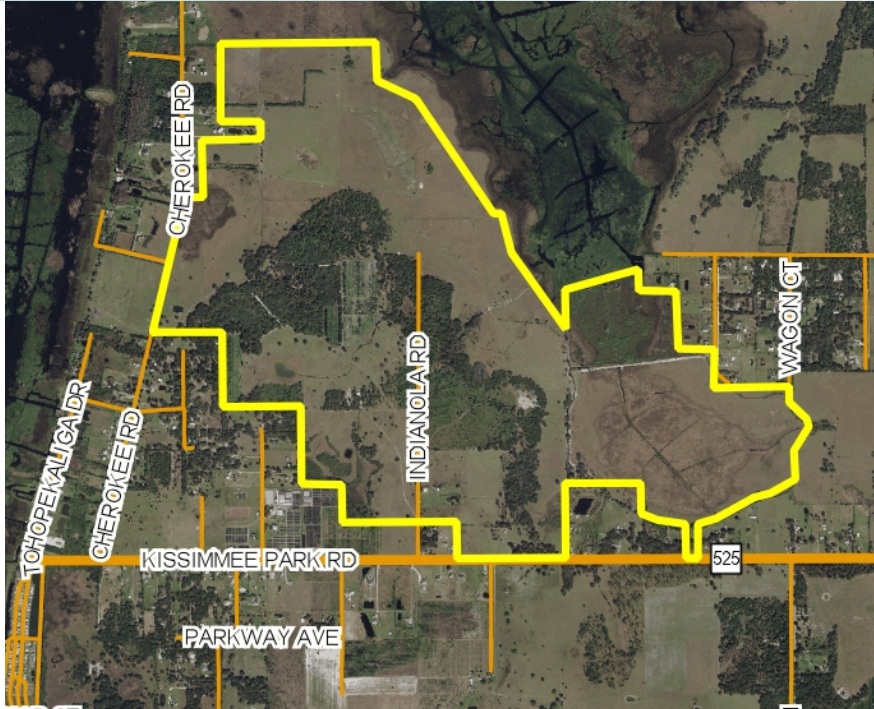


HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,181± acres • Osceola County, FL

SOLD!



LOCATION

Located on the east shore of Lake Tohopekaliga, approx. 2.5 miles to the southwest of St. Cloud in Osceola County, FL. See Location Map.

SIZE

1,181± acres

PRICE

\$35,500,000

WAS: \$42,000,000

ZONING/DRI

Zoned Mixed Use. This property is part of the Edgewater DRI – Potentially 3,650 residential/multifamily units available (subject to permitting and other processes).

DESCRIPTION

- Located 10 minutes south of Medical City
- Ideally located for the future construction of the Osceola Beltway
- Minutes to turnpike interchange with accessibility to I-4, I-95, I-75
- 15 minutes from Orlando International Airport
- Located on the shoreline of Lake Tohopekaliga with direct frontage to Goblets Cove (potential lake access)
- 30 minutes to Disney, Universal, Sea World, I-Drive and other attractions in the Orlando area
- 45 minutes to Florida east coast beaches
- Because of the recent economic activity in the area, the northern portions of Osceola County will soon be “built-out.” This property is the next phase of development and growth for both commercial and residential uses in the area. Strong economic growth is expected to continue for this area.
- Osceola County, FL is one of the fastest growing areas in the United States.
- This project/property is within the Urban Growth Boundaries for Osceola County.

Offering subject to errors, omission, prior sale or withdrawal without notice.

