

LAND FOR SALE OR LEASE

129± AC | DEVELOPMENT LAND ST. CLOUD, FL

BULK OR PARCELED

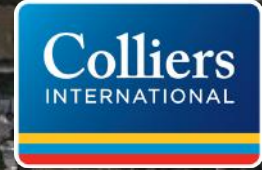
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2 miles to
Florida
Turnpike
Interchange





Opportunity

To acquire 129± acres of prime mixed-use (retail/residential) land located between E. Irlo Bronson Memorial Highway (E-192) and the Florida Turnpike off Neptune Road.

Location

The City of St. Cloud sits on the shore of East Lake Tohopekaliga located southeast of Orlando. St. Cloud offers residents and guests a quiet and compact city featuring preserved environment area trails and historic landmarks.

The subject property offers convenient access to the Florida Turnpike, providing direct connections to all major cities in Florida.

Key Highlights

- › **Access.** The Florida Turnpike is conveniently accessed via E-192. The city is located just minutes away from the City of Orlando, the Orlando International Airport, and the Medical City at Lake Nona.
- › **Amenities.** Nearby retail includes Publix, Walmart, Starbucks and many other leading brands. St. Cloud Commons, a new 200,000-square-foot retail plaza, will open late 2017 nearby.
- › **Infrastructure.** Florida FDOT launched a \$38 million project to widen and rebuild a 4-mile segment of E192, which will include additional sidewalks, bike lanes and more.



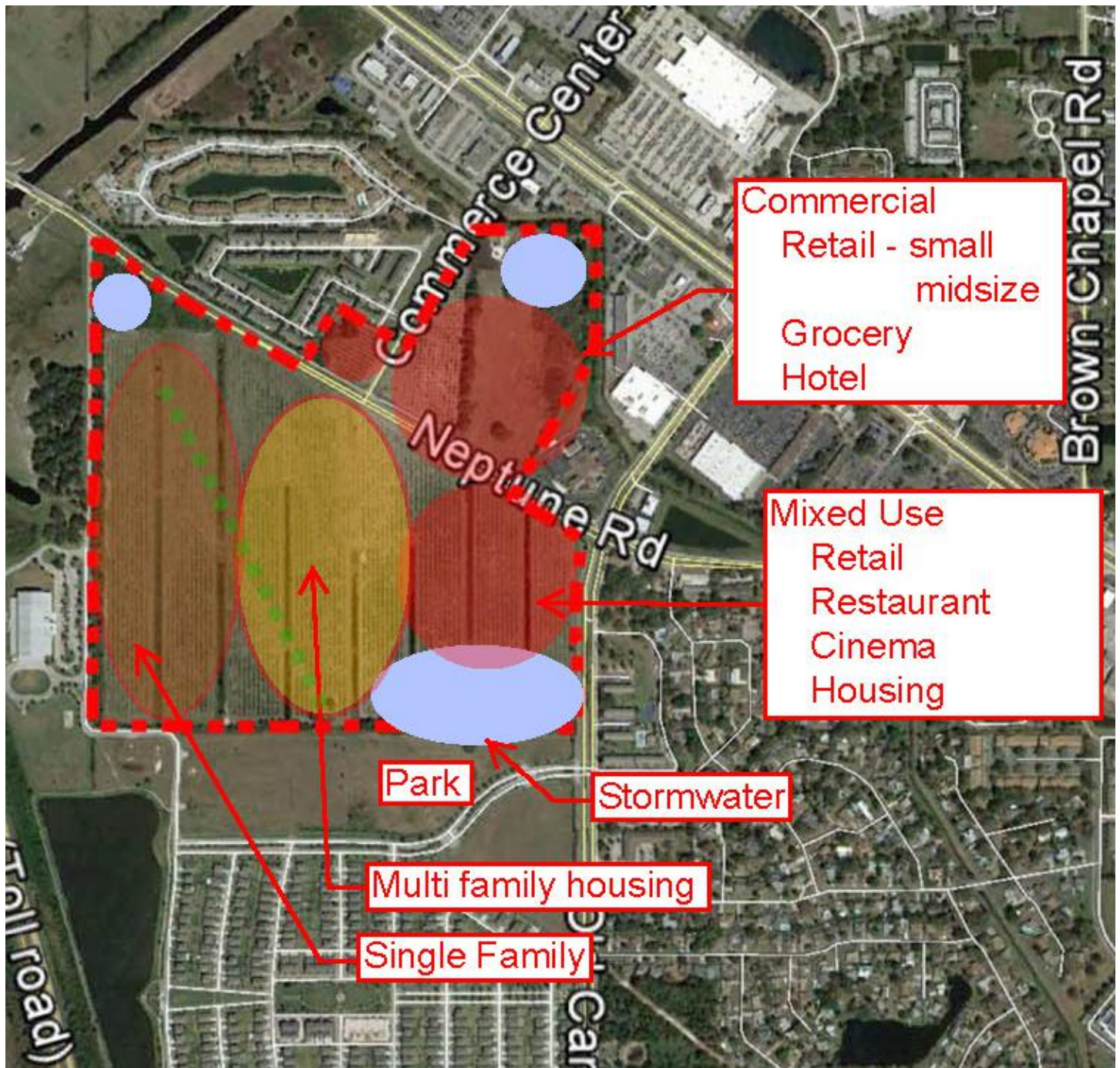
Parcel Information

PARCEL ID	ACRES	ZONING	FAR	HEIGHT LIMIT	FUTURE LAND USE
04-26-30-00U0-0115-0000	81.81	Highway Business	0.75	No height limit.	Commercial
04-26-30-00U0-0120-0000	22.96	Highway Business	0.75	No height limit.	Commercial
04-26-30-00U0-0110-0000	25.06	Highway Business	0.75	No height limit.	Commercial

