

CHAPMAN HEIGHTS

LARGEST COMMERCIAL PARCEL FOR SALE IN OVIEDO AREA!

5.25 ACRES – OWNER WILL SPLIT

109 W. Chapman Rd – 175 W. Chapman Rd, Oviedo, FL 32765

Existing use: Income from 4 single family homes and 1 office building



Stephen Ratcliff

Ratcliff Properties, LLC

sratcliff@ratcliffproperties.com

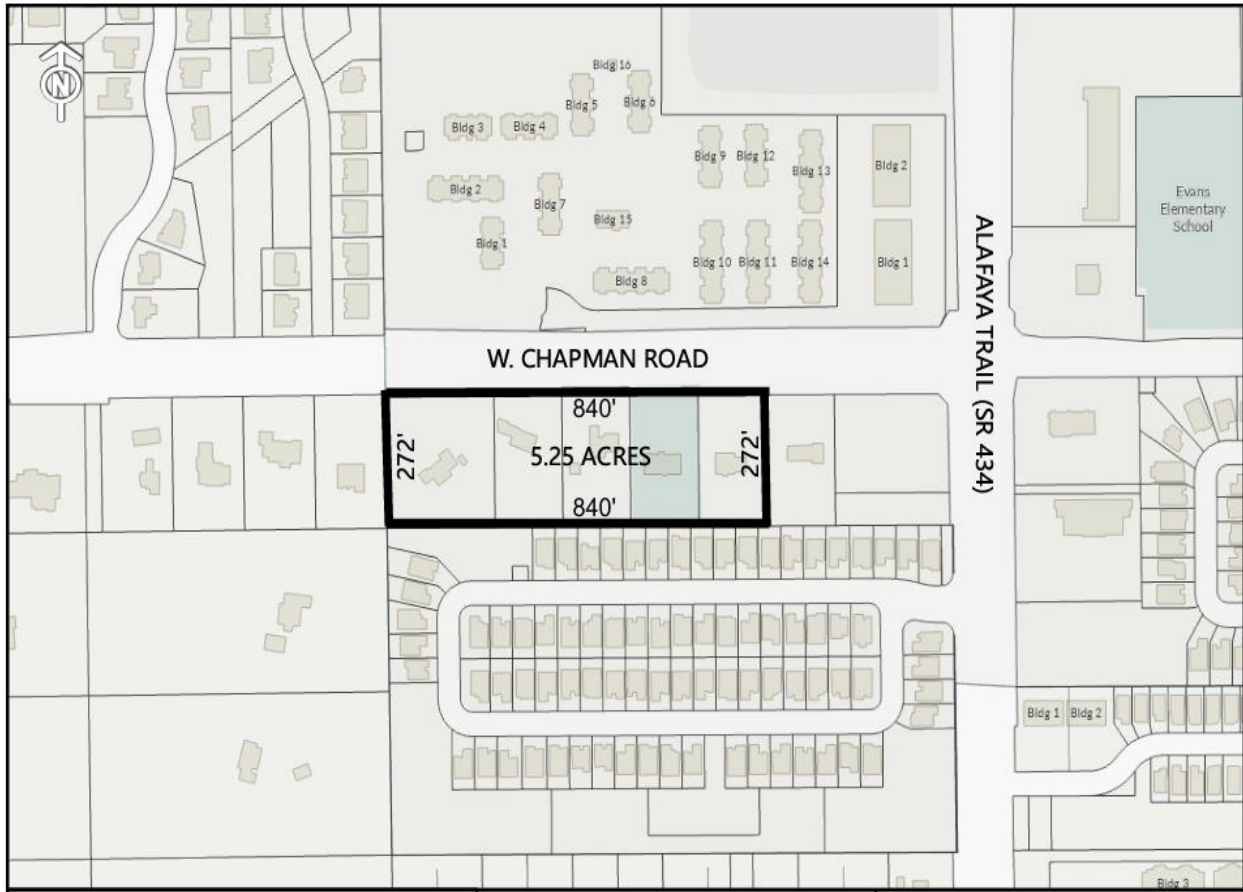
(407) 365-8795 / (407) 496-5784

CHAPMAN HEIGHTS

Five contiguous lots totaling 5.25 acres on W. Chapman Road

Total Parcel Dimensions (272' x 840')

City of Oviedo Commercial Land Use (CM) & Office-Commercial Zoning (OC)



City of Oviedo allows MIXED USE DEVELOPMENT:

Mixed Use allows up to 58 Residential Units (24units/acre)

“and” 90,000sf Commercial Use (.75 FAR)

Primary Use allows up to 170,000sf Commercial Use (.75 FAR)

CHAPMAN HEIGHTS

COMMERCIAL PERMISSIBLE USES

Elementary, Middle and High School

Live-Work Units

Professional Office

Medical Clinic

Hospital

Large Vehicle & Watercraft Parking / Storage

Personal Services

Post Office

Daycare

Trade & Vocational Schools

Restaurant (No Drive-through)

Funeral Home

Assisted Living Facility

Retail under 3,000sf

Dry Cleaner w/offsite services

Bank (no drive thru)

Micro-brewery Artisan Food Production

Veterinarian

Pet Care Services

Churches

Libraries

Adult Family Care Home

Light industrial (manufacturing must be enclosed and no outdoor storage).

Residential Permissible Uses (with Mixed-Use)

Townhome, Multiplex and Multifamily