

FOR SALE OVIEDO AREA

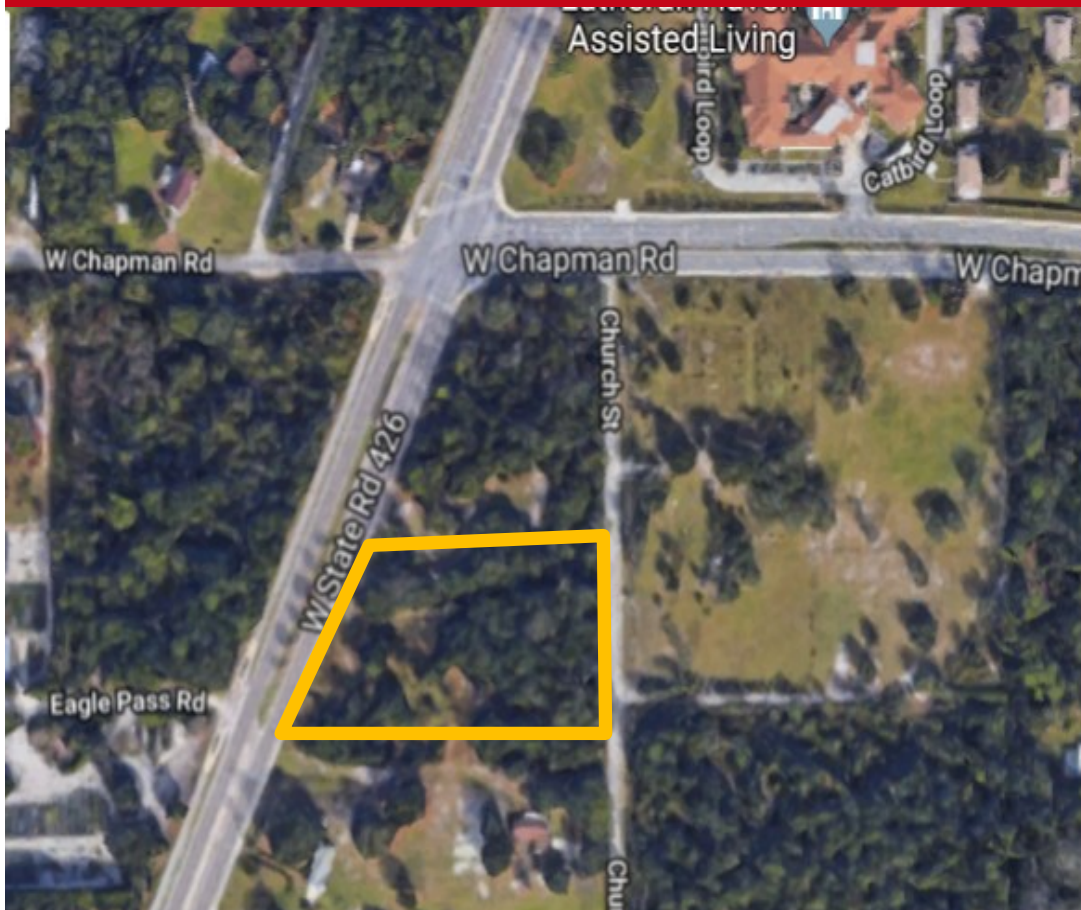
COMMERCIAL (C-1*) PARCELS

2.86 +/- ACRES

SR 426 (ALOMA AVE) & CHAPMAN ROAD

~31,500 AADT

\$1,750,000



Site Facts

Governing
Jurisdiction:
Seminole County

Seminole Co
Water & Sewer lines
at Property
Boundaries
See Map Attached

Electric: Duke Energy

~260'+/- Frontage on
SR 426 with
potential curb cut on
northbound SR 426.

