

GOLDEN VISTA

A 35-ACRE DEVELOPMENT OPPORTUNITY

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OVERVIEW

Strengths, Challenges and Opportunities

Strengths

- Site is approved for Business Park with conversion matrix allowing multiple other uses
- The Lee Vista Center submarket is vibrant with significant employment, retail and lodging
- 10 minutes to Orlando International Airport, one of the world's finest airports
- North boundary of Market Place Boulevard to be extended to Narcoossee Rd. in 2018

Zoning

- A host of potential highest and best uses, including retail, flex, medical, office and multifamily
- Due to proximity to Orlando International Airport, airport noise restrictions are in place
- A Super WalMart is adjacent to the north with strong retail sales.
- Schools are Sun Blaze Elementary and Lake Nona Middle and High School

Opportunities

- Multifamily development is possible and will be close to newly developed grocery and retail
- Retail subdivision opportunity in the high-traffic Orlando Airport and Medical City area
- Lee Vista area is thriving, a regionally significant location

PROPERTY DESCRIPTION

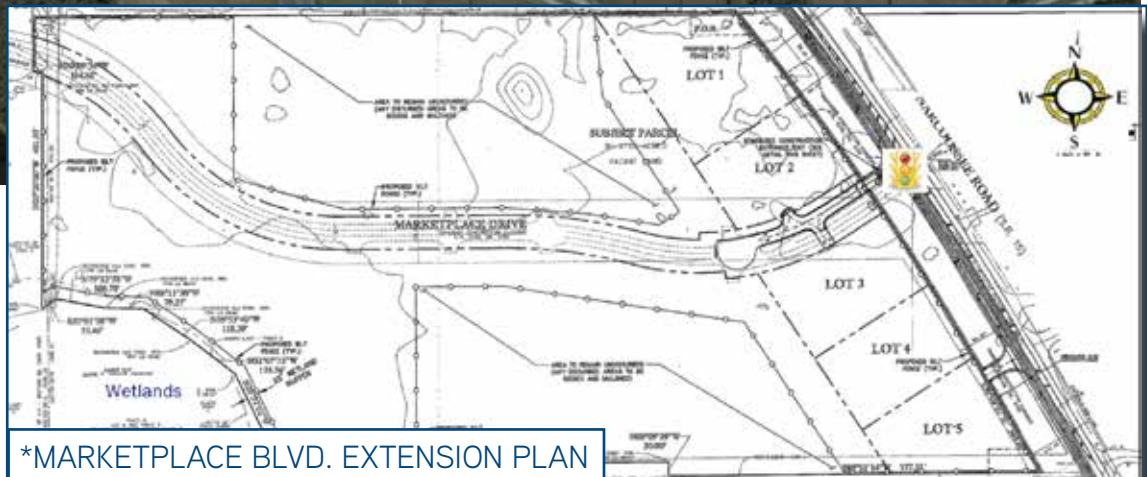
The site is within one mile of popular restaurants, retail and grocery, offering the opportunity for premier multifamily development with retail outparcels fronting Goldenrod Road. New retail development will be positioned to compliment the existing Walmart, located north of the site along Goldenrod Road.

