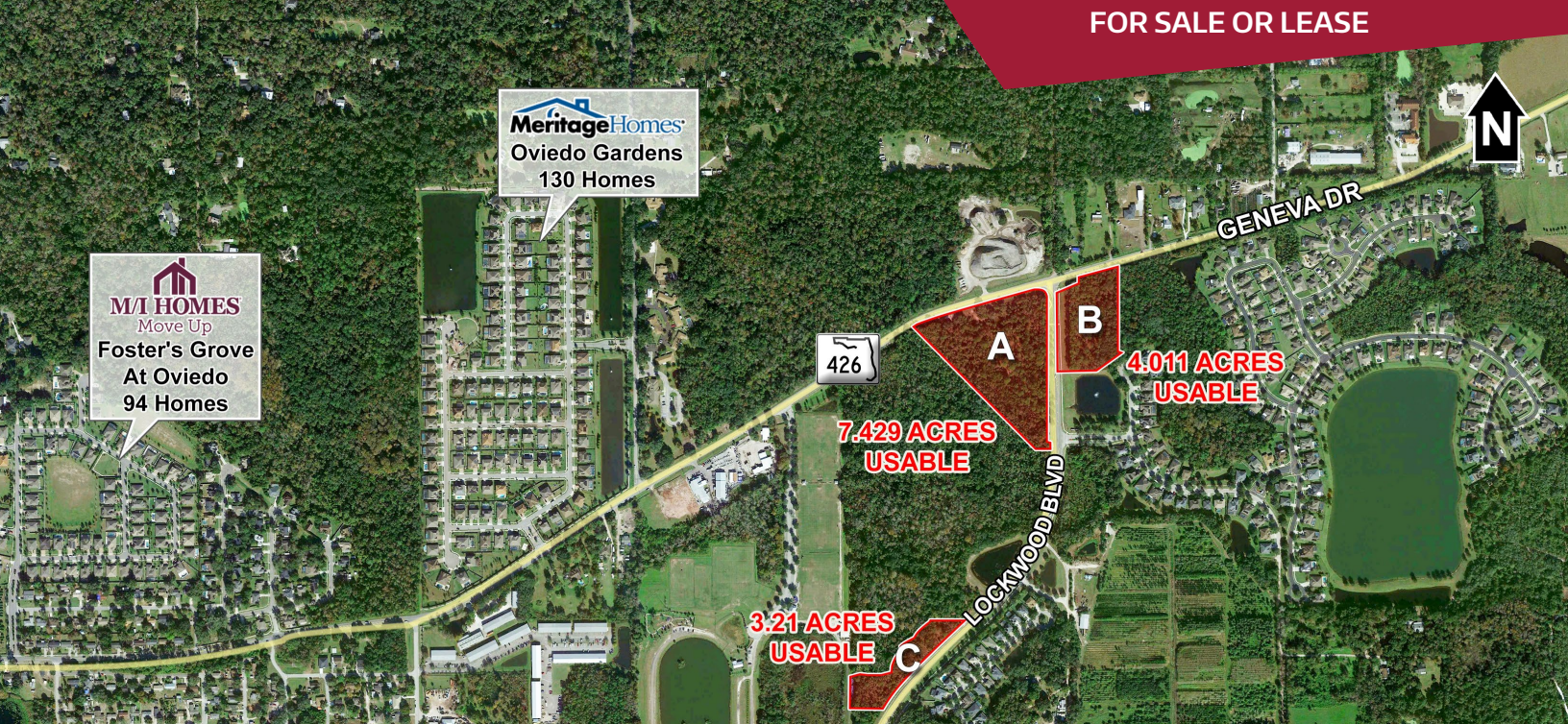


Sale | Ground Lease | Build to Suit

SR 426 & Lockwood Blvd. | Oviedo, FL



COMMERCIAL CORNERS
FOR SALE OR LEASE



SR 426 & LOCKWOOD BLVD, OVIEDO, FL 32765

PROPERTY FEATURES:

- All 3 parcels are within the City of Oviedo, Seminole County Florida.
- The zoning for the parcels is PUD (Planned Unit Development).
- Potential development opportunities include: commercial and office.
- Ideal for: convenience, dollar store, restaurant, retail, bank or office.

