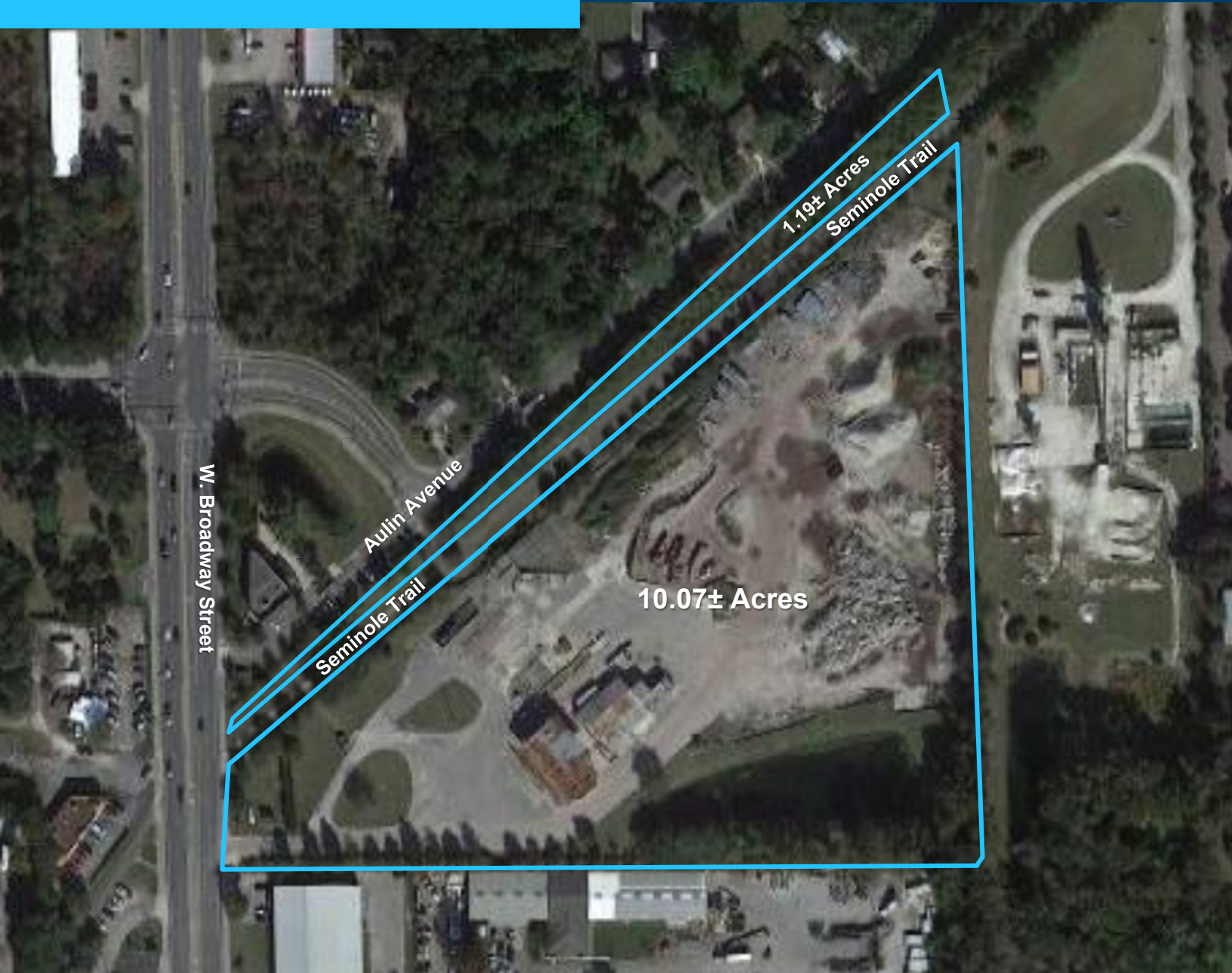


11.26± ACRES DEVELOPMENT SITE AVAILABLE

1694 W. BROADWAY STREET, OVIEDO, FL



**IDEAL RE-ZONING SITE
TO ALLOW FOR
MULTIFAMILY & OTHER
VARIOUS USES**

For information, please contact:

Jason Schrago
Executive Managing Director
t 321-316-3017
Jason.Schrago@nmrk.com

Brad Downing
Director
t 321-316-3021
Brad.Downing@nmrk.com

Scott Ramey
Vice Chairman
t 321-316-3011
Scott.Ramey@nmrk.com

400 Park Avenue South
Suite 220
Winter Park, FL 32789
nmrk.com

NEWMARK



PROPERTY FEATURES/PARCEL MAP

Location	1694 W. Broadway St. Oviedo, FL 32765
County	Seminole
Site Size	10.07± Acres Developable
Zoning	I-2
Parcel ID	16-21-31-300-0370-0000
Allowable Multifamily Units	Re-zoning will allow for up to 24 units/acre
Access	W. Broadway St.
Utilities	Duke (electric), AT&T (phone), City of Oviedo (sewer/water)
Structures	3,580 SF, metal prefinished, insulated 616 SF, metal prefinished, insulated



