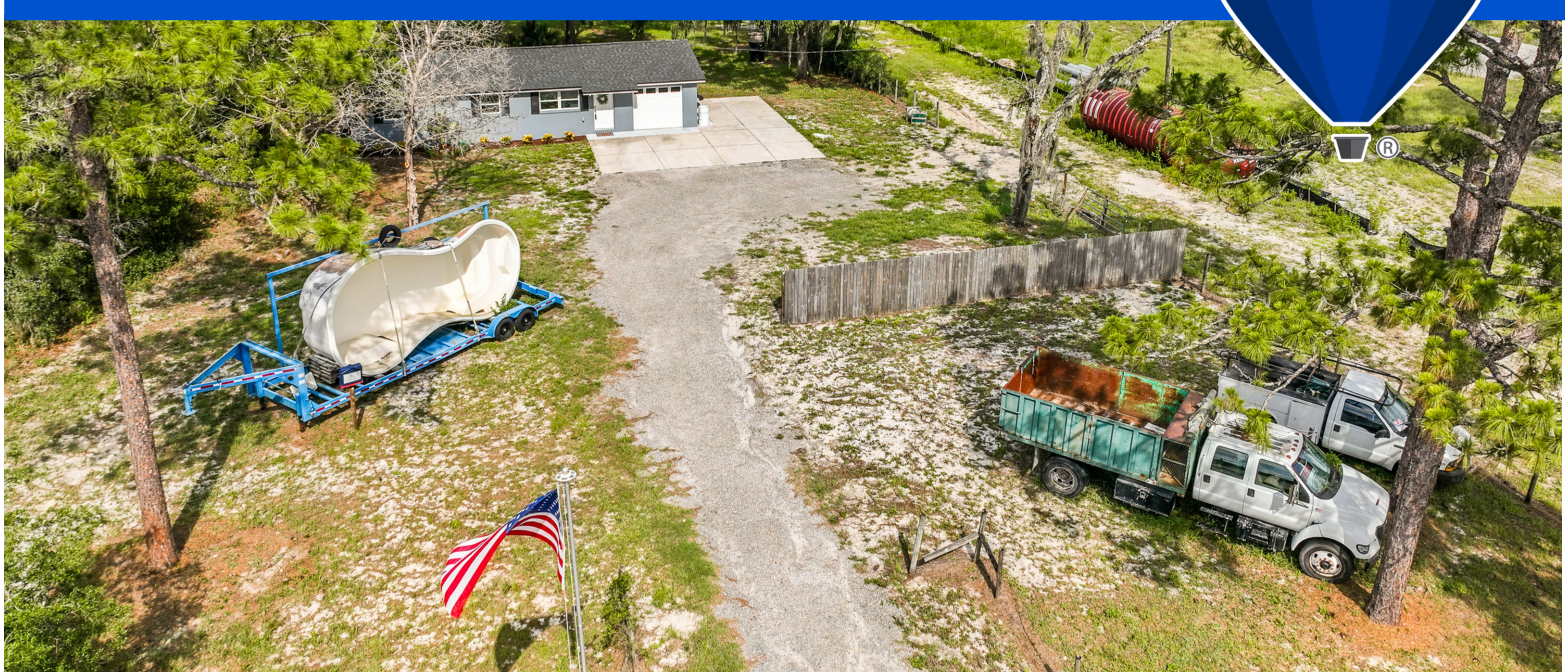


1.22 ACRES COMMERCIAL PROPERTY FOR SALE

130ft of SR 415 FRONTAGE



749 N SR415, OSTEEN FL 32764

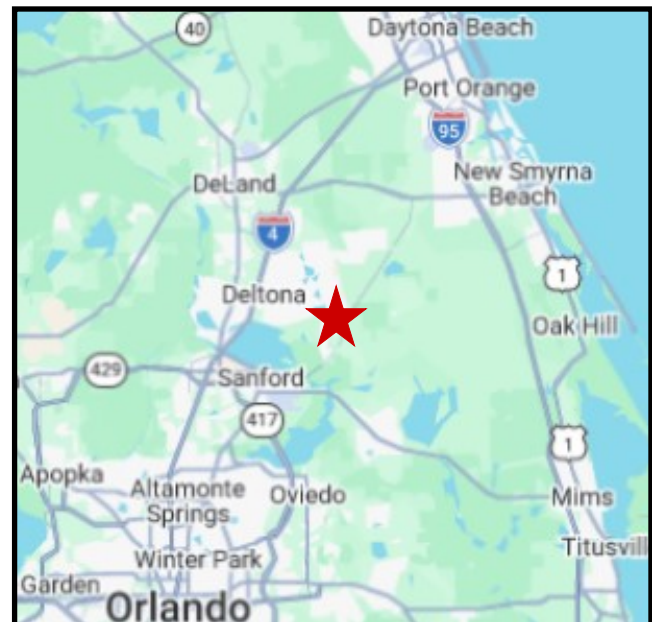
LOCATION OVERVIEW:

Fully renovated and COMMERCIAL ZONED single family residence. Situated on 1.22 acres of property (+/- 130' of Highway Frontage), this property has an abundance of potential for a variety of uses. The structural improvements received a top-to-bottom renovation with extensive upgrades. Potential

This growing area has seen the addition of a WalMart Supercenter, retail shopping center, banking, McDonalds with more commercial uses coming to the neighborhood soon. Mixed-Use zoning allows for a variety of business uses at this location.

