

FOR SALE OVIEDO AREA

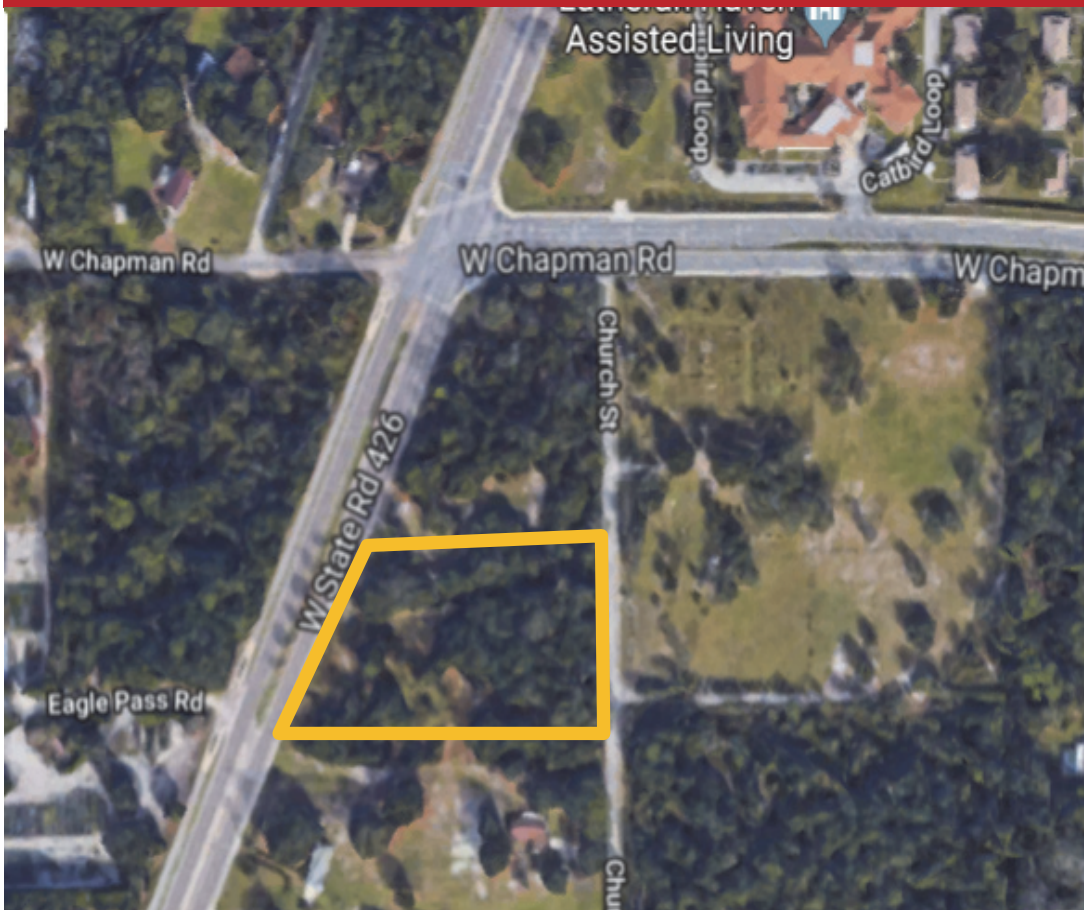
COMMERCIAL (C-1*) PARCELS

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

Bob Atkins
Broker
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M: 407-257-5499
bob@atkinscre.com



