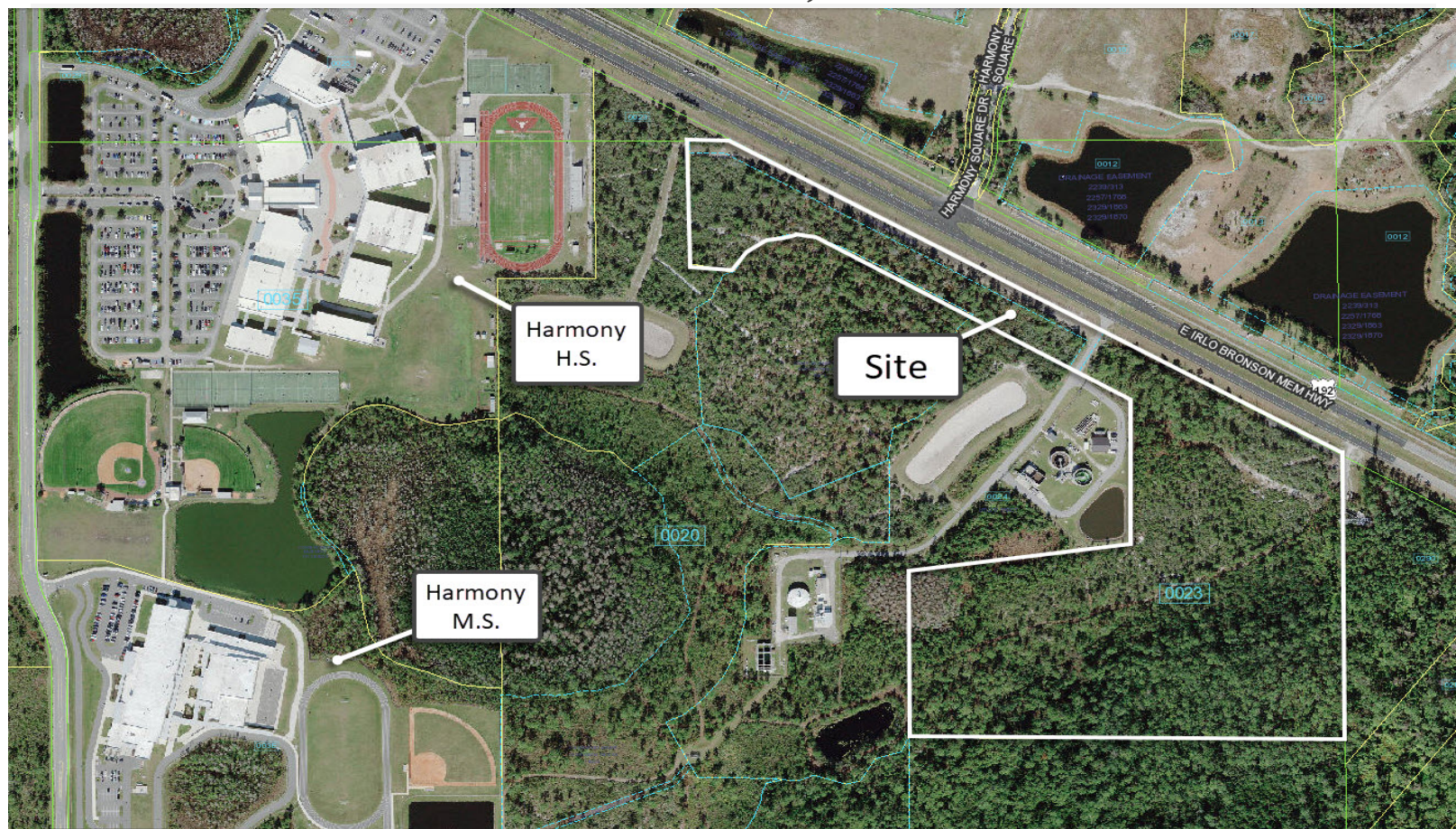


FUSILIER COMMERCIAL

+/- 35 ACRE COMMERCIAL / INDUSTRIAL SITE FOR SALE

HARMONY, FL



THE PROPERTY

- Asking Price - \$8,900,000
- +/- 35 Acre Commercial / Industrial Development Site
- Zoning: PD
- +/- 2,200' of Frontage on Hwy 192
- Surrounded by affluent and educated demographics – average household incomes of over \$83,303 within a 5 mile radius
- Located just south of the booming Lake Nona area in the Harmony Community / Master Development that will include 9,800 residential units.