SITE FEATURES

SITE SIZE	52,954 SQ FEET / 1.22 ACRES
ZONING	COMMERCIAL
FUTURE LAND USE	OSTEEN LOCAL PLAN - MIXED USE
FRONTAGE	130 FEET ON SR 415
BUILDING	SFR - 1,040 SF 3 BED / 2 BATH



For more information, please contact:

BILL MILLER

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RE/MAX
COMMERCIAL

300 Primera Blvd Suite 100
Lake Mary, FL 32746

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AEIRAL MAP OVERVIEW:



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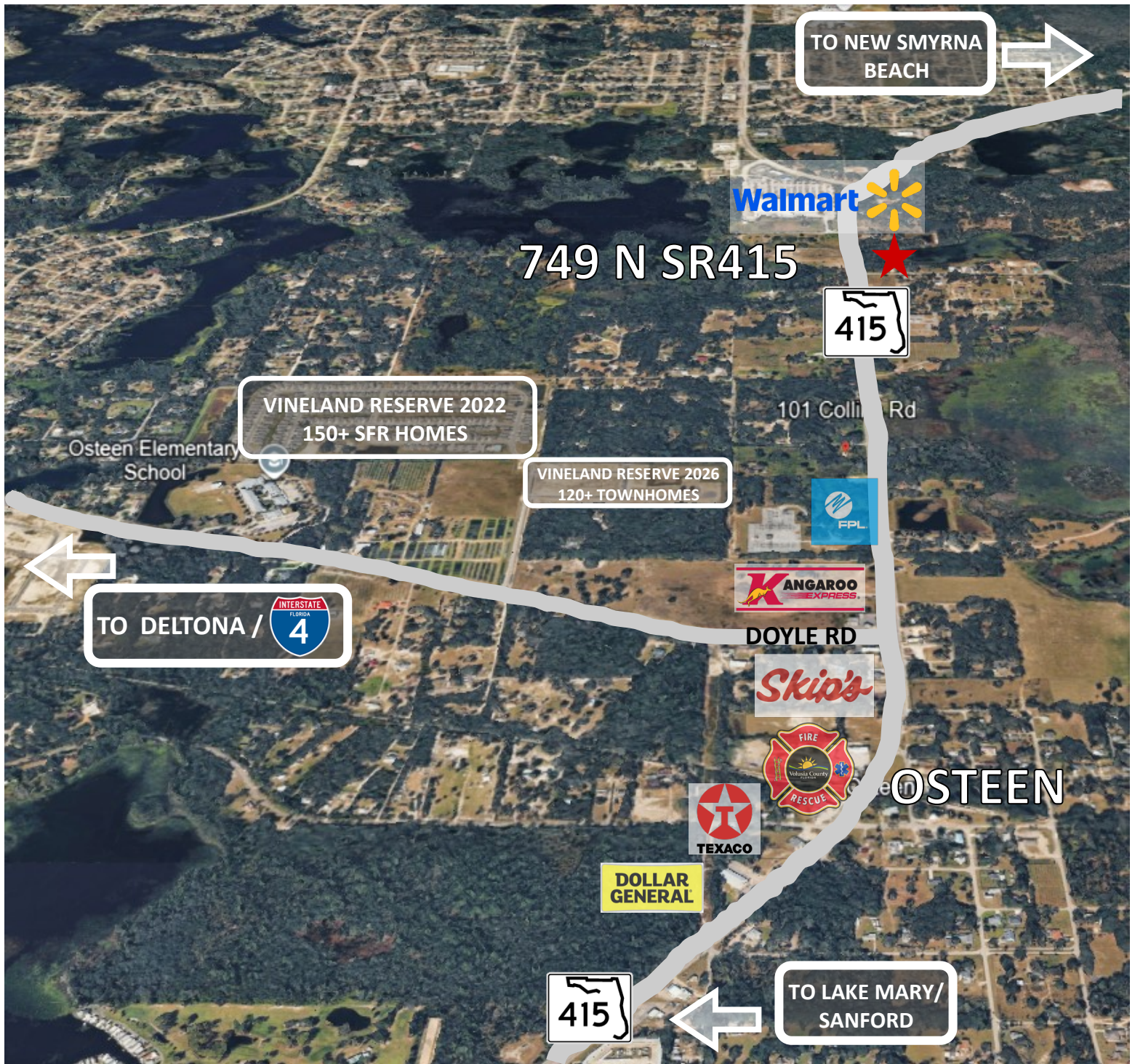
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LOCAL AREA MAP:



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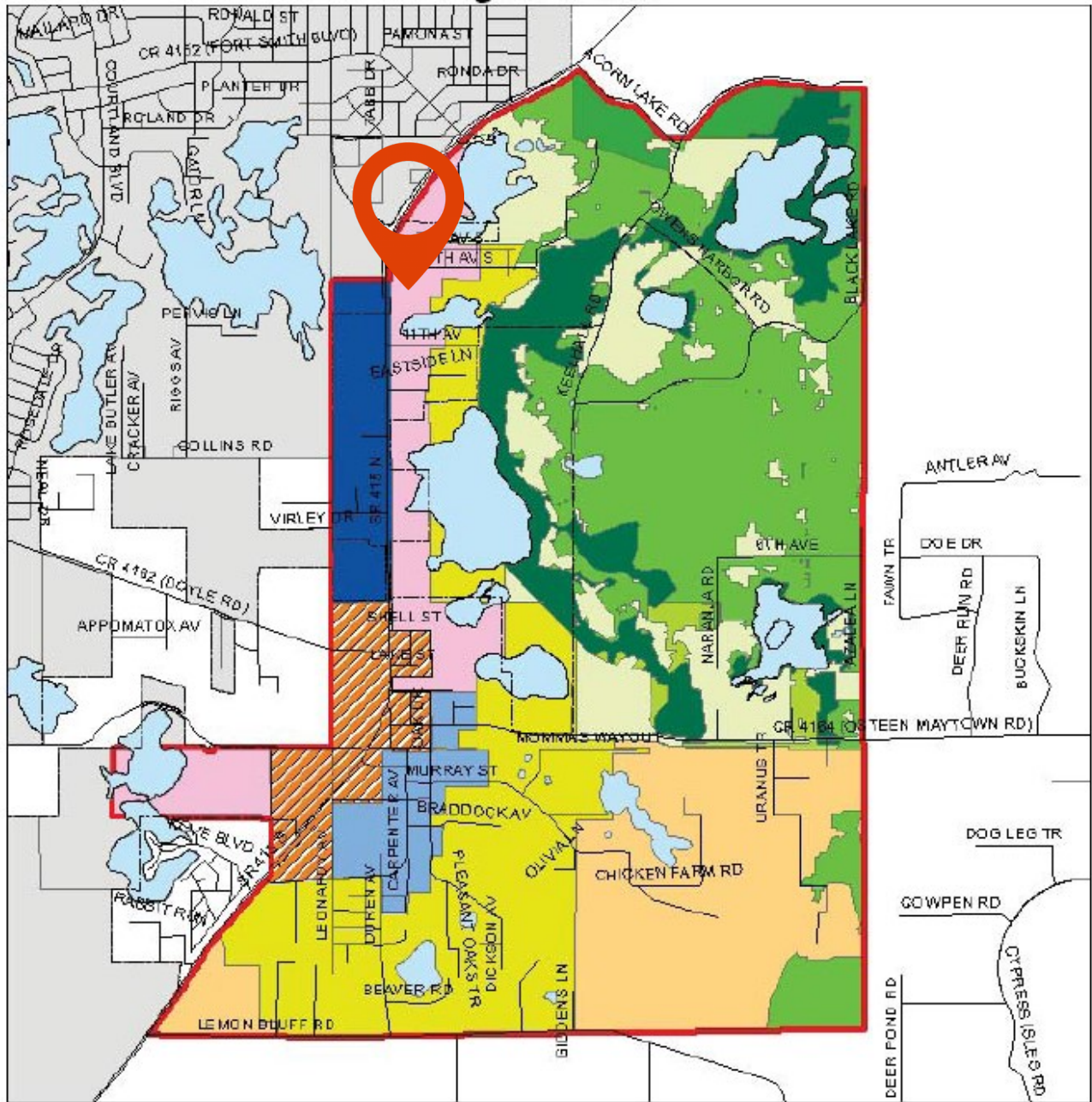
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1.22 ACRES COMMERCIAL PROPERTY FOR SALE

FUTURE LAND USE: OSTEN LOCAL PLAN - TECH CENTER



- | | | |
|---------------------------|---------------------------------|-------------------------------|
| Cluster Residential (CR1) | Cluster Residential (CR5) | Tech Center (TC) |
| Cluster Residential (CR2) | Mixed Use Village (MUV) | Transitional Residential (TR) |
| Cluster Residential (CR3) | Osteen Commercial Village (OCV) | Urban Residential (UR) |
| Cluster Residential (CR4) | Rural Estate (RE) | Lakes |