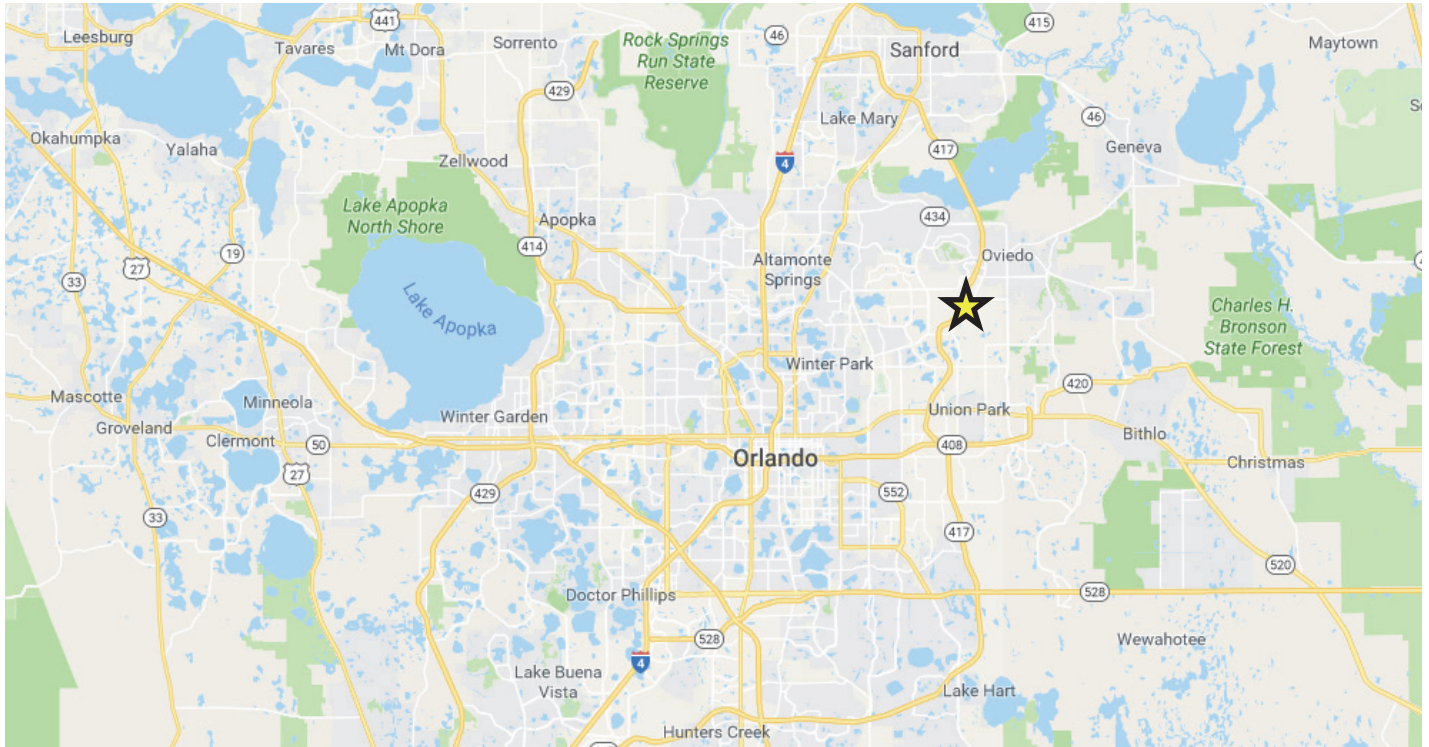
COMMERCIAL REAL ESTATE

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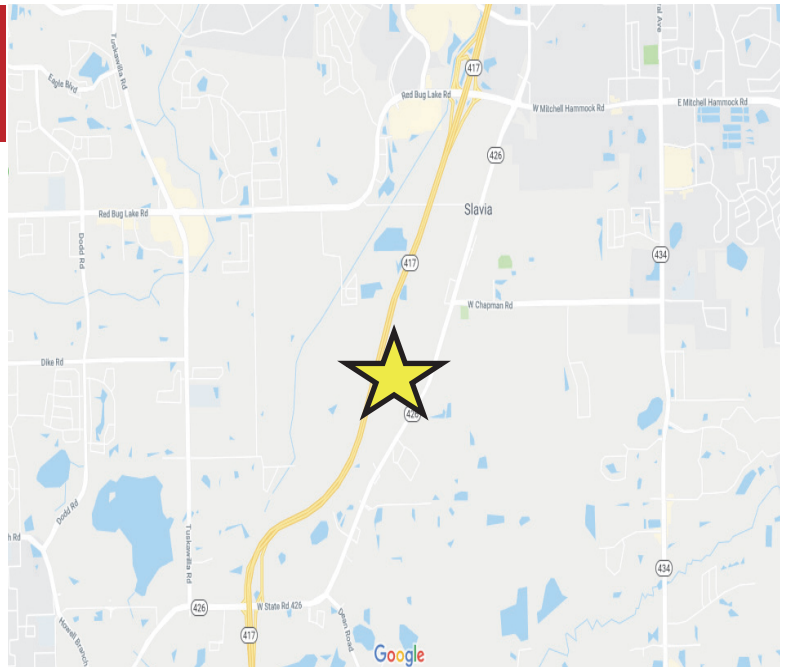
Commercial Sales & Leasing | Tenant Representation | Real Estate Consulting | Development Management | Asset Management
www.atkinscre.com 2700 Westhall Lane, Suite 120, Maitland, FL 32751 407-875-8040

