



6375 W. IRLO BRONSON HIGHWAY ORLANDO, FL

Partnership. Performance.

DEVELOPMENT OPPORTUNITY

Avison Young is pleased to present this exciting redevelopment opportunity, consisting of ±77 prime acres located adjacent to the Walt Disney World Resort in Orlando. In addition to its excellent access to the world-famous Disney theme parks, the site fronts I-4 and SR-192 and enjoys extremely high combined traffic counts approaching 190,000 AADT.

The Property's exceptional location, superb visibility and flexible zoning combine to make this a site a rare and uniquely promising redevelopment opportunity.

PROPERTY STATS

Address	6375 W. Irlo Bronson Highway, Orlando, FL
Submarket	Kissimmee West
Parcel ID's	05-25-28-0000-0010-0000
Property Type	Hotels & Motels - IMP (46 Buildings)
Total Lot Size (usable)	±74 ac
Zoning	
Current	Planned Development
Proposed	Commercial Tourist

- Site approved for a planned development for up to 3,000 residential units, inclusive of a 378-room hotel and 240,000 square foot conference center, as well as retail and restaurant components
- Planned Development has been filed for Tourist entitlement allowing greater density per acre.
- Strong tax advantages available for new development by Osceola county
- Seller will consider Joint Venture opportunities.
- Orlando is ranked No. 2 in Forbes fastest-growing cities in 2017, with an expected one million homes needed to support growth. Orlando is also ranked as the second fastest growing metropolitan area in the country based on population, employment wages, economic output and home price growth.
- Orlando is expected to rank No. 4 in the United States for new housing development by 2030.
- Orlando is one of the top 25 metropolitan areas across the country experiencing the biggest economic surges.

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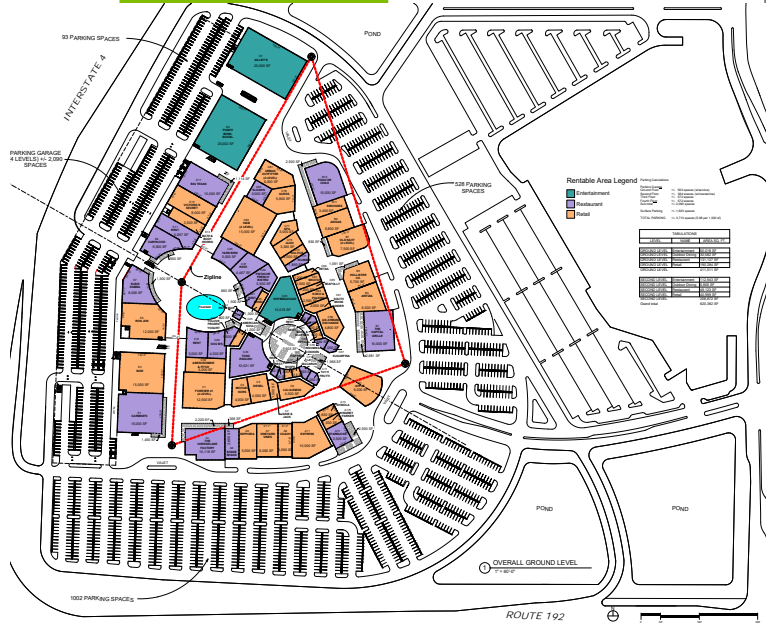
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PROPOSED DEVELOPMENT PLANS

MIXED USE



100% RETAIL



HOTEL





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CURRENT ZONING / PROPOSED UPZONING

The Property is currently zoned as a Planned Development, with approval for a hotel with 922 rooms and 61,000 sf of combined convention space and retail space.

Ownership is in the process of upzoning the Property to the Commercial Tourist (CT) zoning designation, which will permit extremely flexible uses, as shown previously. Permitted uses under the CT designation include entertainment facilities, amusement parks, retail, dining, hospitality, and convention facilities.

POPULATION	3 MILE	5 MILE	10 MILE
Estimated Population (2018)	25,750	68,062	442,622
Projected Population (2023)	17.91%	17.62%	15.99%
Census Population (2010)	16,567	35,978	267,346
Projected Annual Growth (2018-2023)	17.91%	17.62%	15.39%
Historical Annual Growth (2010-2018)	52.30%	60.83%	43.48%

HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
Est. Average Household Income (2018)	\$84,684	\$75,821	\$74,596
Total Businesses (2018)	1,355	3,088	14,390
Total Employees (2018)	37,378	82,287	223,511

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