

**ALOMA CROSSINGS
FOR SALE \$3,300,000
5.12 ACRES SITE AVAILABLE FOR SALE
OVIEDO (ORLANDO) FLORIDA**



SWC of Aloma (SR 426) and Chapman Road

1.5 miles south of the Oviedo Marketplace entrance

Located on the largest intersection between 417 (Greeneway)
and Red Bug Lake Road

Direct access off of Aloma (SR 426), Chapman Road,
and Eagle Pass Road

For Additional Information Please Contact
Chloe Dikeou
1600 Stout Street Suite 1300
Denver, Colorado, 80202
303.408.9998

ALOMA CROSSINGS – OVIEDO, FLORIDA

SOUTHWEST CORNER OF ALOMA (SR 426) & CHAPMAN ROAD

FOR SALE \$3,300,000

LOCATION

- Premier remaining large parcel (5.12 acres) on Aloma (SR 426)
- Near Home Depot, Lowe's, Michaels, TJ Maxx, across street from Lutheran Haven Campus, and Veterinary Clinic; Blocks away from Chapman Pines By Pulte Homes and Beazer Homes, and a multitude of residential developments on Chapman Road between Aloma and Alafaya Trail
- 1.3 miles south of Red Bug Lake Road (Mitchell Hammock)
- 1.5 miles south of Oveido Marketplace entrance
- Largest intersection between 417 (Greenway) and Red Bug Lake Road

VISIBILITY

- Traffic light at Aloma and Chapman
- 676 feet of unobstructed visibility on Aloma (SR 426)

Access

- 1 access point on Aloma (SR 426)
- 1 full access point at light on Chapman Road
- 1 full access point on Eagle's Pass Road