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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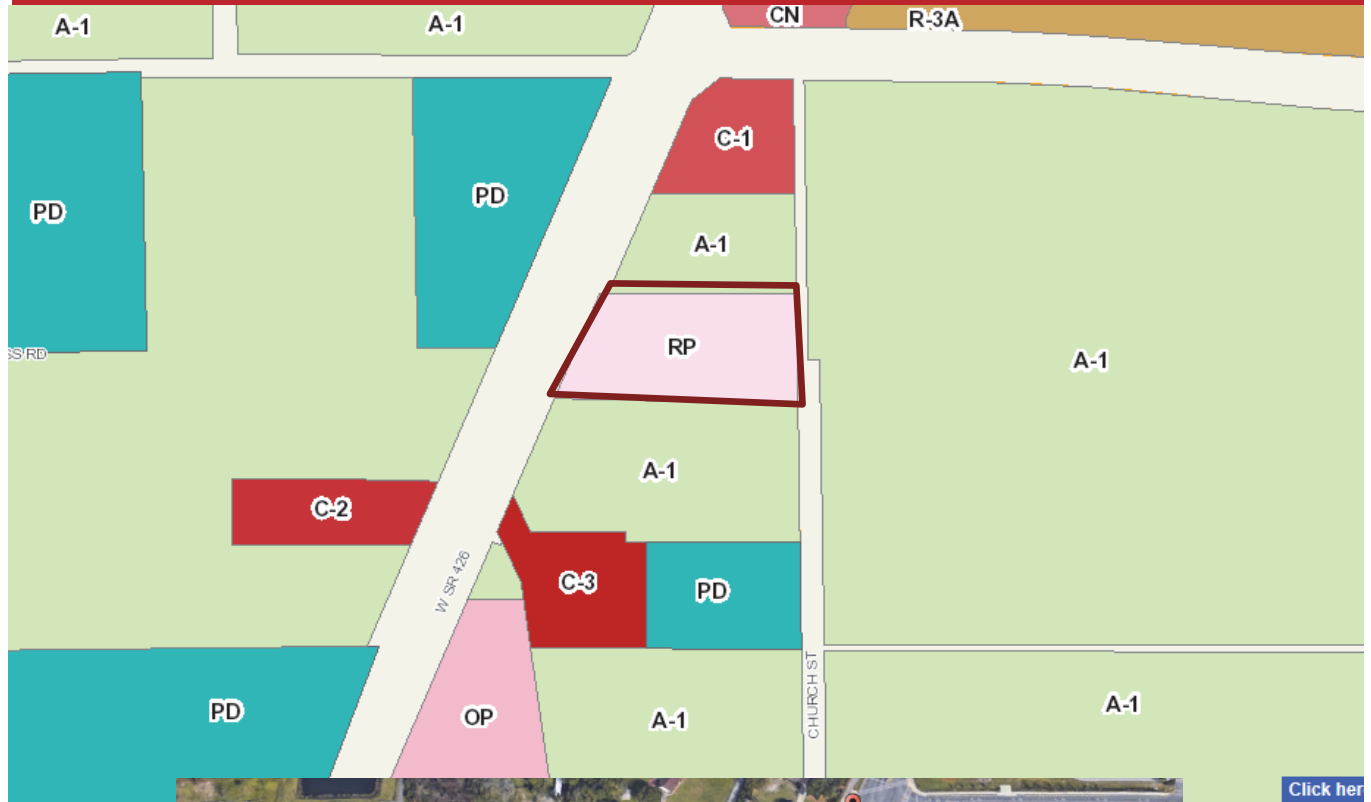


