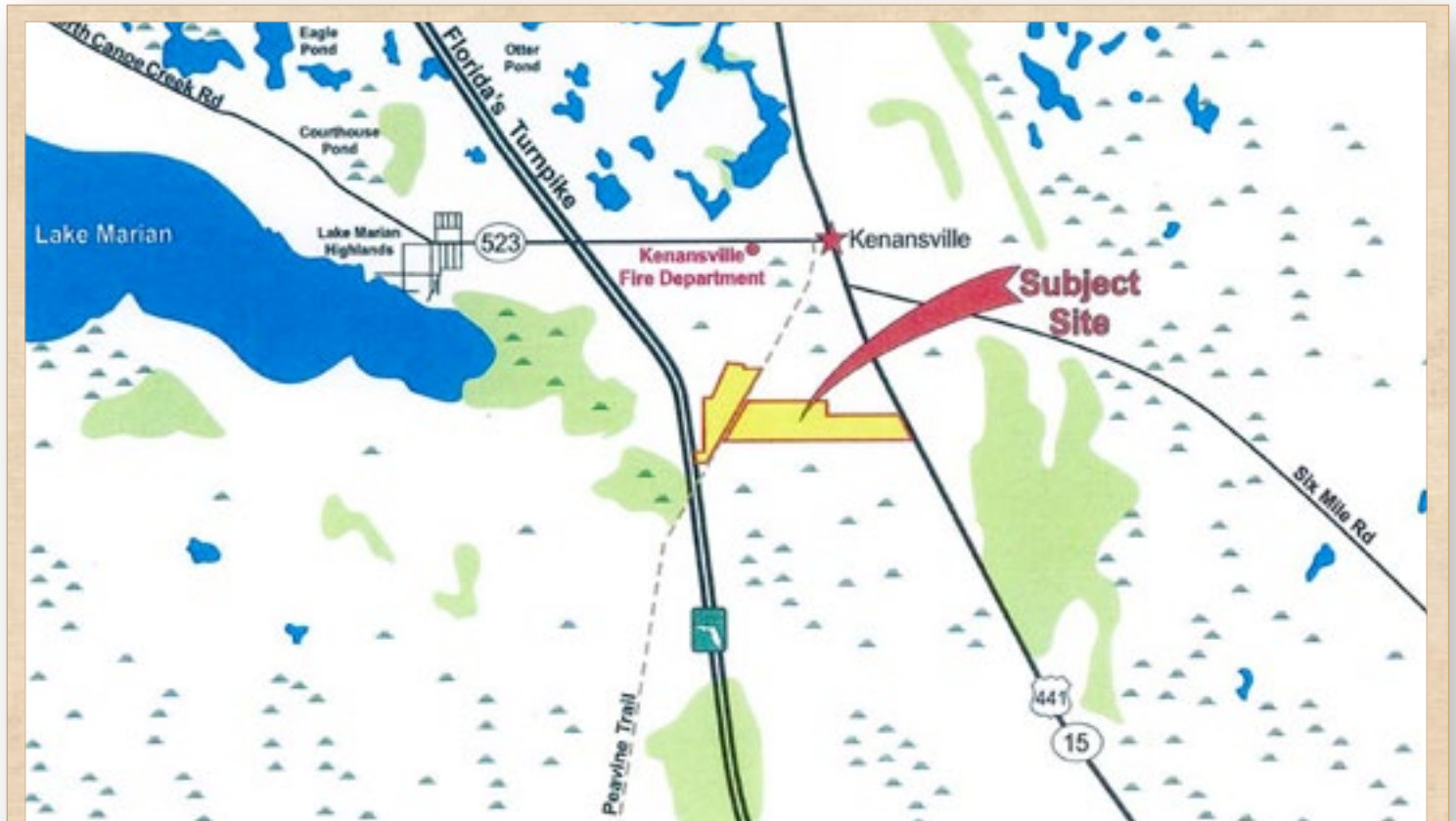


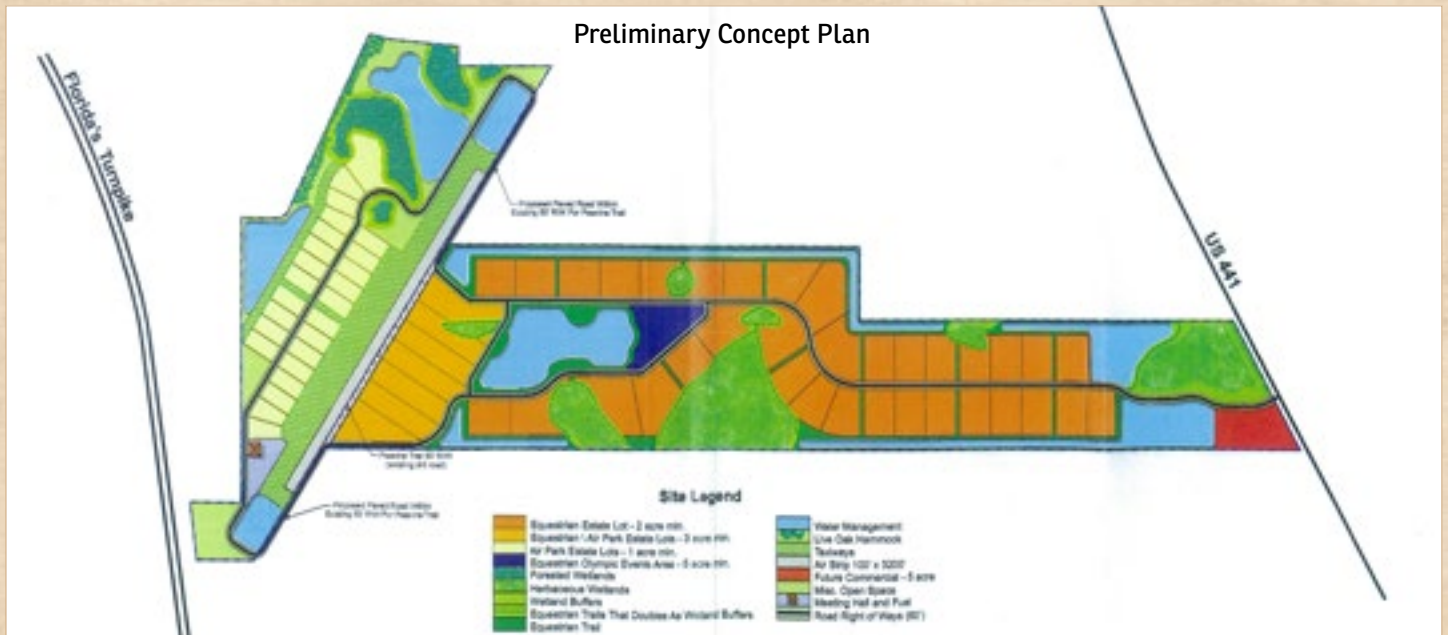
Flying S Ranch & Airpark Residential Development with Airpark