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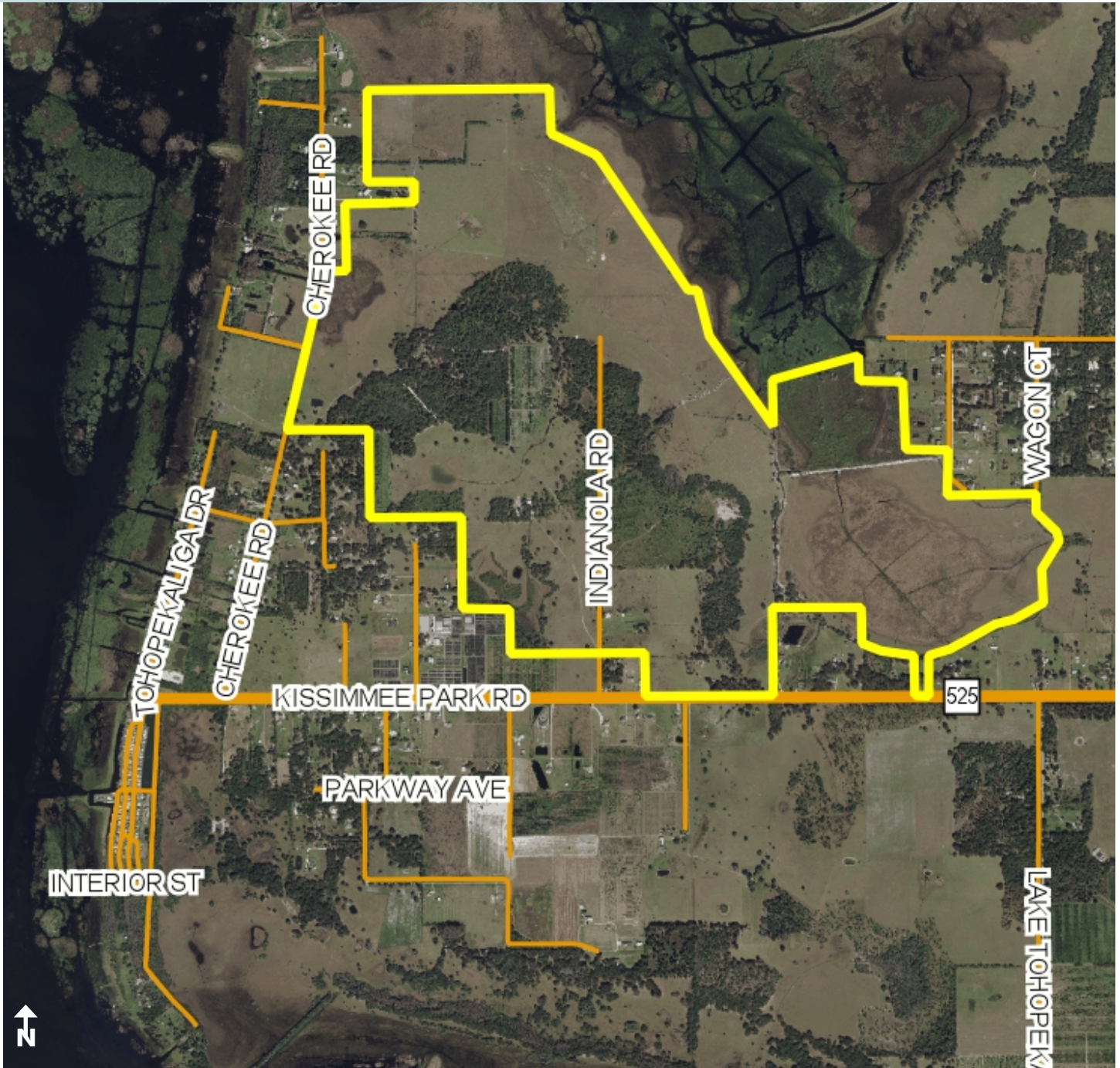