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CURRENT & FUTURE * ZONING



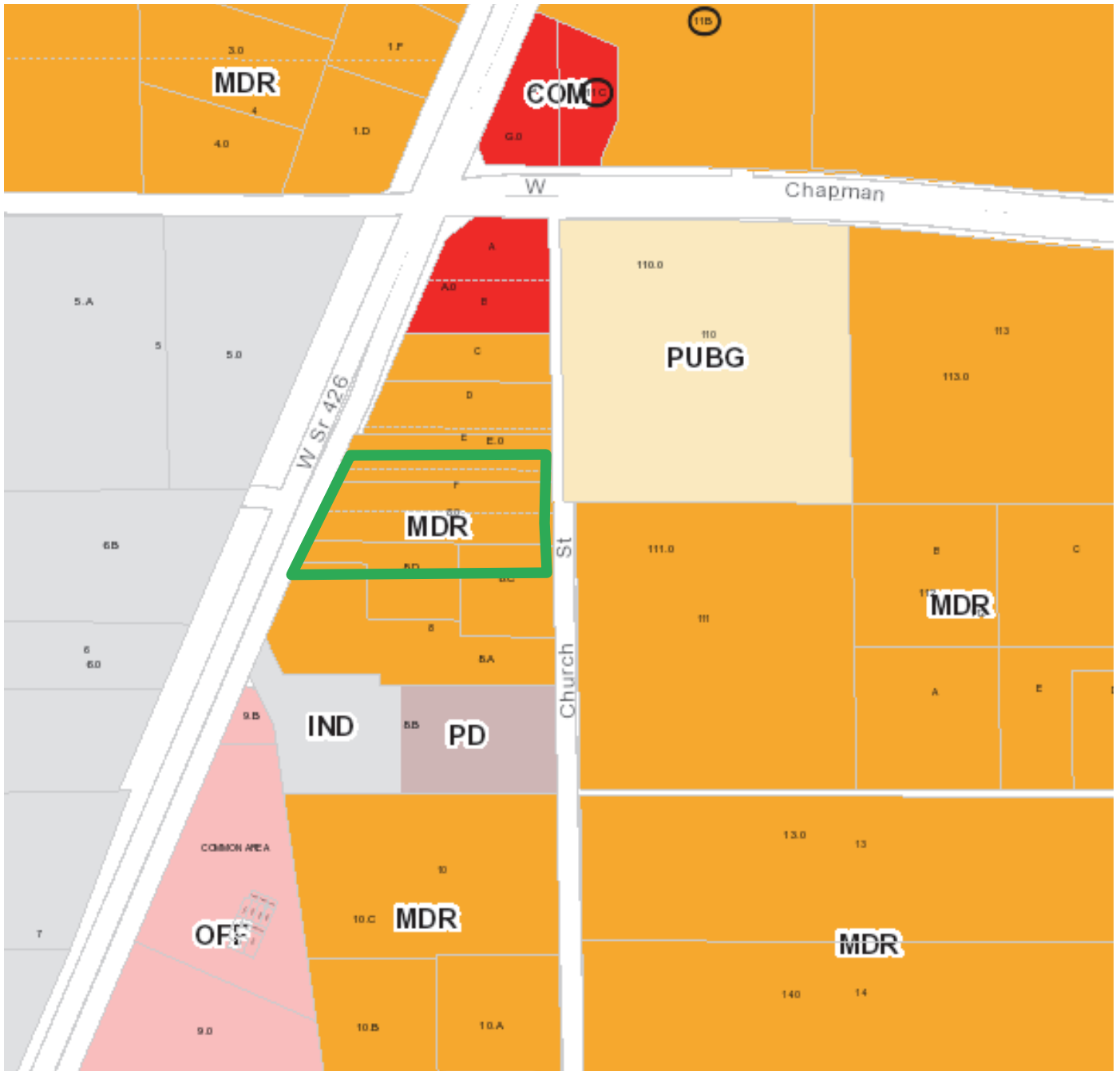
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FUTURE LAND USE