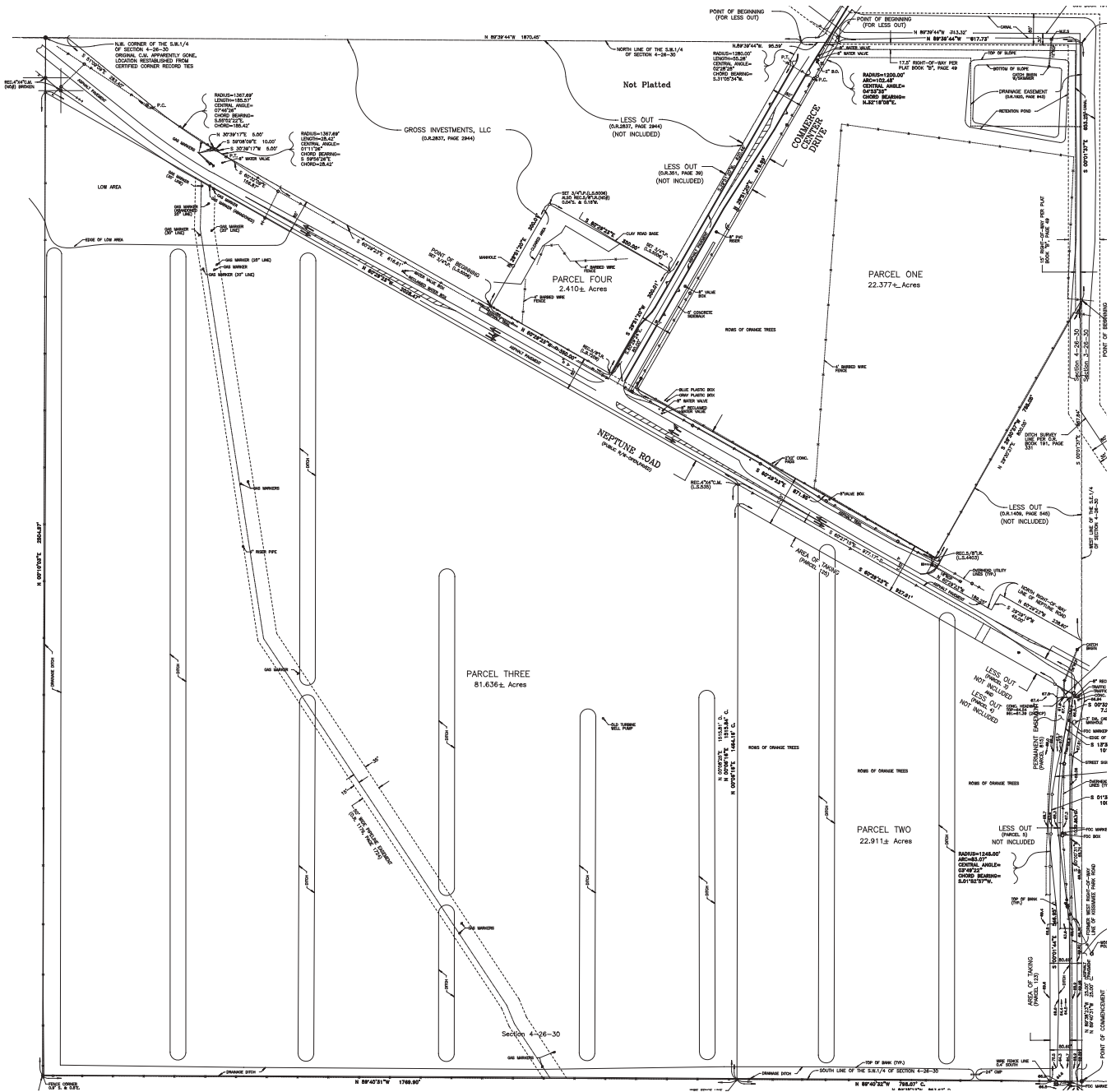
*All numbers are approximate and subject to verification.