CALL FOR ADDITIONAL INFORMATION

CHRIS PIXLEY

352.267.4244

christopher.pixley@gmail.com

FUSILIER
REALTY GROUP

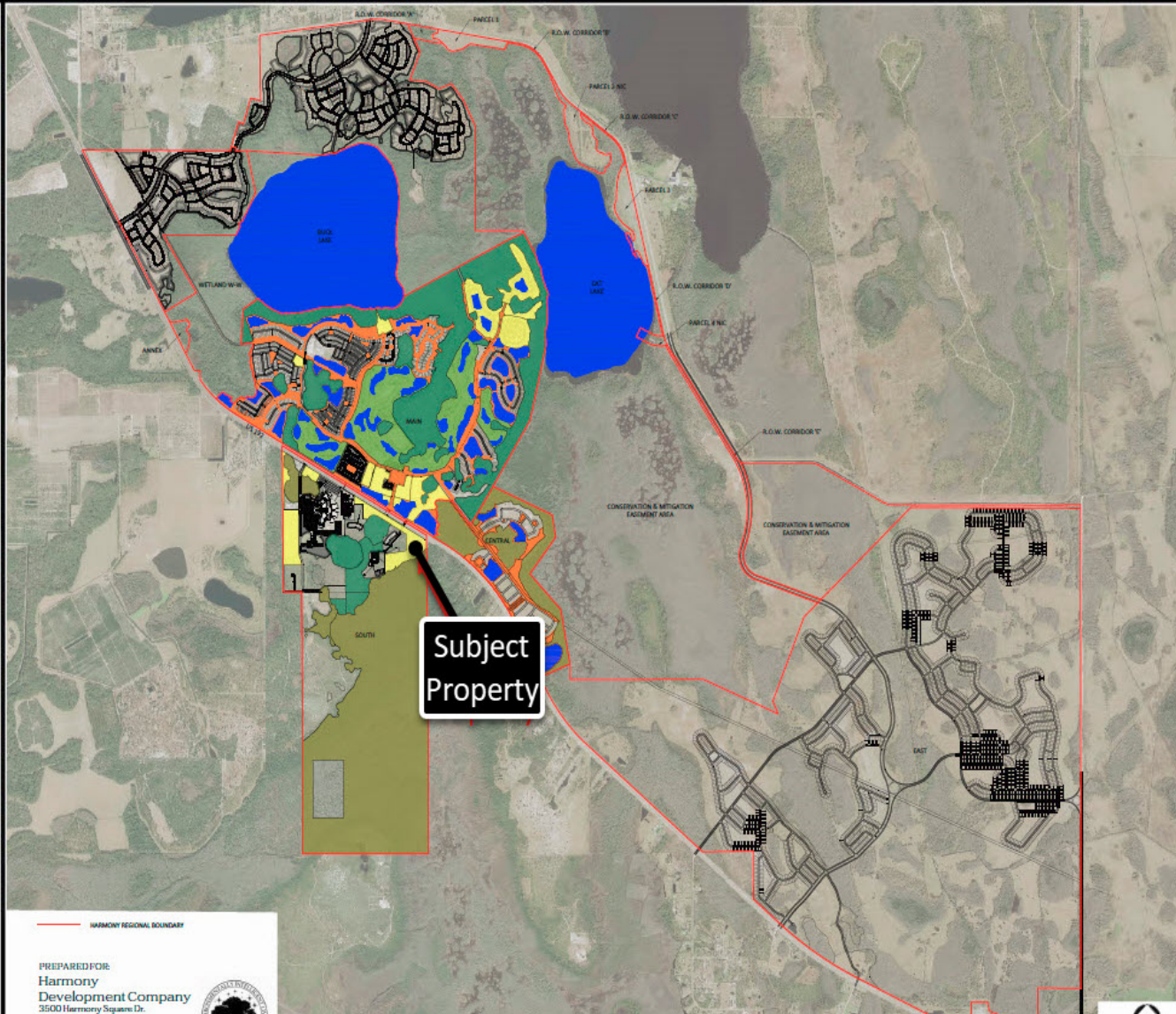
STEVE FUSILIER

407.448.2733

steve@realtygroupfl.com

FUSILIER COMMERCIAL

+/- 35 ACRE COMMERCIAL / INDUSTRIAL SITE FOR SALE HARMONY, FL



Subject Property

REGION TABLE	
REGION	AREA (AC)
HARMONY SOUTH DEDICATED R.O.W.	16.71
SOUTH	1067.59
WEST PHASE 1	334.58
WEST PHASE 2	785.81
ANNEX	7.96
WETLAND W-W	753.67
MAIN	1284.27
CENTRAL	256.34
CONSERVATION & MITIGATION EASEMENT AREA	2680.01
PARCEL 1	18.71
PARCEL 2 N/C	37.06
PARCEL 3	28.43
PARCEL 4 N/C	6.43
R.O.W. CORRIDOR	36.47
EAST	3794.17
	11038.18

PREPARED FOR:
Harmony
Development Company
3500 Harmony Square Dr.
Harmony, Florida 34773
Phone: (407) 891 1616



