

Jamestown Property

SITE/LOCATION: This property consists of .41 acres (17,792 square feet) of vacant land located approximately $\frac{3}{4}$ mile north of the Dean Road/Aloma Avenue (SR 426) intersection in Seminole County, Florida.



SURROUNDING AREA:

The surrounding area is comprised of a mix of single family and multi-family residential uses along with neighborhood commercial. A recent market profile (available upon request) shows a total population of 222,767 with 81,968 households within a five-mile radius.

ROADWAYS/ ACCESS:

The property is easily accessible to Aloma Avenue (SR 426). Aloma Avenue has a 2017 average daily traffic count of 25,454 trips per day.

ZONING/LAND USE:

The property is zoned C-2 commercial. The future land use is commercial.

SEWER/WATER:

Sewer and water are located at the site through Seminole County Utilities.

SITE CONDITIONS:

Retention would need to be provided on-site. No wetlands exist on the site, nor are there any adverse soil conditions.

USE:

Several concepts are presented in this package, including office (one story and two story), retail, garden center, car wash, car sales. Please note that the concepts depicted are illustrative only.

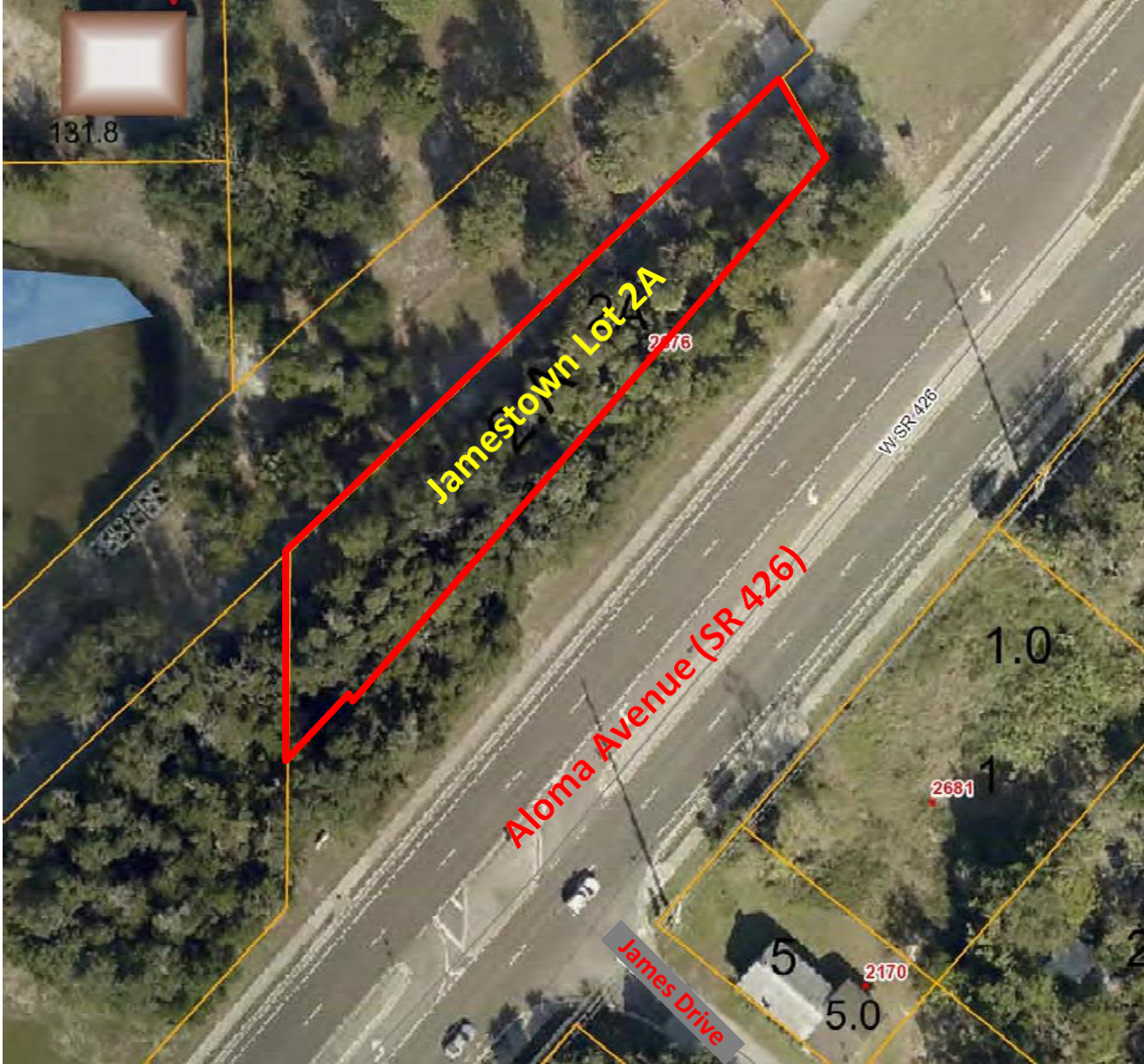
LEGAL DESCRIPTION:

Tax Parcel ID # 29-21-31-501-0000-0024. A full legal description is available upon request.

PRICE:

\$189,900.00 (\$10.67 per SF)

JAMESTOWN LOT 2A



Jamestown Property



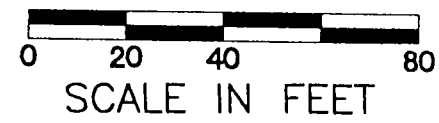
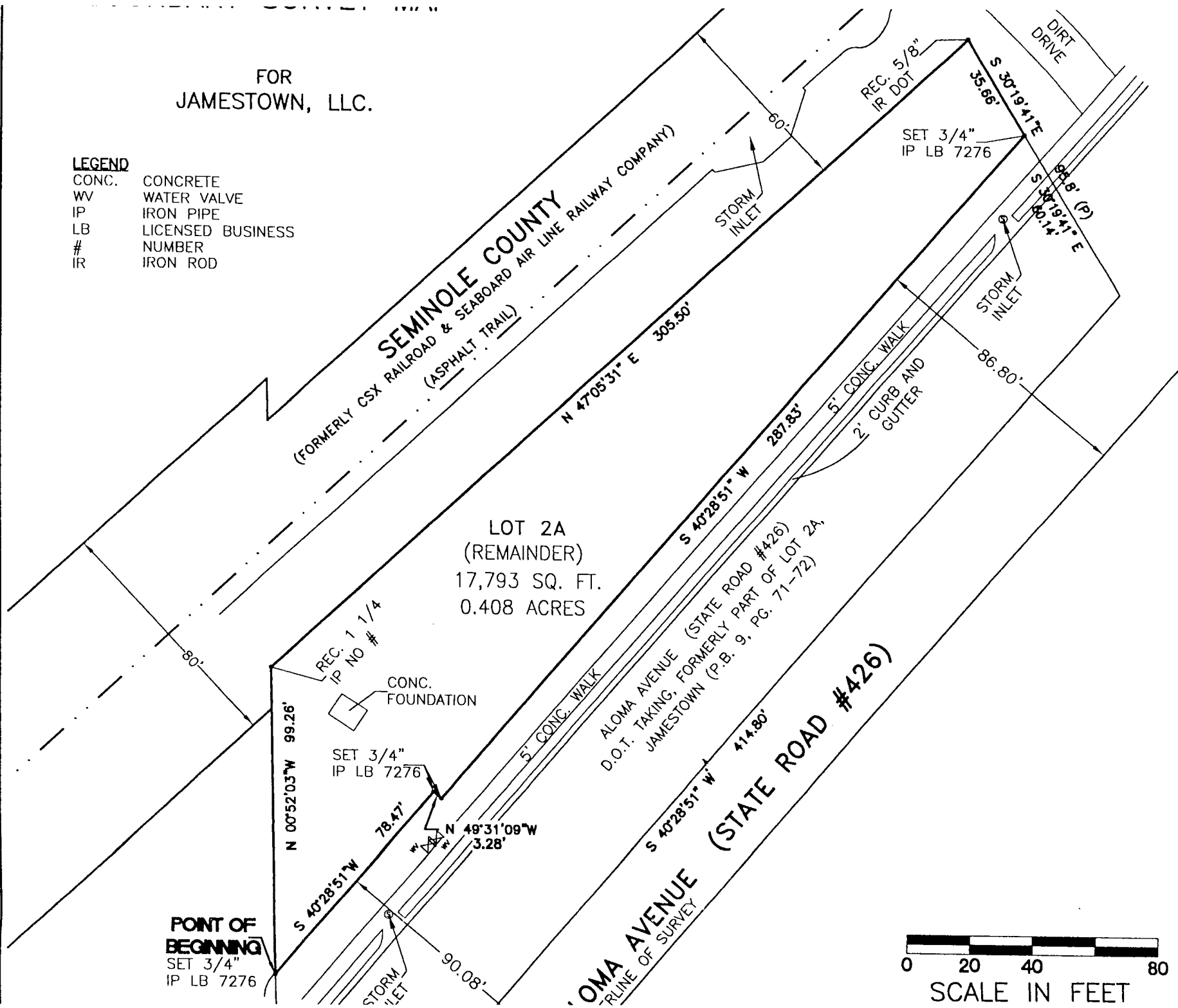
JAMESTOWN LOT 2A