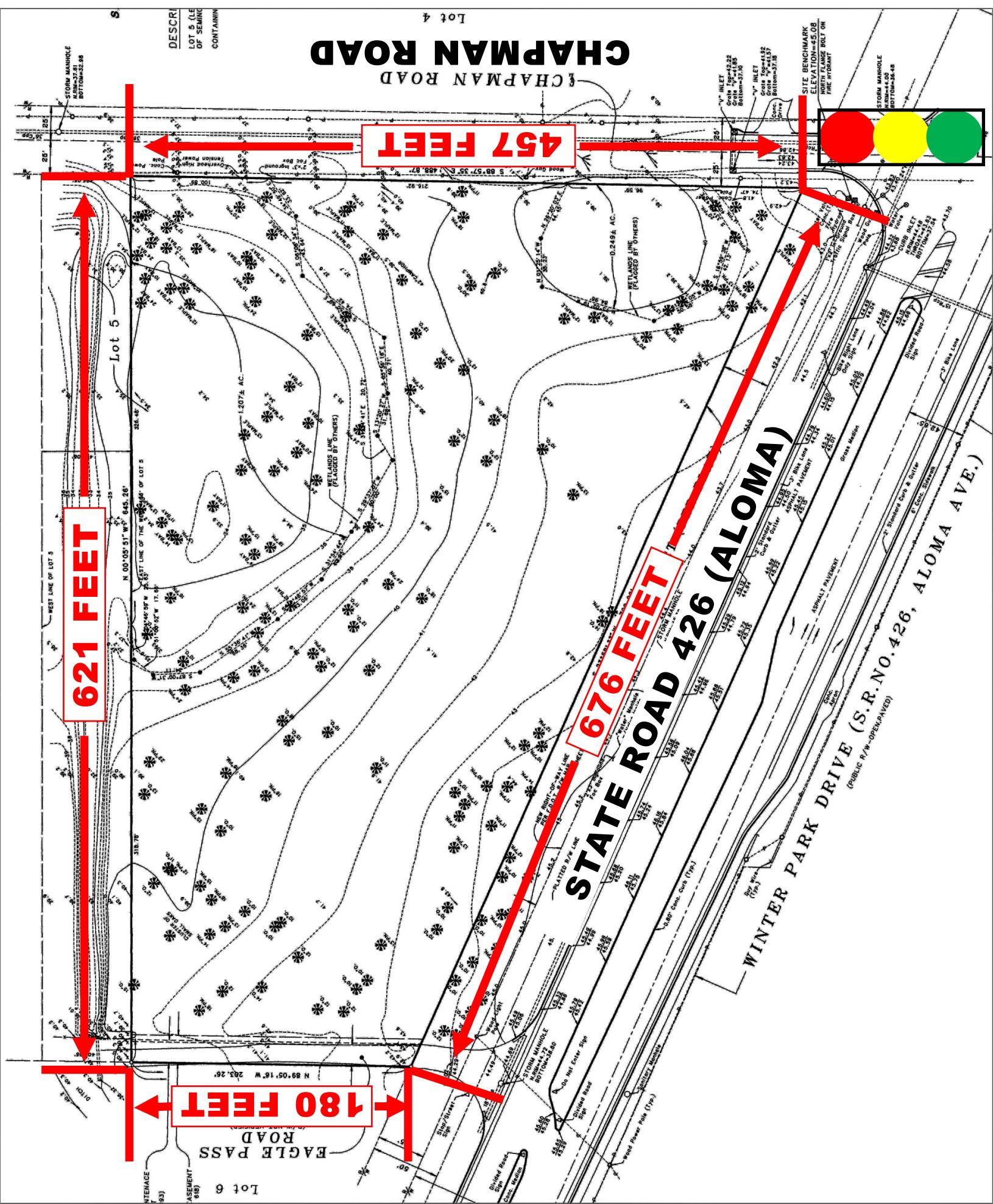
USES

- 50,000 SF Shopping Center
- Banks with drive thru, restaurants with drive thru, restaurants with a patio
- Gas Stations

**BEST REMAINING SITE ON ALOMA
BETWEEN REDBUG & 417 GREENEWAY**

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

CHLOE DIKEOU
303.408.9998



BOUNDARY AND TOPOGRAPHIC SURVEY

DIKEOU REALTY, LLC
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31
SEMINOLE COUNTY, FLORIDA

DESCRIPTION: LOT 5 (LESS THE WEST 406 FEET) SLAVIA FARMS AS RECORDED IN PLAT BOOK 6, PAGE 97 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
CONTAINING THEREIN 5.122 ACRES MORE OR LESS.

BEARINGS AND DISTANCES BEING S.88°57'35"E., ASSUMED.
OF SECTION 29-21-31 AS BEING S.88°57'35"E., ASSUMED.

FIELD DATE: 2-12-97
REVISED WETLANDS LINE: 4-14-97
RESURVEY BOUNDARY: 6-11-98
CERTIFICATION ADDED: 2-9-99
REVISED SOUTH BOUNDARY DIMENSION: 2-22-99
RESURVEY & REVISED WETLANDS LINE: 5-13-02
RESURVEY & ADD REVISED ROAD INFO: 8-13-03
RESURVEY BOUNDARY: 6-09-05

WORK SCHEDULE

Lot 4

AT MAN NOAD (PUBLIC R/W-OPEN,DIR)

SURVEY REPORT:

1. This survey does not reflect or determine ownership.
2. Title data has not been furnished to this surveyor unless otherwise requested.
3. Underground improvements or underground foundations have except as noted on survey map.
4. According to the Federal Insurance Rate Map, this property is located in the Community-Panel number 120289 0165 E, Dated April 17, 1991.
5. This property lies in Section 29, Township 21 S., Range 31 E.
6. Site benchmark, elevations and contours are based on Seminole Designation Number 3061401, Elevation of 43.202 (NGVD '29).
7. Contours are shown at 1.0 foot intervals.
8. Tree Abbreviations: O. Denotes Oak Tree; PN. Denotes Pine. Sizes Are Shown in Inches.
9. O Denotes Recovered 5/8" I.R. (L.S.3764), unless noted otherwise.

<u>ABBREVIATIONS:</u>	
COVERED	C.B.
CRETE MONUMENT	W.F.
PIPE	RES.
ROD	CONC.
TERLINE	A.C.
—OF-WAY	UTIL.
AL	DRAIN.
RADIAL	ESMT.
US POINT	L.S.
OF CURVATURE	L.B.
OF TANGENCY	P.
OF REVERSE	M.
NATURE	D.

Mark I. Lut
Professional
Surveyor
Florida Lic.

This survey
not valid without
original ross
Surveyor and
FIL

Contours are shown at 1.0 foot intervals.
See Abbreviations: O. Denotes Oak Tree; PN. Denotes Pine Tree, P.M. Denotes
Tree Stumps. Tree sizes are shown in inches.
, Denotes Recovered 5' 8" I.R. (L.S.3764), unless noted otherwise.

Aerial Photo - Zoomed Out

