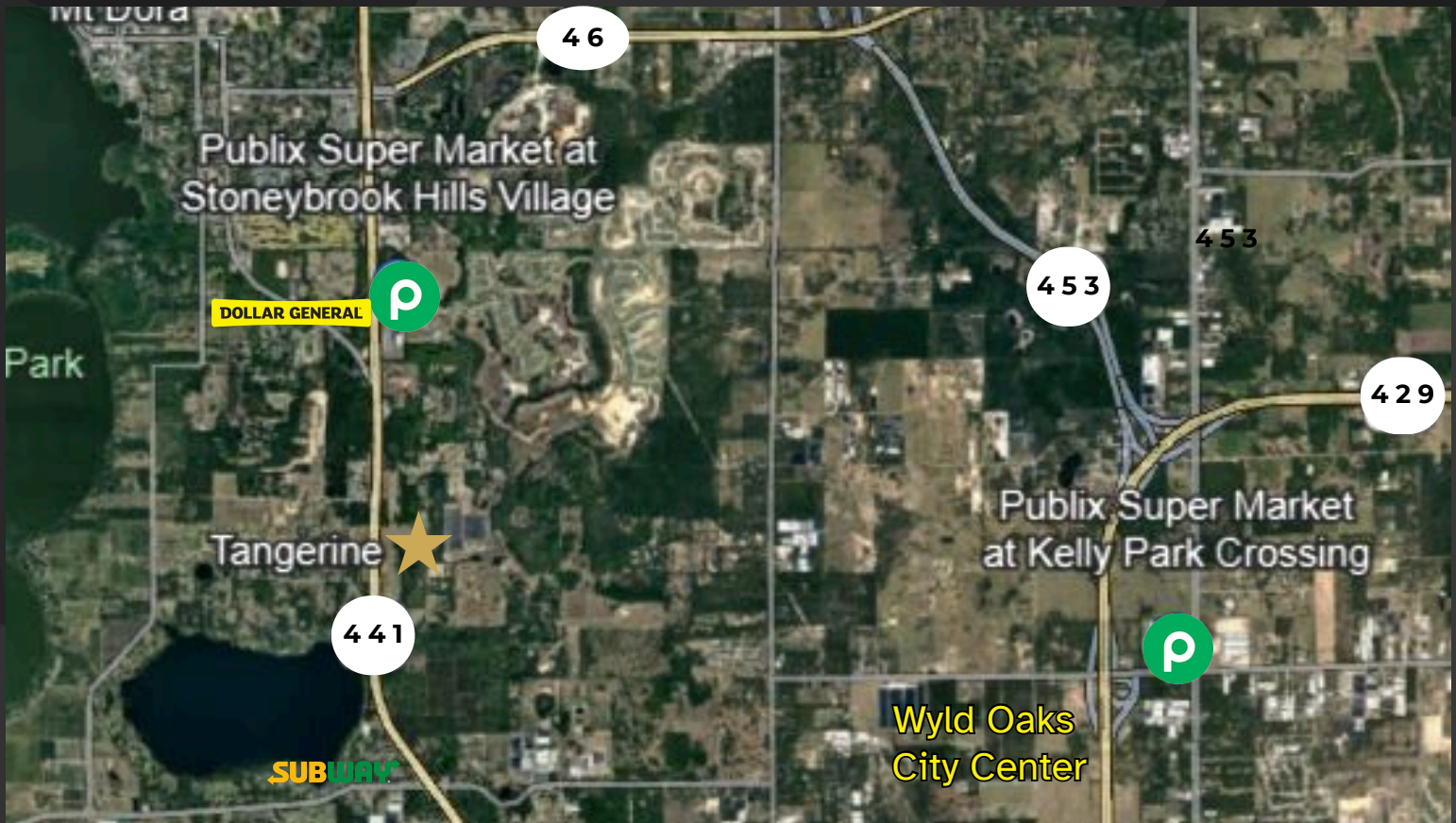


ALTAMONTE REALTY INC

6 AC COMMUNITY COMMERCIAL CENTER



SALE PRICE: \$1,500,000

PROPERTY FEATURES

This property is 6 AC of Land located in the now released Citrus Moratorium Overlay. Community Commercial and office is NOW APPROVED.