LAND FOR SALE

HERITAGE AT EDGEWATER

MIXED USE LAKEFRONT - CLOSE TO MEDICAL CITY/OIA/THEME PARKS

1,181± acres • Osceola County, FL



PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

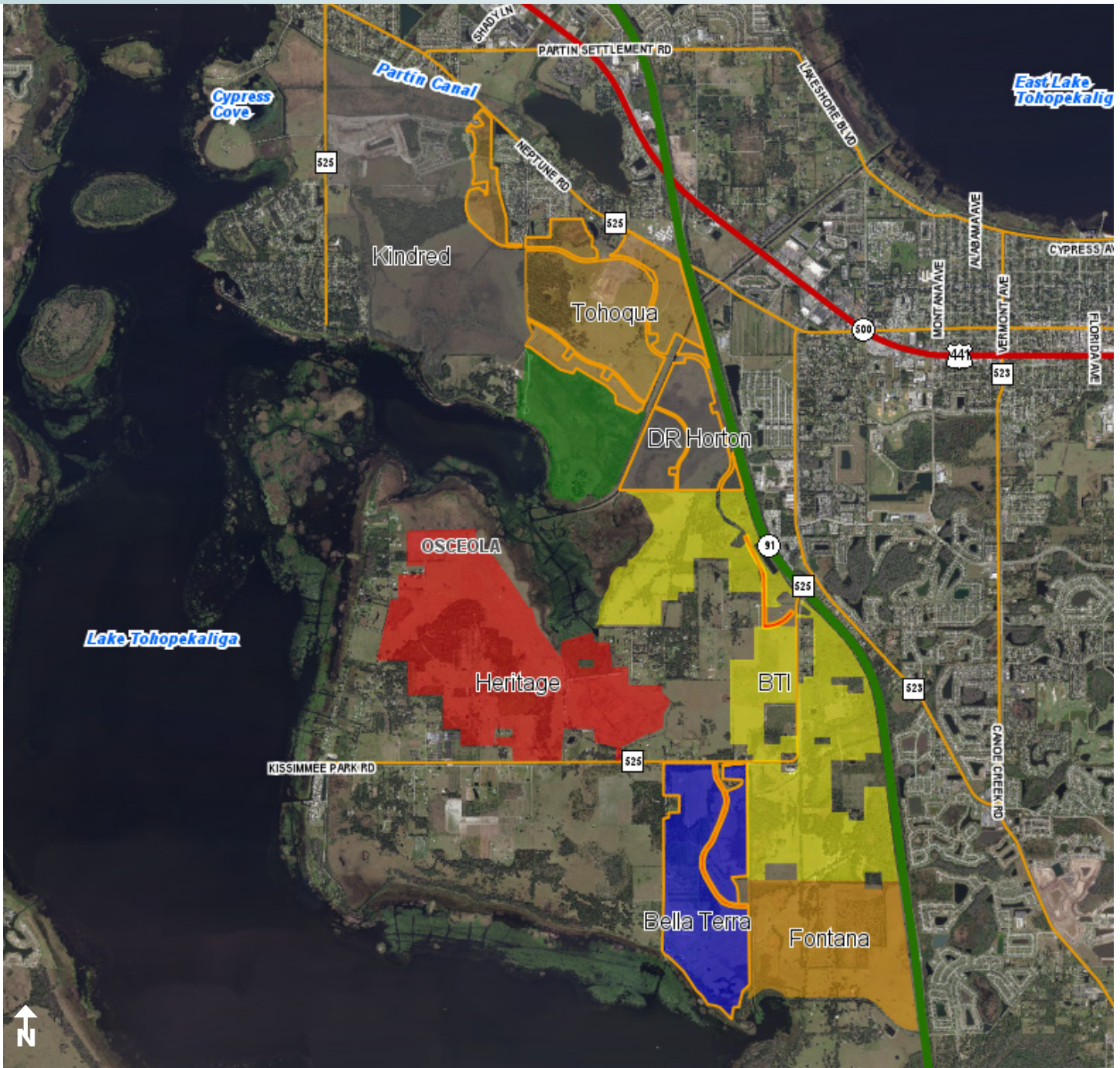
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AREA DEVELOPMENT MAP