St. Cloud Land Use Concept and Survey

Bubble Concept



Survey



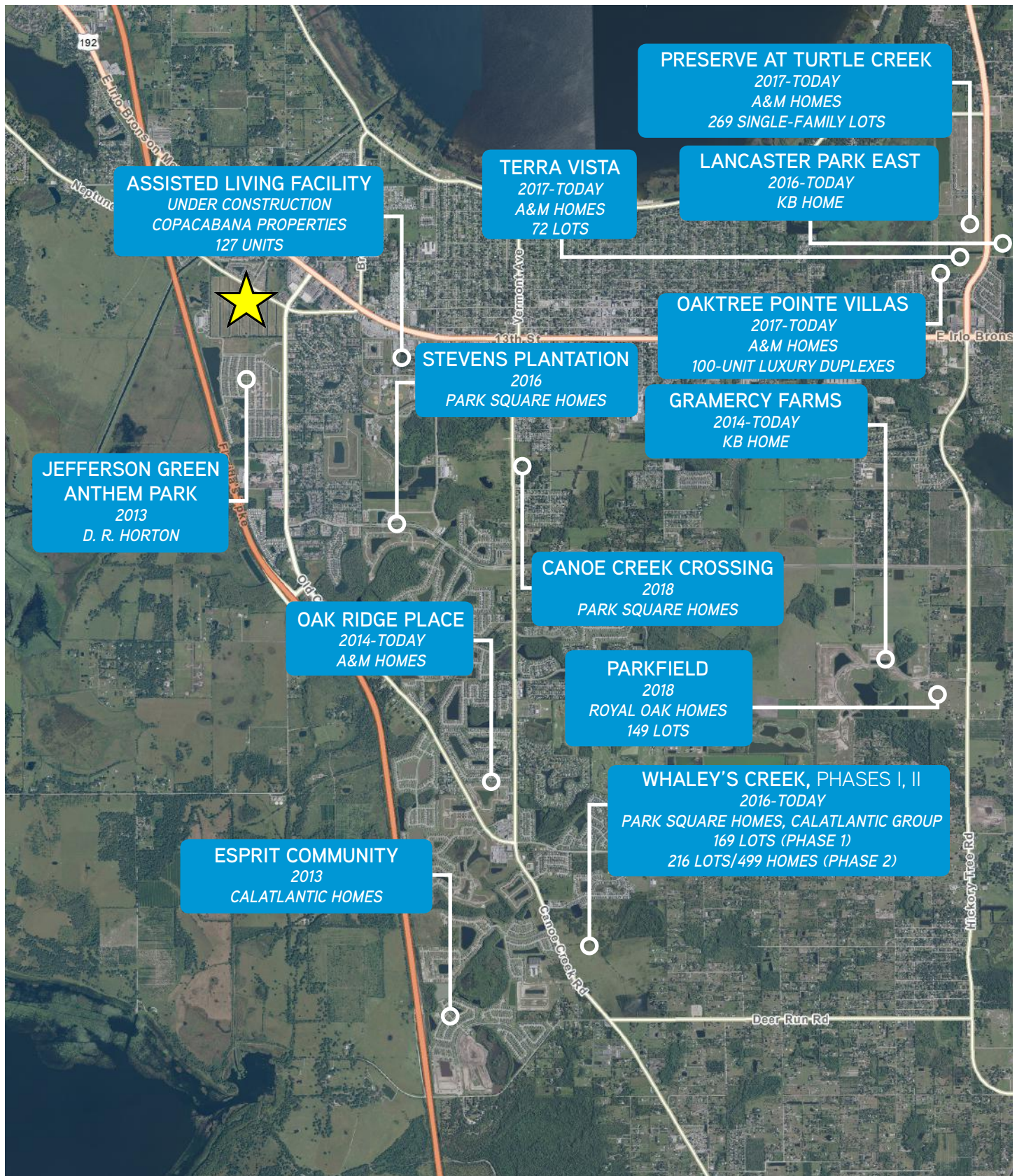
VHB Concept Plan #1 and #2

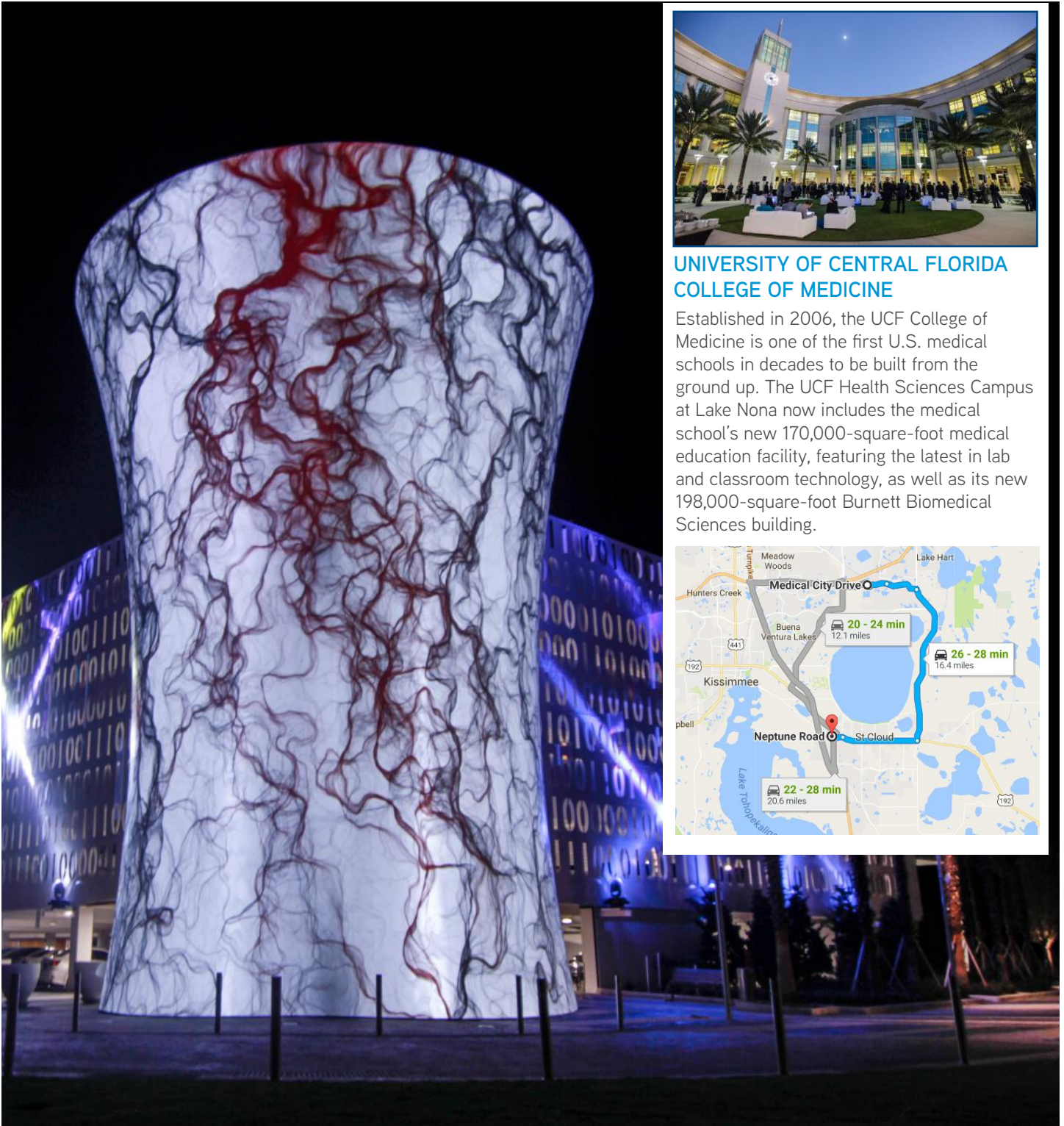




Saint Cloud Residential Market

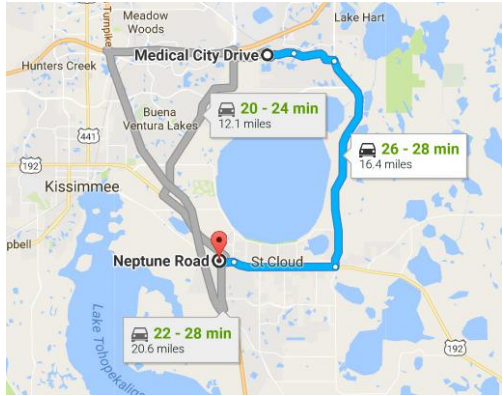
Recent and Ongoing Developments





UNIVERSITY OF CENTRAL FLORIDA COLLEGE OF MEDICINE

Established in 2006, the UCF College of Medicine is one of the first U.S. medical schools in decades to be built from the ground up. The UCF Health Sciences Campus at Lake Nona now includes the medical school's new 170,000-square-foot medical education facility, featuring the latest in lab and classroom technology, as well as its new 198,000-square-foot Burnett Biomedical Sciences building.



LAKE NONA MEDICAL CITY

Located just 12 miles away, Lake Nona Medical City is a 650-acre health and life sciences park. It was built based on the proven theory that health care and life sciences facilities in close proximity to one another will accelerate innovation. The city is estimated to create up to 30,000 jobs and have a \$7.6-billion impact on the economy in the next decade. Lake Nona Medical City is a landmark for Central Florida and a premier location for medical care, research and education.