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bob@atkinscre.com



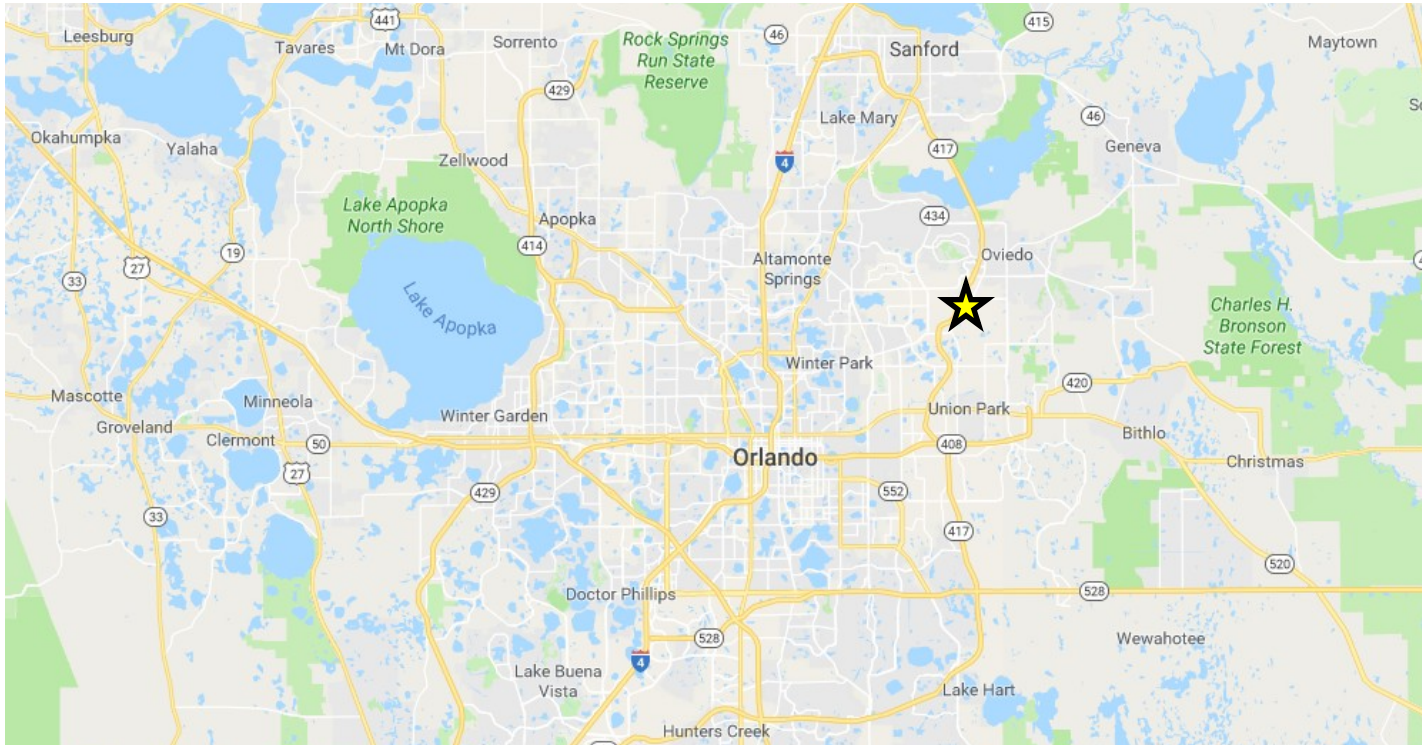
COMMERCIAL REAL ESTATE

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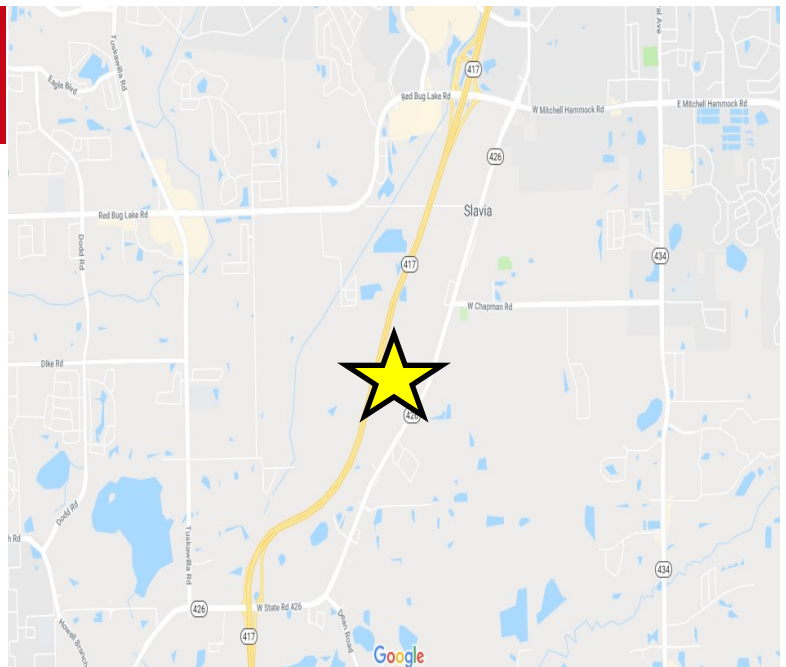
Commercial Sales & Leasing | Tenant Representation | Real Estate Consulting | Development Management | Asset Management
www.atkinscre.com 2700 Westhall Lane, Suite 120, Maitland, FL 32751 407-875-8040

REGIONAL LOCATION



DISTANCE TO MAJOR POINTS OF INTEREST

- University Of Central Florida - 4.7 Miles
- Orlando Int'l Airport - 22 Miles
- Oviedo Medical Center - 1.6 Miles
- Oviedo Marketplace - 2.5 Miles
- Downtown Orlando CBD - 16 Miles
- Kennedy Space Center - 53 Miles