2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,375	29,623	77,632
Median Home Value	\$338,199	\$317,837	\$322,533
Median Age	42.5	37.5	38.8
Average HH Income	\$124,672	\$110,667	\$117,094



29,623

Population

in 3 miles



\$110,667

HH Income

in 3 miles



\$317,837

Home Value

in 3 miles

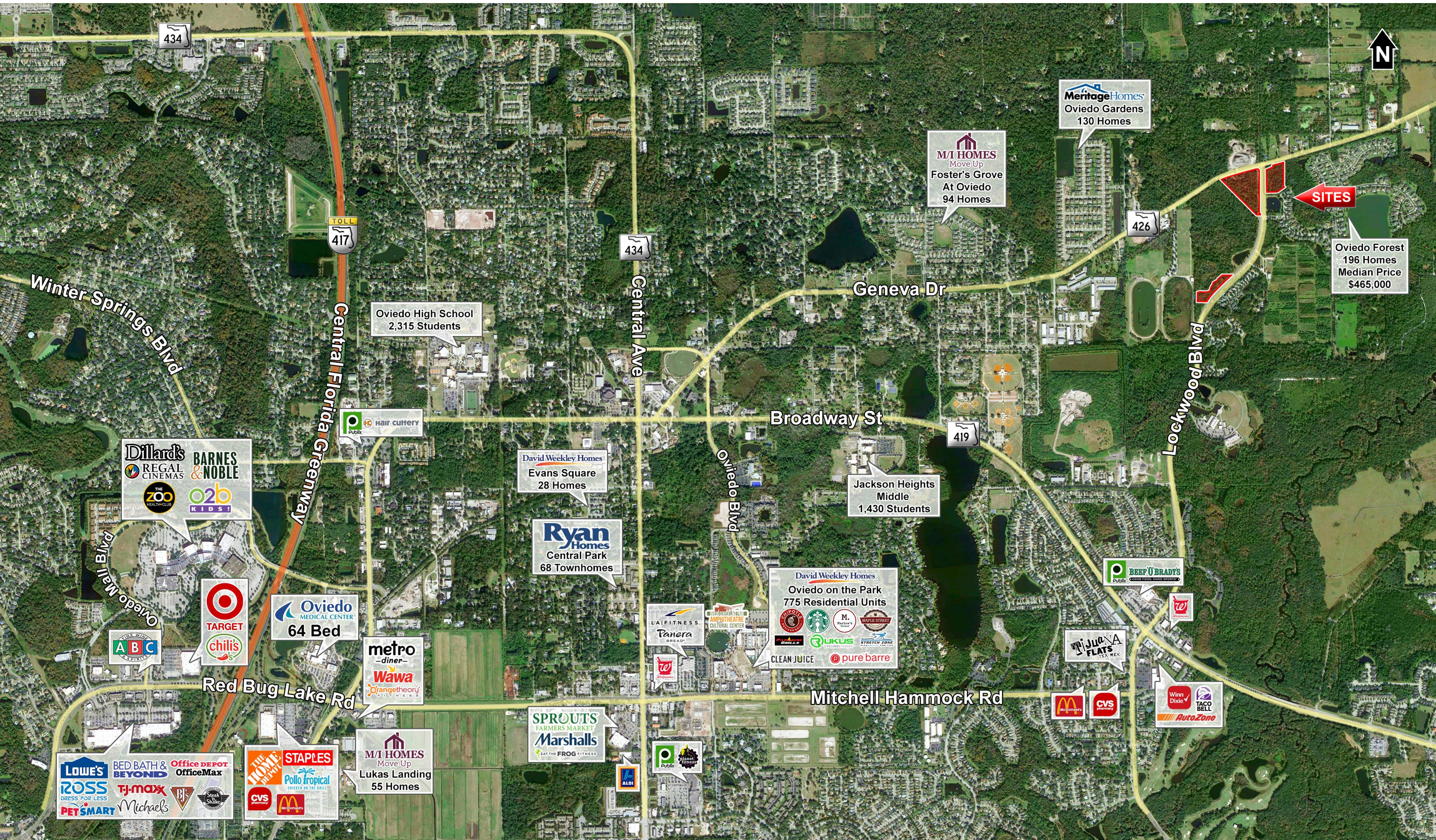
Contact us now for more information

RUSTY STOECKEL
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407.440-5424
rusty@dresi.com

