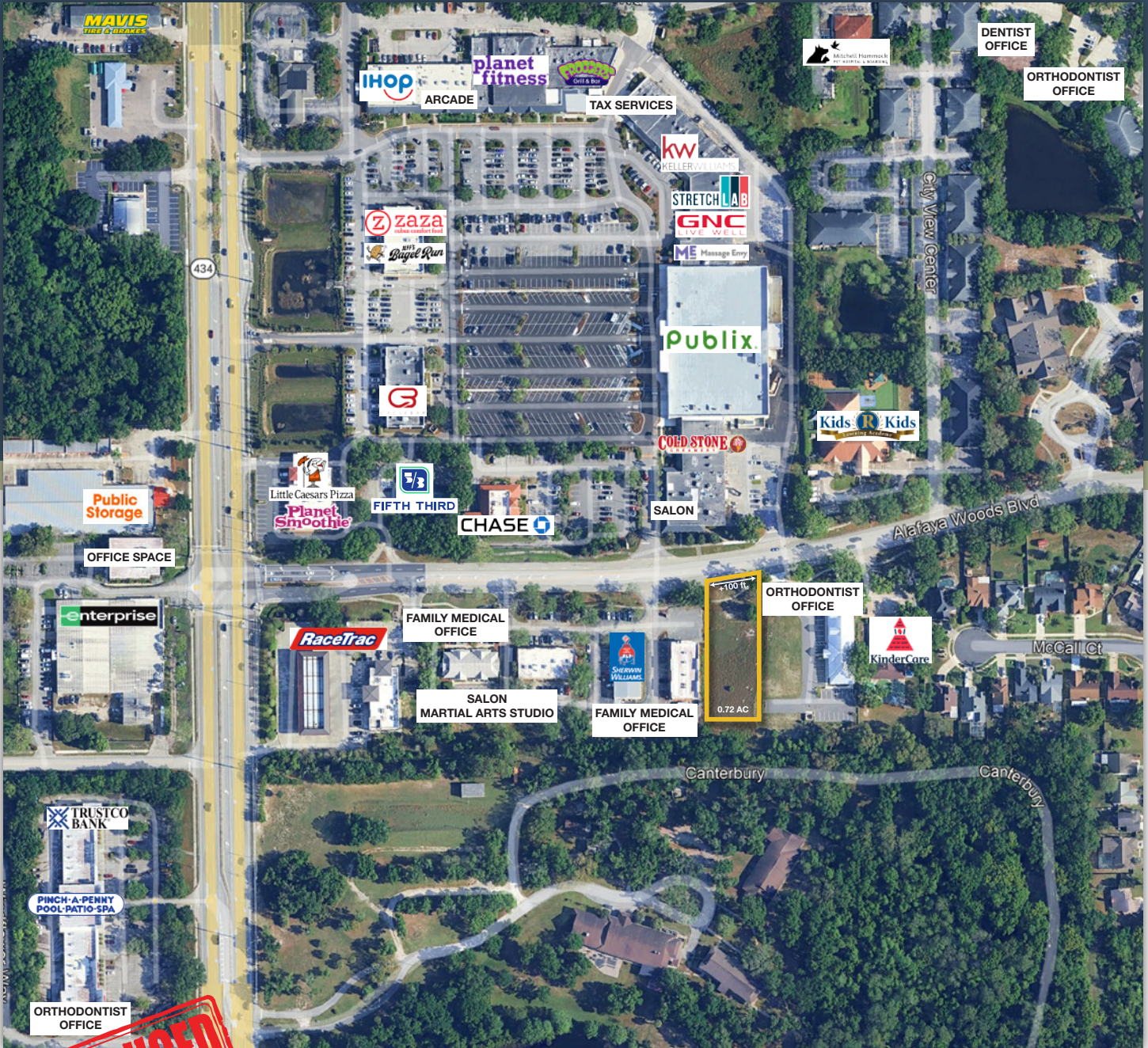




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



PRICE REDUCED

OVIEDO COMMERCIAL DEVELOPMENT OPPORTUNITY

240 Alafaya Woods Blvd, Oviedo, FL 32765

PRICE: ~~\$1,000,000~~ NOW \$899,000

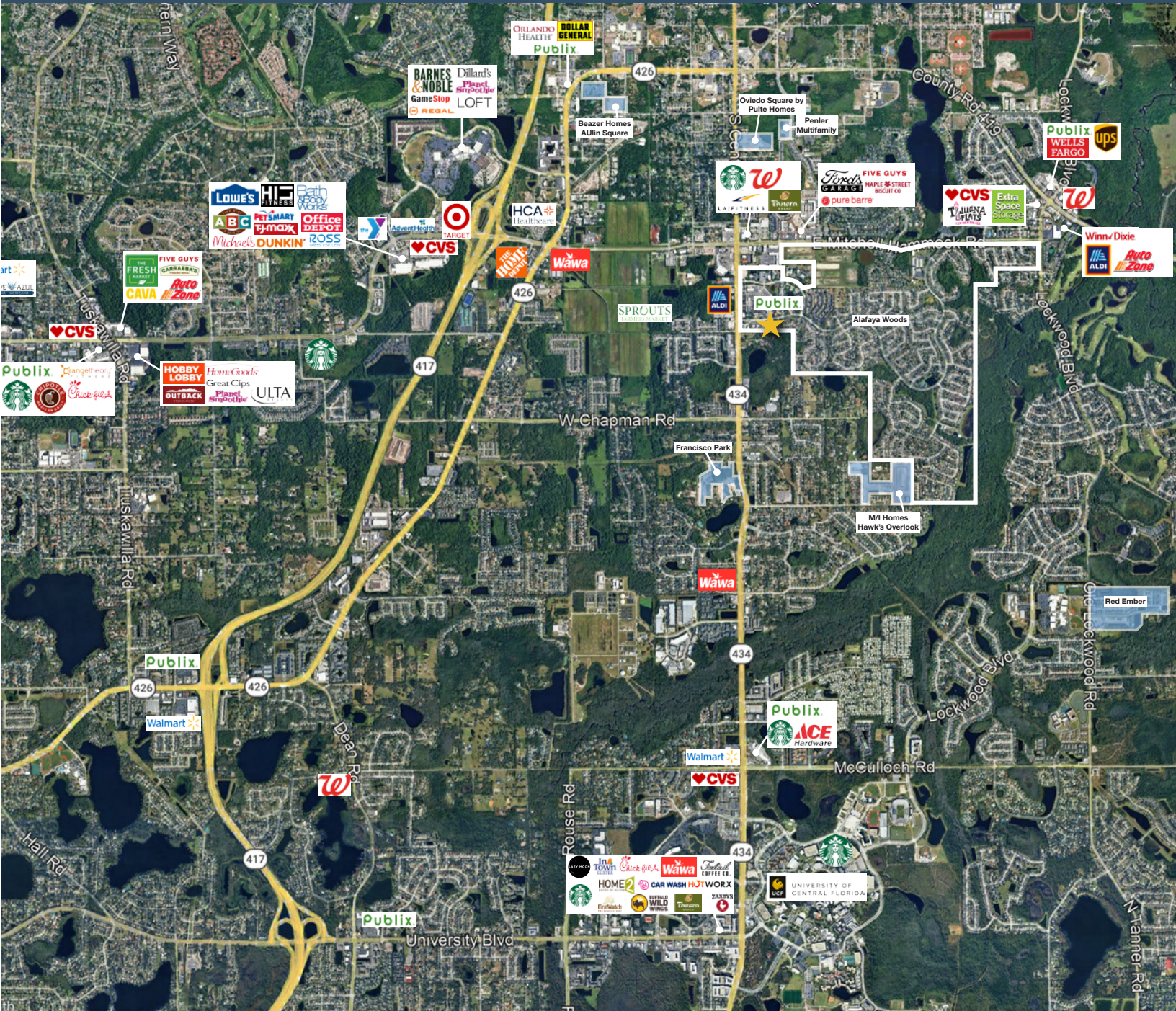
PROPERTY DETAILS

- Size: ±0.72 acres
- Zoning: PUD
- Price: \$899,000
- Parcel: 22213151400000030
- FLU: PUD

PROPERTY HIGHLIGHTS

A rare opportunity to acquire a 0.72-acre parcel in Oviedo. The property is positioned along Alafaya Woods Blvd in one of Central Florida's most dynamic communities.