Saint Cloud Market Area

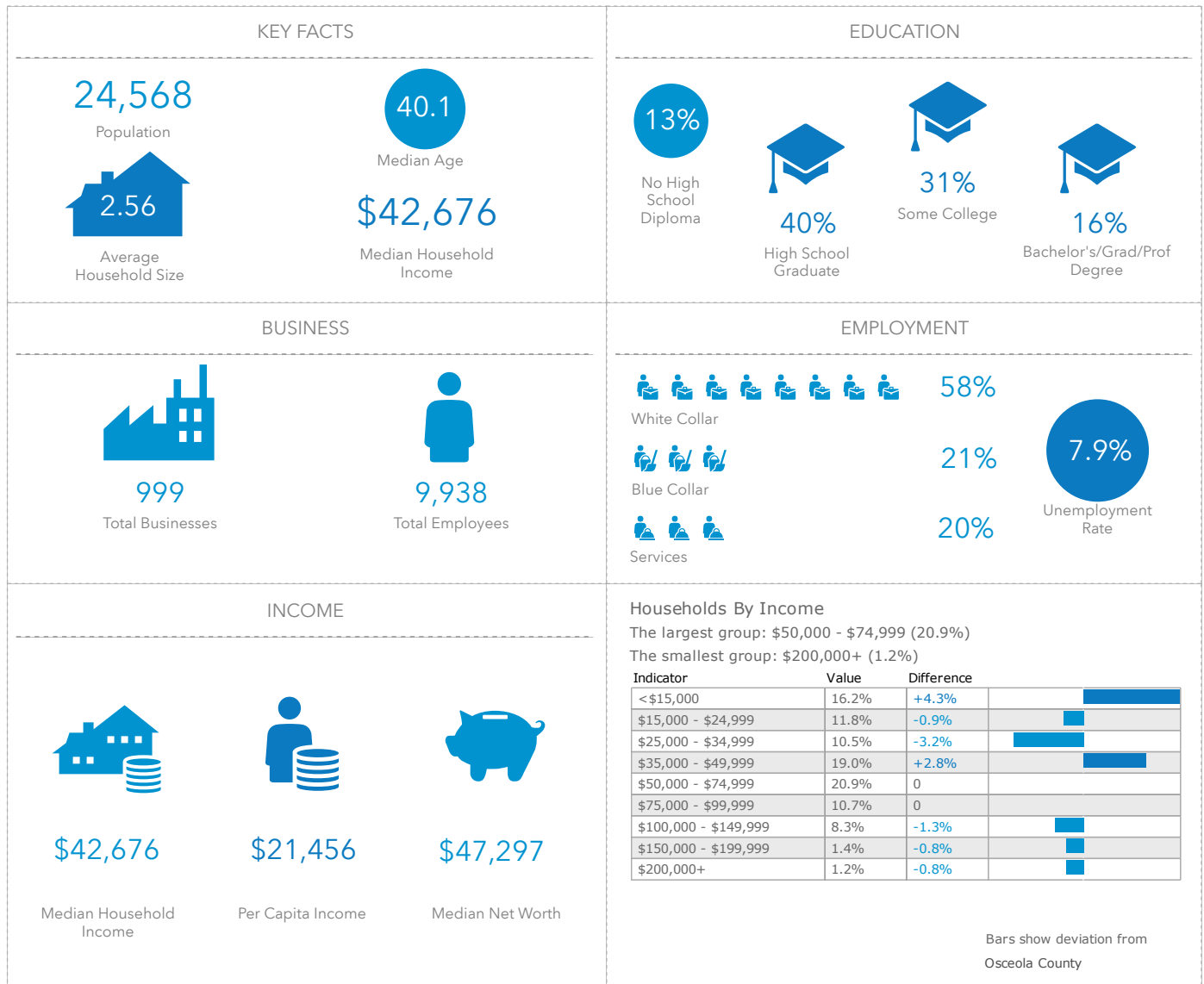
2017 Market Snapshot

St. Cloud offers a unique atmosphere for businesses to grow and prosper. The city is located just minutes away from the city of Orlando, the Orlando International Airport, and the Medical City at Lake Nona. St. Cloud provides easy access to all major cities in Florida.

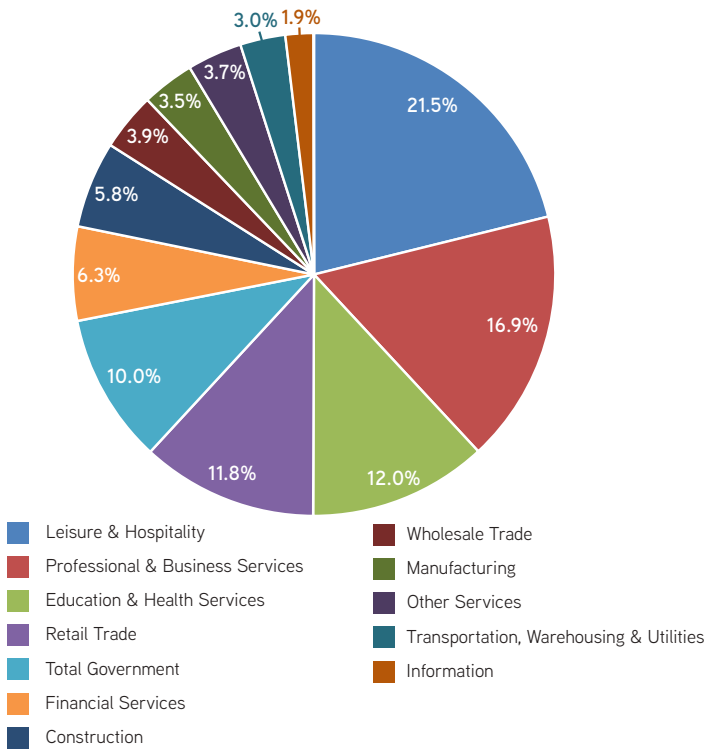
The St. Cloud community is steeped in tradition and heritage, but continues to effectively develop as a community to live, work, and play. City of St. Cloud officials and staff continue to explore ways to make the community “business positive.” Officials and staff support programs that diversify the community’s business and industrial base, such as the UCF Business Incubator-St. Cloud. This facility provides incentives for new and existing target industries and provides incentives for the establishment of certain types of commercial development. The City of St. Cloud’s Economic Development Consultant assists new companies interested in establishing themselves within the city. The Economic Development Consultant also assists existing companies and administers incentive programs. St. Cloud is located just southeast of Orlando.

In 2015 and 2016, Orlando was ranked #1 in the nation for highest job growth by the U.S. Dept. of Labor, Bureau of Labor Statistics. It was also ranked in the top 10 of “best cities for college grads,” and is home to the University of Central Florida, the second largest university in student enrollment in the nation. Orlando boasts more than 500,000 students within a 100-mile radius, helping rank the region among the top ten states in the nation for talent pipeline.

Orlando’s economy is alive and thriving with more than 68 million visitors each year and a multi-billion impact from tourism.



