

17-ACRE TIMESHARE/ HOTEL/ MULTIFAMILY DEVELOPMENT OPPORTUNITY

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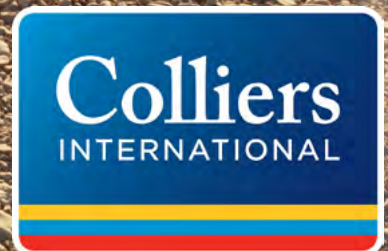
Colliers International | Central Florida

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PROPERTY DESCRIPTION

This property offers developers the opportunity for premier hotel, multifamily or timeshare development. Situated just miles from the nation's top theme parks, this 17-acre property is within minutes of State Road 429 and the nation's top attractions, such as Disney World and ESPN Wide World of Sports. Margarita Village, a 300-acre resort currently under development, is just minutes east of the property. The site is proximal to several grocers, restaurants and entertainment, making this property optimal for either multifamily or timeshare development.

STRENGTHS

- Situated in the tourist corridor of West Highway 192
- 5.5 miles to Disney World
- Area is experiencing substantial commercial growth

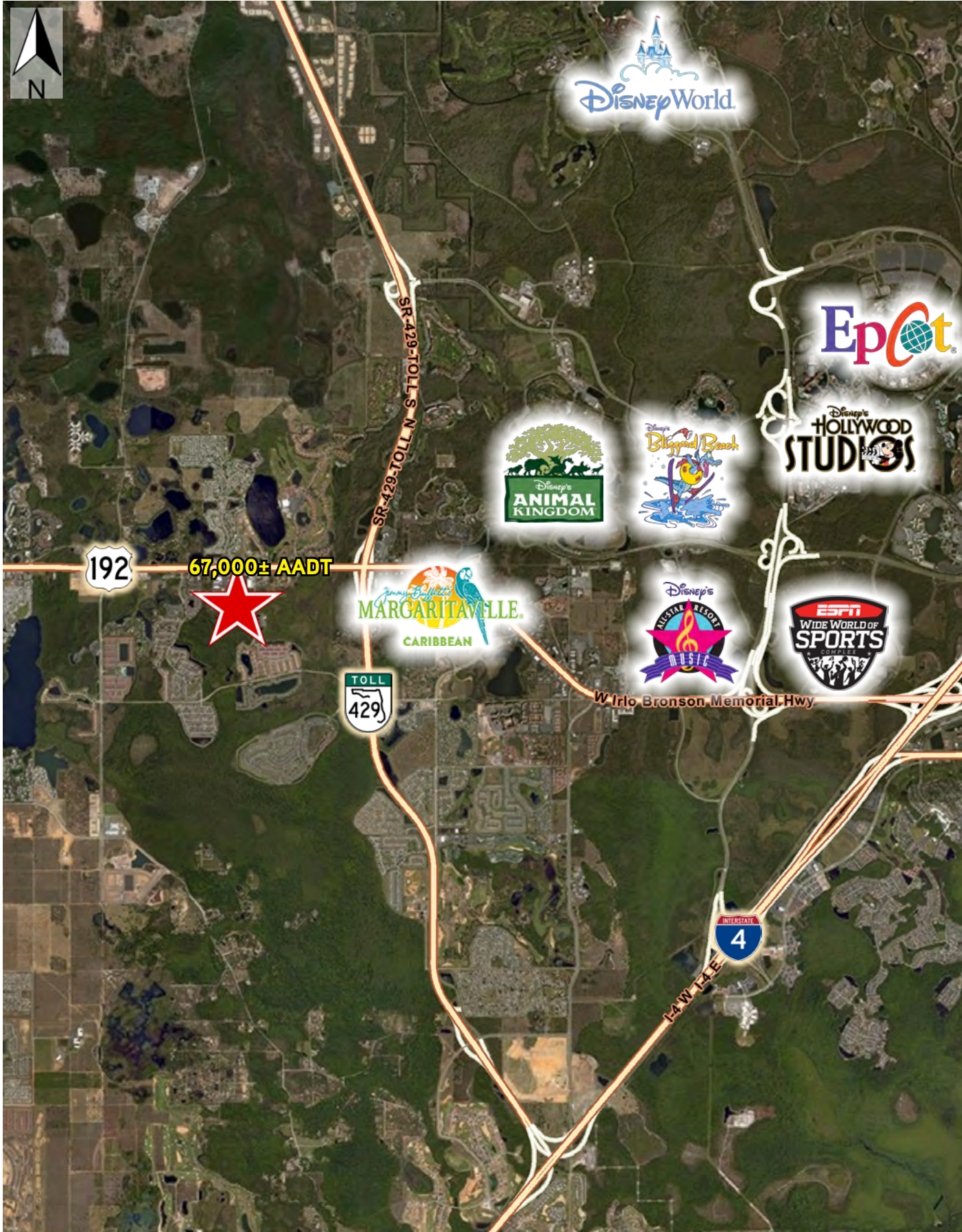
ZONING

- AC — Land is best suited for either timeshare, multifamily or hospitality.