HARMONY OVERALL

Harmony, Florida



CHRIS PIXLEY

352.267.4244

christopher.pixley@gmail.com



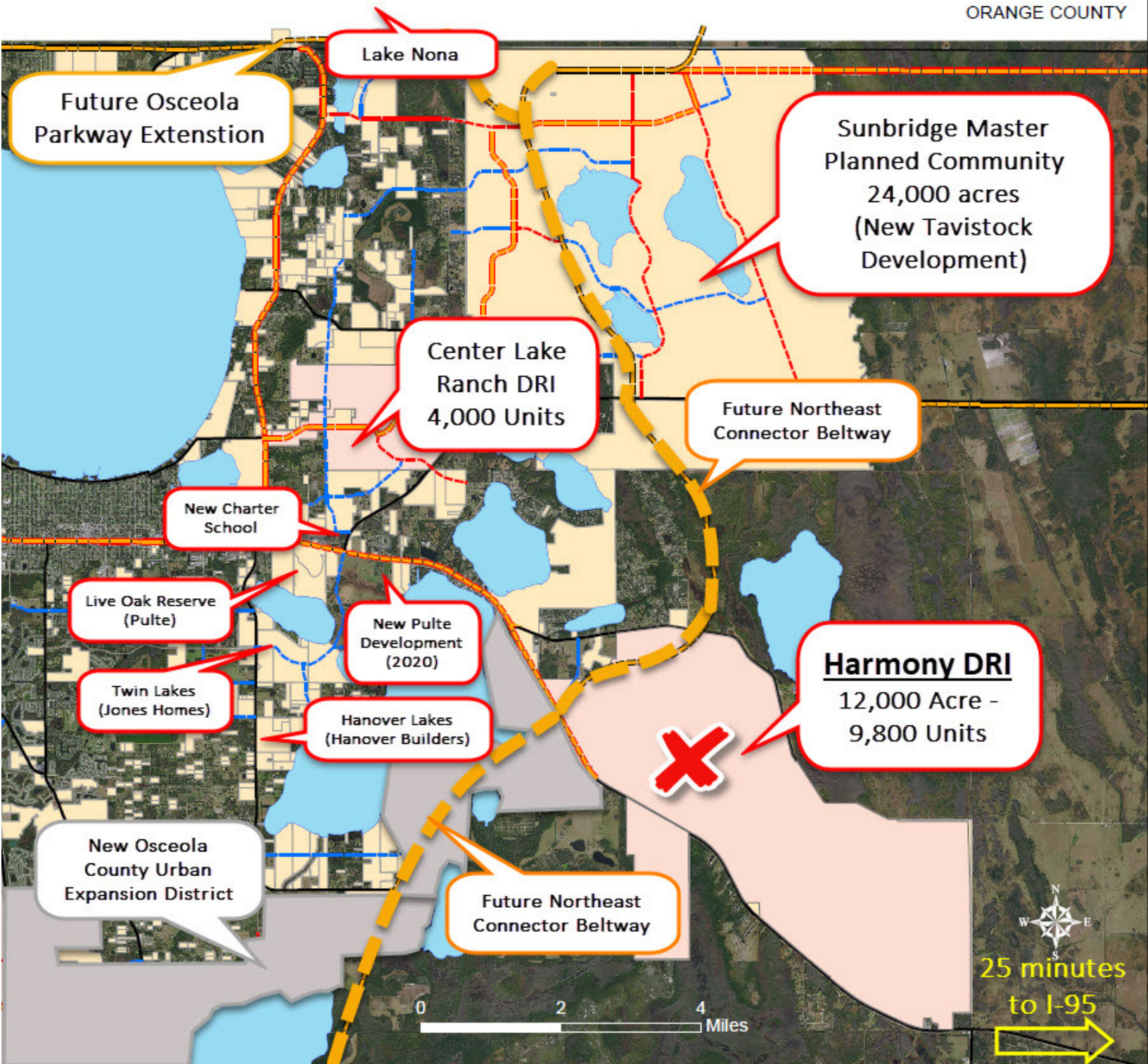
STEVE FUSILIER

407.448.2733

steve@realtygroupfl.com

FUSILIER COMMERCIAL

ORANGE COUNTY



