Opportunity Site Four: U.S. 17-92 CRA

Mixed-Use Office, Industrial, Commercial, Residential

For the most current information please visit us at: www.winterspringsbiz

U.S. 17-92 Community Redevelopment Agency (CRA) Mission:

"To realize the full economic and functional potential of the U.S. 17-92 corridor through strategic and timely investments that enhance the competitiveness and desirability of the corridor for the business community and the public at large."

The U.S. 17-92 Community Redevelopment District

The U.S. 17-92 corridor is Seminole County's commercial corridor running along the western border of Winter Springs. The City of Winter Springs has several commercial and industrial properties located along this corridor, within the U.S. 17-92 Community Redevelopment Area. This opportunity site is made up of 40 parcels totaling over 126 acres. These parcels represent significant opportunities for retail, multi-family development, commercial or industrial users that would benefit from the visibility and access provided by the U.S. 17-92 corridor.

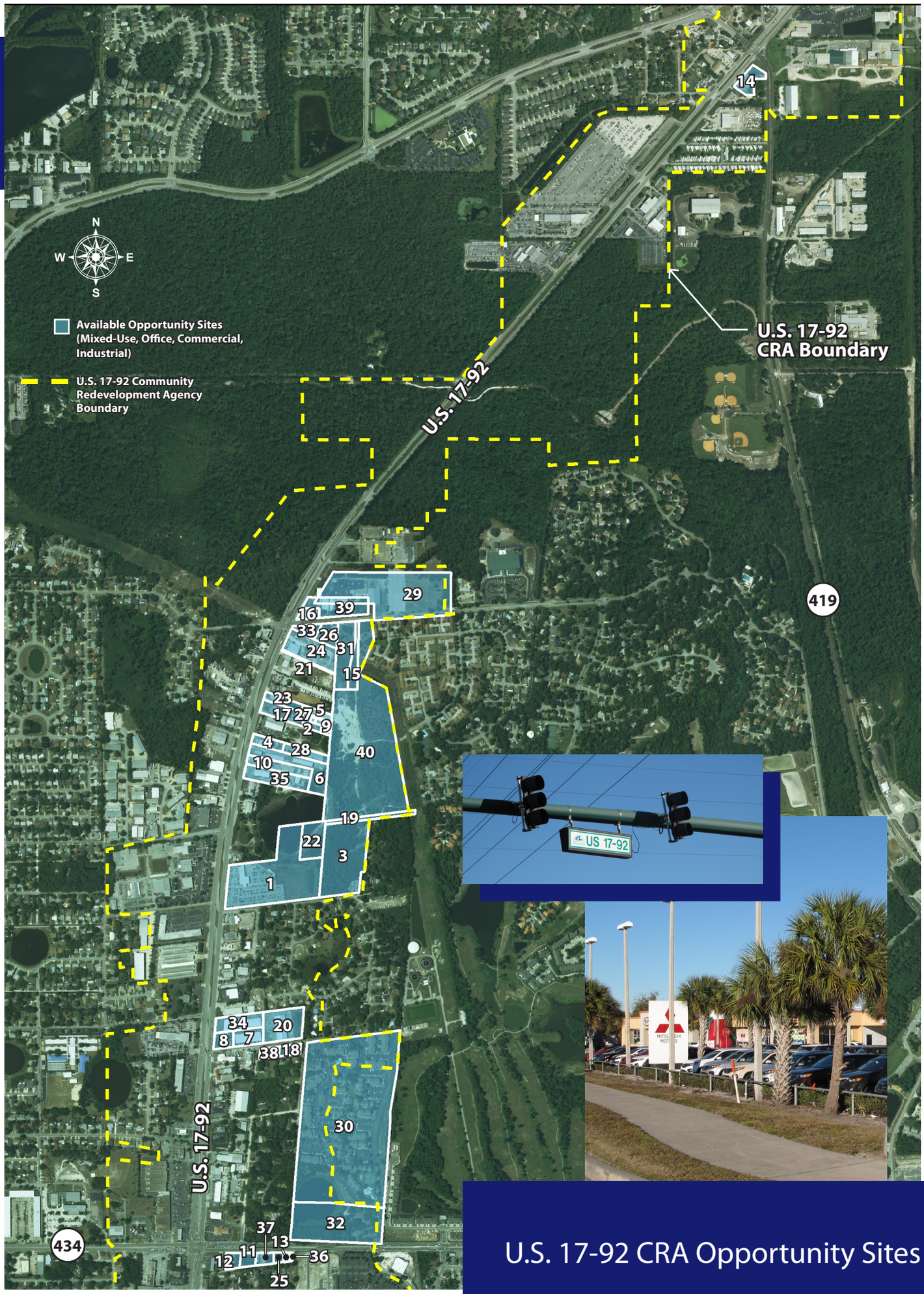
The U.S. 17-92 Community Redevelopment Agency (CRA) was established in 1997. The CRA offers services and programming to assist relocating or existing businesses within and along this corridor.

