

Project: U.S. Hwy 301 & County Rd. 528

Prepared For: American Heritage Land & Investment Corp. of Florida, Inc.

SITE LOCATION: East side US Hwy 301 in Sumterville, (3.5 Miles north of City limits of Bushnell). Property extends from CR 543 north to CR 528, Sumter County, Florida

SITE SIZE: 385 Acres, more or less

SITE TOPO: Generally flat and level - at grade

ZONED: Agricultural – residential use is 1 Unit / 10 acres

UTILITIES: Water and sewer force main is along Hwy 301 at CR 528, capacity for development may necessitate expansion of facilities to accommodate the desired densities and intensity of commercial use along US Hwy 301.

AREA POPULATION: (Est. 2007) 290 (1-mile) 6,111 (3-mile) 12,662 (5-mile)
(Proj.2012) 307 (1-mile) 7,369 (3-mile) 15,012 (5-mile)

TRAFFIC COUNTS: 5,700 (Hwy 301 in Sumterville)
6,200 (Close to Bushnell)

SITE FEATURES: The subject site fronts US Hwy 301 (2,600LF +/- Frontage), and CR 543 (1,320LF +/- Frontage), and CR 528 (800LF +/- Frontage)

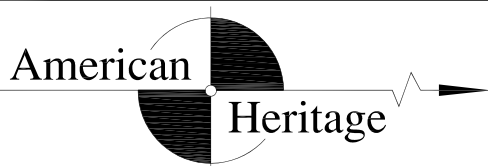
DEVELOPMENT POTENTIAL:

In a recent meeting with an official of Sumter County (the municipal authority for the future land use and current zoning of the subject property), it was ascertained that the County is receptive to cooperating in a large scale Comprehensive Land Use amendment of the property for mixed use (residential with commercial along Hwy 301), provided an eventual rezoning of the property will be through use of a PUD, at which time the Developer will enter into an agreement with the County to address the Developer meeting concurrency issues.

CURRENT LAND USE: The subject property is presently used for agricultural purposes (leased for peanuts farming) and consequently enjoys a favorable ad-valorem real estate tax rate through an *Agricultural Exemption* in addition to revenue from a farming leasing.

SALE TERMS: \$ 35,000/Acre = \$ 13,475,000 for the entire 385 acres

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SITE PROSPECTUS - FAST FACTS