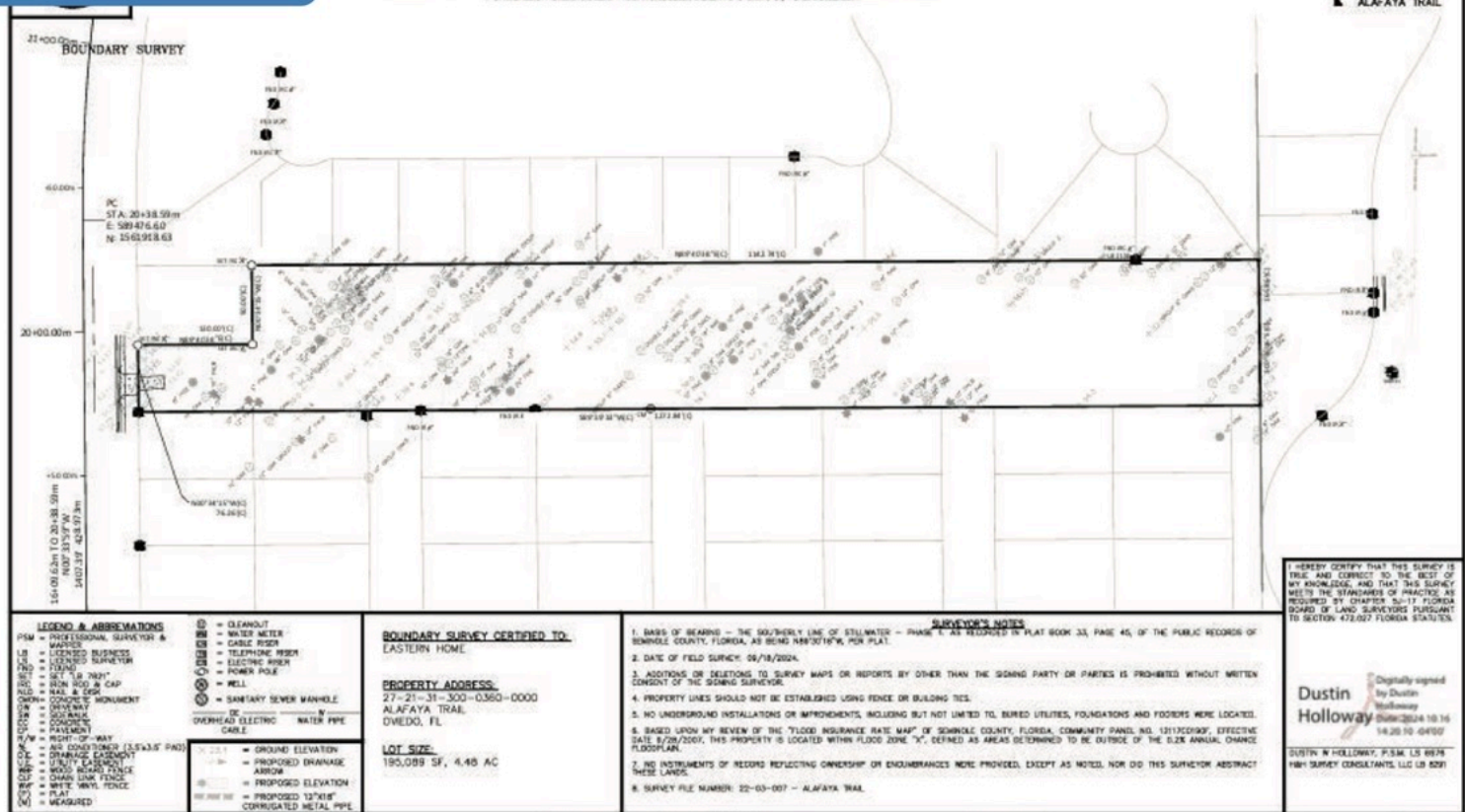
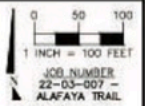


FRONT VIEW



SURVEY

LEGAL DESCRIPTION
 THE NORTH 1/2 OF THE NORTH 1/4 OF THE SOUTHWEST 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.



LEGEND & ABBREVIATIONS	
	PROFESSIONAL SURVEYOR & MAPPING
	LICENSED BUSINESS SURVEYING INSTRUMENT
	RIGHT OF WAY
	EASEMENT
	ALL CONDITIONS (ELEVATIONS, FENCES, DRAINAGE, EASEMENTS, STRUCTURES, UTILITY LINES, CHAIN LINK FENCE, WHITE VINYL FENCE, AT, MEASURED)
	CLEARCUT
	WATER METER
	CABLE RIDER
	TELEPHONE RIDER
	ELECTRIC RIDER
	POWER POLE
	WELL
	SANITARY SEWER MANHOLE
	OVERHEAD ELECTRIC CABLE
	WATER PIPE
	CONSPICUOUS MONUMENT
	PROPOSED ELEVATION
	PROPOSED 12"x18" CORRUGATED METAL PIPE

BOUNDARY SURVEY CERTIFIED TO:
 EASTERN HOME

PROPERTY ADDRESS:
 27-21-31-300-0360-0000
 ALAFAYA TRAIL
 DVEDO, FL

LOT SIZE:
 195,089 SF, 4.46 AC

- SURVEYOR'S NOTES**
1. BASIS OF BEARINGS - THE SOUTHERLY LINE OF STILLWATER - PHASE 1, AS RECORDED IN PLAT BOOK 33, PAGE 45, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS BOUND N89°30'18"W, PER PLAT.
 2. DATE OF FIELD SURVEY: 08/18/2024.
 3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
 4. PROPERTY LINES SHOULD NOT BE ESTABLISHED USING FENCE OR BUILDING TIES.
 5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES, FOUNDATIONS AND FOOTINGS WERE LOCATED.
 6. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF SEMINOLE COUNTY, FLORIDA, COMMUNITY PANEL NO. 12112C09AP, EFFECTIVE DATE 1/28/2020, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 7. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
 8. SURVEY FILE NUMBER: 22-03-007 - ALAFAYA TRAIL.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 90-11, FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Dustin Holloway
 Digitally signed by Dustin Holloway
 14.25.10-04070

DUSTIN W. HOLLOWAY, P.S.M., L.S. 8978
 HW SURVEY CONSULTANTS, LLC LB 8291

RESIDENTIAL INFILL SITE
CARRIGAN AVENUE AND
STILLWATER DRIVE ON ALAFAYA TRAIL



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 **\$646 million** in transactions, representing over **90,200 acres** of land across Florida.

Inquire for More Details For personalized assistance, please contact:



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