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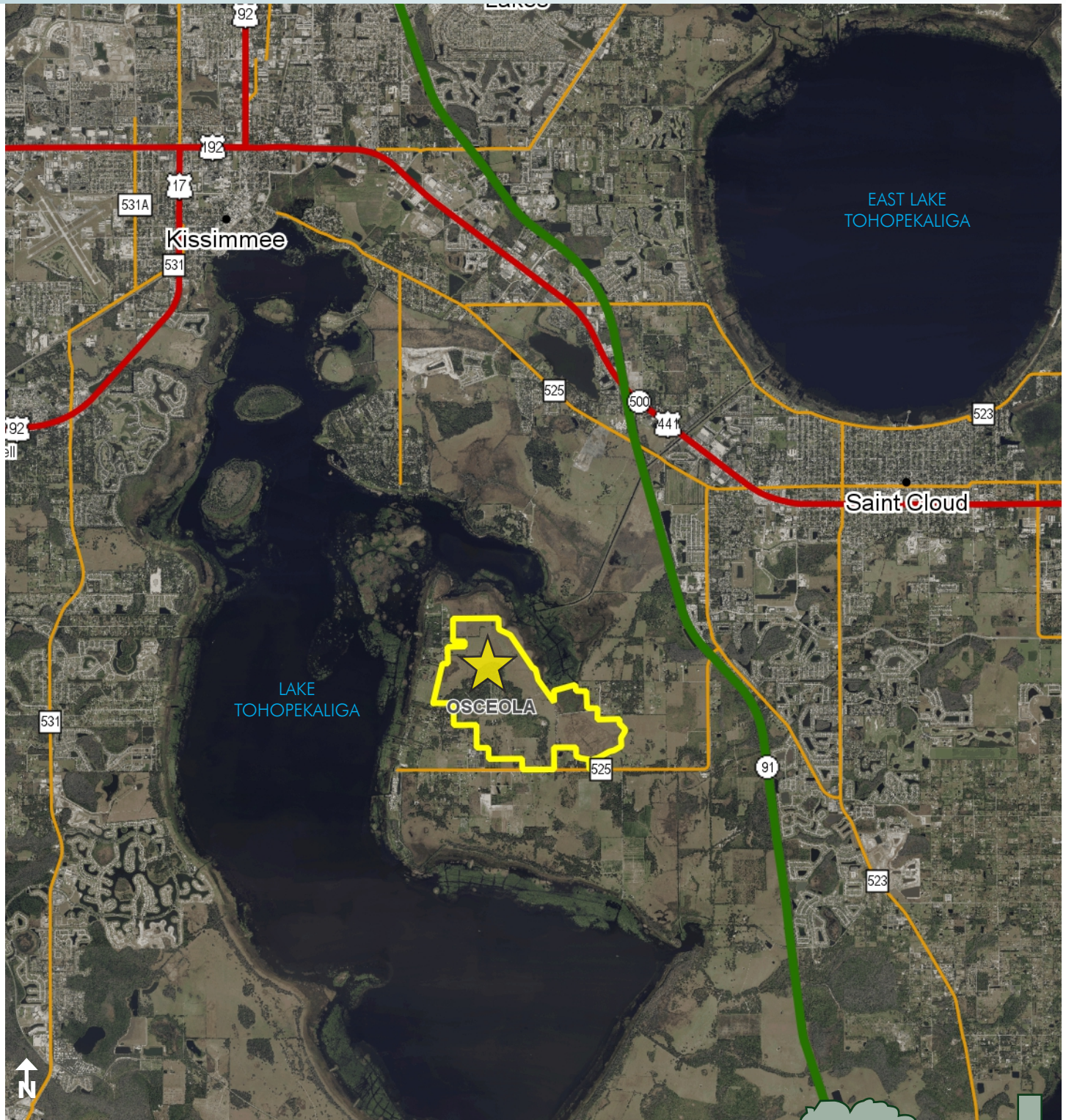
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REGIONAL MAP

