

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 Oviedo 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

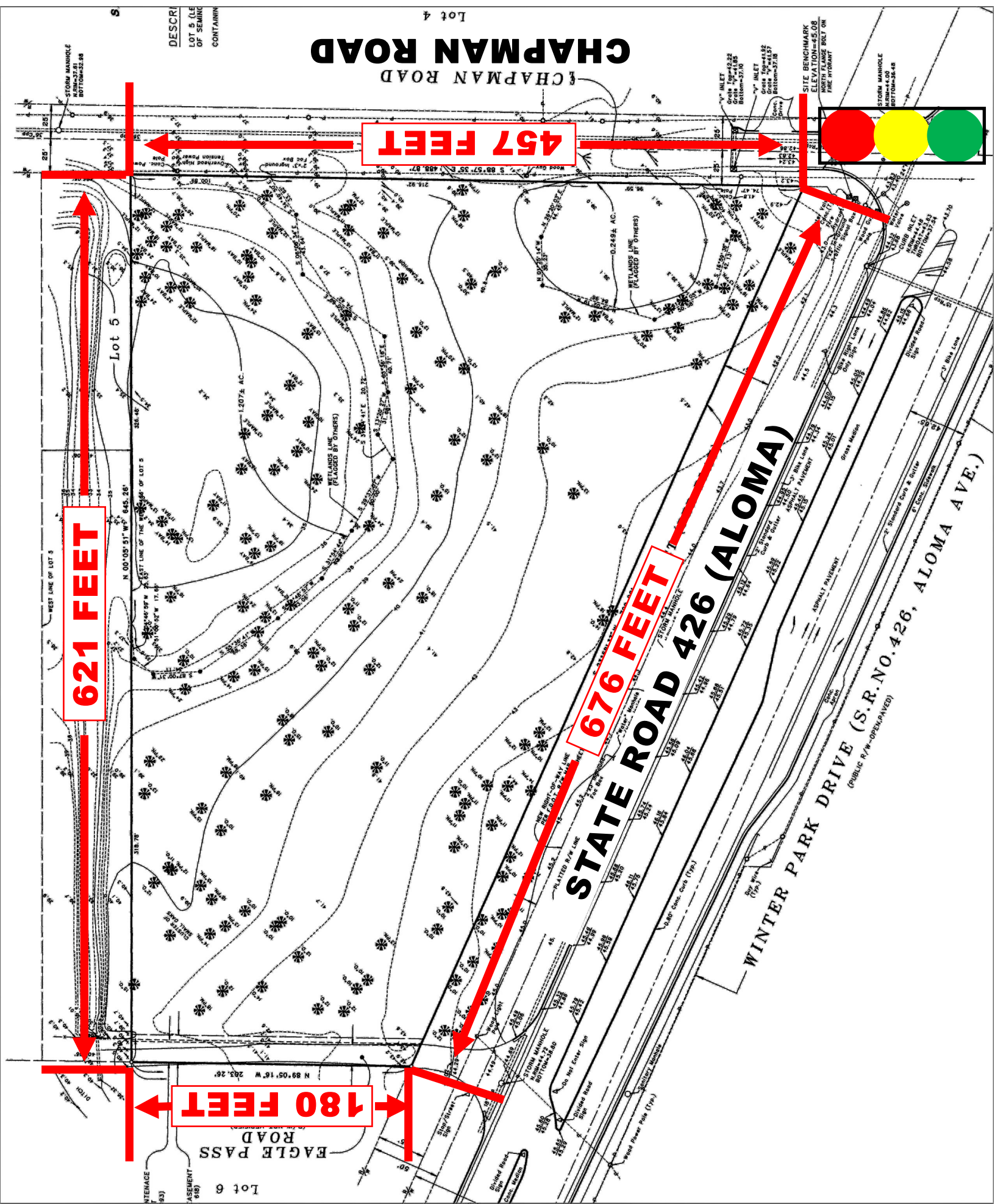
- 1 access point on Aloma (SR 426)
- 1 full access point at light on Chapman Road
- 1 full access point on Eagle's Pass Road