Kenansville, FL • Oseola County

381.5 +/- acres



Preliminary Concept Plan

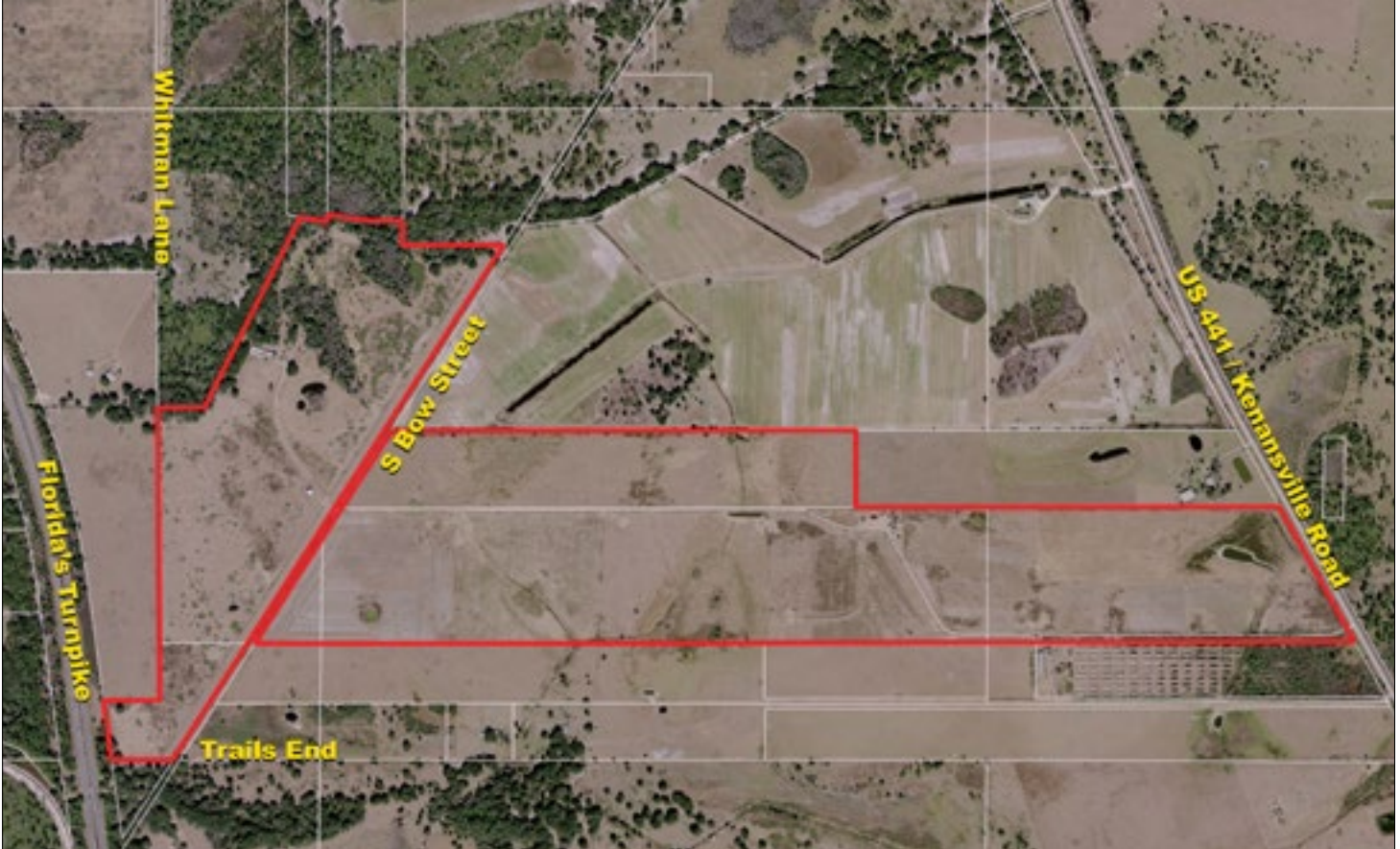


Unique Rural Airpark Residential Community!

Proposed Detached Single-family Residential Estate Homes & Meeting Hall

Existing 100 FT Wide, 3,200 FT of Turf Runway • 800 FT Runway Threshold

Proposed Private Hangars & On-site Fuel Tank



Parcel IDs:

24-3-0-33-0-000-0050; 22-3-0-33-0-000-0011
 22-3-0-33-0-000-0010; 23-3-0-33-0-000-0017
 23-3-0-33-0-000-0030

GPS: 27.856615, -80.978808 (north tip on US 441)

Directions:

- From YeeHaw Junction, take US 441 north about 12 miles
- Property will be on the left

Drive Times 20-40-60 Min.



- 10 +/- Miles To Florida's Turnpike Exit
- 10 +/- Miles to SR 60, a 4-lane Coast-to-Coast Highway Connecting Vero Beach to Tampa
- 10 +/- Miles to Yeehaw Junction (SR 60 & Florida's Turnpike)

Flying S Ranch is a Centrally Located Proposed Rural Airpark and Equestrian Community

The Only Proposed Development of its Type In Florida!

- **Prime fly-in development** location with short flight times to Vero Beach (10 minutes), Kissimmee/Orlando (10 Minutes), Melbourne (15 Minutes), and Miami (45 Minutes).
- **Close proximity to** FlightSafety International's Vero Beach Learning Center and the Piper Aircraft manufacturing facility
- **Existing FAA and FDOT approved** 100 FT wide, 3,200 FT length turf runway, a highly desirable airstrip for the rapidly growing sport aviation community
- **Extensive runway drainage** systems allow for takeoff and landing in rain