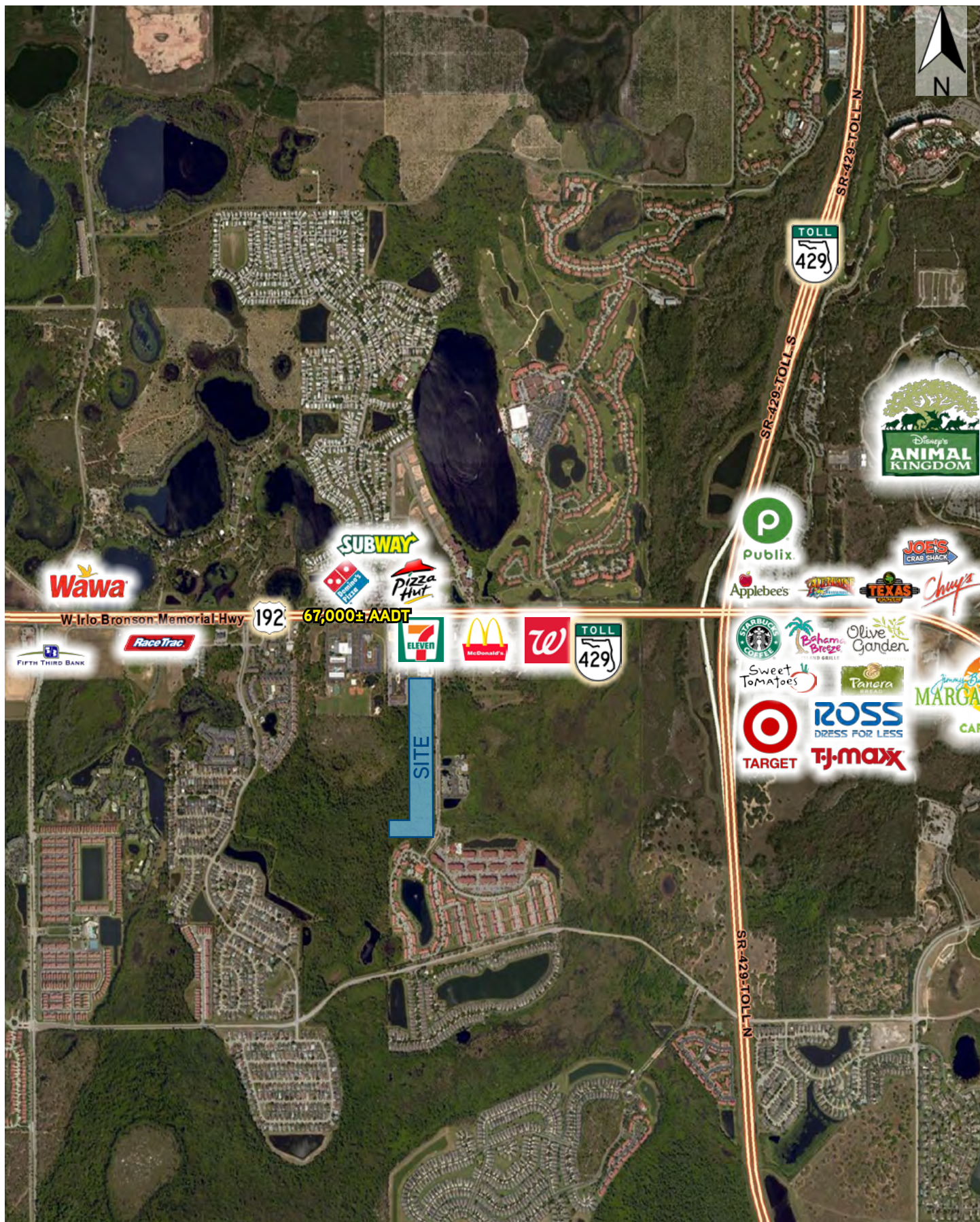
OPPORTUNITIES

- Multifamily development proximal to the nation's top theme parks
- Timeshare development in an area experiencing substantial commercial tourism growth