CHRIS PIXLEY

352.267.4244

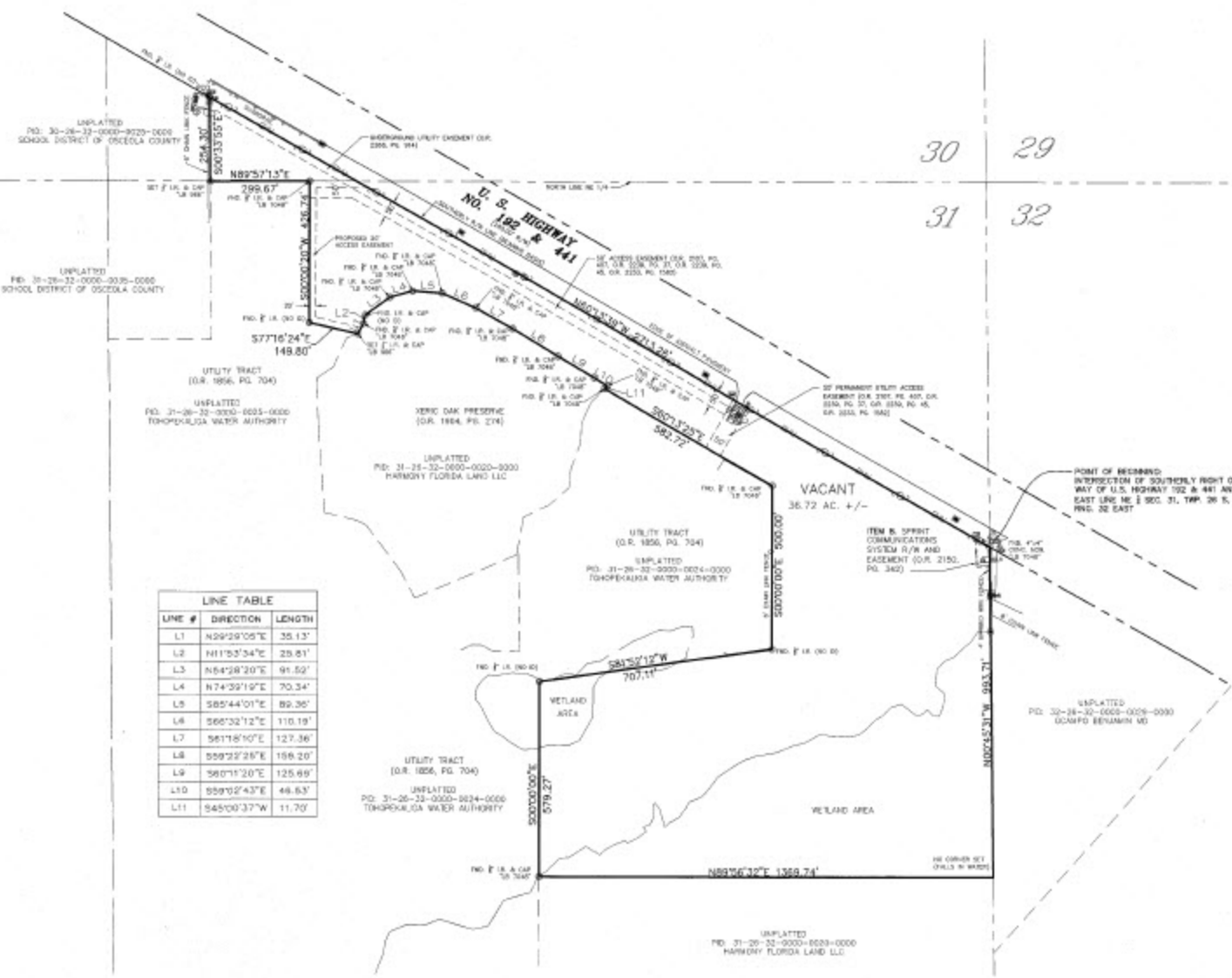
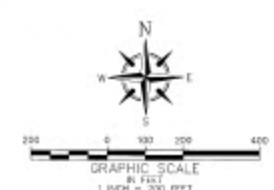
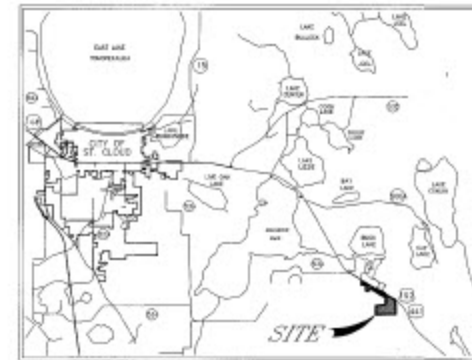
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FUSILIER
REALTY GROUP