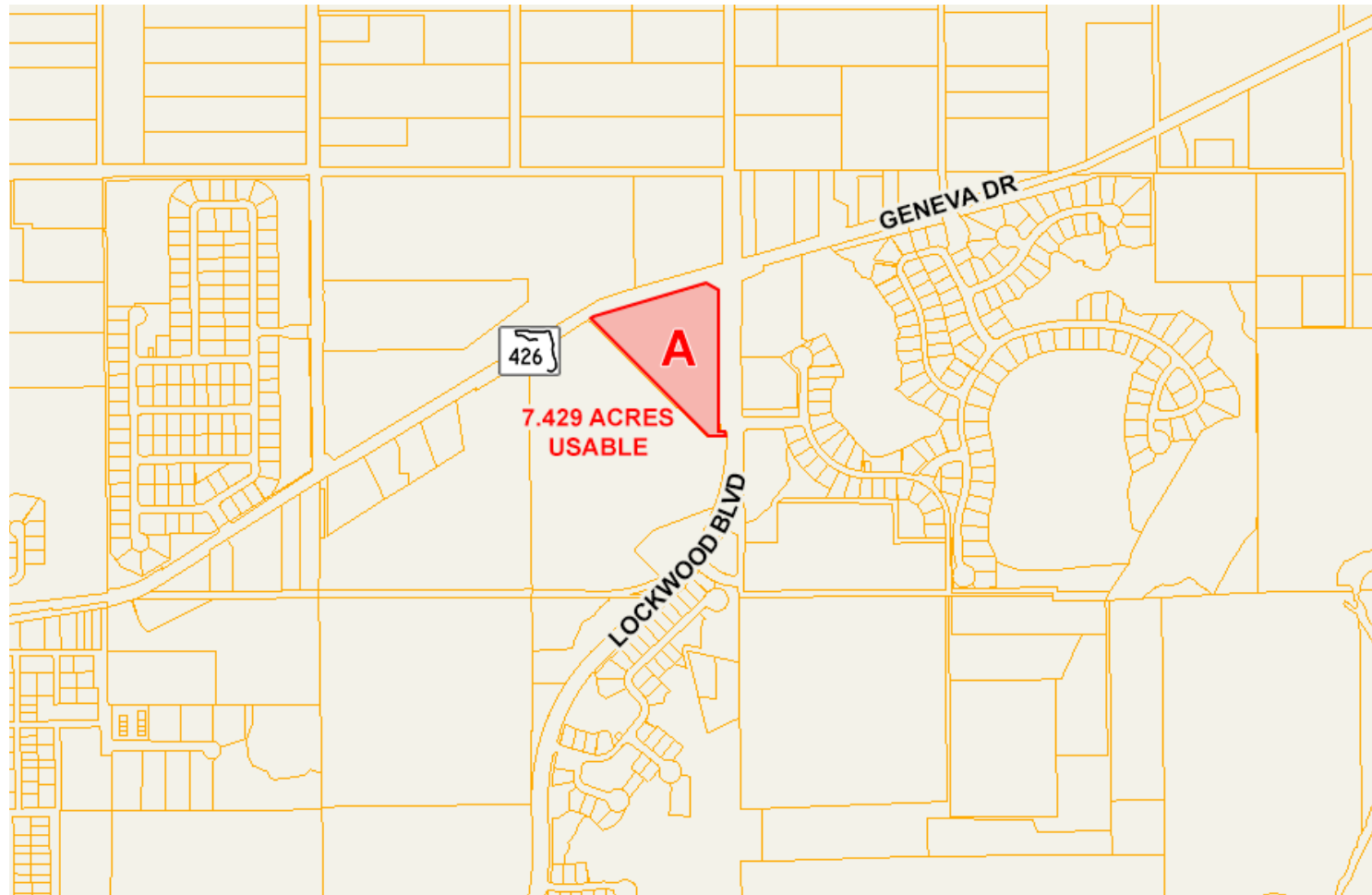
Demetree Global
941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789
DemetreeGlobal.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing and conditions imposed by our principals.