Future Land Use is currently Medium Density Residential

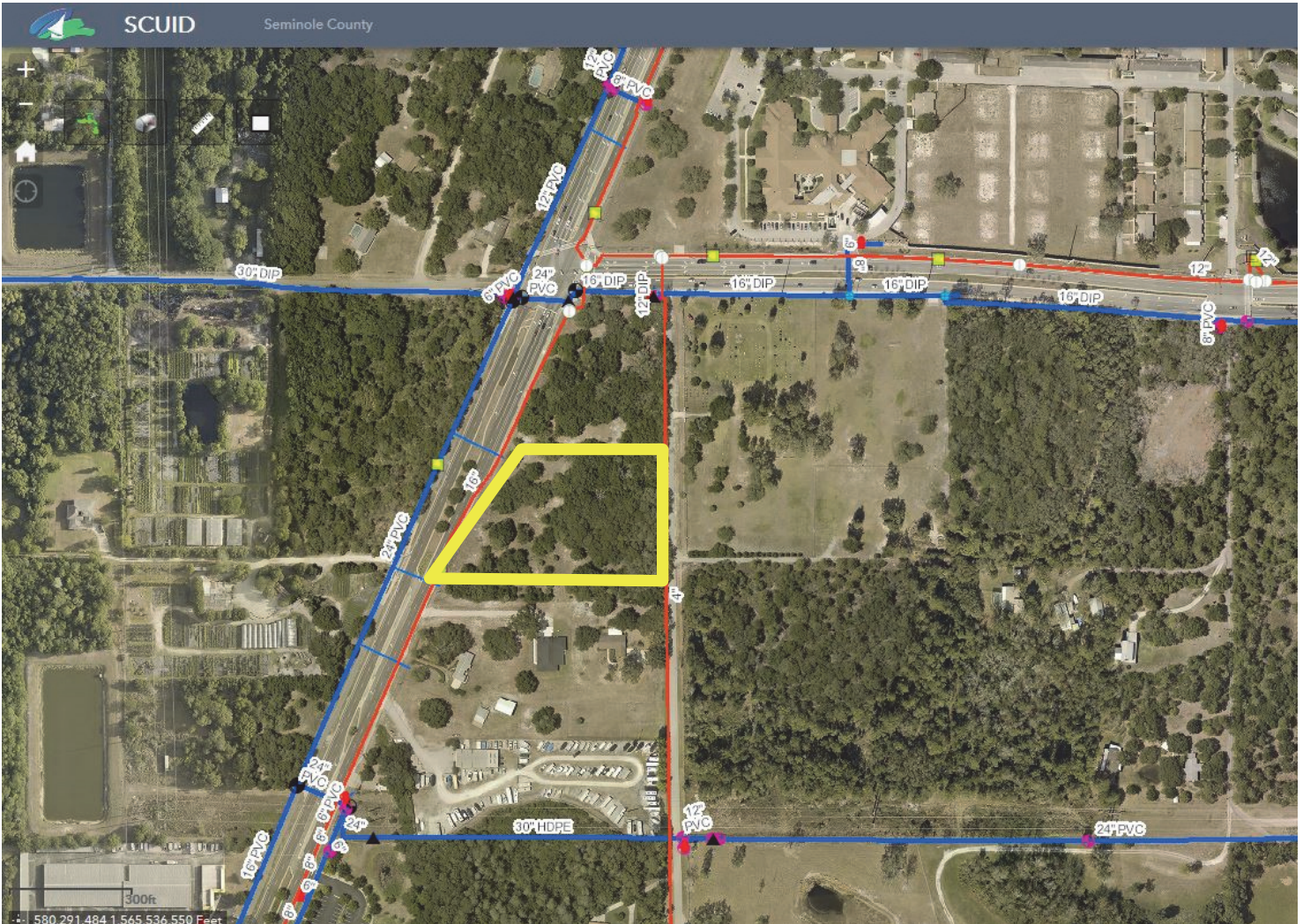
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WATER & SEWER SERVICE LINES LOCATIONS