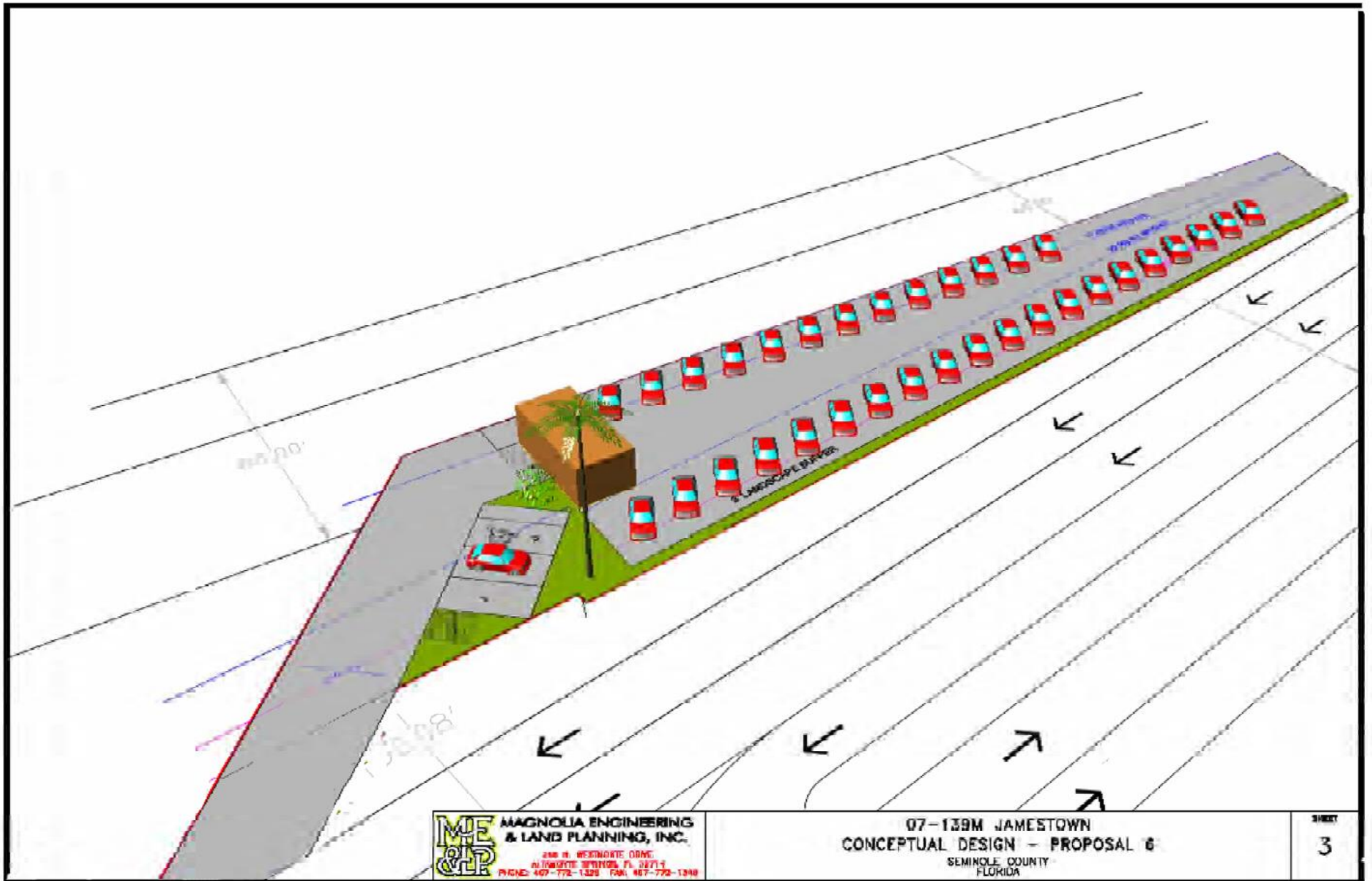
FOR
JAMESTOWN, LLC.

