



NOW \$595,000

~~\$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](#)



NOW OFFERED AT

\$595,000

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.



Every attempt is made to provide accurate information on properties offered for sale. MoonBeam Land Company, Inc. does not guarantee the accuracy. Offerings are subject to errors, omissions, prior sale or withdrawal without notice. Buyer should rely entirely on their own research, inspection of property, and records.

REGIONAL MAP

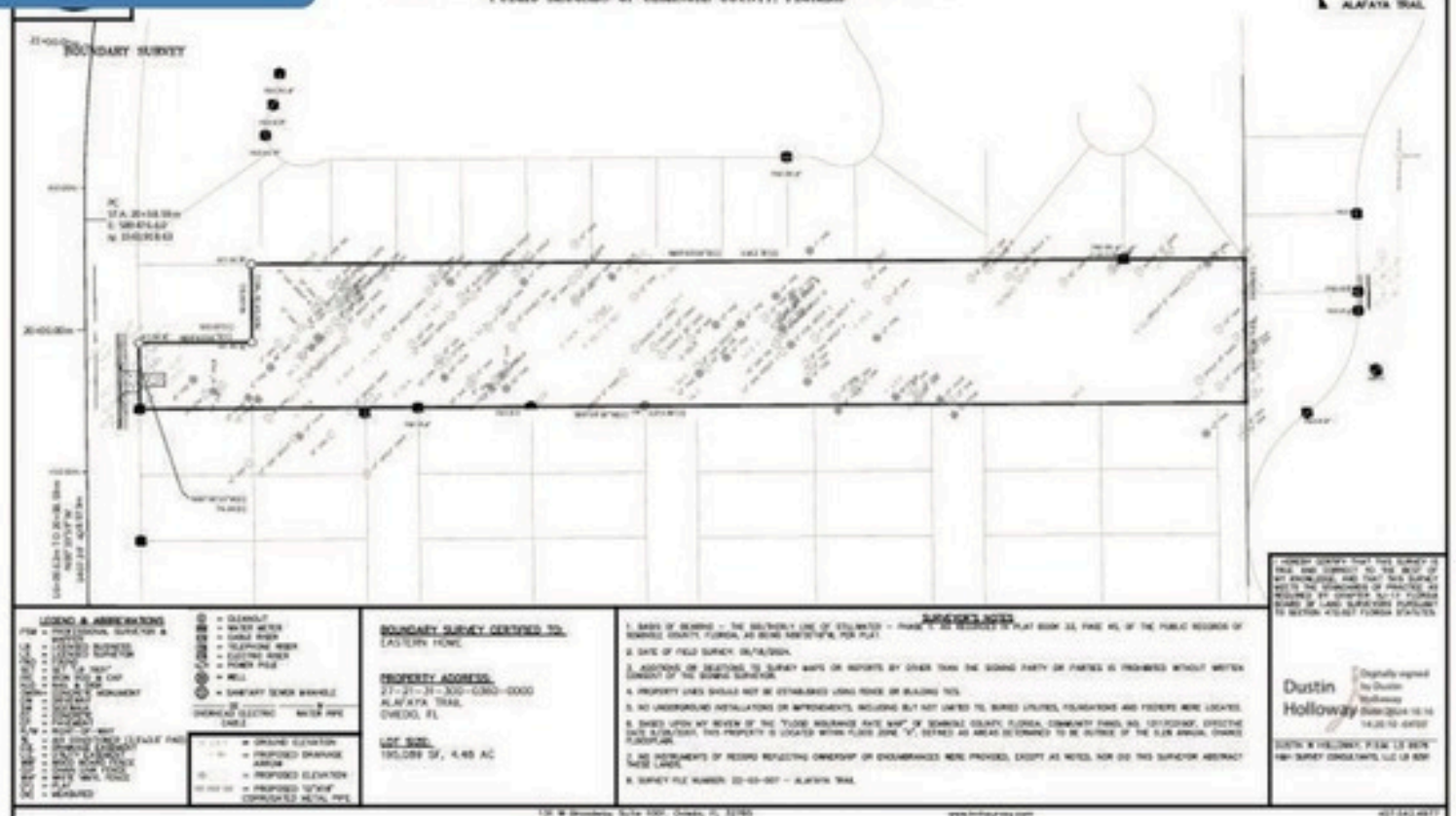


PROPERTY BOUNDARY



A photograph showing the front view of a property. In the foreground is a dark asphalt road with white lane markings. A concrete sidewalk leads from the road towards a grassy area. A chain-link fence runs across the middle ground. Behind the fence, there are several palm trees and other lush greenery. A large, tall palm tree is particularly prominent on the left side. In the background, a building with a red roof is partially visible through the trees. The sky is blue with scattered white clouds. A blue banner in the top left corner of the image contains the text "FRONT VIEW" in white capital letters.

LEGAL DESCRIPTION
THE NORTH 1/2 OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE
NORTH 90 FEET OF THE WEST 130 FEET, ALSO LESS THE WEST 50 FEET FOR RIGHT OF WAY,
SECTION 27, TOWNSHIP 21 SOUTH RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



RESIDENTIAL INFILL SITE

CARRIGAN AVENUE AND
STILLWATER DRIVE ON ALAFAYA TRAIL



MoonBeam Land Company

Your Trusted Partner in Florida Agri-Real Estate and Commercial Land Sales

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 **\$646 million** in transactions, representing over **90,200 acres** of land across Florida.

Inquire for More Details For personalized assistance, please contact:



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