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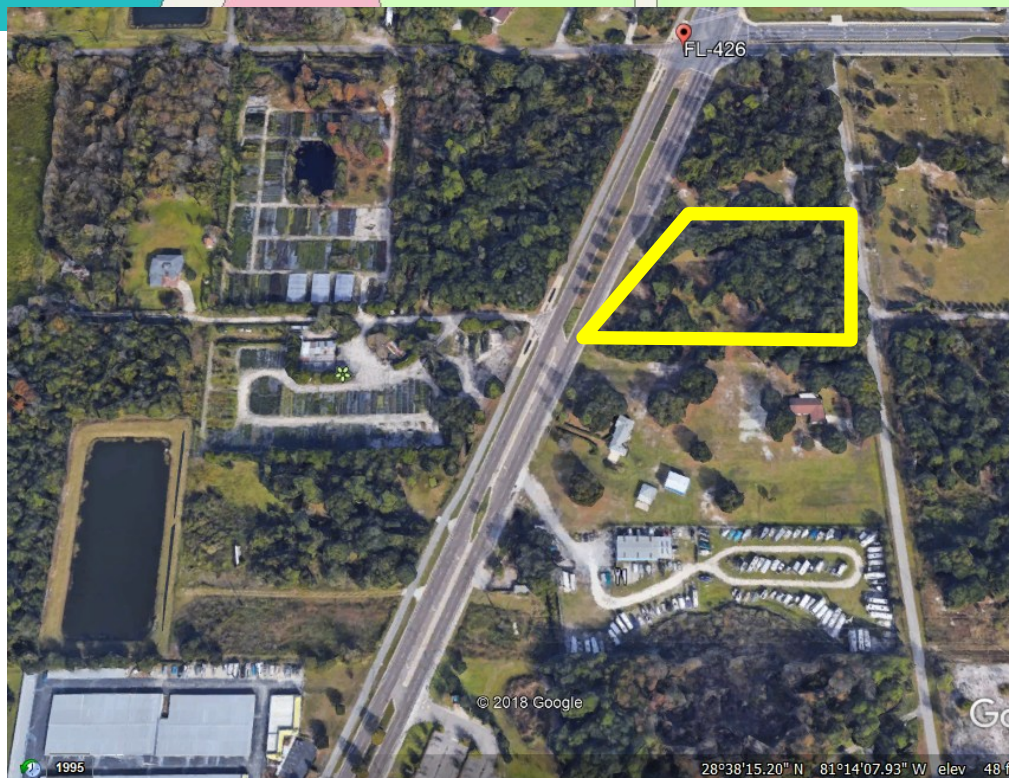
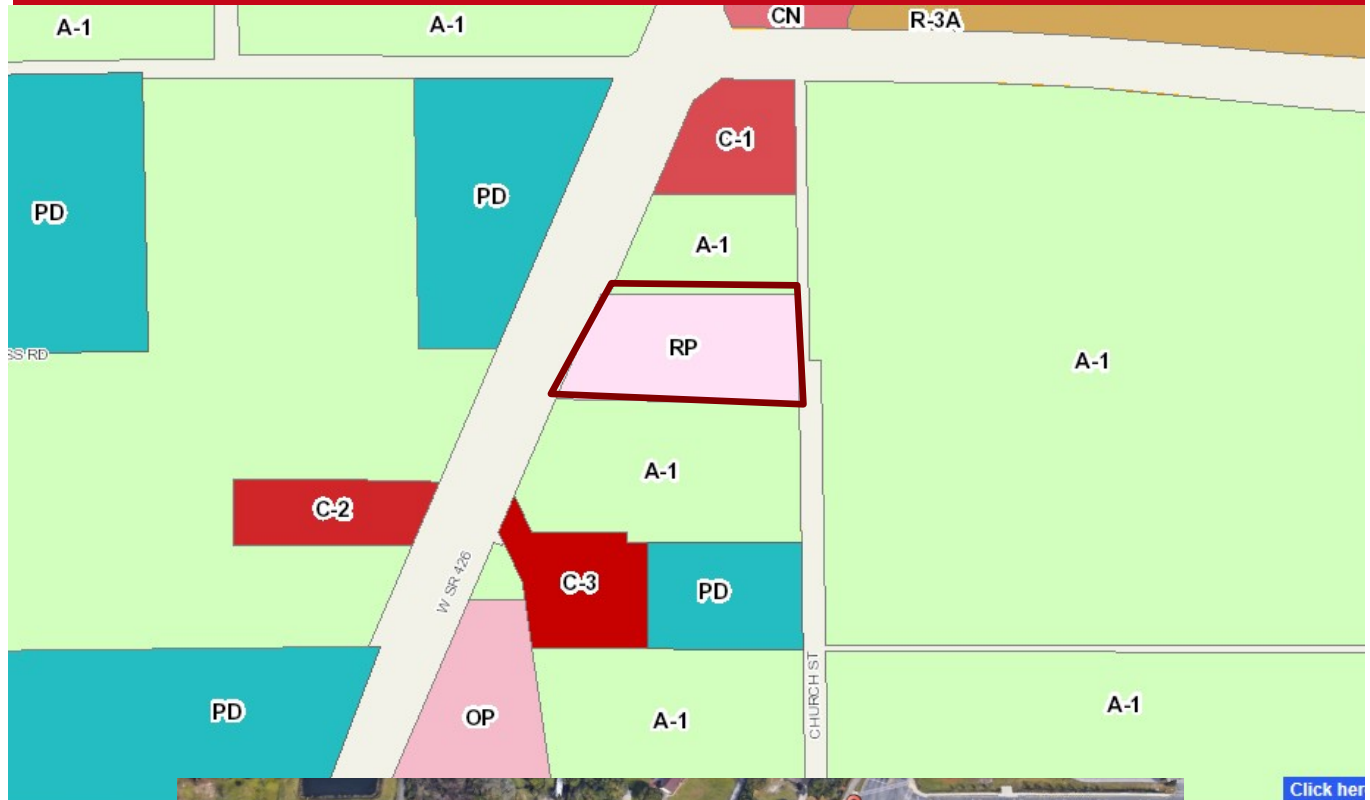