This parcel is ideal for all sorts of commercial uses or owner-users looking to establish a presence in Oviedo's thriving business corridor. PUD with zoning details available upon request. Call for a showing today!

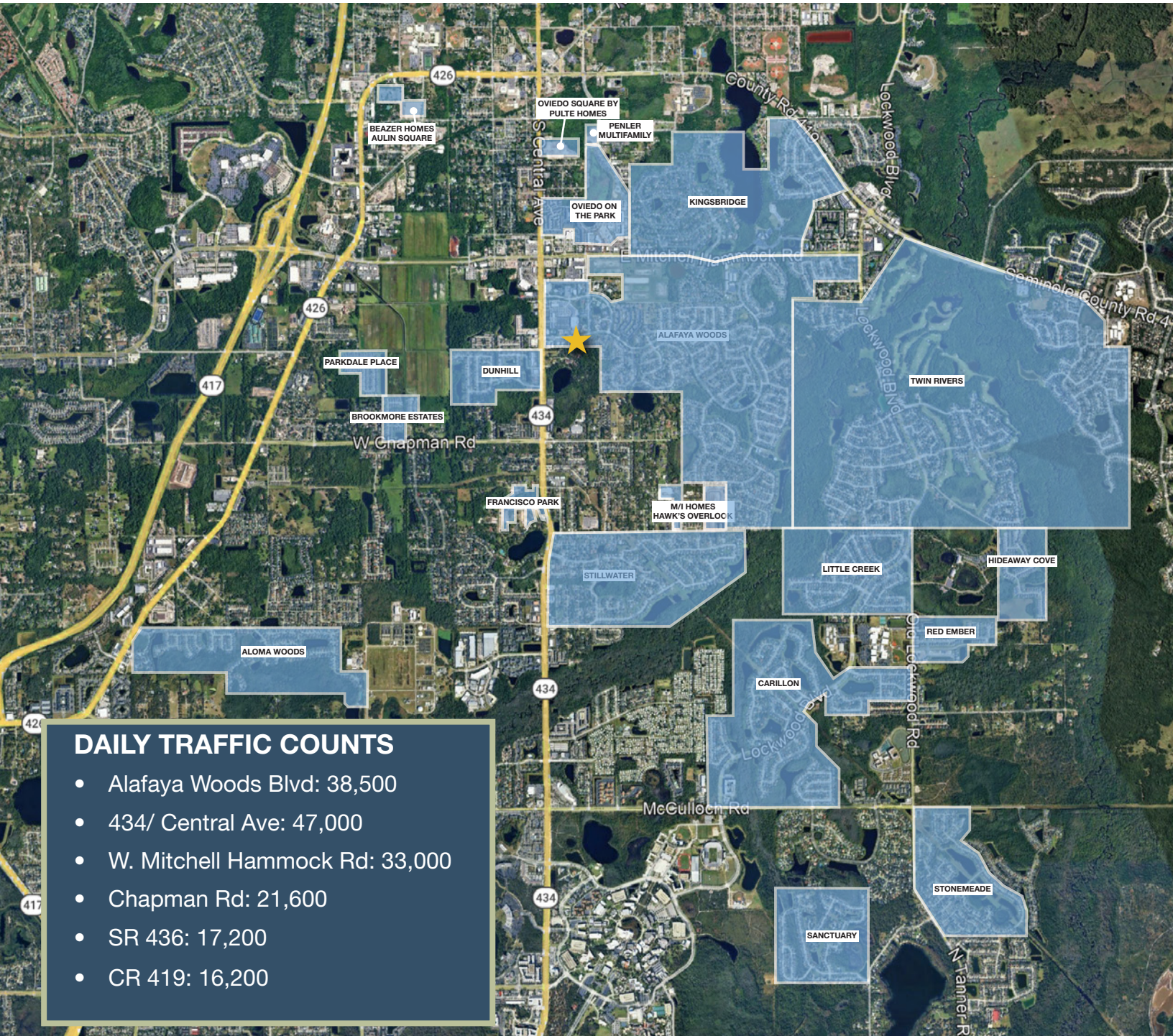


GEOGRAPHICAL DETAILS

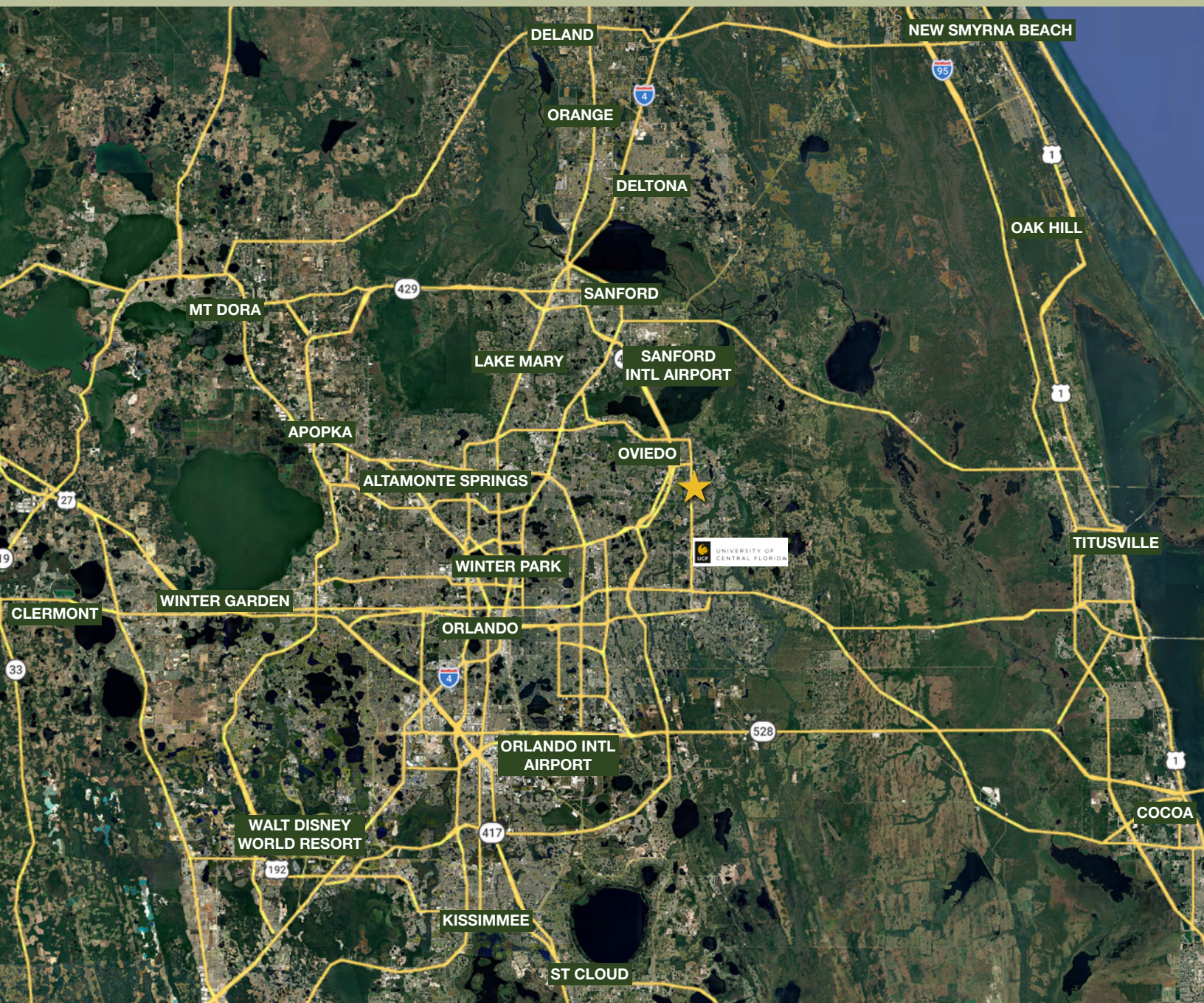
DEMOGRAPHICS

Total Population	41,901	491,884
Median HH Income	\$117,070	\$85,761
Median Home Value	\$454,000	\$386,900

Oviedo, US Census *Seminole County, US Census*



REGIONAL MAP



DRIVE TIMES

- UCF: 8 min
- Sanford International Airport: 20 min
- Sanford: 20 min
- Lake Mary: 20 min
- Orlando: 25 min
- Winter Park: 30 min
- Titusville: 45 min
- New Smyrna Beach: 1 hr 10 min