% SHARE OF MAJOR INDUSTRY EMPLOYMENT (MARCH '17)



*Data sourced from Orlando EDC

TOP 25 EMPLOYERS - METRO ORLANDO REGION

Rank	Company	Employment
1	Walt Disney World Resort	74,000±
2	Universal Orlando (Comcast)	21,000±
3	Adventist Health System/ Florida Hospital	20,413±
4	Publix	19,783±
5	Orlando International Airport	18,000±
6	Orlando Health	16,828±
7	University of Central Florida	11,833±
8	Lockheed Martin	7,000±
9	Darden Restaurants	6,149±
10	SeaWorld Parks & Entertainment	6,032±
11	Rosen Hotels & Resorts	4,526±
12	Siemens	4,448±
13	Westgate Resorts	3,992±
14	Wyndham Vacation Ownership	3,509±
15	Valencia College	3,449±
16	Hilton Grand Vacations Club	3,078±
17	AT&T Mobility	3,063±
18	JP Morgan Chase	3,053±
19	Bright House Networks	3,000±
20	Hospital Corporation of America	2,950±
21	Mears Transportation	2,825±
22	FedEx	2,821±
23	Loews Hotels	2,756±
24	Central Florida Health Alliance	2,686±
25	SunTrust Bank	2,670±

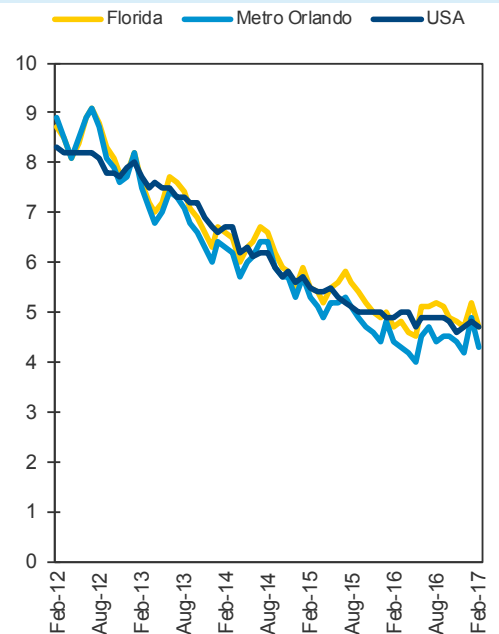
*Data sourced from Orlando EDC

CORPORATE HEADQUARTERS IN ORLANDO WITH 1,000+ EMPLOYEES

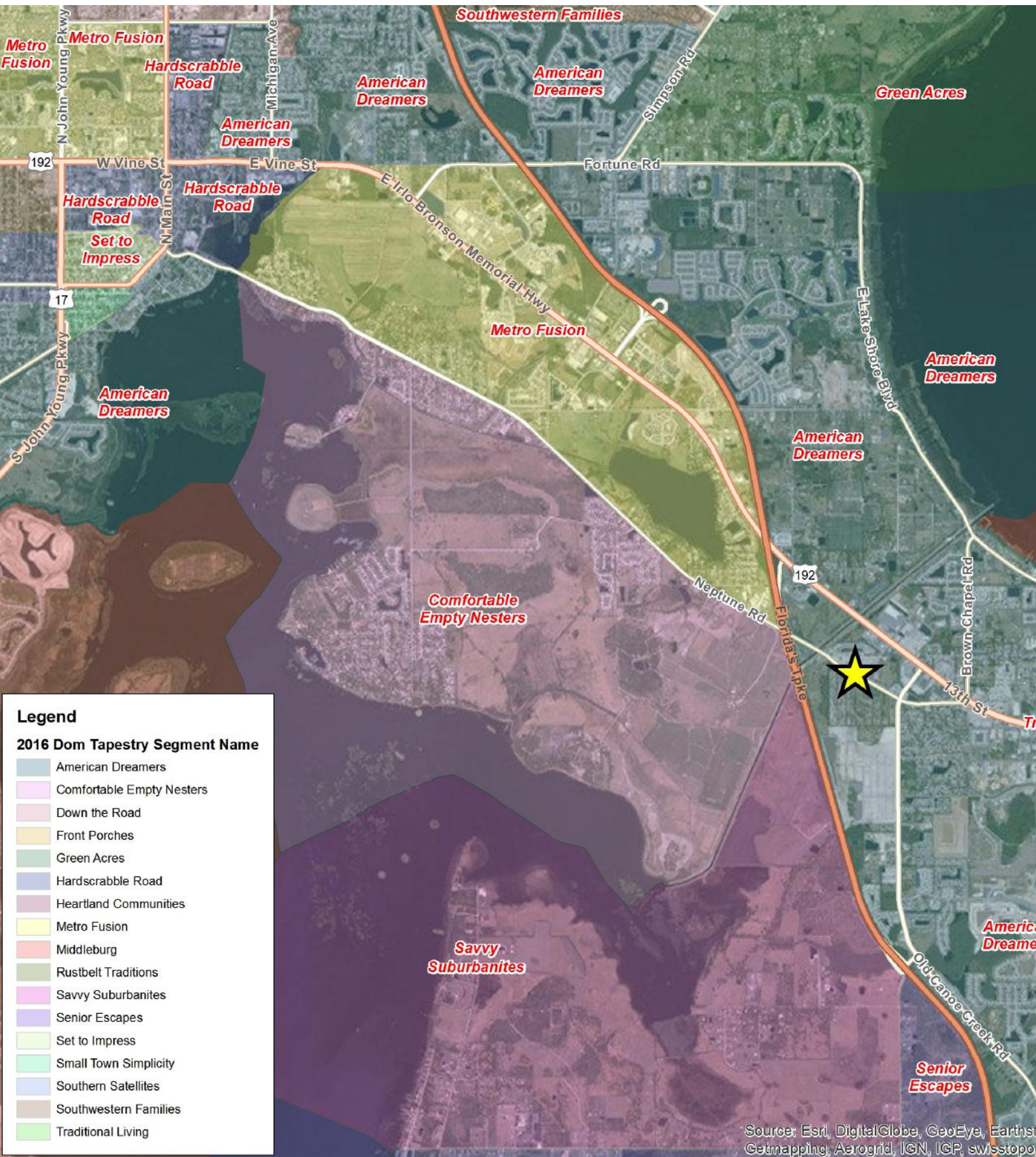
Company	Local Employment
AHS/Florida Hospital	19,304±
Orlando Health	14,000±
Westgate Resorts	6,156±
SeaWorld Orlando	6,032±
Darden Restaurants	5,221±
Siemens Energy, Inc.	4,448±
Rosen Hotels and Resorts International	4,322±
Kessler Collection	3,000±
Mears Destination Services, Inc.	2,825±
Central Florida Health Alliance	2,686±
Hilton Grand Vacations Club HQ	2,591±
Marriott Vacations Worldwide Corp.	2,458±
Starwood Vacation Ownership, Inc.	2,375±
Optum	2,331±
Orange Lake Resorts & Holiday Inn Club Vacations	2,250±
Full Sail University	2,150±
Chase Card Services	2,000±
Bank of America	1,775±
Sonny's Franchise Company	1,500±
Digital Risk, LLC	1,399±
Verizon Corporate Resources Group	1,191±
Wyndham Vacation Ownership	1,147±
DiPasqua Enterprises, Inc.	1,100±
CNL Financial Group	1,078±
Tijuana Flats Burrito Company, Inc.	1,060±
Oerther Foods Inc.	1,026±
Deloitte	1,000±