- **Designated** as a private airport
- **On the Miami sectional** as Flying "S" Ranch

Flexible Entitlements Allow Either Hybrid Airpark/Equestrian Development or an Exclusively Aviation Development

Flying S Ranch & Airpark

Kenansville, FL • Oseola County

This unique concept for a rural airpark development will be designed for those seeking a rural retreat focused on access by air. Home designs will be varied, creating a neighborhood with semi-rural character. Private hangers and a 100 FT wide, 3,200 FT length FAA and FDOT approved turf runway only begin the amenities of this community concept.

Acreage: 381.5 +/- acres

Sale Price: \$4,000,000

Price per Acre: \$10,485

Permitted Lots:

- "Planned Residential Development" designation
- Proposes 75 single-family residential estate homes

County: Osceola

Site Address: 1470 Kenansville Rd., Kenansville, FL 34739

Nearest Intersection: US 441 & CR 523 (South Canoe Creek Road)

Road Frontage:

- 1,250 +/- FT on US 441 (entrance)
- 480 +/- FT on Florida's Turnpike (visibility)

Utilities & Water Source: Private well, septic system

Zoning/FLU:

- FLU: Rural/Agricultural
- Zoning: Planned Residential Development

Uplands/Wetlands:

- 353 +/- acres uplands
- 30.5 +/- acres wetlands

COA or HOA: None current

- Homeowners association to be established with the Architectural Review Authority
- Will approve the design standards of the homes and accessory structures within the community
- Will enforce the covenants and deed restrictions regarding the use of personal aircraft and community taxiways

