

DEMOGRAPHICS		1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS	TRAFFIC COUNTS (AADT)		
1	Estimated Population	8,157	73,902	195,906	1	W. Osceola Parkway/John Young Parkway	31,934±
2	Estimated Housing Units	2,985	29,902	79,474	2	W. Osceola Parkway/Dyer Boulevard	25,455±
3	Estimated Household Income	\$62,718	\$55,723	\$55,760	3	Flora Boulevard	17,730±
					4	Thacker Avenue	13,910±



**DAVID CALCANIS**  
Executive Managing Director  
Land Services  
TEL: 407.362.6128  
david.calcanis@colliers.com

**LEE MORRIS, SIOR, LEED AP**  
Executive Managing Director  
Industrial Services  
TEL: 407.362.6175  
lee.morris@colliers.com

**COLLIERS INTERNATIONAL**  
255 South Orange Ave., Ste 1300  
Orlando, FL 32801  
407.843.1723  
www.colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



## LAND FOR SALE

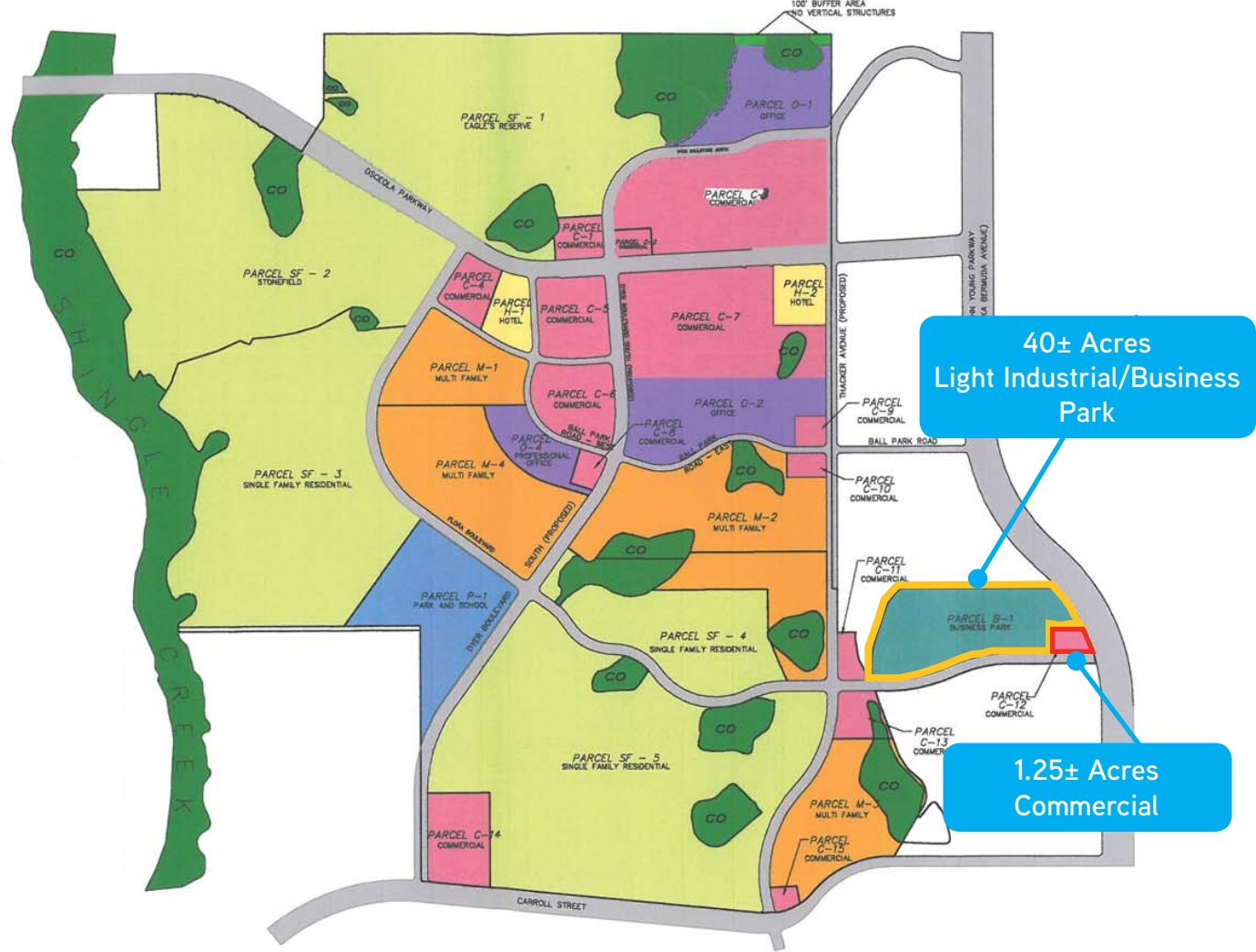
**41.25± AC** | KISSIMMEE, FL  
LIGHT INDUSTRIAL/BUSINESS PARK  
APPROVED FOR 400,000 SF