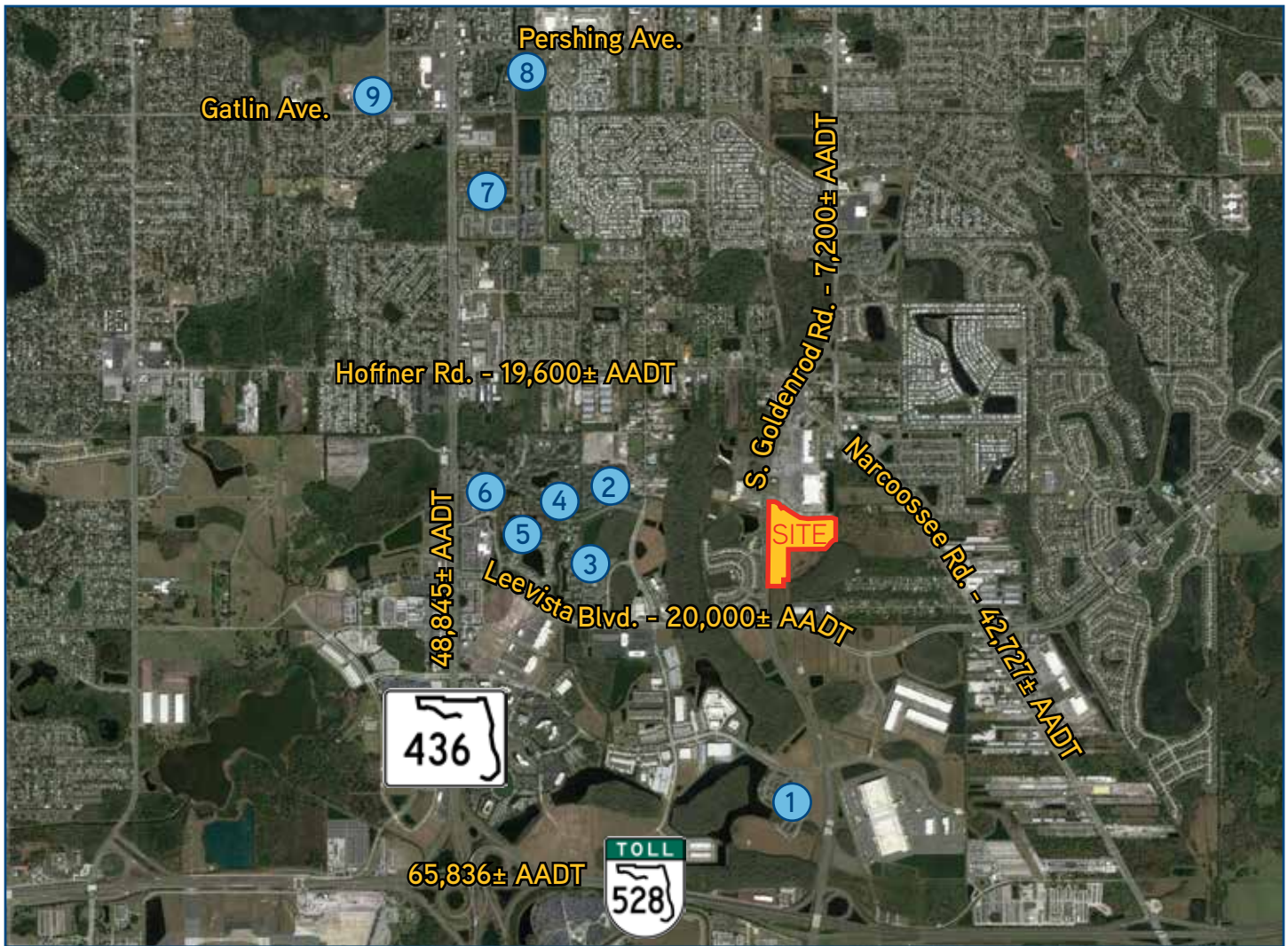
This land offering allows residents to have all needs met within one mile. Two gas stations (Wawa and 7-Eleven), a Walmart Supercenter, LA Fitness and entertainment options exist north of the site. The Renaissance Charter School, a tuition-free public charter school, exists directly west of the site. The Orlando International Airport is four miles south. Three public elementary schools and two middle schools exist within two miles of the site, so an Orange County Public School capacity enhancement agreement (CEA) is possible.

This 35-acre parcel is approximately seven miles north of Lake Nona's Medical City, a 650-acre health and life sciences cluster. Lake Nona Medical City is surrounded by education facilities and five million square feet of commercial, retail and residential development. Medical City is creating up to 30,000 jobs with a \$7.6-billion economic impact in the next decade.

This site is positioned well between one of the nation's largest, "most innovative" colleges, the University of Central Florida, and Lake Nona's Medical City, making Golden Vista the ideal home for Central Florida residents, especially those working in the medical/health, biomedical and airport-oriented industries.







	NAME	YEAR BUILT	TOTAL UNITS	AVG. RENT PER UNIT	AVG. RENT/SF	AVG. UNIT SIZE	VACANCY
1	GrandeVille at JubiLee Park	2015	330	\$1,434	\$1.23	1,165 SF	2.1%
2	Grand Reserve at Lee Vista	1995	338	\$1,099	\$1.10	1,029 SF	3.8%
3	Camden Lago Vista	2005	366	\$1,370	\$1.44	955 SF	4.9%
4	Camden Lee Vista	1999	492	\$1,431	\$1.49	960 SF	2.6%
5	Arbors at Lee Vista	1991	338	\$1,228	\$1.27	969 SF	3.8%
6	The Fountains at Lee Vista	1987	508	\$1,030	\$1.40	735 SF	3.0%
7	Fisherman's Village	1987	280	\$1,118	\$1.19	943 SF	N/A
8	Villages at Lake Pointe	2007	121	\$1,199	\$0.95	1,266 SF	3.3%
9	Polos Apartments	1987	150	\$986	\$1.40	703 SF	6.7%

