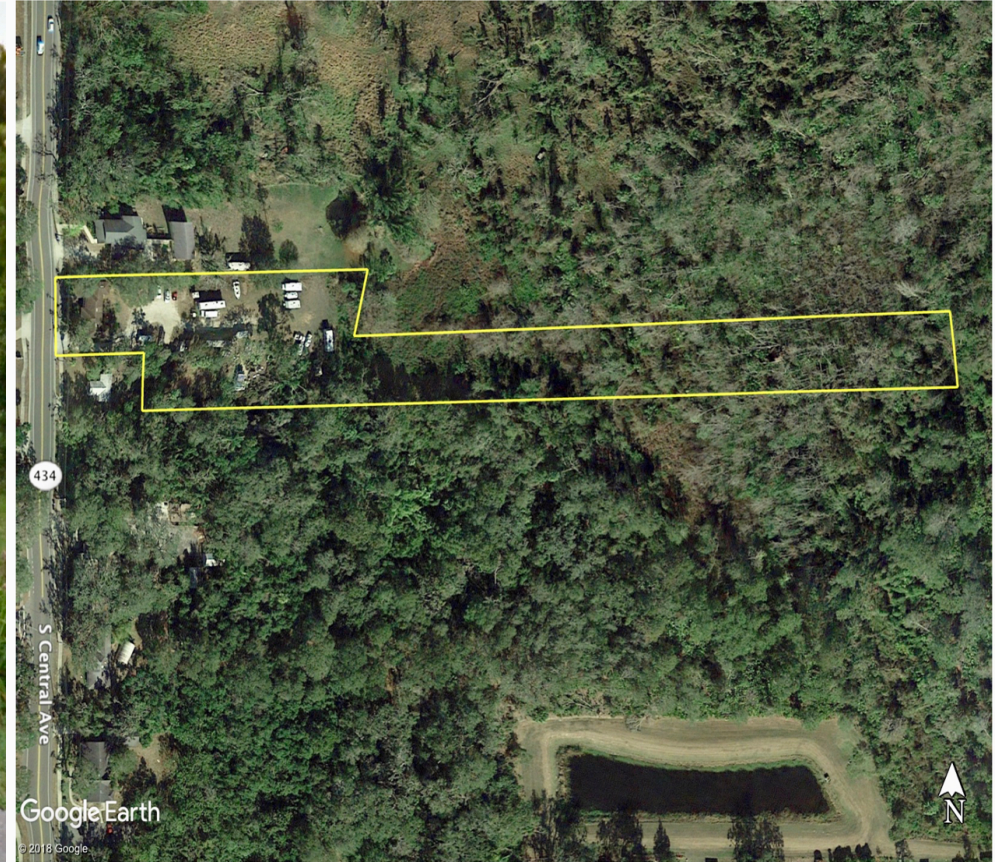


Property Information for 350 S Central Ave Oviedo, FL 32765



PREPARED BY:

Geneva Land Services, Inc.
407.832.5466
180 Wood ST.
Oviedo, FL 32765



Geneva Land Services Inc.
Real Estate Brokerage

OFFERING
+ OR - 2.9 ACRES
ZONED MUD/CA
Asking Price \$875,000

WWW.GLSFL.COM

OVERVIEW

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ZONING CLASSIFICATION – MUD- CA

3 Parcels make up the for sale property

15-21-31-300-0280-0000

15-21-31-300-029A-0000

15-21-31-300-029B-0000



Oviedo Florida

OVERVIEW

This property is situated in Oviedo, Florida, one of the fastest growing communities in Central Florida. It is less than 5 miles from the University of Central Florida, which has the second largest student body in the nation. Numerous high-tech and simulation companies surround UCF. This atmosphere has brought tremendous growth to Oviedo. The town has recently experienced a major expansion of the new downtown area, with numerous restaurants and businesses clustered nearby.



Center Lake Park in the Brand New Downtown

OVIEDO BY THE NUMBERS

Oviedo is located in eastern Seminole County and is approximately 16 square miles in size. Currently the population stands at approximately 37,128, of which 79.3% are white non-Hispanic, 9.7% are black, non-Hispanic, 4.0% Asian and the remaining 7.0% of the population are various races. The median household income is \$83,397, and the average home value is \$301,802.

