



Unincorporated Osceola County, FL

PROPERTY OVERVIEW

LAND:

+/- 8,000 Acres

Current Family Owned and Operated Cattle (Cow/Calf) Operation

Accented with Sod, Timber, and Hunting/Recreational Revenue

HIGHLIGHTS:

Almost 3 Miles of Lakefront Property on Lake Gentry.

Almost 3 Miles of Paved Road Frontage on Canoe Creek Road (CR 523).

Frontage at the Future Northeast Connector Expressway (Central Florida Expressway Authority) Interchange with Canoe Creek Road (CR 523).

The Northeast Connector Expressway begins at the Subject Property on Canoe Creek Road (CR 523) and extends easterly through the Property for approximately 3.3 Miles with a Potential Additional Local Interchange near the northern Property Boundary.

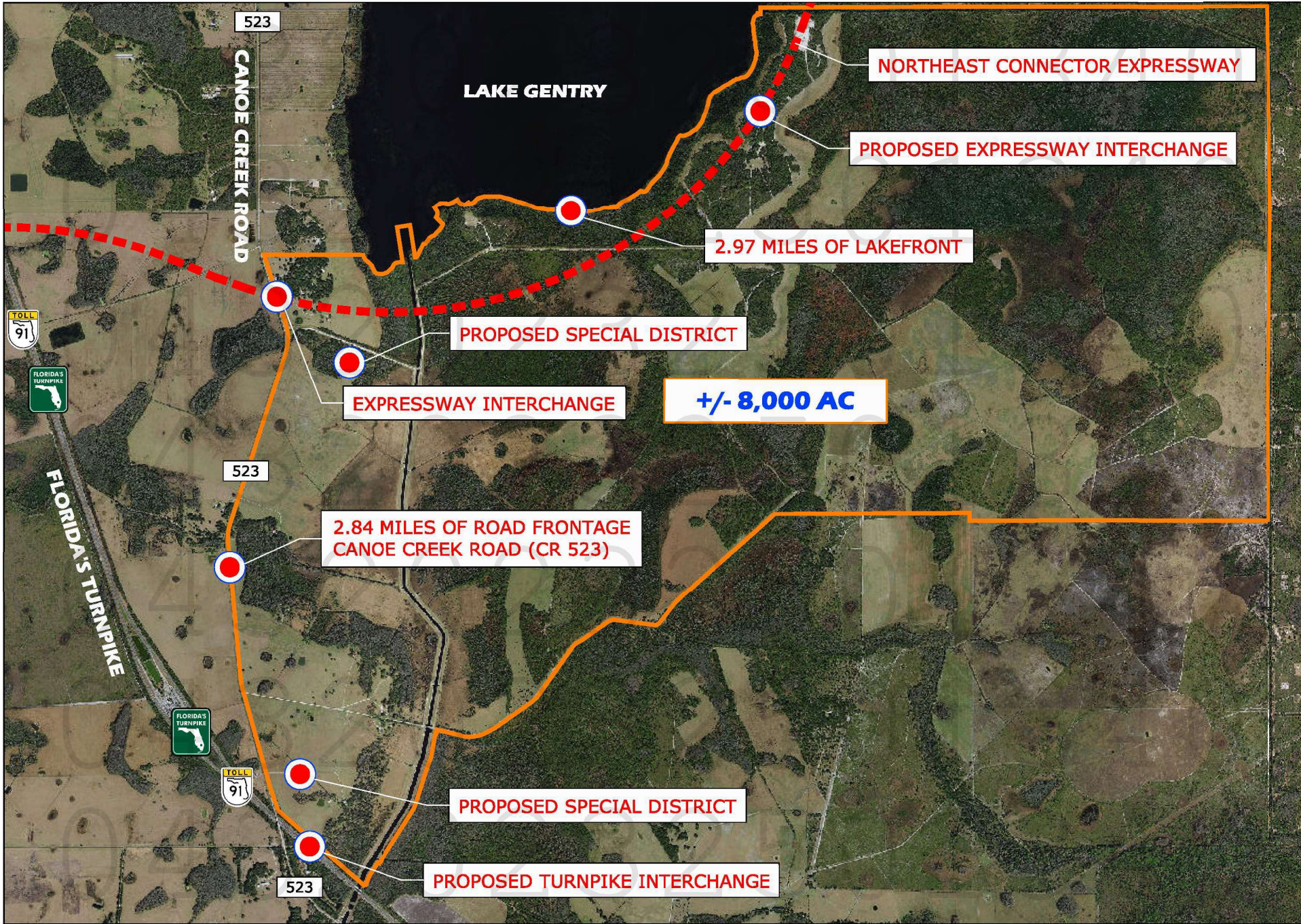
Frontage on Florida's Turnpike with Proposed On-Grade Interchange.