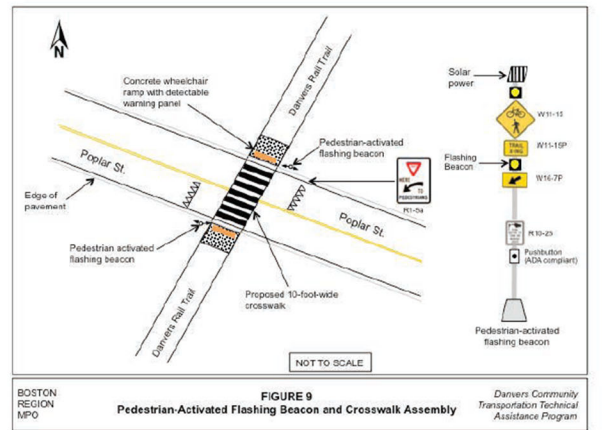
Location	608 Aulin Ave. Oviedo, FL 32765
County	Seminole
Site Size	1.19± Acres
Zoning	I-2
Allowable Multifamily Units	Re-zoning will allow for up to 24 units/acre
Parcel ID	16-21-31-300-0380-0000
Access	Aulin Ave.
Utilities	Duke, AT&T, City of Oviedo



ACCESS RE-ALIGNMENT: A second and main ingress/egress via driveway across Seminole Trail is attainable with State, County and City approvals that have been qualified.

CITY OF OVIEDO RE-ZONING: Local municipality communicated flexibility for re-zoning to allow various uses.

Seminole Trail Proposed Driveway & Ingress/Egress Re-Alignment at Traffic Light:



Proposed Multifamily Site Plan

- Proposed Seminole Trail crossing to be simple and safe. Minimal visual obstruction, caution/stop/yield to vehicles sign posted on both sides of the entrance. Curbless smooth and delimited intersection path for the trail.
- Precedent in Seminole County: Community entries intersect trails, visibility and the anticipation are key to safety.
- All three municipalities have seen the proposed Seminole Trail site plan and expressed favorability for a driveway crossing.



LOCATION OVERVIEW



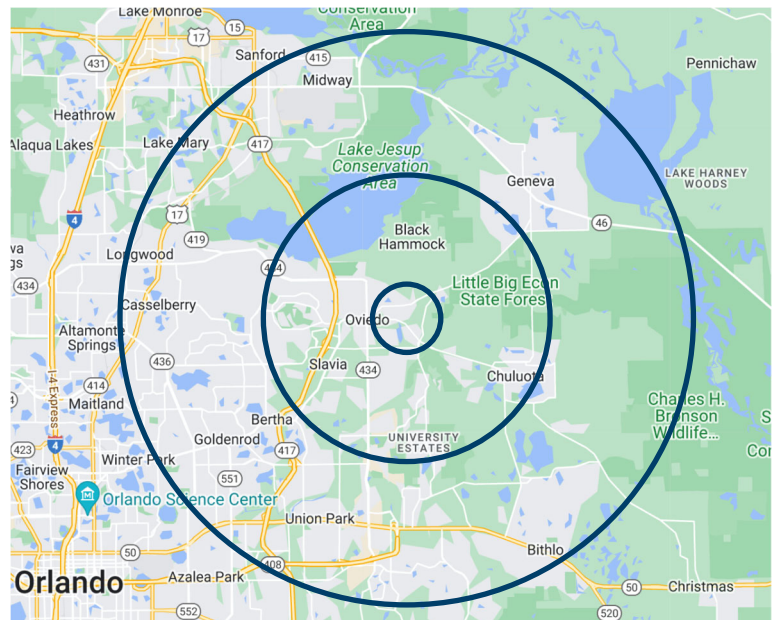
- Prime heart of Oviedo location
- >1 mile to S.R. 417
- 20 minutes to Orlando Sanford International Airport
- 25 minutes to Orlando International Airport
- 2.5 miles to YMCA
- High barrier-to-entry submarket with minimal historical multifamily supply
- High traffic, high exposure
- Nearby Oviedo Mall, retail and restaurants
- HCA Florida Healthcare Hospital – Oviedo Medical Center
- Advent Health Centra Care
- Adjacent to Seminole Trail

DEMOGRAPHICS

POPULATION	1 mile	5 miles	10 miles
Total Population	2,556	137,558	549,148
Average Age	41.3	37.6	37.8
HOUSEHOLDS & INCOME			
Total Households	1,251	54,762	231,260
Avg. Home Value	\$340,322	\$308,690	\$274,505
Avg. Household Income	\$103,671	\$110,842	\$93,065



Traffic Counts
 West Broadway St. 22,078
 Aulin Ave. 1,070



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