STEVE FUSILIER

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LINE #	DIRECTION	LENGTH
L1	N29°29'05"E	35.13'
L2	N11°53'04"E	25.81'
L3	N84°28'20"E	91.52'
L4	N74°29'19"E	70.34'
L5	S85°44'01"E	89.36'
L6	S66°32'12"E	110.19'
L7	S61°18'10"E	127.36'
L8	S59°23'28"E	158.20'
L9	S60°11'20"E	125.69'
L10	S59°02'43"E	48.63'
L11	S45°00'37"W	11.70'

LEGAL DESCRIPTION:

[AS PROVIDED BY CLIENT]
 A portion of the Northeast 1/4 of Section 31, Township 26 South, Range 32 East and the Southeast 1/4 of Section 30, Township 26 South, Range 32 East, Osceola County, Florida, being more particularly described as follows:
 BEGIN at a point on the Southern Right of Way line of U.S. Highway 192 & 441 at the intersection with the East line of the Northeast 1/4 of Section 31, Township 26 South, Range 32 East, Osceola County, Florida; thence run N50°13'39"W, along said Right of Way line, a distance of 2,713.26 feet; thence run S00°33'55"E, a distance of 254.30 feet to a point on the North line of the Northeast 1/4 of said Section 31; thence run N89°57'13"E, along said North line, a distance of 299.67 feet; thence run S00°00'20"W, a distance of 426.74 feet; thence run S77°16'24"E, a distance of 149.80 feet; thence run N29°29'05"E, a distance of 35.13 feet; thence run N11°53'04"E, a distance of 25.81 feet; thence run N84°28'20"E, a distance of 91.52 feet; thence run N74°29'19"E, a distance of 70.34 feet; thence run S85°44'01"E, a distance of 89.36 feet; thence run S66°32'12"E, a distance of 110.19 feet; thence run S61°18'10"E, a distance of 127.36 feet; thence run S59°23'28"E, a distance of 158.20 feet; thence run S60°11'20"E, a distance of 125.69 feet; thence run S59°02'43"E, a distance of 48.63 feet; thence run S45°00'37"W, a distance of 11.70 feet; thence run S60°13'25"E, a distance of 582.72 feet; thence run S00°00'00"E, a distance of 500.00 feet; thence run S81°32'17"W, a distance of 707.11 feet; thence run S00°00'00"E, a distance of 579.27 feet; thence run N89°56'32"E, a distance of 1,389.74 feet to a point on the aforementioned East line of the Northeast 1/4; thence run N00°45'31"W, along said East line, a distance of 993.71 feet to the POINT OF BEGINNING.

Containing 36.72 acres, more or less.