LEGEND

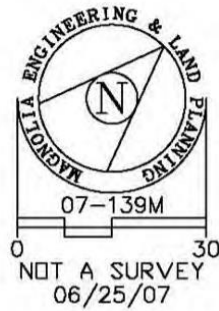
- CONC. CONCRETE
- WV WATER VALVE
- IP IRON PIPE
- LB LICENSED BUSINESS
- # NUMBER
- IR IRON ROD



BEARING BASIS: SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST
 HAVING A BEARING OF NORTH 89°24'54" EAST

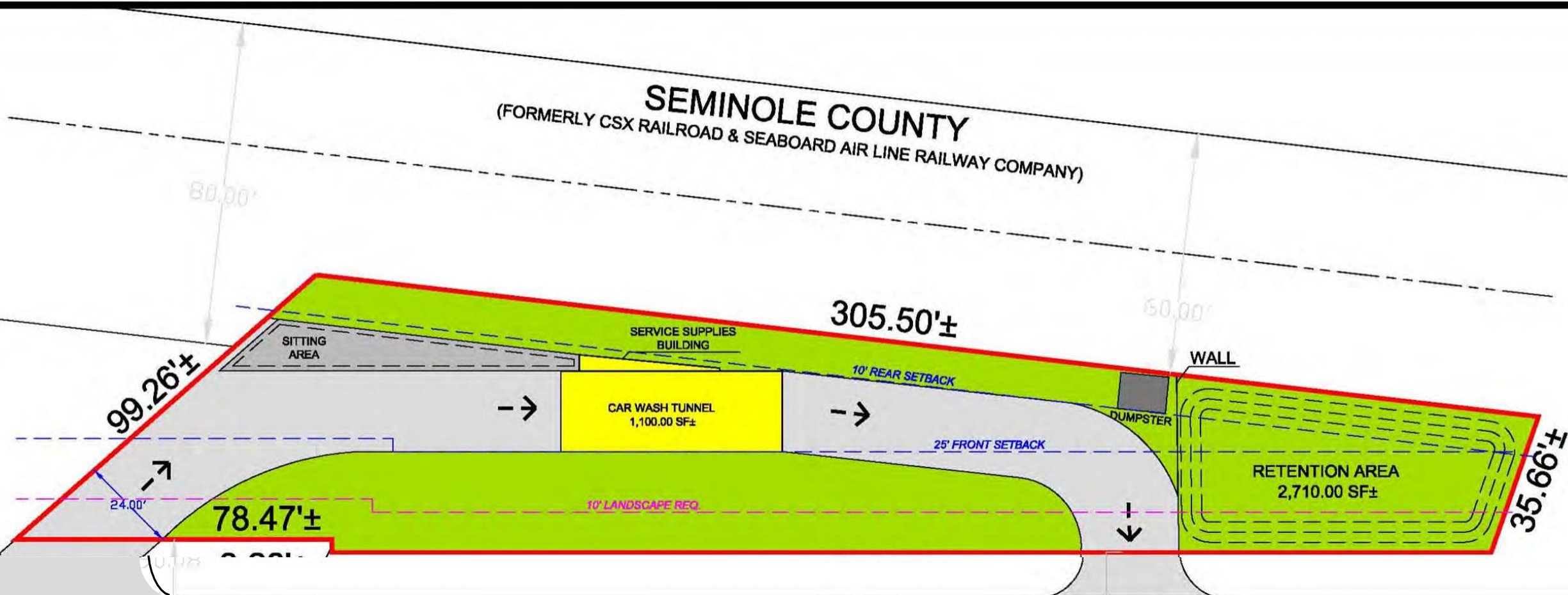


The above conceptual design is provided for illustrative purposes only and should not be relied upon as a final plan.