PARCEL OVERVIEW



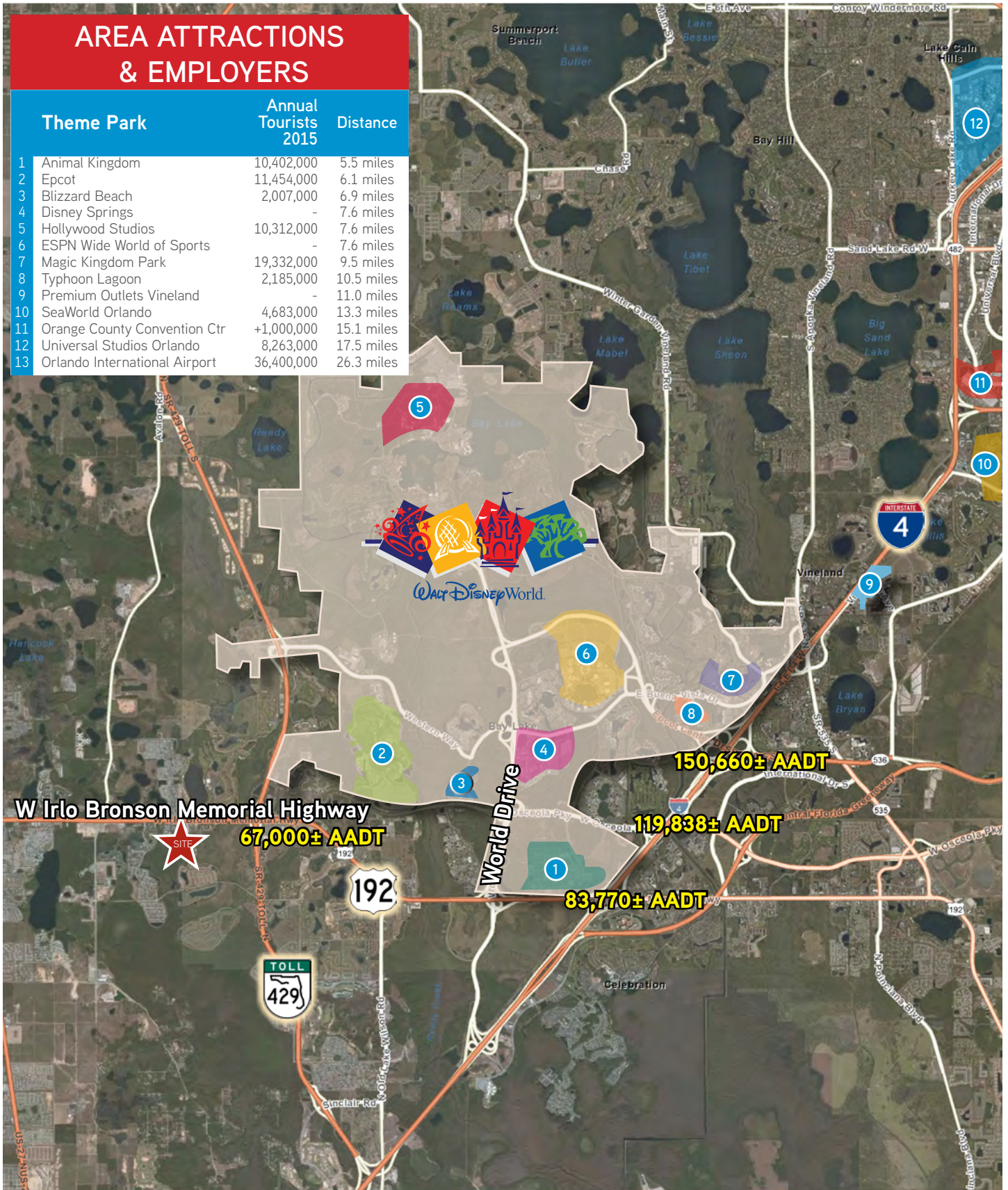
PARCEL OVERVIEW



AREA ATTRACTIONS

AREA ATTRACTIONS & EMPLOYERS

	Theme Park	Annual Tourists 2015	Distance
1	Animal Kingdom	10,402,000	5.5 miles
2	Epcot	11,454,000	6.1 miles
3	Blizzard Beach	2,007,000	6.9 miles
4	Disney Springs	-	7.6 miles
5	Hollywood Studios	10,312,000	7.6 miles
6	ESPN Wide World of Sports	-	7.6 miles
7	Magic Kingdom Park	19,332,000	9.5 miles
8	Typhoon Lagoon	2,185,000	10.5 miles
9	Premium Outlets Vineland	-	11.0 miles
10	SeaWorld Orlando	4,683,000	13.3 miles
11	Orange County Convention Ctr	+1,000,000	15.1 miles
12	Universal Studios Orlando	8,263,000	17.5 miles
13	Orlando International Airport	36,400,000	26.3 miles



NEW DEVELOPMENTS



TIMESHARES & CONDO/HOTEL	YR BUILT / RENOVATED	UNITS	COMMENTS
1 Magic Village I	2016	180	Condo-style luxury resort with 180 townhomes
2 Magic Village II	2016	404	Condo-style luxury resort with 124 houses and 280 condos
3 Westgate Vacation Villas	1982/2015	2,800+	2,800 luxury villas from efficiencies to five-bedroom villas
4 Margaritaville Resort	2017	1,200+	200 hotel rooms, 437 vacation-rental homes, 300 time-share units and 340 apartments

RETAIL	YR BUILT / RENOVATED	SF	COMMENTS
5 CVS	2016	TBD	CVS with planned construction for 2016
6 National Restaurant Row	2015	15,000+	Chuy's, Texas Roadhouse, Miller Ale House, Olive Garden, Bahama Breeze, Applebee's and more
7 Walmart	2016	TBD	Walmart to be built on 24.6-acre site

TIMESHARE OVERVIEW



Unknown developer plans \$400M 192 project

Posted on Friday, September 9, 2016 at 8:00 am



By Ken Jackson
Staff Writer

The face of the West U.S. Highway 192 tourist corridor is changing shape with some big projects. First, the Magic Development, a \$1.4 billion series of retail and timeshare projects announced

in May 2015, could stock the Kissimmee skyline with 30-story high-rises just east of Old Town.

Further west, on the other side of Interstate 4, MargaritaVillage is coming out of the ground and will be home to 320 acres of condominiums, timeshare rental units, apartments, retail and commercial space and a water park.

A new, \$400 million project also slated for Sector 2 of the West 192 Development Authority, between Vineland Road and Interstate 4, promises to be a "different kind of space," according to W192DA Executive Director David Buchheit, with four-star hotels, a shopping and entertainment district, convention space and a high-tech sector that will attract high-wage jobs.

The unnamed developer of the project, code-named "Project Edison," has asked for a confidentiality agreement per state statutes allowing that. During the West 192 Board's Sept. 1 meeting Buchheit asked the board to sign off on spending \$75,000 to provide planning and consulting services to a project he couldn't describe in detail.