*Data sourced from Orlando EDC

UNEMPLOYMENT COMPARISON: ORLANDO MSA | FLORIDA | USA



*Data sourced from U.S. Bureau of Labor Statistics





Submarket Demographic

Uptown Individuals: American Dreamers

Who They Are

Located throughout the South and West, most American Dreamer residents own their own homes, primarily single-family housing— further out from the city, where housing is more affordable. Median household income is slightly below average (Index 94). The majority of households include younger married-couple families with children and, frequently, grandparents. Diversity is high; many residents are foreign born of Hispanic origin. Hard work and sacrifice have improved their economic circumstance as they pursue a better life for themselves and their family.

Spending is more focused on the members of the household than the home. Entertainment includes multiple televisions, movie rentals and video games at home or visits to theme parks and zoos. This market is connected and adept at accessing what they want from the Internet.

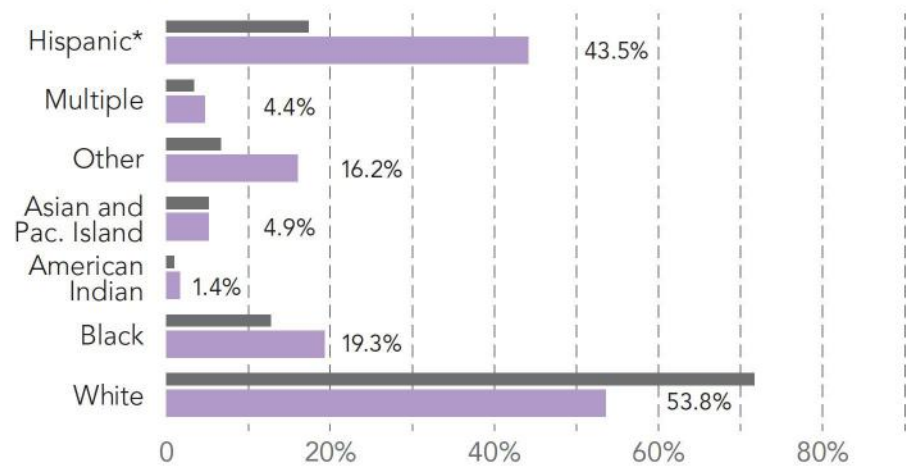
Their Neighborhood

- American Dreamers residents are family-centric and diverse. Most are married couples with children of all ages or single parents; multi-generational homes are common.
- Average household size is higher at 3.16 (Index 122).
- Most households have one or two vehicles available and a longer commute to work.