The availability of sites, existing facilities, great access, high-visibility and the business assistance programs provided by the U.S. 17-92 CRA make this Opportunity Site Area a very appealing location!

For more information about Economic Development Incentives within the U.S. 17-92 CRA, please contact: Randy Stevenson, Winter Springs 17-92 CRA Program Manager, (407) 327-5968 or rstevenson@winterspringsfl.org

U.S. 17-92 CRA Opportunity Sites Parcel Information

SITE	PARCEL	ACRES	TARGET USE	ZONING	OWNER
1	33203050300000140	10.70	Industrial	C-2	Longwood Property Acquisitions
2	3320305230C000000	0.60	Industrial	C-2	Sun Homes Of Orlando Inc
3	33203050300000240	6.94	MDR	PUD	Dittmer Properties Inc
4	2820305AS0B000080	0.70	Industrial	C-2	Morden Barry N & Annie Trs
5	2820305RX00000020	0.48	Industrial	C-2	Wallace Seat Companies Inc
6	2820305AS0B000070	2.63	Industrial	C-2	Dittmer Properties Inc
7	3320305030000019C	1.08	Commercial	C-2	Reeco Properties LLLP
8	3320305030000019E	0.70	Commercial	C-2	Reeco Properties LLLP
9	332030523000000B0	0.25	Industrial	C-2 (General Commercial)	Wallace Seat Companies Inc The
10	2820305AS0B000060	1.41	Industrial	C-2	Guglielmello Inv Inc
11	2620305AR0D00017N	0.48	Commercial	C-2	Ram Diawantie & Mahindra N
12	2620305AR0D00017L	0.51	Commercial	C-2	Hutto Terry L
13	2620305AR0D00017P	0.12	Commercial	C-2	Dang Hanh Xuan Thi
14	22203030002900000	1.03	Commercial	C-2	Hess Realty Corp
15	2820305AS0B000170	0.96	Industrial and MDR	PUD	Dittmer Properties Inc
16	2820305010000017E	0.45	Industrial	C-2	7-Eleven Inc
17	2820305AS0B000110	1.30	Industrial	C-2	Brucato Marcia & Brucato
18	3320305130D000120	0.47	Recreation and Open Space	C-2	Winter Springs City of
19	3320305030S000000	0.77	MDR	PUD	Dittmer Properties Inc
20	3320305030000019A	2.76	Commercial	C-2	Reeco Properties LLLP
21	2820305AS0B000160	0.15	Industrial	I-1 (Light Industrial)	Richard Moretti LLC
22	33203050300000150	1.81	MDR	PUD	Dittmer Properties Inc
23	2820305RX00000010	0.71	Industrial	C-2	Dlutz Walter & Geralyn
24	2820305AS0B00017B	2.78	Industrial	I-1	Moretti Richard
25	2620305AR0D00017R	0.22	Commercial	C-2	Bg New Direction LLC
26	2820305AS0B00017A	0.96	Industrial	C-2	Dittmer Properties Inc
27	332030523000000A0	0.06	Industrial	C-2	Wallace Seat Companies Inc The
28	2820305AS0B00008A	0.92	Industrial	C-2	Dittmer Properties Inc
29	28203050100000130	11.36	Industrial	C-2	Sprague Electric Co
30	2620305AR0D000160	34.25	High Density Residential	R-3 (Multi-Family)	Laurel Oaks LLC
31	2820305AS0B00015A	2.38	Industrial and MDR	PUD	Dittmer Properties Inc
32	2620305AR0D00016G	7.73	Commercial	C-1	Mth Dev LLC
33	2820305AS0B000180	0.56	Industrial	C-2	Dittmer Properties Inc
34	33203050300000190	1.59	Commercial	C-2	Reeco Properties LLLP
35	2820305AS0B000050	2.04	Industrial	C-2	Guglielmello Inv Inc
36	2620305AR0D00016C	0.05	Commercial	C-2	Eller Jenniver L
37	2620305AR0D00017K	0.46	Commercial	C-2	Ram Diawantie & Mahindra N
38	3320305130D000010	0.44	Recreation and Open Space	C-2	Winter Springs City of
39	28203050100000170	2.40	Industrial	C-2	Walt Dittmer & Sons Inc
40	2620305AR0C000210	21.57	Industrial and MDR	PUD	Dittmer Properties Inc



U.S. 17-92 CRA Opportunity Sites