Median age: 36.4

Median Household income: \$83,397

Average Home Value: \$301,802 (no size associated)

Expected population in 2023: 41,866

Major Employers: A. Duda and Sons, Oviedo Mall, Seminole State College, Publix Supermarkets, Seminole County Public Schools, UCF, Siemens and numerous simulation companies



Executive Summary

The property offered is + or – 2.9 acres of land situated in the heart of Oviedo. Currently there is a 1524 sq. ft office at the front of the property with plenty of room in the rear for additional parking or room to add a warehouse for storage.

Office

The office is Old-Florida style with heart pine ceilings. It includes a rear entrance, reception area, multiple office spaces, a full bathroom and a mid-sized conference room. .



Reception Area



Kitchenette



Picture Overview



Conference Room



Private Office



Collaboration Room



ZONING

Zoning Class MUD-CA

Single-Family
Two-Family Dwelling
Group Home
Professional Offices
Business Offices
Day Care Center
Beauty/Barber
Specialty Shops
Veterinarian (No kennel)
Elementary, Middle, & High Schools
Trade & Vocational Schools
Churches, Synagogues, Temples, etc.
Libraries, Art Museum, etc.
Privately owned recreational facilities
Publicly owned and operated recreational facilities

Uses with Special Exception: Multi-Family Dwelling, Bed and Breakfast, Child Care (In the Home), Home Business, Convenience Store Type I



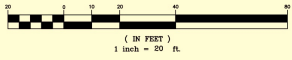
STORAGE AREA

***Contact City of Oviedo Development Services for More Details about Permissible Uses**





GRAPHIC SCALE



LEGAL DESCRIPTION
 PARCEL ID: 15213130002800000
 BASED ON A PLAT OF DESCRIPTION BY DOUDNEY SURVEYORS, INC., DATED 10 JULY, 1995.

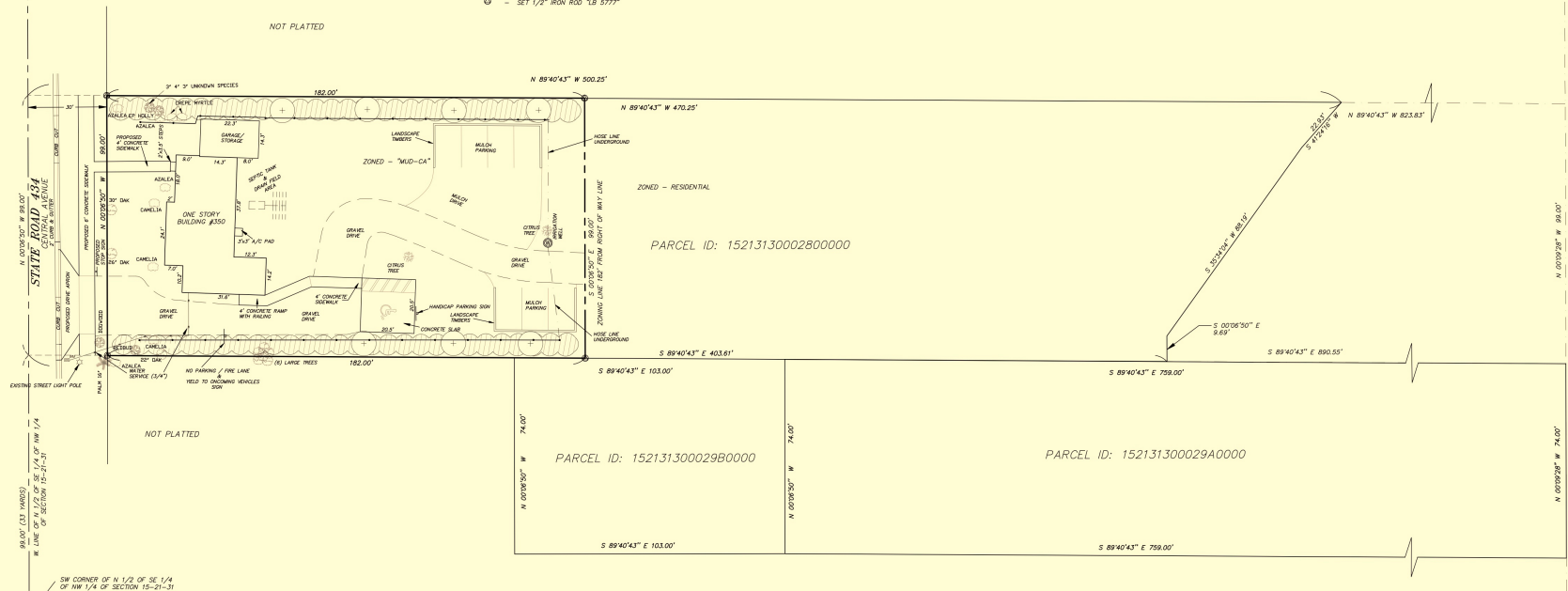
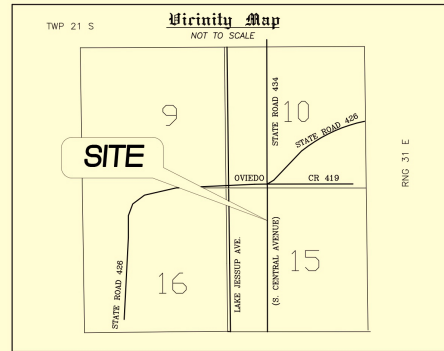
The West 182 feet more or less (limited to that portion zoned "MUD-CA") lying within the following description:
 Begin 55 yards North of the Southwest corner of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 and run East 20 chains, North 1 1/2 chains, West 20 chains, South 1 1/2 chains, Section 15, Township 21 South, Range 31 East, Seminole County, Florida, less right of way for State Road 434.