SCHEDULE B-II ITEMS:

- FEELITY NATIONAL TITLE INSURANCE COMPANY
 ORDER NO.: 7222185
 COMMITMENT DATE: MARCH 5, 2019
01. Oil, Gas and Mineral Reservations in that certain Deed recorded January 2, 1998 in Official Records Book 17, page 281; Conveyance of interest in favor of Consolidated-Tropic Land Co., set forth in that certain Warranty Deed recorded October 6, 1989 in Official Records Book 194, Page 132; and Notice pursuant to Sections 704.05 and 702, Florida Statutes, recorded August 19, 1995 in Official Records Book 314, Page 644. The rights of entry and exploration for the reservation in said Deed has been released by Release of Surface Entry Rights with Respect to Oil, Gas and Mineral Interest recorded November 3, 1983 in Official Records Book 688, Page 400; Conveyance of interest in favor of Jedge Crap Inc., a Florida corporation, by Warranty Deed recorded December 13, 2014 in Official Records Book 2054, Page 1900 and Corrective Warranty Deed recorded May 17, 2008 in Official Records Book 3160, Page 732. [The rights of entry and exploration for the reservation in said Deed have been released by Release of Surface Entry Rights with Respect to Oil, Gas and Mineral Interest recorded November 3, 1983 in Official Records Book 688, page 400; APPLIES, NOT PLOTTABLE.]
 02. Deed of Conservation Easement in favor of the Florida Fish and Wildlife Conservation Commission recorded July 10, 2004 in Official Records Book 1504, page 274. DOES NOT APPLY.
 03. Interlocal Agreement between Harmony Community Development District and Osceola County Pertaining to District Infrastructure Construction and Maintenance recorded August 2, 2001 in Official Records Book 1915, page 2003 and recorded in Official Records Book 1922, page 649. APPLIES, NOT PLOTTABLE.
 04. Deed of Conservation Easement in favor of the Florida Fish and Wildlife Conservation Commission recorded October 10, 2002 in Official Records Book 2155, page 1845. DOES NOT APPLY.
 05. Commission System Right of Way and Easement in favor of Sprint-Florida, Incorporated recorded November 22, 2002 in Official Records Book 2150, page 340. AS SHOWN.
 06. State of Florida Department of Transportation Project Resolution for State Highway System Projects recorded March 3, 2003 in Official Records Book 2203, page 2532. DOES NOT APPLY.
 07. Non-Exclusive Feehold Easement in favor of the State of Florida Department of Transportation recorded September 25, 2003 in Official Records Book 2247, page 1215 and recorded October 29, 2003 in Official Records Book 2373, page 335. DOES NOT APPLY.
 08. Non-Exclusive Feehold Easement in favor of the State of Florida Department of Transportation recorded September 25, 2003 in Official Records Book 2247, page 1219 and recorded October 29, 2003 in Official Records Book 2373, page 388 and Exercise of Maintenance Option recorded July 16, 2004 in Official Records Book 2584, page 1040. DOES NOT APPLY.
 09. Services Agreement Lighting Service (Phase 2) recorded May 23, 2005 in Official Records Book 2785, page 503 and Amendment No. One (1) recorded August 19, 2005 in Official Records Book 3011, page 2564. APPLIES, NOT PLOTTABLE.

SURVEYOR'S NOTES:
 BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, 1980 ADJUSTMENT AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS) REFERENCE BEARING BEING THE SOUTHERLY R/W LINE OF U.S. HIGHWAY 192 AS BEING N89°13'39"W.
 UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.
 NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANDS HAVE BEEN LOCATED EXCEPT AS NOTED HEREON.
 THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 1209702005 G AND 1209702005 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE IN ZONES "A" AND "X".
 THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FEELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT, FILE NO. 7222185, DATED MARCH 5, 2019.

CERTIFICATION:

I HEREBY CERTIFY TO:
 Compass Trading Company, LLC, a Florida limited liability company
 Feely National Title Insurance Company
 Patricia Siv of Central Florida

RENEAU D. BRONEL, P.S.M.
 STATE OF FLORIDA
 REGISTRATION NO. 5700
 (NOT VALID WITHOUT EMBOSSED SEAL)

3/14/19
 DATE

ABBREVIATIONS		LEGEND	
1" = 100'	AS SHOWN	1" = 100'	AS SHOWN
...

BOUNDARY SURVEY

HARMONY PARCEL MU-7

N/A

VERTICAL DATUM

MCL 38 & 31 TYP. 26 5, FIG. 32 C.

JOHNSTON'S SURVEYING INC.
 900 Shady Lane, Kissimmee, Florida 34744-8690
 (407) 847-2179 • Fax (407) 847-6140

SHEET 1 OF 1