Market Aerial



Parcel A Description

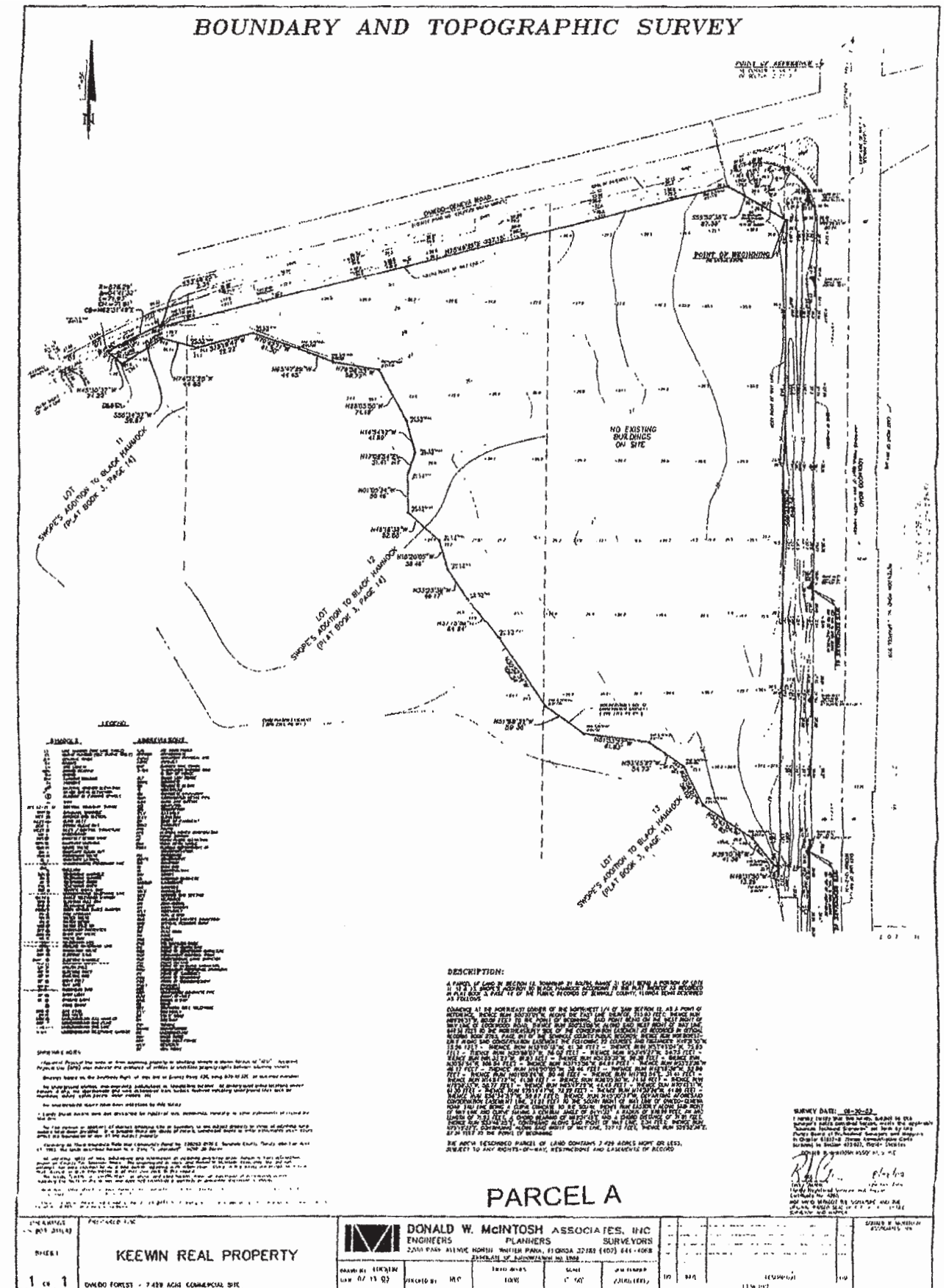


PARCEL A

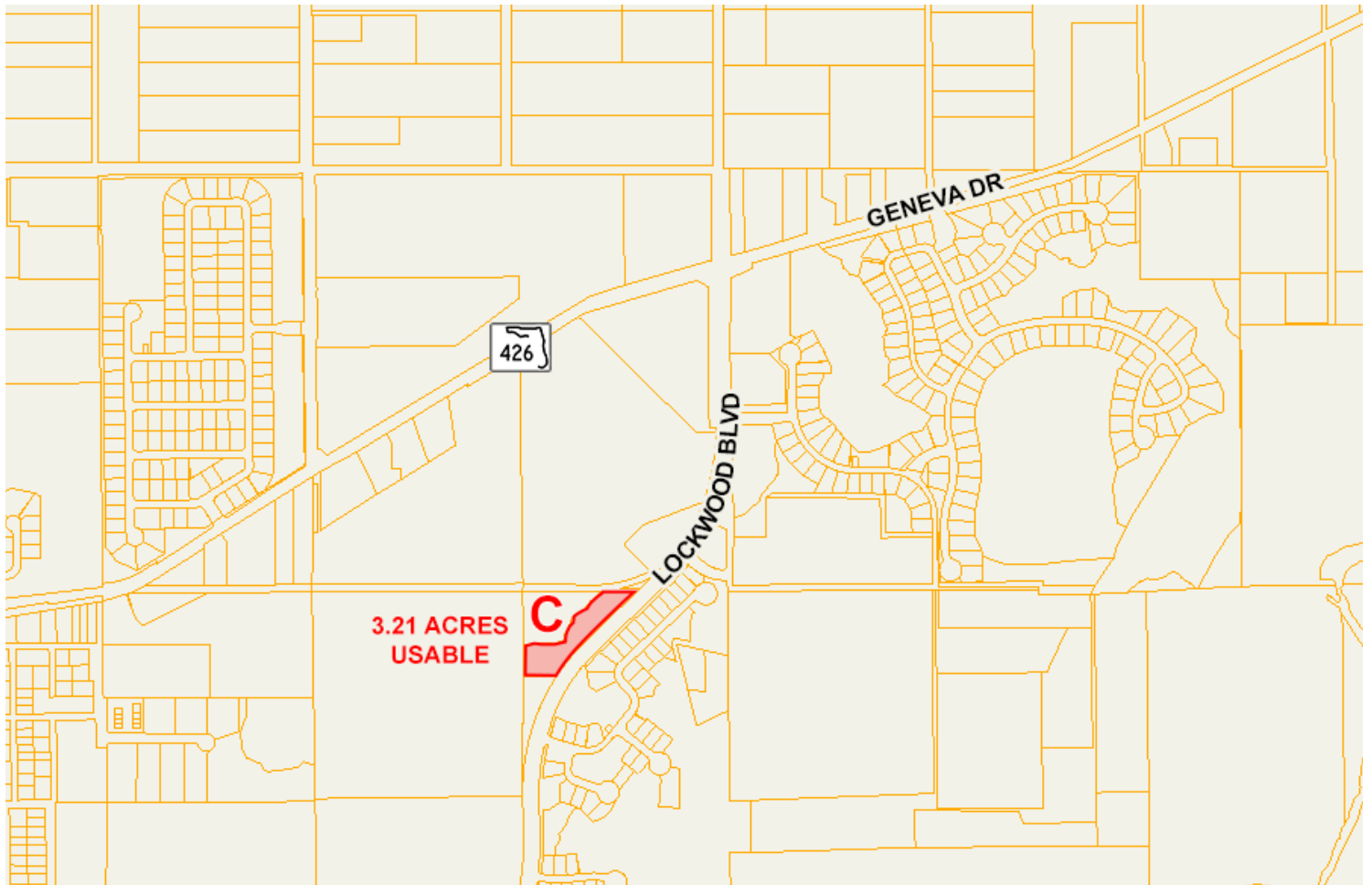
Parcel A contains 10.132 gross acres, 441,350 square feet. The usable area is 7.429 acres or 323,607 square feet. This parcel is located on the southwest corner of C.R. 426, a.k.a. Oviedo-Geneva Drive, and Lockwood Boulevard. It is an irregular, triangular shaped parcel, with 886.45 feet of frontage along the southern right-of-way of C.R. 426, and frontage of 848.56 feet along the western right-of-way of Lockwood Blvd. The western property line meanders for approximately 1,254.86 feet from the northwest corner of the site on C.R. 426 to the southeast corner of the site at Lockwood Blvd. The western portion of Parcel A is encumbered by a wetlands conservation easement that extends into the abutting property, as described in O.R. Book 2763, Page 811 thru 815. Elevations for the site ranges from 26.5 to 30.0 feet. The aforementioned description is based upon a survey prepared by Donald W. McIntosh Associates, Inc, dated July 13, 2003, Job Number 22186.0005.

Located at the northeasterly corner of Parcel A is a permanent sign identifying the Oviedo Forest PUD. It is contemplated that this sign will not impede future site development and that it offers no contributory value.

Parcel A Survey



Parcel C Description



PARCEL C

Parcel C contains 3.21 gross acres, or 139,828 square feet. The existing and future land use is public. It is zoned PUD-Comm/Off.

Contact us now for more information

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