### CONTACT

**DAVID CALCANIS**  
Executive Managing Director | Land  
TEL: 407.362.6128  
david.calcanis@colliers.com







Opportunity

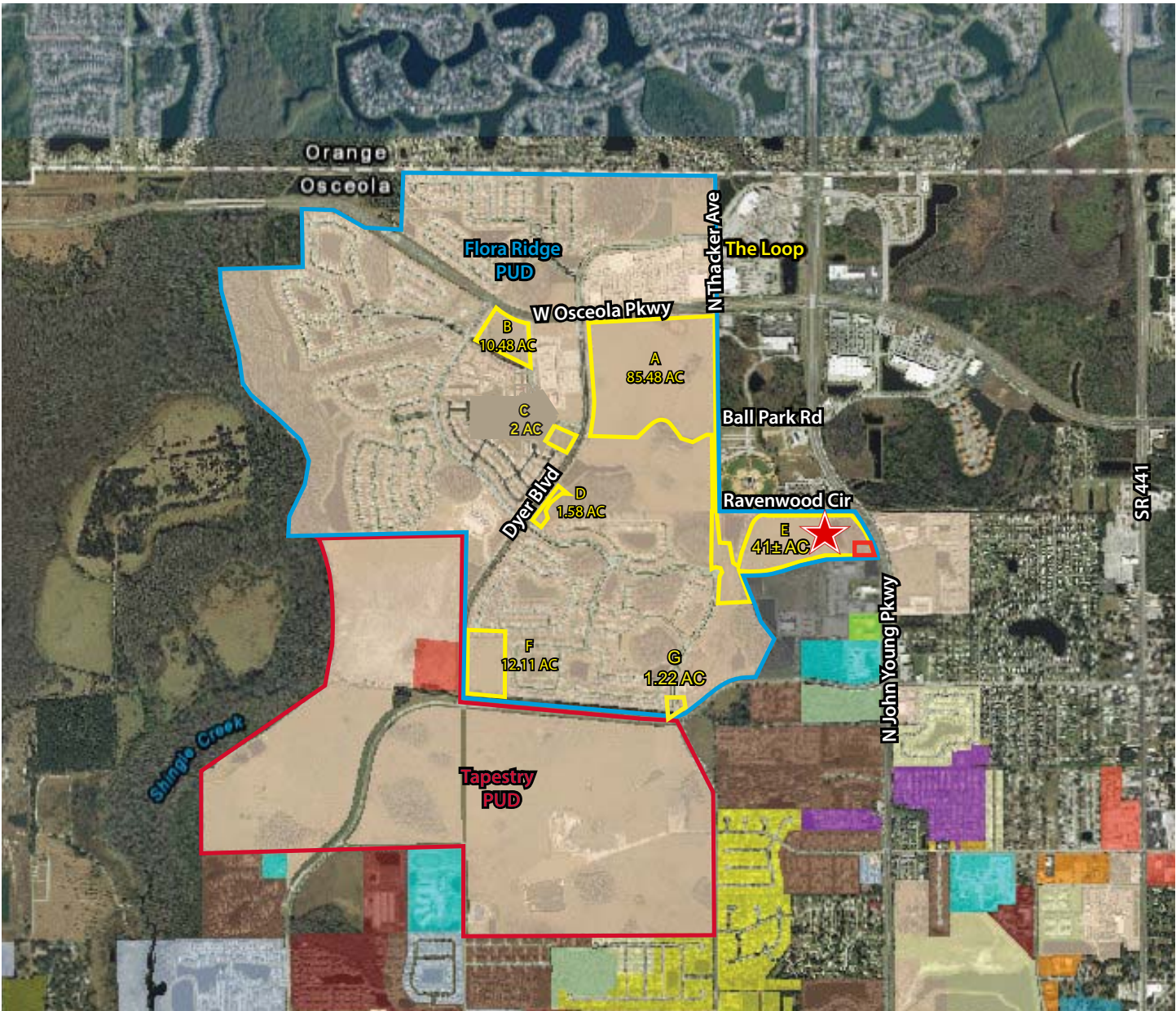
This 40 Acre Flora Ridge PUD parcel is approved for 400,000 SF business park and light industrial. A significant amount of approved uses for Office, Industrial, Retail and Hotel remain within Flora Ridge PUD.

Location

Located just east of Florida’s Turnpike on the SWC of W. Osceola Parkway and N. Thacker Avenue within the Osceola/Kissimmee tourist corridor. Project consists of 40 acre parcel approved for 400,000 SF of business park and light industrial with a 1.25 acre commercial out-parcel. Located within a fast growing and globally recognized market, Orlando, Florida – The LOOP has redefined traffic and shopping patterns fortifying its position as the top retail destination in the region. Extraordinary tenant performance continues to strengthen as demand from retailers and restaurants continue to increase. Little or no vacancies exist, and demand continues.

Key Highlights

- › **Access.** Conveniently accessed by Florida’s Turnpike, Interstate 4, John Young Parkway and Osceola Parkway.
- › **Recognized.** The Loop is recognized as a life style center and retail destination offering a wide array of retailers, restaurants and banks.
- › **Amenities.** Proximity to shopping, banking, restaurants, housing, schools, sports facilities and movie theater.
- › **Housing.** High quality and affordable.
- › **Location.** Easily accessible to Florida’s Turnpike and Interstate 4 which allows rapid access to other major corridors throughout the state.



Flora Ridge MU PUD

PROJECT	DRC #	SF <sup>1</sup>	MF <sup>1</sup>	HOTEL (rms) <sup>1</sup>	RETAIL <sup>1</sup>	OFFICE <sup>1</sup>	INDUSTRIAL <sup>1</sup>
DRI Rescission	12-211						
- Entitlements		2,229	1,590	600	1,401,000	700,000	400,000
- Existing Development		-1,209	-802		-503,105		
- Remaining Entitlements		939	788	600	897,895	700,000	400,000
Total Remaining Entitlements		939	636	600	885,021	700,000	400,000

<sup>1</sup>All numbers are approximate and subject to verification.