LEGAL DESCRIPTION
 PARCEL ID: 152131300029B0000
 SEC 15 TWP 21S RGE 31E W 258 FT OF N 74 FT OF S 759 FT OF SE 1/4 OF NW 1/4 (LESS W 155 FT).

LEGAL DESCRIPTION
 PARCEL ID: 152131300029A0000
 SEC 15 TWP 21S RGE 31E N 74 FT OF S 759 FT OF SE 1/4 OF NW 1/4 (LESS W 258 FT).

PLANT LIST & LEGEND:

- EXISTING TREES & SHRUBS (TYPICAL) (PRE CONSTRUCTION)
- LIVE OAK OR LAUREL OAK, 30 GAL.
- SWEET GUM, 3 GAL. OR REAJUVENATE EXISTING LANDSCAPE
- TYPICAL INFORMATIONAL SIGN
- IRRIGATION LINE, (SOAKER LINE)
- SET 1/2" IRON ROD "LB 5777"



SURVEYOR'S DECLARATION:

- I am a duly Licensed Professional Engineer in the State of Florida.
- I am duly Licensed as a Professional Surveyor in the State of Florida.
- I am duly Licensed as a Professional Land Surveyor in the State of Florida.
- I am duly Licensed as a Professional Mapping Engineer in the State of Florida.
- I am duly Licensed as a Professional Photogrammetrist in the State of Florida.
- I am duly Licensed as a Professional Geomatics Engineer in the State of Florida.
- I am duly Licensed as a Professional Geomatics Technician in the State of Florida.
- I am duly Licensed as a Professional Geomatics Assistant in the State of Florida.
- I am duly Licensed as a Professional Geomatics Surveyor in the State of Florida.
- I am duly Licensed as a Professional Geomatics Technician in the State of Florida.
- I am duly Licensed as a Professional Geomatics Assistant in the State of Florida.
- I am duly Licensed as a Professional Geomatics Surveyor in the State of Florida.

CERTIFICATION:
 I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me on oaths and sworn to by the persons mentioned in this map and that I am a duly Licensed Professional Engineer in the State of Florida and a duly Licensed Professional Surveyor in the State of Florida.

 SURVEYING & MAPPING CORP. 1715 W. US Highway 1, Suite 100 P.O. Box 40262, Ocala, FL 32742 Phone: (352) 345-2000 Fax: (352) 345-2028 Licenses: Surveyor No. 5277		AS-BUILT SURVEY	
		JOHN LUNDY	
DATE:	4/21/20	SCALE:	AS SHOWN
PROJECT:	82142	STATUS:	PERMITS
DRAWN BY:	FLS	CHECKED BY:	RLS
DATE:	1" = 20'	SCALE:	AS SHOWN