

Osceola County · MLS B26011134

Waterfront setting. Development vision.

Vacant land beside Eagle Lake, including a residential component, rural land and deeded submerged area described by the seller, subject to title and survey confirmation.

ASKING PRICE

\$1,700,000

LAKEFRONT LOCATION

SURVEY AVAILABLE

DEVELOPMENT REVIEW REQUIRED

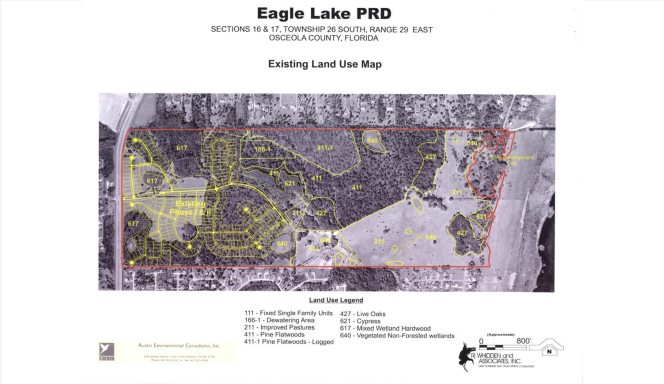
A site to study, plan and shape.

The seller describes approximately 5 acres designated for residential use, 11-plus acres of rural land requiring a zoning change for the envisioned development, and the remaining area as submerged land included in the property interest. The submerged component is central to evaluating waterfront access and possible marina facilities. A small residential community and marina are concepts for evaluation, not approved uses.

INVESTOR CONSIDERATIONS

- Waterfront parcel near the existing Eagle Lake neighborhood; seller states submerged land is included in the deeded property.
- Active listing: Beaches MLS B26011134.
- Access, shoreline rights and any marina proposal require agency review.
- Project plans, zoning changes, environmental permits and fees remain subject to the relevant city, county, state and federal authorities.
- Survey and historical land use, soils and topography exhibits available for due diligence.

HISTORICAL SITE EXHIBIT



2004 Eagle Lake PRD existing land use map. It depicts broader project conditions and is not a current parcel survey, zoning determination or environmental approval.

Broker review required before distribution — acreage conflict: The supplied 2023 survey states 21.85 acres (952,177.18 square feet), while the active MLS sheet reports 29.30 acres (1,276,308 square feet). The seller describes the upland as approximately 5 residential acres plus 11-plus rural acres, with the balance submerged. Reconcile the legal description, submerged acreage, survey coverage and MLS figure before advertising one total or a per-acre asking price. The survey does not establish zoning; the land use breakdown is seller supplied.

Request the property package.

Rodrigo A. Vilches · United Realty Group Inc
954-274-7990 · vilchesrodrigo@yahoo.com

Concepts are illustrative only. No marina, dock, density, access, zoning change or development approval is represented as granted. Confirm title to submerged land, shoreline boundaries, navigational rights, wetlands, flood conditions, utility service, entitlement path and current agency requirements independently. Survey notes flood zone AE; the historical exhibits are from 2004. Information is deemed reliable but not guaranteed.