SEMINOLE COUNTY
(FORMERLY CSX RAILROAD & SEABOARD AIR LINE RAILWAY COMPANY)

- BUILDING FOOTPRINT
- NEW BUILDING
- LANDSCAPE
- PARKING & TRAFFIC CIRCULATION
- CONCRETE



ALOMA AVENUE (SR 426)

CENTERLINE OF SURVEY

JAMES DR

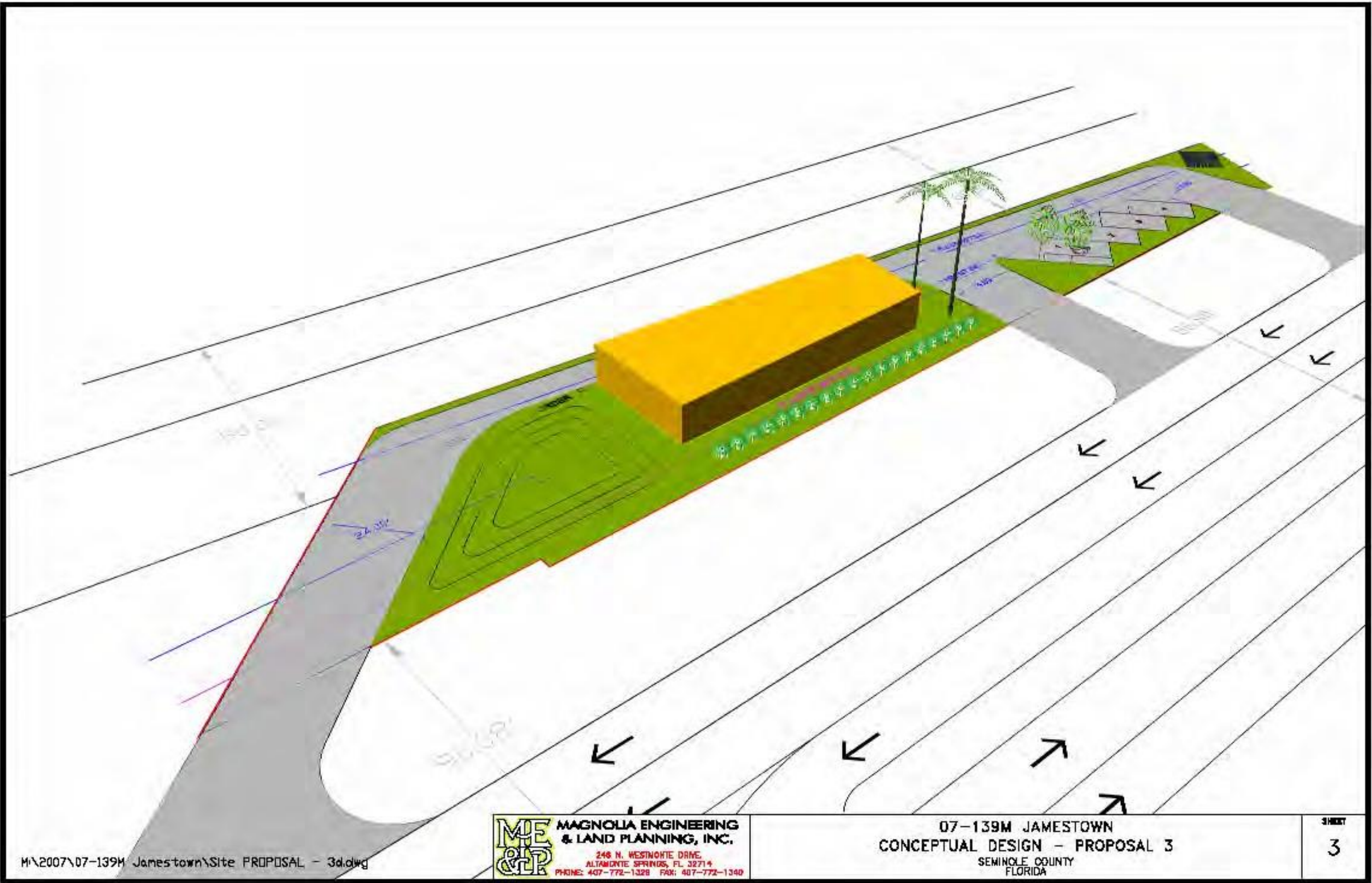
M:\2007\07-139M Jamestown\site proposals.dwg