The money comes from a program the agency previously funded, called the Catalyst Site Program, used to help developers clear preliminary hurdles in projects designed to enhance the U.S. 192 corridor.

Specifically, GAI Consultants, who recently worked with the county and the Department of Transportation to deliver grant money to re-landscape U.S. 192's median, will work for the county and with the developer to assess and evaluate Project Edison's components and how to best lay them out on land Buchheit said the developer has already acquired.



Shown above is land off of U.S. Highway 192 that will be used to build the Magic Development, a \$1.4 billion series of retail and timeshare projects. "Project Edison" is slated for the same corridor. File Photo

West U.S. 192 is canvas for development

Posted on Friday, February 12, 2016 at 8:00 am



By Ken Jackson
Staff Writer

David Buchheit is less than a year into a daunting job — a job he said he loves and is tailor-made to what he's done for nearly all of his professional life.

As executive director of the West 192 Development Authority, his mission is to rehabilitate, revitalize, and in some cases rebuild, the nearly 15-mile corridor from Hoagland Avenue to east of U.S. Highway 27.

It won't be easy.

"In the '60s John F. Kennedy said, 'We go to the moon not because it is easy, but because it is hard.' West 192 is our moon shot," Buchheit said.

The corridor, once vibrant in the infancy of Disney World but later a victim of economic downturn and its own lack of progress, is full of different uses, various business owners with differing goals and under-utilized properties. Buchheit agrees with Kennedy that meshing them all together really is like rocket science.

He also knows the capability and local know-how exists to at least get into the stars, and with a little momentum, reaching the moon is possible.

"It's already a great place with tremendous activity," he said. "If you do what I do for a living, making this work ... this is the Super Bowl. I have a county and partners who have bought in completely. It's an exciting time to be a part of this in Osceola County, which is already a great place with tremendous activity.

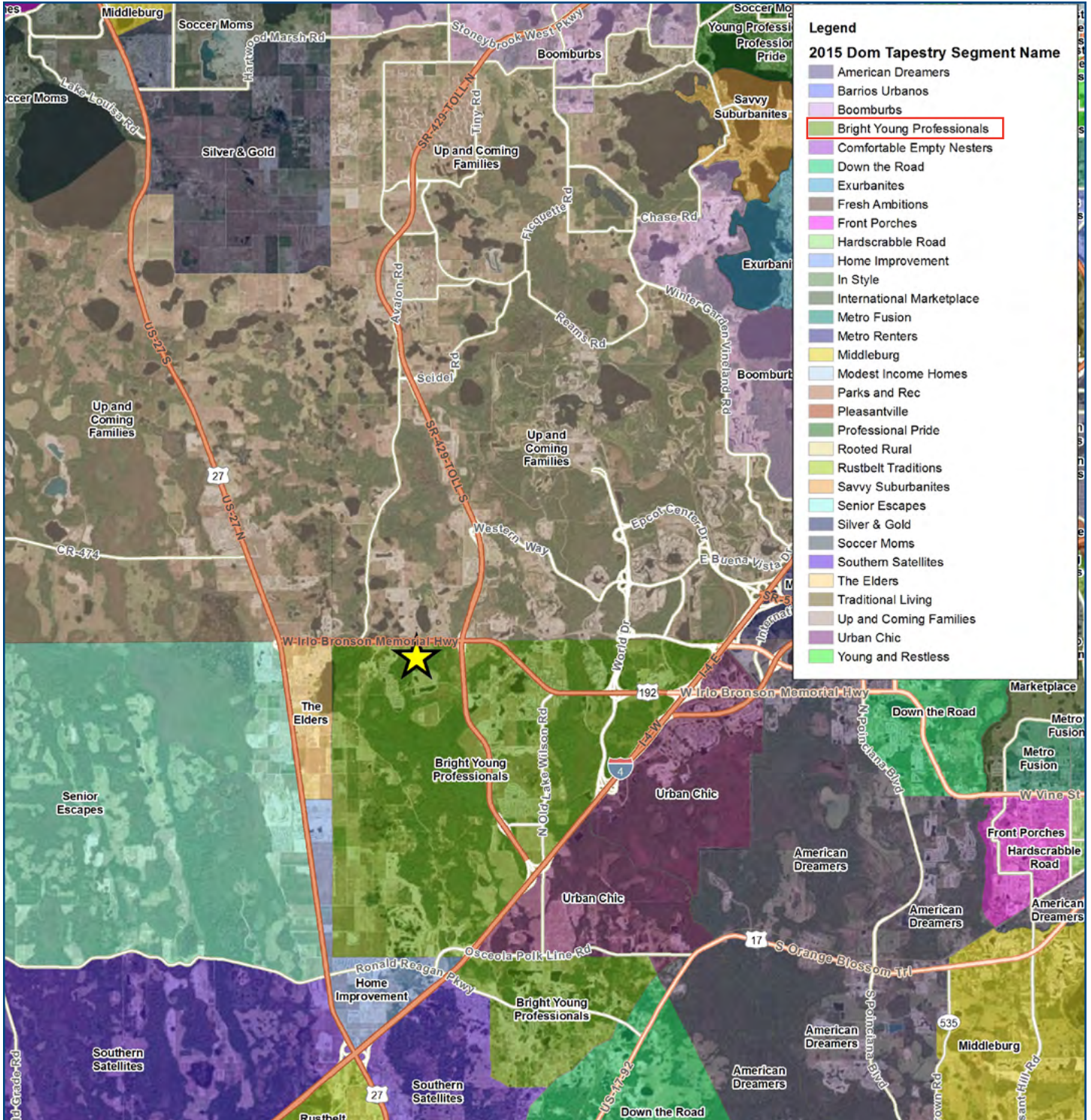
"Community leaders are committed to improving the area. The Board of Commissioners, our county manager, Experience Kissimmee, business leaders, everybody's involved. Working with the county's master plan, we're projecting a new direction."

