

FOR SALE • BANK-OWNED • 205 DEVELOPED TOWN HOME LOTS



Oak Ridge Town Homes

St. Cloud, Florida

Exclusively Listed By:

Margery Johnson
margery.johnson@cushwake.com
407.541.4395





Location:

Seven Oaks Drive between Old Canoe Creek Road and Canoe Creek Road (SR 523), St. Cloud, Florida. Easy access to Florida's Turnpike, downtown St. Cloud.

Size:

205 developed town home lots, most surrounding large retention pond. Originally planned for 282 town homes (approximately 68 occupied).

Zoning:

R-3, City of St. Cloud

Local Amenities:

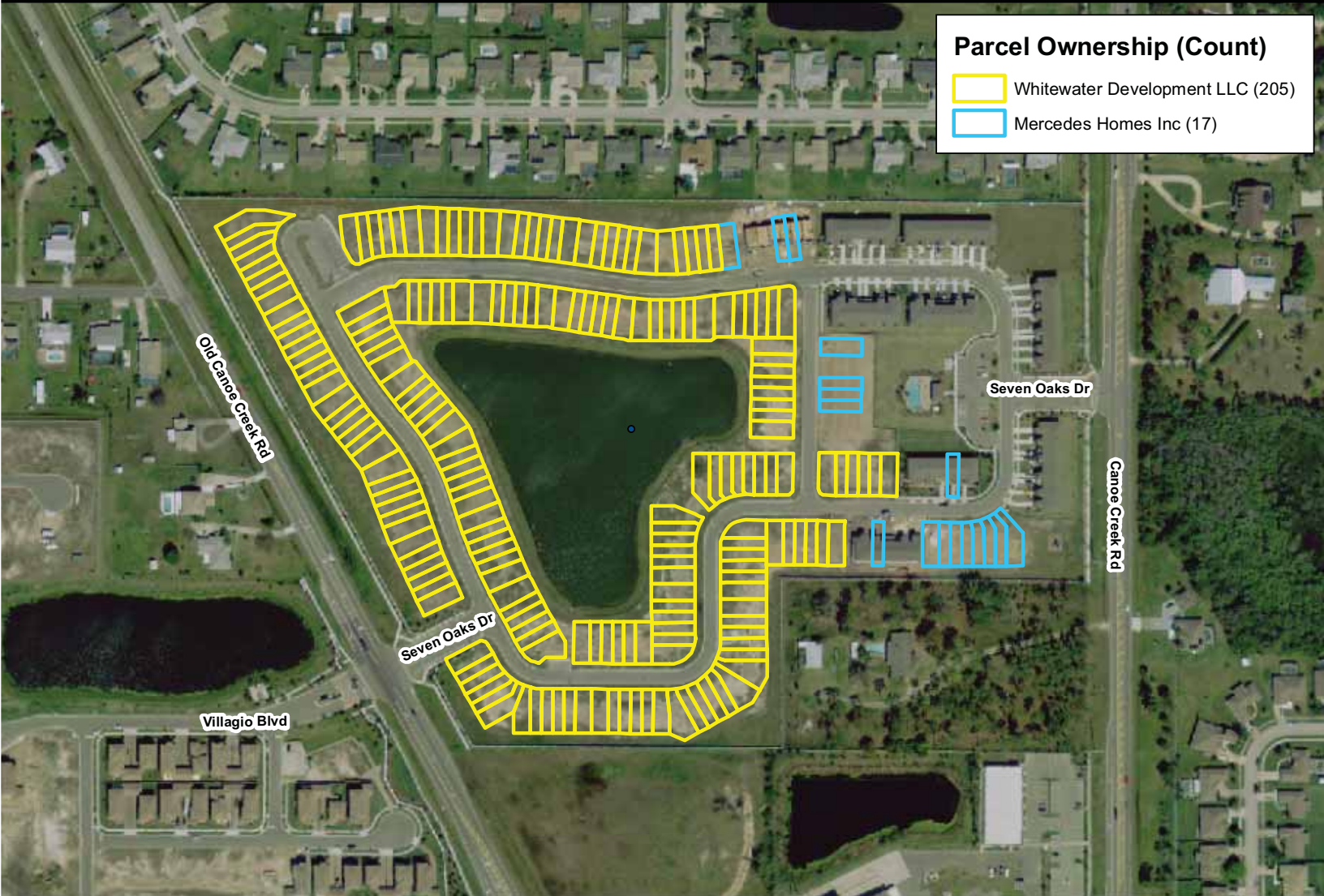
Publix, Winn-Dixie, McDonald's, and other restaurants, Walgreen's and other pharmacies, banks, veterinarian, other retail about ½ mile away.

Project Amenities:

Gated community with entrances on both Old Canoe Creek and Canoe Creek Roads; perimeter wall. Swimming pool and clubhouse.

Property Details:

Asking Price:	\$3,000,000
Total Number of Units:	205 Developed Lots - 282 Total
Jurisdiction:	City of St. Cloud
Utilities:	City of St. Cloud
WMD:	South Florida WMD
Roads:	Private - HOA
Ponds:	Private - HOA
Property Manager:	Donny Martinez Blue Water Community Management
Impact Fee Credits:	\$235 Per Lot Credited to Future Sewer Impact Fees
Annual Taxes & Assessments:	\$245.71 Per Lot (2010) \$50,370.55





Offer Process

- 1) Submit a Confidentiality Agreement to margery.johnson@cushwake.com, fax the form to 407.425.6455 or mail information to:
 Margery Johnson
 Cushman & Wakefield of FL, Inc.
 800 North Magnolia Avenue
 Suite 450
 Orlando, FL 32803
- 2) Access to due diligence materials at CW-One will be granted upon receipt of the Confidentiality Agreement
- 3) Submit Letter of Intent. Format and deadline will be provided within several weeks for all who have submitted a Confidentiality Agreement.

Margery H Johnson, CCIM, CIPS Senior Director • Land Brokerage Services

Cushman & Wakefield of Florida, Inc.
 800 N Magnolia Avenue, Suite 450
 Orlando, FL 32803
 Main: 407-841-8000 • Desk: 407-541-4395
 Fax: 407-425-6455 • Cell: 407-435-4947

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a lease which is unconditionally executed and delivered by and between landlord and tenant. (A copy of the rates and conditions referred to above are available upon request.) No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