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CURRENT ZONING



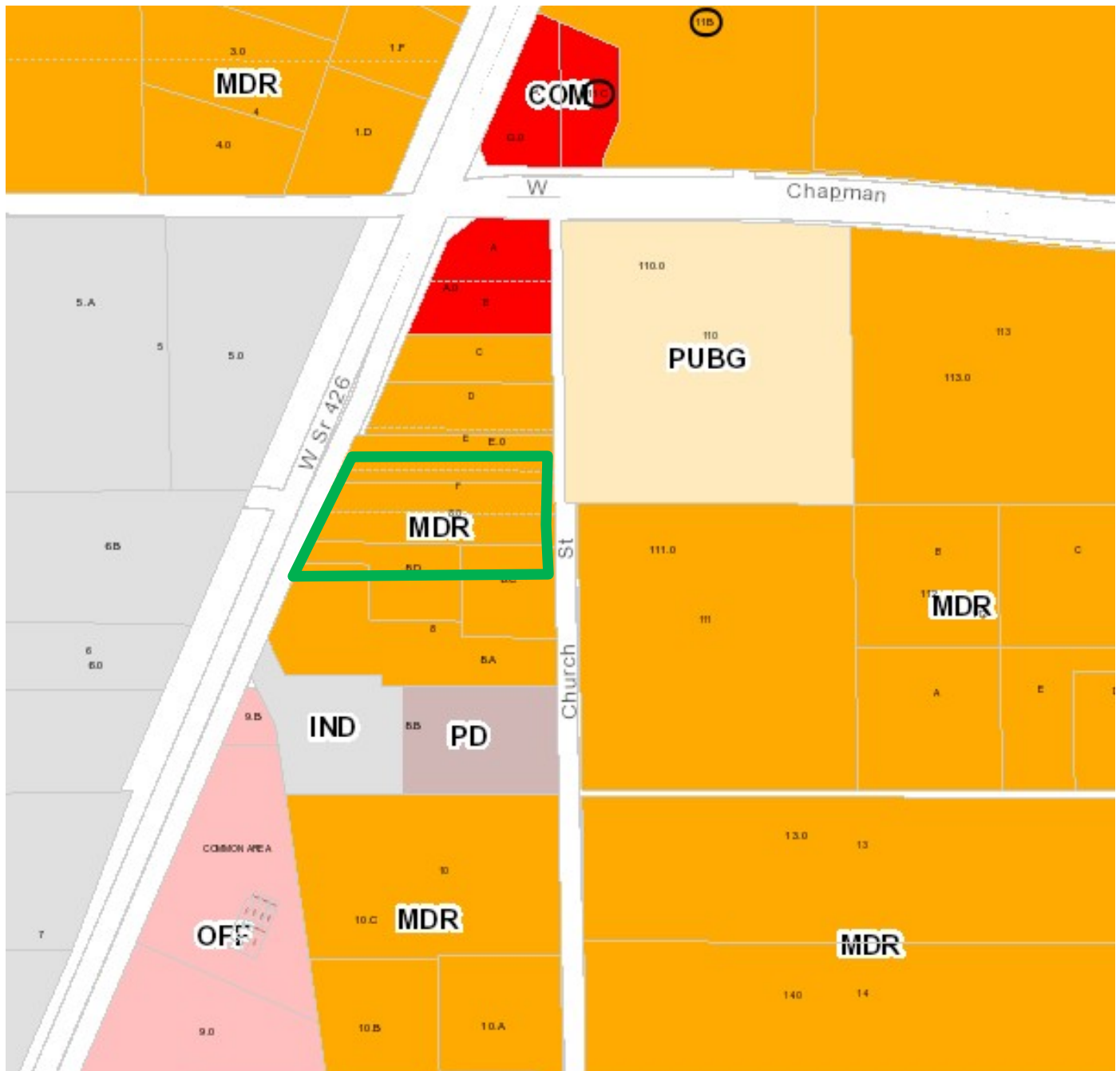
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FUTURE LAND USE