County Support for Special Districts with Employment Center, Industrial, and/or Manufacturing. There are Two Proposed Locations of approximately 100 Acres each with Ideal Access to the Expressway and Florida's Turnpike.

On-Site Wetland Mitigation Area Creation Opportunities.

CONSIDERATIONS:

The Family would like to Retain the Cattle Grazing and Lease Rights over any Undeveloped portion of the Property for a Minimum Wind-Down Period of 2 Years.



0' 1,700' 3,400'

SCALE: 1" = 3,400'

Osceola County, FL

Sec 24, 25, 36, Twn 27 S, R 30 E
Sec 14-23, 26-32, Twn 27 S, R 31 E
Sec 6, Twn 28 S, R 31 E

Aerial Map

DP Ranch



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FIGURE 1

Table 1 - DP Ranch Conceptual Project Buildout

Neighborhood ID / Place Type / Division	DP Ranch Inclusion	Single-Family Detached [DU]	Multi-Family Attached [DU]	Commercial [SF]	Office [SF]	Industrial [SF]	Civic [SF] ^[3]	Hotel [Rooms]
WEST NH-1	Partial ^[1]	193	104	0	0	0	0	0
WEST NH-3	Partial ^[1]	18	10	0	0	0	0	0
WEST NH-1 NEIGHBORHOOD CENTER	Complete ^[1]	0	0	0	0	0	94,000	0
DP-1	Complete ^[2]	281	396	0	0	0	0	0
DP-2	Complete ^[2]	804	1,131	0	0	0	0	0
DP-3	Complete ^[2]	858	303	0	0	0	0	0
DP-4	Complete ^[2]	1,043	368	0	0	0	0	0
DP-5	Complete ^[2]	1,017	1,433	0	0	0	0	0
DP-6	Complete ^[2]	1,183	487	0	0	0	0	0
DP-7	Complete ^[2]	878	361	0	0	0	0	0
COMMUNITY CENTER with MARINA (DP-5) ^[4]	Complete ^[2]	0	400	250,000	120,000	0	70,000	0
NORTH EMPLOYMENT CENTER	Complete ^[2]	0	120	80,000	80,000	600,000	500,000	0
SOUTH EMPLOYMENT CENTER	Complete ^[2]	0	120	80,000	80,000	600,000	500,000	0
DP RANCH NEIGHBORHOOD CENTERS ^[5]	Complete ^[2]	0	0	20,000	20,000	0	1,440,000	0
RURAL SETTLEMENT ("RS" +/- 2,410.16 AC) ^[6]	Complete ^[2]	2,034	0	0	0	0	0	0
Totals		8,309	5,233	430,000	300,000	1,200,000	2,604,000	0

[1] Inclusion and development quantities are based upon the current Osceola County Mixed Use Districts 5 & 6 Conceptual Master Plan.

[2] Inclusion and development quantities are based upon the proposed creation of the DP Ranch Mixed Use District.

[3] Civic Space quantities as calculated by total designated land area.

[4] At minimum, one Community Center shall be constructed for every 8,000 Residential Building Permits Issued, Policy 1-1.2.14(2).

[5] At minimum, one Neighborhood Center shall be constructed for every 2,000 Residential Building Permits Issued, Policy 1-1.2.14(1).

[6] Rural Settlement development with Minimum Lot Area of 0.25 Acres. Typical Minimum Lot Size of 80 Feet Wide x 137 Feet Deep.



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