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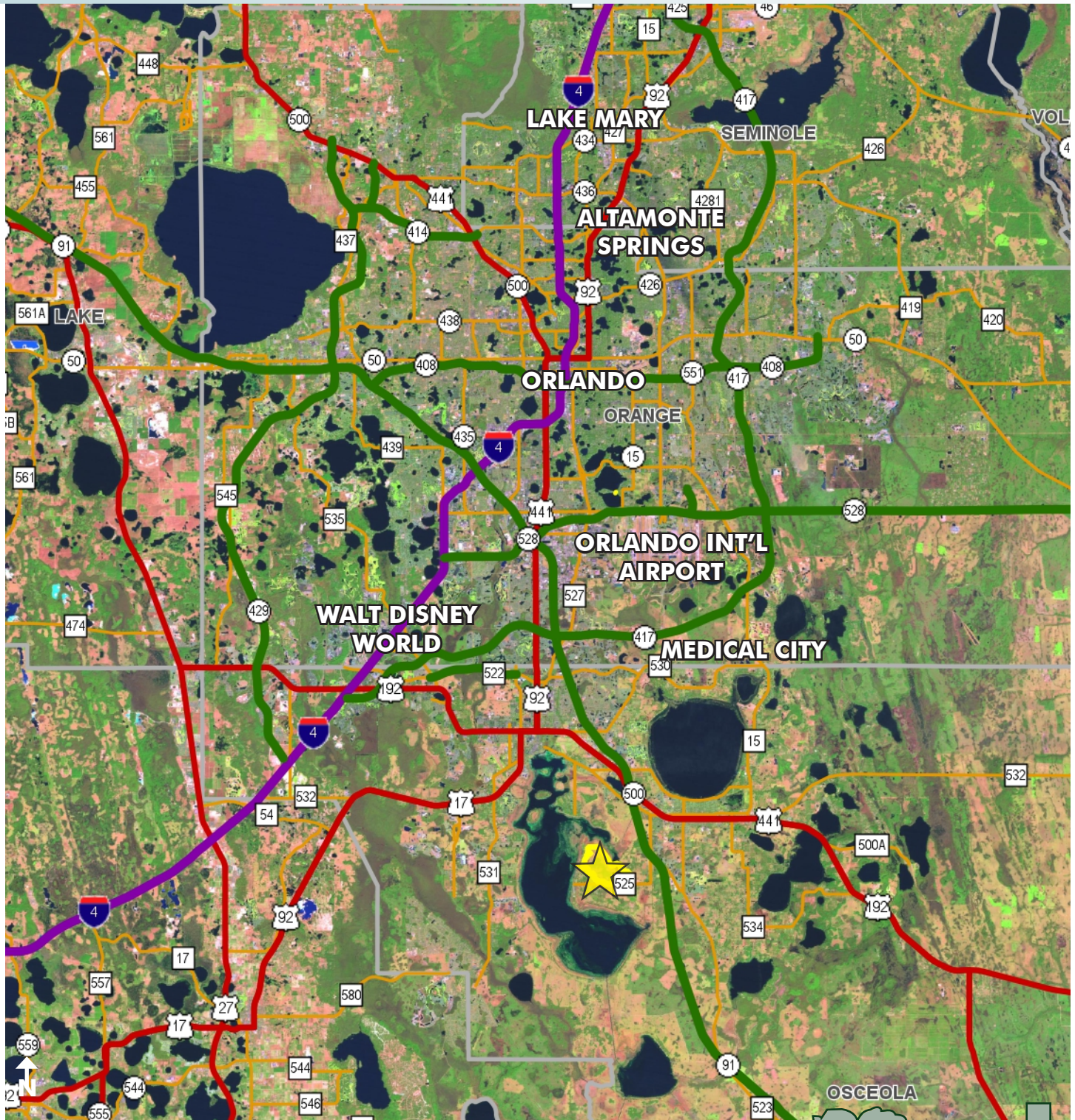
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LOCATION MAP

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