Future Land Use is currently Medium Density Residential

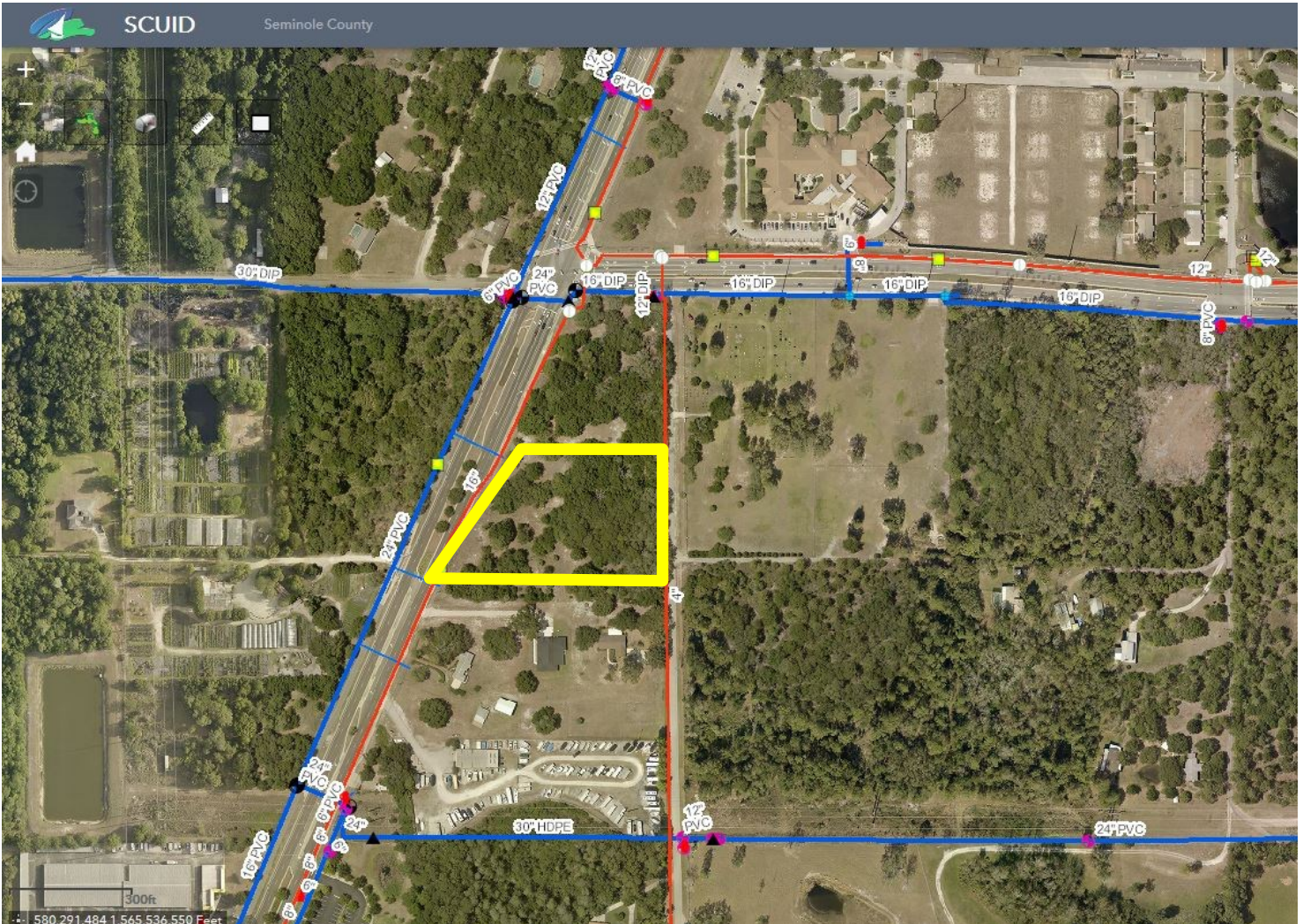
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WATER & SEWER SERVICE LINES LOCATIONS



