



**4.48+/-  
ACRES**

OFFERED AT  
**\$850,000**  
4.48 +/--ACRES

## Prime East Side Location – Seminole County

A rare bite-sized infill opportunity in Seminole County, ideal for low-density residential development.

[⇒ Interactive Map Link](#)

PRESENTED BY  
**John A. Evans, Sr.**  
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Senior Advisor | **407.230.7208**



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4.48 +/-ACRES

## STRATEGIC LOCATION

- Located at the intersection of Carrigan Avenue & Alafaya Trail, Oviedo, FL 32765.
- Situated in Seminole County with multiple access points.



## SURROUNDING AMENITIES:

**Shopping & Dining:** Waterford Lakes Town Center, Alafaya Square, Miller's Ale House, Kobé Japanese Steakhouse, Cooper's Hawk Winery & Restaurant, La Granja, Publix and much more.

**Healthcare:** Oviedo Medical Center.

**Education:** University of Central Florida (UCF), just minutes north.



**Parks & Recreation:** Overlook Park, Hal Scott Regional Preserve and Park.

## DRIVE-TIME ACCESS:

- **Orlando International Airport:** 25 minutes
- **Downtown Orlando:** 20 minutes
- **Beaches:** Cocoa Beach 50 minutes, Daytona Beach 1 hour
- **Nearby Major Roads:** Alafaya Trail, Boland Drive, Lowery Drive, Moore Drive, Division Street



## ZONING

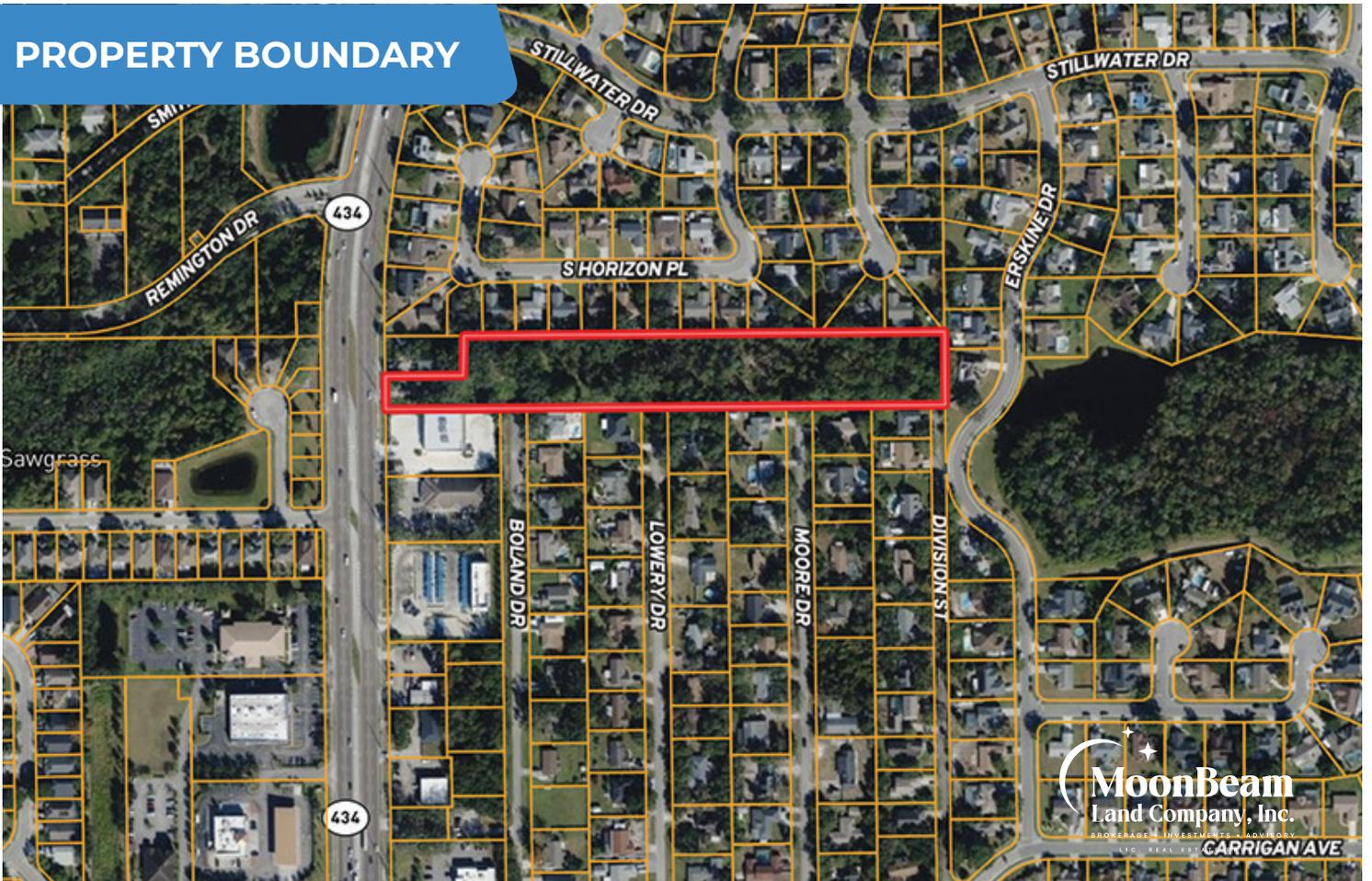
- **Future Land Use:** Low Density Residential (FLU) perfect for residential projects.

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# REGIONAL MAP



# PROPERTY BOUNDARY





# RESIDENTIAL INFILL SITE

CARRIGAN AVENUE AND  
STILLWATER DRIVE ON ALAFAYA TRAIL



## MoonBeam Land Company

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Rooted in seven generations of Florida heritage, **MoonBeam Land Company** is a premier brokerage specializing in agricultural real estate, commercial land transactions, and strategic investment advisory services.

Under the leadership of **John A. Evans, Sr.**, Licensed Real Estate Broker, our team brings over 17 years of proven market expertise. To date, we have successfully closed more than **\$627 million** in transactions, representing over **90,000 acres** of land across Florida.

**Inquire for More Details** For personalized assistance, please contact:



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