Located near Sadler Rd: Future grid road leading to Wyld Oaks 450 AC City Center (WyldOaks.com)

Land Size: 6 AC

High and dry: no ponds or flood zones

Zoning to convert to Community Commercial/ Office in September

957 ft frontage on SR 441

2.5 Stories Max Height

Great for Retail on 1st floor Offices on 2nd

Blake Hattaway

407.616.0382~ Blake@AltamonteRealtyInc.com

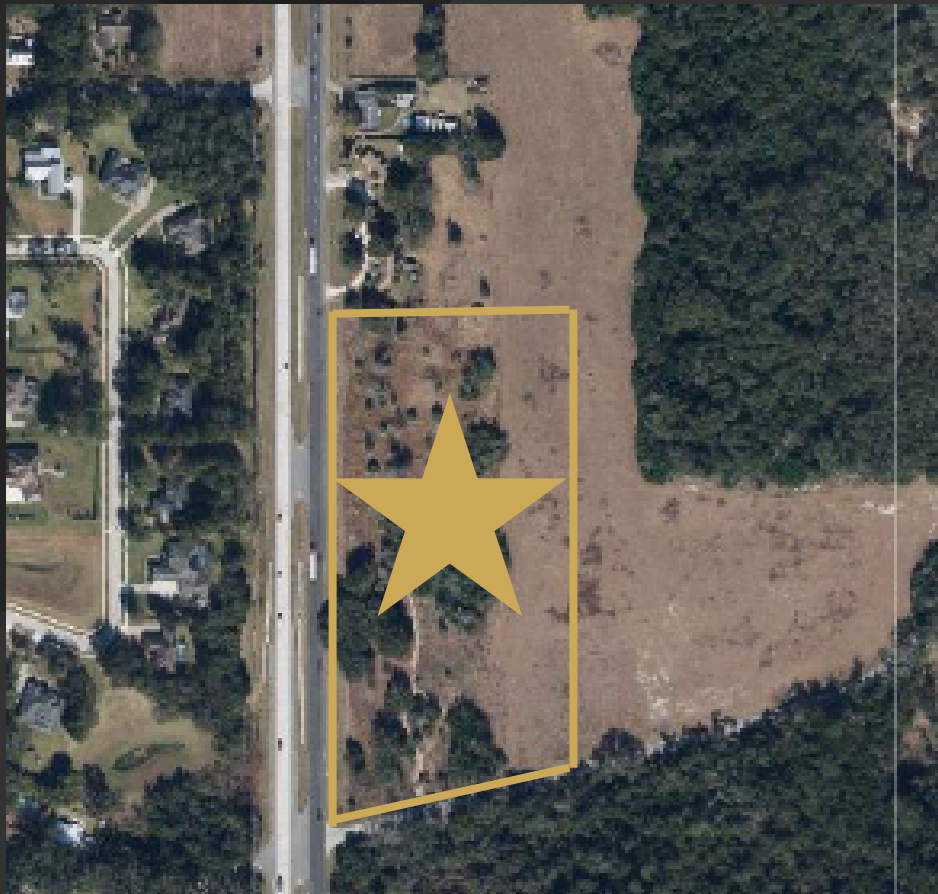
AltamonteRealtyInc.com

377 Maitland Ave Suite 1001 Altamonte Springs, Fl. 32701

Altamonte Realty INC. has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice. Licensed Real Estate Broker.

ALTAMONTE REALTY INC

6 AC COMMUNITY COMMERCIAL CENTER



**+10,000 households approved
& being built within 5 miles**

**\$96,180 Median Household
Income**

**5.9% increase in households
available over next 5 years**

**6.1% increase in population
projected**

**1 Mile from New Wyld Oaks
City Center**

LMN 4.3.10: NEIGHBORHOOD COMMERCIAL AND OFFICE USES SHALL BE ALLOWED IN RURAL SETTLEMENTS IN AREAS DESIGNATED AS RURAL CENTERS (FORMERLY OFFICE (O-RS) AND COMMERCIAL (C-RS) ON THE FUTURE LAND USE MAP. THE SCALE AND INTENSITY OF RURAL CENTERS MUST BE COMPATIBLE WITH THE DEVELOPMENT PATTERN OF THE EXISTING RURAL SETTLEMENT.

NEIGHBORHOOD COMMERCIAL USES IN RURAL SETTLEMENTS SHALL BE DEVELOPED ACCORDING TO THE FOLLOWING CRITERIA:

- A. THESE USES SHALL BE LOCATED TO SERVE THE RESIDENTS OF THE RURAL AREA AND NOT PRIMARILY TO ATTRACT "PASS BY" TRIPS; AND,
- B. THESE USES SHALL CONTAIN RETAIL AND PERSONAL SERVICES INTENDED TO SERVE THE IMMEDIATE POPULATION.

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