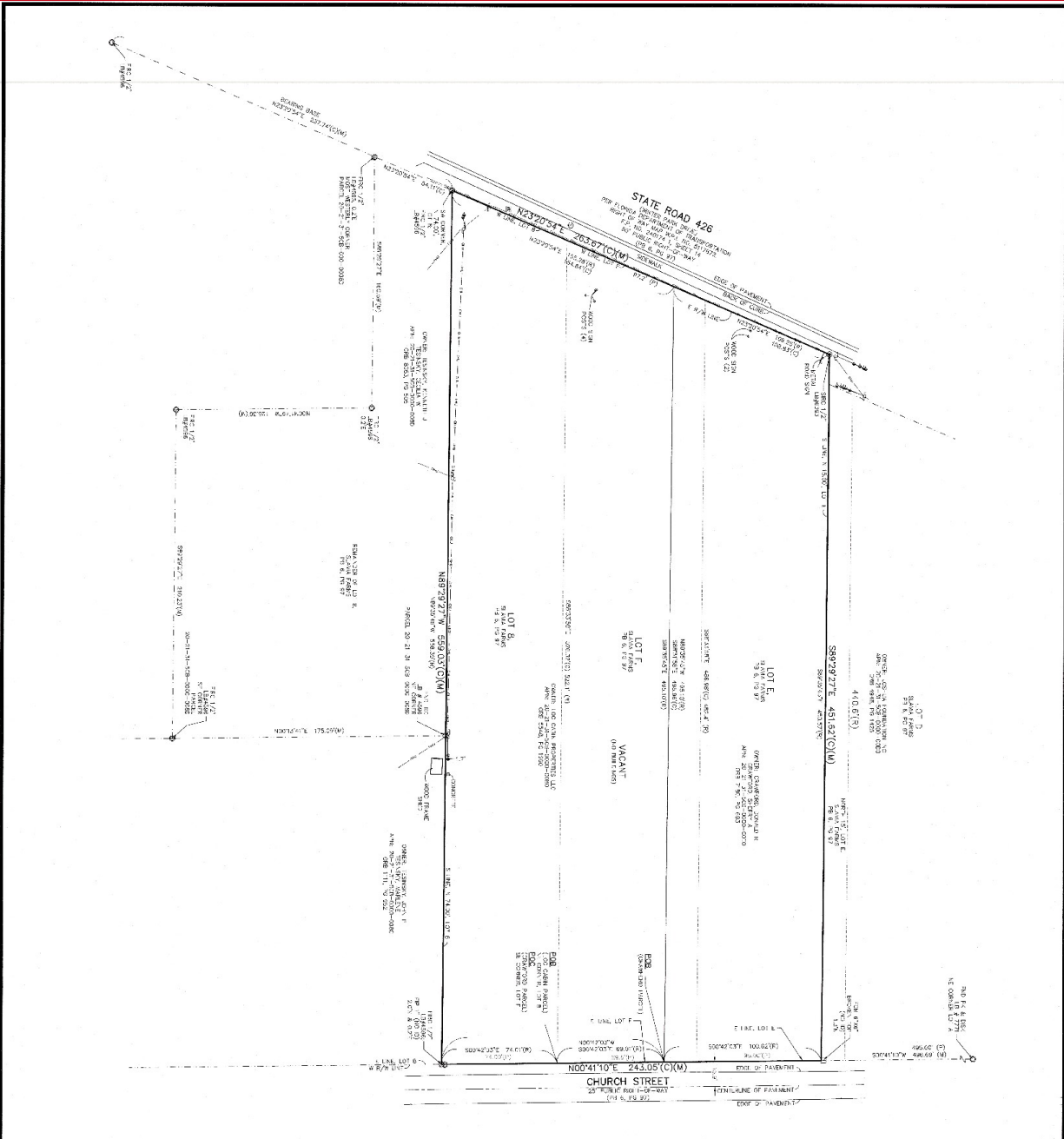
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BOUNDARY SURVEY