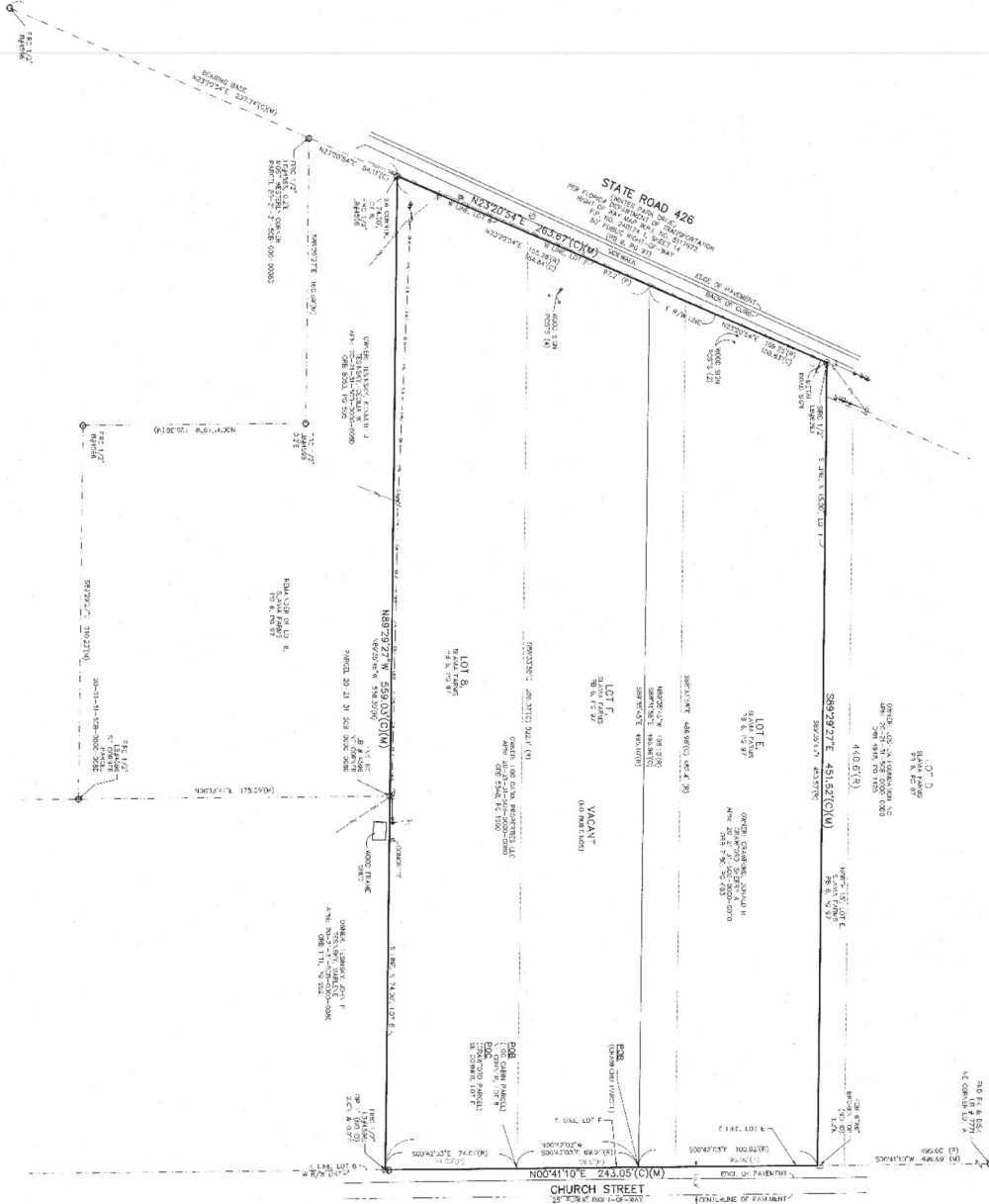
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BOUNDARY SURVEY



LEGAL DESCRIPTION

BEING A "C" UNDIVIDED CONVEYANCE IN PART OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 31 EAST, COUNTY OF SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

SURVEYOR'S NOTES

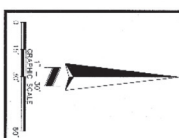
1. ALL BEARINGS AND DISTANCES WERE OBTAINED BY THE SURVEYOR ON THE DATE SHOWN HEREON. ...

FLOOD INFORMATION

IF QUANTITIES OF THE FLOODING ARE KNOWN, THE SURVEYOR HAS BEEN ADVISED OF THE SAME AND HAS INDICATED THEREON BY A CROSS-HATCHED AREA. ...

LEGEND AND ABBREVIATIONS

CORNER	CORNERS	BOUNDARY LINE
◻	LINE BEARING AND DISTANCE	—
○	LINE BEARING AND DISTANCE	- - -
○	LINE BEARING AND DISTANCE	---
○	LINE BEARING AND DISTANCE	---
○	LINE BEARING AND DISTANCE	---
○	LINE BEARING AND DISTANCE	---



JOB NO.: 180517
 SCALE: 1" = 20'
 FIELD DATE: 5/4/18
 PLOT DATE: 5/1/18
 DRAWN BY: FAE
 APPROVED BY: JEF
 DRAWING FILE: 180517-LOG CABIN.DWG



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

SEMINOLE COUNTY OVIEDO, FLORIDA

DATE	REVISIONS

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY THE SURVEYOR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND REGISTERED CHARTERED MEMBER OF THE SURVEYING BOARD OF PROFESSIONAL SURVEYORS AND MAPPING CHARTERED SOCIETY OF FLORIDA. ADMINISTRATIVE CODE PERMISSIBLE TO SIGNIFY MYSELF AS AN ENGINEER IN THE STATE OF FLORIDA.

James S. Clark, PLS.
 JAMES S. CLARK, PLS.
 SURVEYOR

SHEET 1
 OF 1