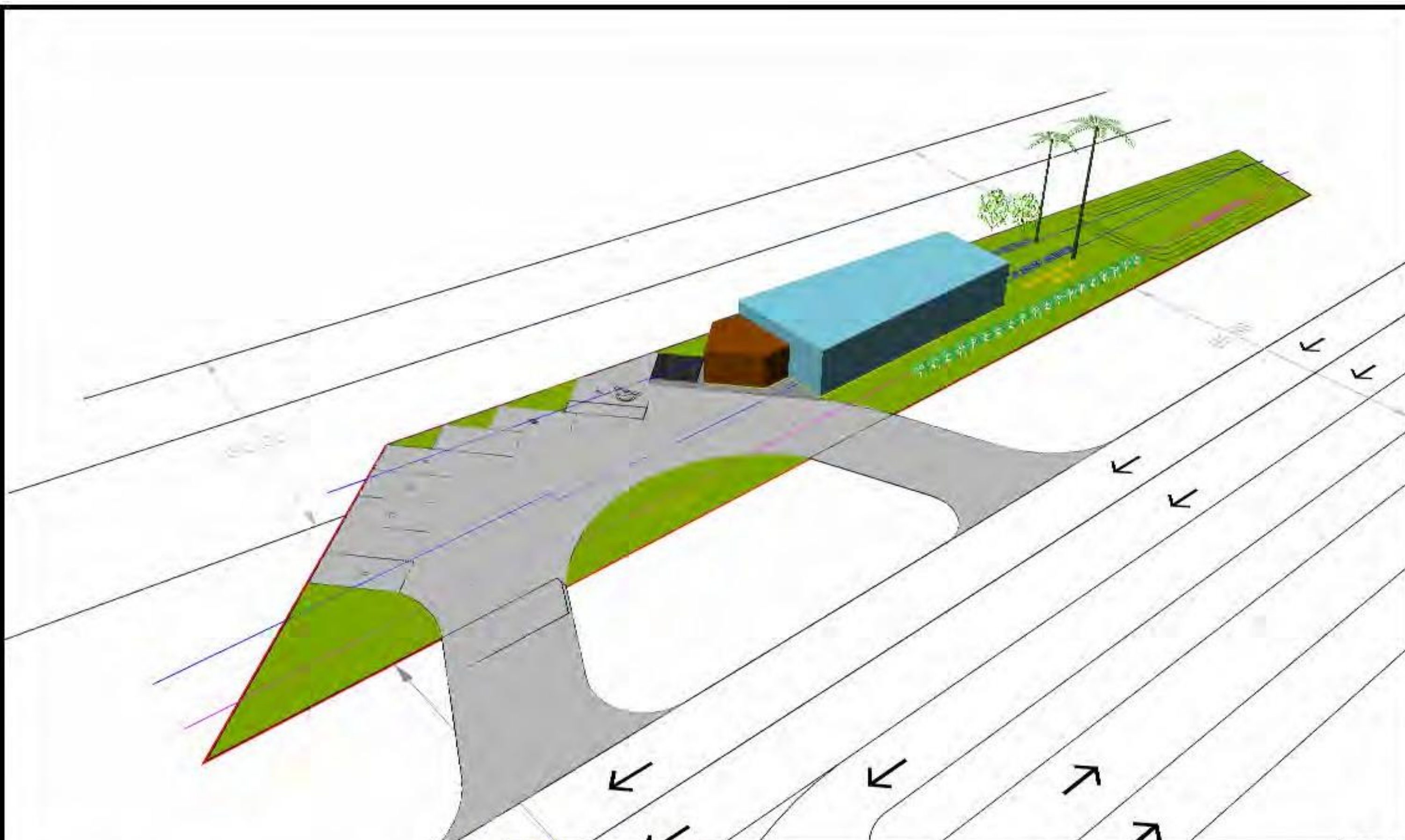
ME & LP
MAGNOLIA ENGINEERING & LAND PLANNING, INC.
 246 N. WESTMONTE DRIVE,
 ALTAMONTE SPRINGS, FL 32714
 PHONE: 407-772-1329 FAX: 407-772-1340

07-139M JAMESTOWN
 CONCEPTUAL DESIGN - AREAS - PROPOSAL #5
 SEMINOLE COUNTY
 FLORIDA

SHEET
2







M:\2007\07-139M Jamestown\Site PROPOSAL - 3d.dwg

ME & LP
MAGNOLIA ENGINEERING & LAND PLANNING, INC.
246 N. WESTINORTE DR.
ALTAMONTE SPRINGS, FL 32714
PHONE: 407-772-1328 FAX: 407-772-1340

07-139M JAMESTOWN
CONCEPTUAL DESIGN - PROPOSAL 4
SEMINOLE COUNTY
FLORIDA

SHEET
3