

THE LOOP | West

THE LOOP

RIDGE CROSSROADS

THE CROSSLANDS



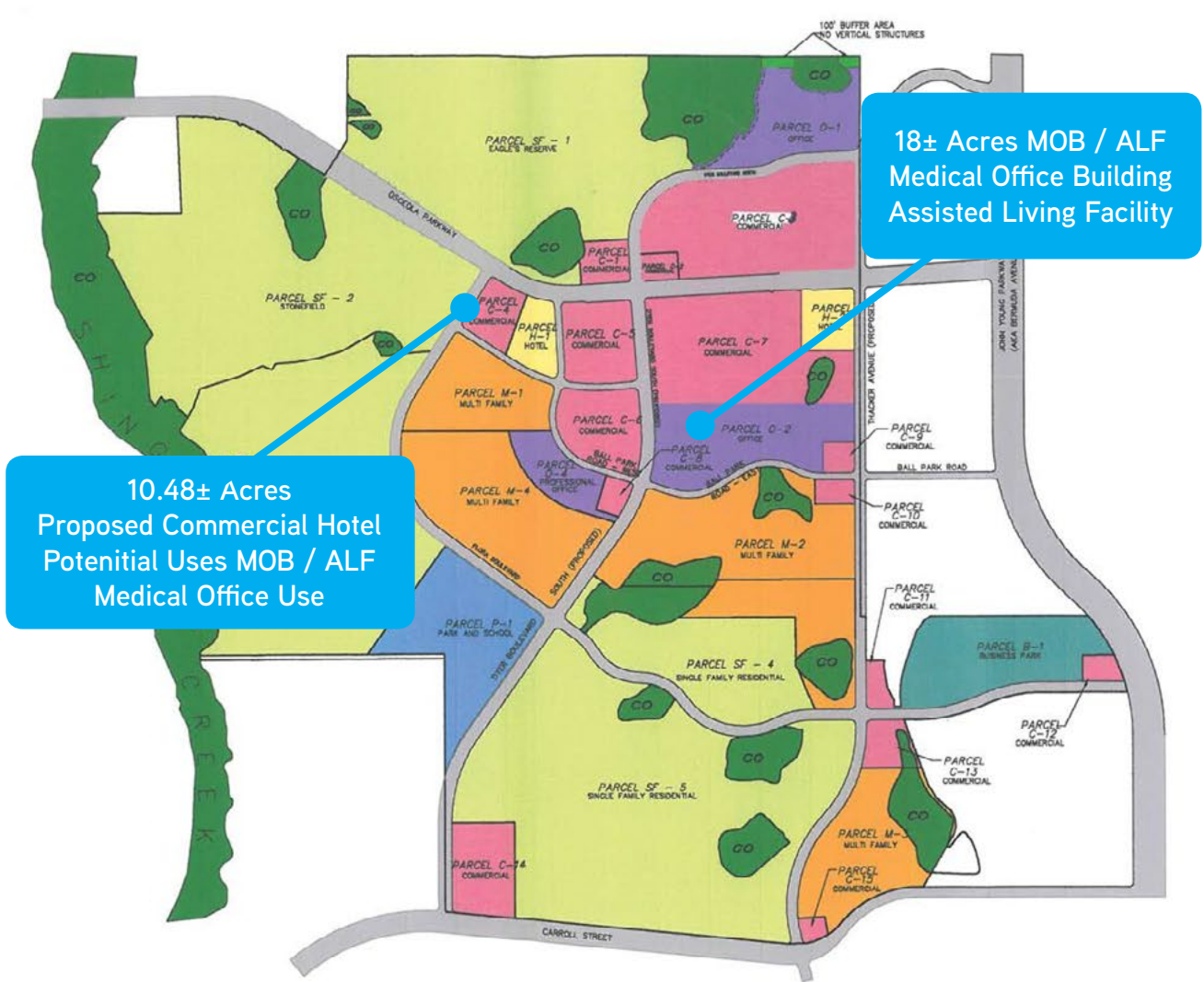
LAND FOR SALE

153.87 AC | MIXED-USE LAND
 KISSIMMEE, FL
 BULK OR PARCELED

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Opportunity

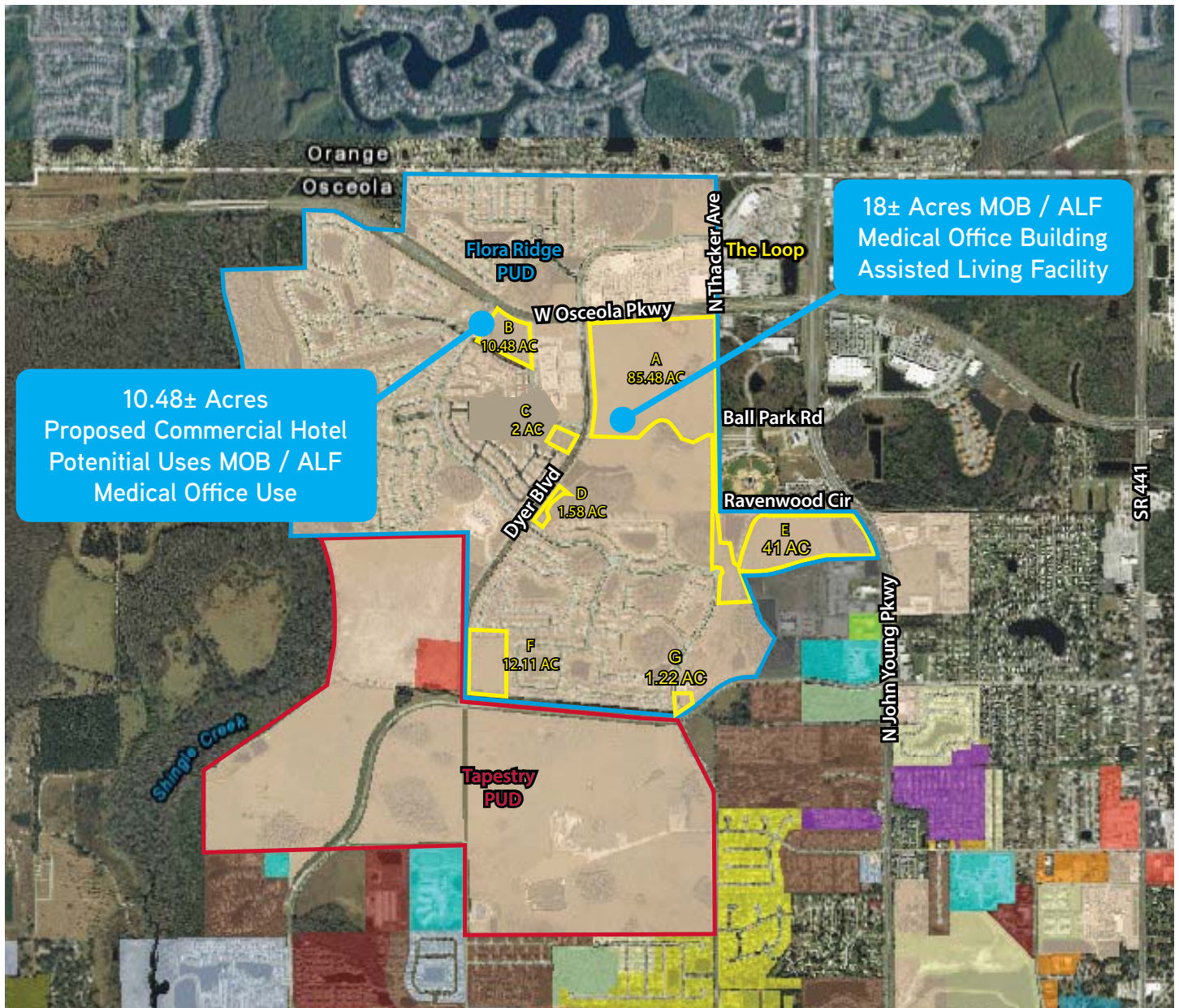
Flora Ridge PUD Parcels are multi-use; perfect for the life style center, and significant amount of approved uses for Office, Industrial, Retail and Hotel remain within Flora Ridge PUD.

Location

Located just east of Florida's Turnpike on the SWC of W. Osceola Parkway and N. Thacker Avenue. Project consists of six multi-use parcels all within the approved Flora Ridge PUD. 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 ¹	MF ¹	HOTEL (rms) ¹	RETAIL ¹	OFFICE ¹	INDUSTRIAL ¹
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

¹All numbers are approximate and subject to verification.



NEW Opening Fall 2018
Orlando Health Medical Pavilion
14± Acre Project
 Phase one - 60,000 SF
 Phase two - 60,000 SF



Florida Hospital Kissimmee
20± Acres - 162 Beds



Osceola Regional Medical Center
26± Acres - 368 Beds

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±



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