Prepared by: Volusia County Growth & Resource Management Department



1" = 2640'

For more information, please contact:

BILL MILLER

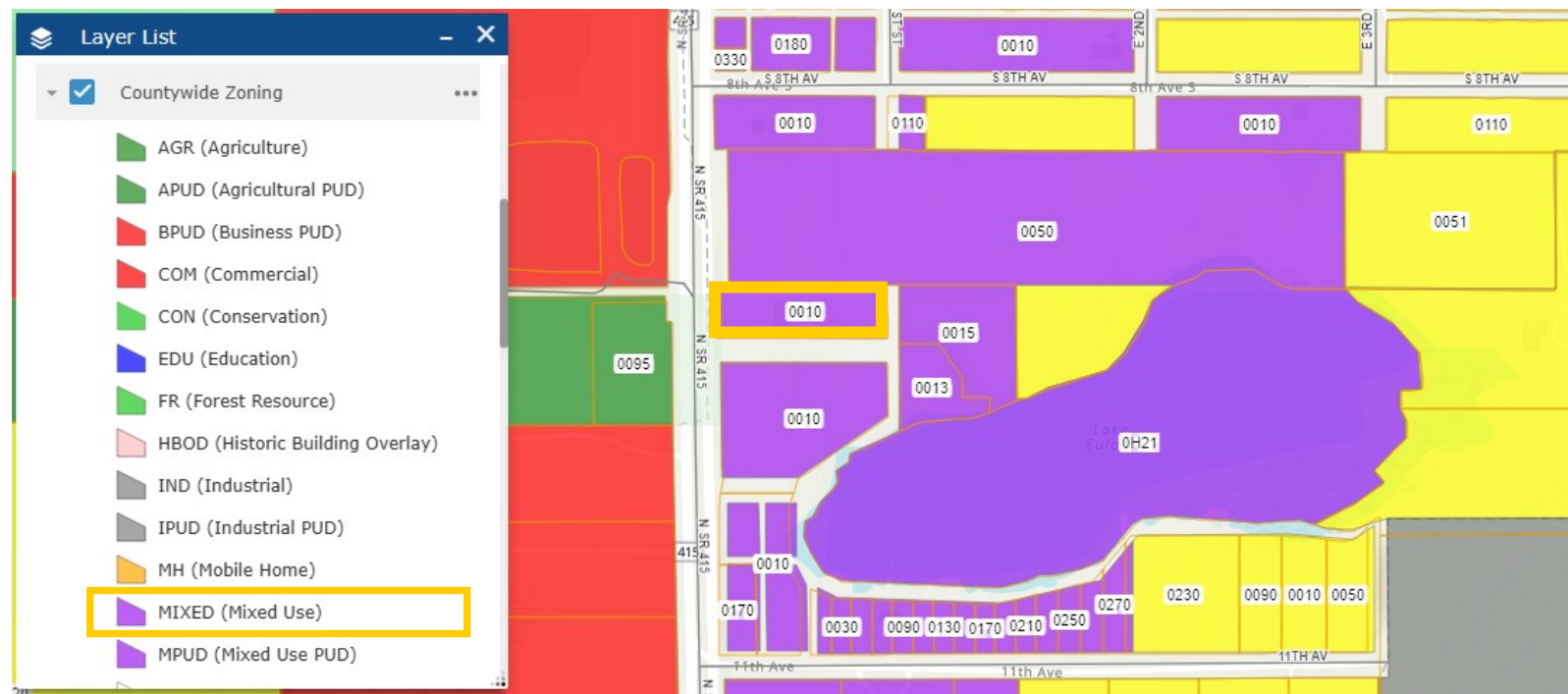
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1.22 ACRES COMMERCIAL PROPERTY FOR SALE

ZONING: MIXED USE



FUTURE LAND USE: OSTEN LOCAL PLAN - MIXED USED PERMITTED USES

Mixed Use Village (MUV) - The MUV is intended to facilitate a variety of housing choices along SR 415. Housing types in the MUV can include single-family dwellings on individual lots, townhomes, or medium density, low rise multi-family formats. Strip commercial uses along major roads, including SR 415 are not allowed in the MUV. However, commercial uses such as a community shopping center may be allowed within compact nodes associated with the intersections of major roads. Where possible commercial and residential development should be combined into single buildings or otherwise mixed. Access to SR 415 shall be limited. Cross access easements, parallel facilities or other methods will be used to limit driveway cuts onto SR 415. Small parks, tot lots and open space areas are intended elements of the MUV.

MUV Development Intensities/Densities

Dwelling Units – Max 8 Dwelling units per acre/Min 4 dwelling units per acre

Wetlands: 1 du/10 acres

Intensity – Max FAR 0.35

Development Mix – 70% residential /30% non residential

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