USES

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

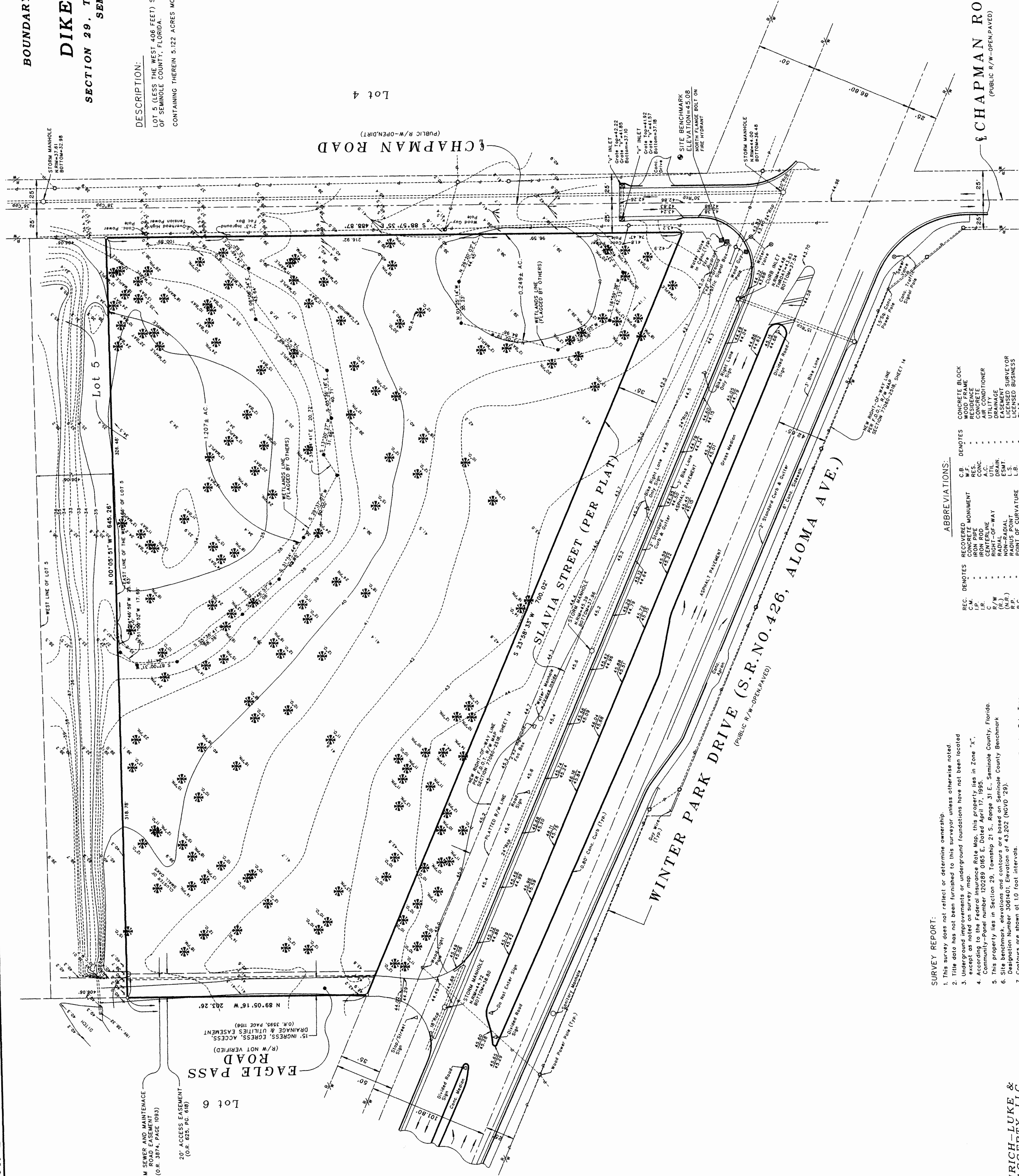
BEST REMAINING SITE ON ALOMA BETWEEN REDBUG & 417 GREENEWAY

FOR ADDITIONAL INFORMATION PLEASE CONTACT:
CHLOE DIKEOU
303.408.9998



BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
DIKEOU REALTY, LLC
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST
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.



Lot 4

BEARINGS ARE BASED ON THE NORTH LINE OF THE N.E.1/4 OF SECTION 29-21-31 AS BEING S 88°57'35"E, ASSUMED.



SCALE:1"=40'

FIELD DATE: 2-12-97
REVISED WETLANDS LINE: 4-14-97
RESURVEY BOUNDARY: 6-0-98
CERTIFICATION ADDED: 6-0-99
REVISED SOUTH BOUNDARY DIMENSION: 2-22-99
RESURVEY & REVISED WETLANDS LINE: 5-13-02
RESURVEY & ADD REVISED ROAD WIDENING: 8-13-03
RESURVEY BOUNDARY: 6-09-05

WORK ORDER: E1976

- SURVEY REPORT:
- This survey does not reflect or determine ownership.
 - Title data has not been furnished to this surveyor unless otherwise noted.
 - Underground improvements or underground foundations have not been located except as noted on survey maps. Gate Map, this property lies in Zone "X".
 - According to the Federal Highway Administration, this property lies in Zone "X".
 - Community-Panel Number: 120289 0165 E, Dated April 17, 1995.
 - This property lies in Section 29, Township 21 S., Range 31 E., Seminole County, Florida. Designation Number: 508140; Elevation of 43.202 (NOV 02 '29).
 - Contours are shown at 10 foot intervals.
 - Tree Abbreviations: O. Denotes Oak Tree; PN. Denotes Pine Tree; PM. Denotes Palm Tree. Sizes are shown in inches.
 - o Denotes Recovered 5/8" I.R. (L.S.3764), unless noted otherwise.

REC.	DENOTES	RECOVERED MONUMENT	C.B.	DENOTES	CONCRETE BLOCK
C.M.	-	CONCRETE MONUMENT	RES.	-	WOOD FRAME
I.R.	-	IRON ROD	CONC.	-	CONCRETE
C.	-	CENTERLINE	UTIL.	-	UTILITY
R/W	-	RADIAL	DRM.	-	DRAINAGE
R.P.	-	NON-RADIAL	ESMT.	-	EASEMENT
P.C.	-	RADIUS POINT/VAULTURE	L.B.	-	LICENSED BUSINESS
P.R.C.	-	POINT OF TANGENCY	P.	-	PLA. SURED
	-	CURVATURE	D.	-	DESCRIPTION

CHAPMAN ROAD
(PUBLIC R/W-OPEN/PAVED)

WINTER PARK DRIVE (S.R.NO.426, ALOMA AVE.)
(PUBLIC R/W-OPEN/PAVED)

HENRICH-LUKE &
SWAGGERTY, LLC

Surveyors & mappers
250 S. ...
Licenses: 120289 0165 E, Dated April 17, 1995.

Mark I. Luke
Professional Surveyor and Mapper
Florida License No. 5006
This survey map or copies thereof are
not to be used for any purpose other than
the original stated seal of a Florida Licensed
Surveyor and Mapper.

FILE NO.875B

Aerial Photo - Zoomed Out



LOWE'S

THE HOME DEPOT

417 GREENWAY

ALOMA (SR) 426

**Lutheran Haven
Church and School**

SITE

**Veterinary
Clinic**

CHAPMAN

**Chapman Pines by Pulte Homes
SOLD OUT**