LEGAL DESCRIPTION
000 CABIN PARCEL
(0000 5549 EASE 100%)

ECONOMIC A* "E NORTH EAST DORSET ON 12 R. 7-9 AM 4-6 PM AS IN CH0077 N PL A - EDC

QUINCY PARK,
(0005 7195), 50' 200'

THESE ARE THE NAMES OF THE 1000S OF PEOPLE WHO HAVE BEEN KILLED IN THE LAST 100 YEARS. THE NAMES ARE LISTED IN THE ORDER OF THE YEAR OF DEATH. THE NAMES ARE LISTED IN THE ORDER OF THE YEAR OF DEATH. THE NAMES ARE LISTED IN THE ORDER OF THE YEAR OF DEATH.

SURVEYOR'S NOTES

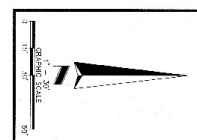
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UNDERGROUND UTILITIES

[illegible]

CERTIFIED TO:

LOO CHEN PAPER CO., INC., A FLORENCE-UNITED LABEL COMPANY
MULTI NATIONAL, INC., 1000 EAST 10TH AVENUE
DENVER, COLORADO 80202

[illegible]

SHEET 1
OF 1

I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPING IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 422.07, FLORIDA STATUTES.

James D. Bluck 01/04/05

JAMES D. BLUCK, PSM #6388

BOUNDARY SURVEY OF
LOG CABIN & CRAWFORD PARCELS
CHURCH STREET
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST

OVIEDO, FLORIDA

SEMINOLE COUNTY

JOB NO.: 180517
SCALE: 1" = 30'
FIELD DATE: 5/14/18
FIELD BY: AD
DRAWN BY: PAE
APPROVED BY: JEF
DRAWING FILE #
180517 - 100 - CADD.DWG

ASM
AMERICAN
SURVEYING
& MAPPING INC.

| Metric | Oviedo / Local Area* | Notes / Trends |
|-----------------------------|--|--|
| Population | ~ 39,990 (2020) (Census Reporter) | The city is moderately sized, growing in the suburban orbit of Orlando |
| Households | ~ 13,275 households (Census Reporter) | Avg. household size ~3.0 persons (Census Reporter) |
| Median Age | ~ 37.2 years (Census Reporter) | Relatively young / working population |
| Racial / Ethnic Composition | ~ White non-Hispanic ~ 60–66 %; Hispanic ~ 20–22 %; Black ~ 6–9 %; Asian ~ 5–8 % (Data USA) | Diversity increasing, in line with metro trends |
| Educational Attainment | ~ 55–65 % associate’s degree or higher in community data (ZoomProspector) | Indicates a relatively well-educated local workforce |
| Median Household Income | ~ \$111,424 (city figure) (City of Oviedo) | Strong purchasing power in many segments |
| Home Values / Ownership | Median home value ~ \$426,943 (City of Oviedo); ~ 77 % owner-occupied (Data USA) | Stable residential base |
| Commuting / Car Use | Most drive alone; average commute ~ 26.9 min (Data USA) | Indicates car orientation, consistent with suburban form |
| Traffic / Mobility Trends | Seminole County publishes traffic counts & classification for local roads. (Seminole County) Also, FDOT's Florida Traffic Online offers AADT data per road segment. (Florida Department of Transportation) | |
| Travel Time / Delay | Seminole County’s 2023 Travel Time & Delay report tracks congestion, speeds, corridor performance. (Seminole County) | Useful for favorability of access and signal timing feasibility |