Proposed Airpark Residential Community with Private Hangers

Existing 3,200 FT FAA & FDOT Approved Turf Runway

Proposed Meeting Hall, Equestrian Olympic Events Area, Recreation, Lake, and Bridle Paths

For additional maps and details, go to:

SREland.com/FlyingS



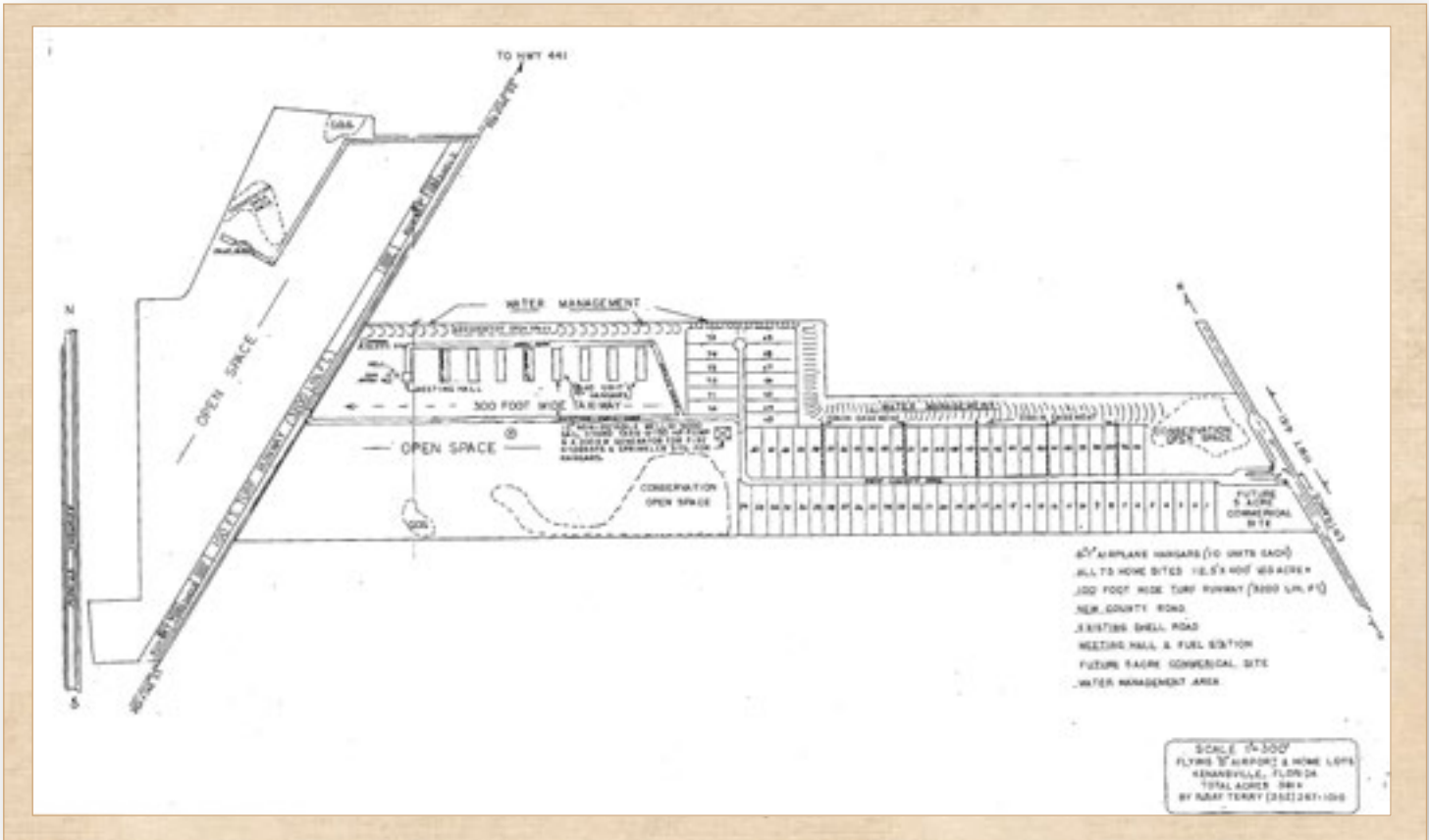
Existing FAA and FDOT Approved 3,200 FT Turf Runway



Flying S Ranch & Airpark

Kenansville, FL • Oseola County

Proposed Plat



Proposed Rural Airpark Residential Community!

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Existing 100 FT Wide, 3,200 FT of Turf Runway • 800 FT Runway Threshold

Proposed Private Hangars with Fuel Tank On-site

For additional maps and details, go to:

SREland.com/FlyingS



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