He said he's working to involve business owners all along the corridor in every step of the process. The Authority has made \$2 million in grant money available so businesses can get new roadside signs built, replacing the tall ones on skinny poles that will become out-of-code within six years. And his staff is working with other 192 landowners to look for ways to reutilize the buildings on their land.



Traffic moves west along West U.S. Highway 192 in Osceola County on Wednesday. The West 192 Development Authority is currently planning to revitalize and rehabilitate 15 miles of the roadway in the western section of the county. News-Gazette Photo/Marc Clery

DEMOGRAPHIC STUDY



BRIGHT YOUNG PROFESSIONALS

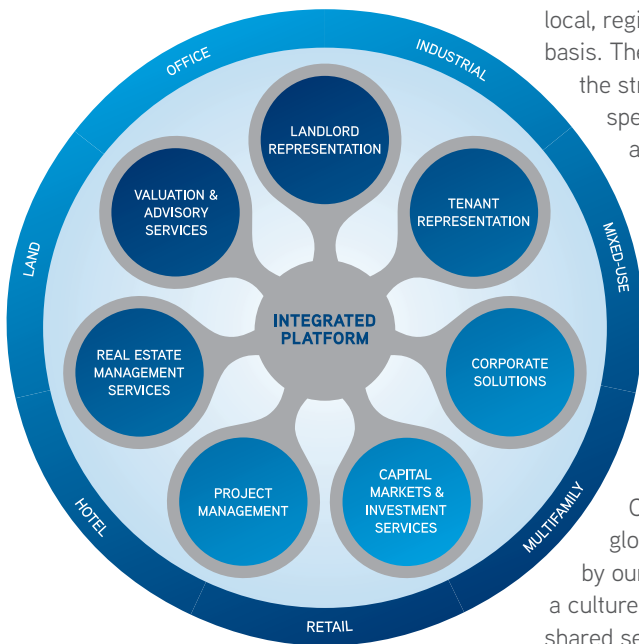
Bright Young Professionals is a large market, located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.



AT A GLANCE

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* Square footage includes office, industrial and retail property under management. Residential property is excluded from this total. All statistics are for 2015



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