Diversity Index

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to a different race or ethnic group. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 83.3 US: 62.1



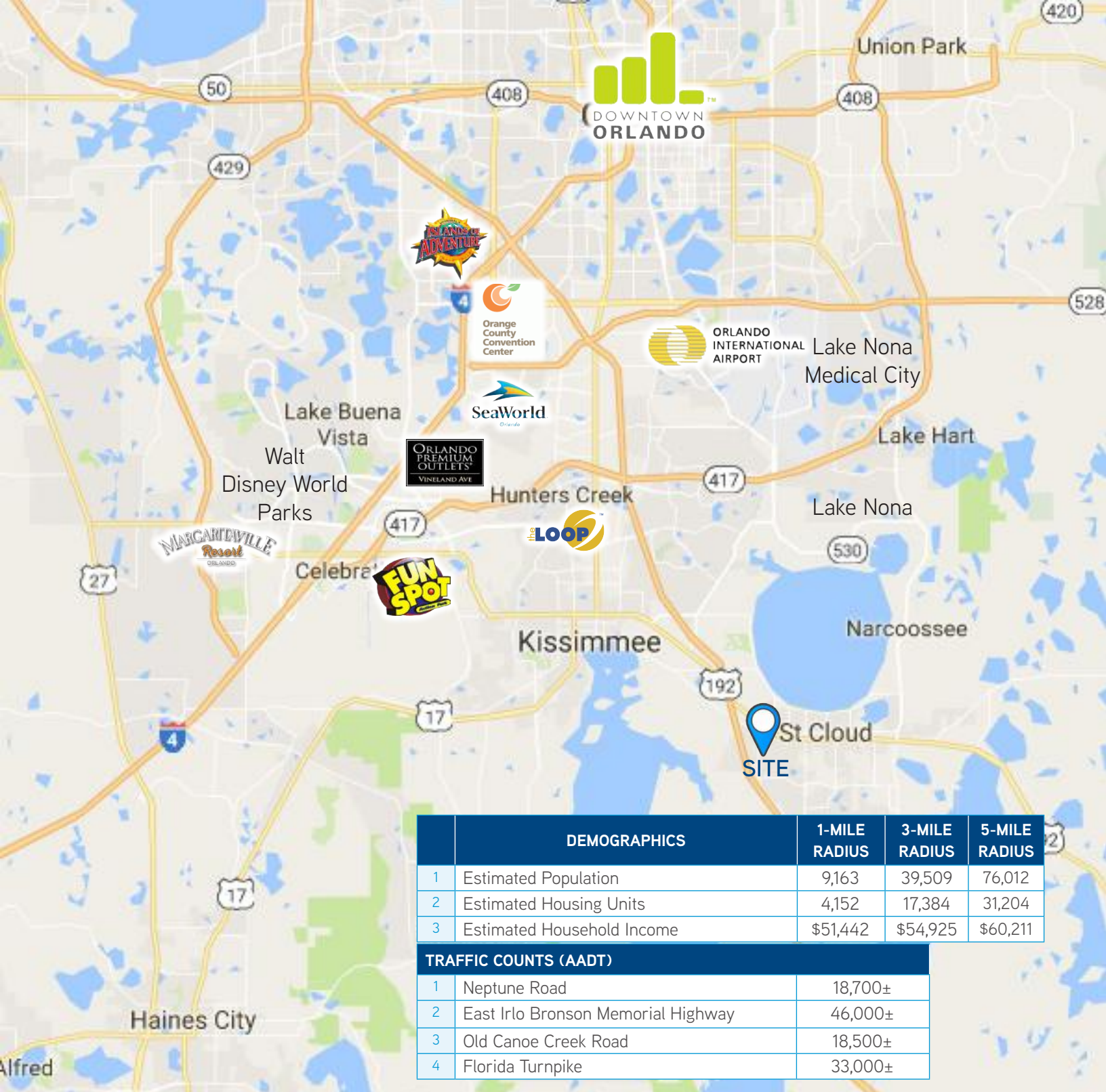
* Hispanic can be of any race.

■ US Average



129± AC IN ST. CLOUD | ST. CLOUD, FL

	1-Mile Radius	3-Mile Radius	5-Mile Radius
POPULATION & GROWTH			
Total Population	6,849	39,015	80,026
2015-2020 Growth Rate	2.94%	2.83%	2.73%
Median Age	43.0	36.9	36.5
HOUSEHOLDS			
Total Households	2,552	14,119	27,169
Family Households (%)	33.2%	39.0%	41.2%
Owner Occupied (%)	48.8%	47.0%	51.4%
Average Home Value	\$137,009	\$187,485	\$206,837
HOUSEHOLD INCOMES			
Median Household Income	\$41,589	\$42,935	\$46,290
Average Household Income	\$51,684	\$55,312	\$59,599
POPULATION AGE 25+/EDUCATION			
Some College or More (%)	18.9%	22.8%	22.6%
College Grad-Bachelor Degree or More	10.3%	12.8%	13.5%
RACE/ETHNICITY			
White Population (%)	75.3%	76.8%	75.7%
Black/African American Population (%)	9.1%	8.1%	8.5%
Asian Population (%)	2.1%	2.0%	2.1%
Hispanic Population (%)	46.0%	42.3%	46.2%
OCCUPATION			
White Collar (%)	58.3%	58.5%	58.1%
Blue Collar (%)	16.8%	18.7%	18.8%
Service (%)	24.9%	22.8%	23.1%
MARITAL STATUS			
Population Age 25+: Married (%)	48.5%	45.6%	48.3%
BUSINESS COMMUNITY			
Total Businesses	361	1,153	2,180
Total Employees	4,931	11,440	19,869



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