*Data sourced 2016 via Pierce Eislen, Colliers International

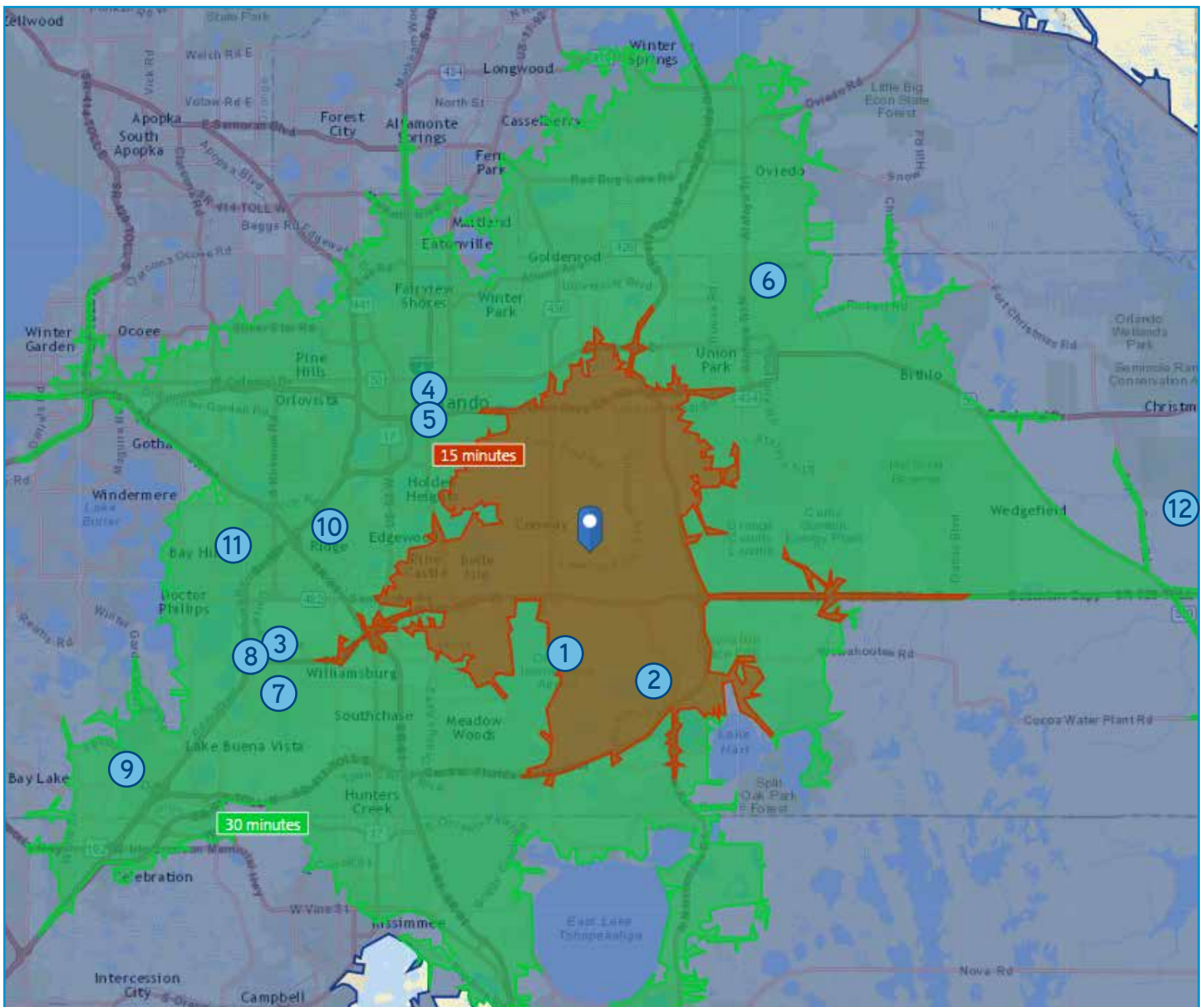
Nearby Retail



Nearby Eateries

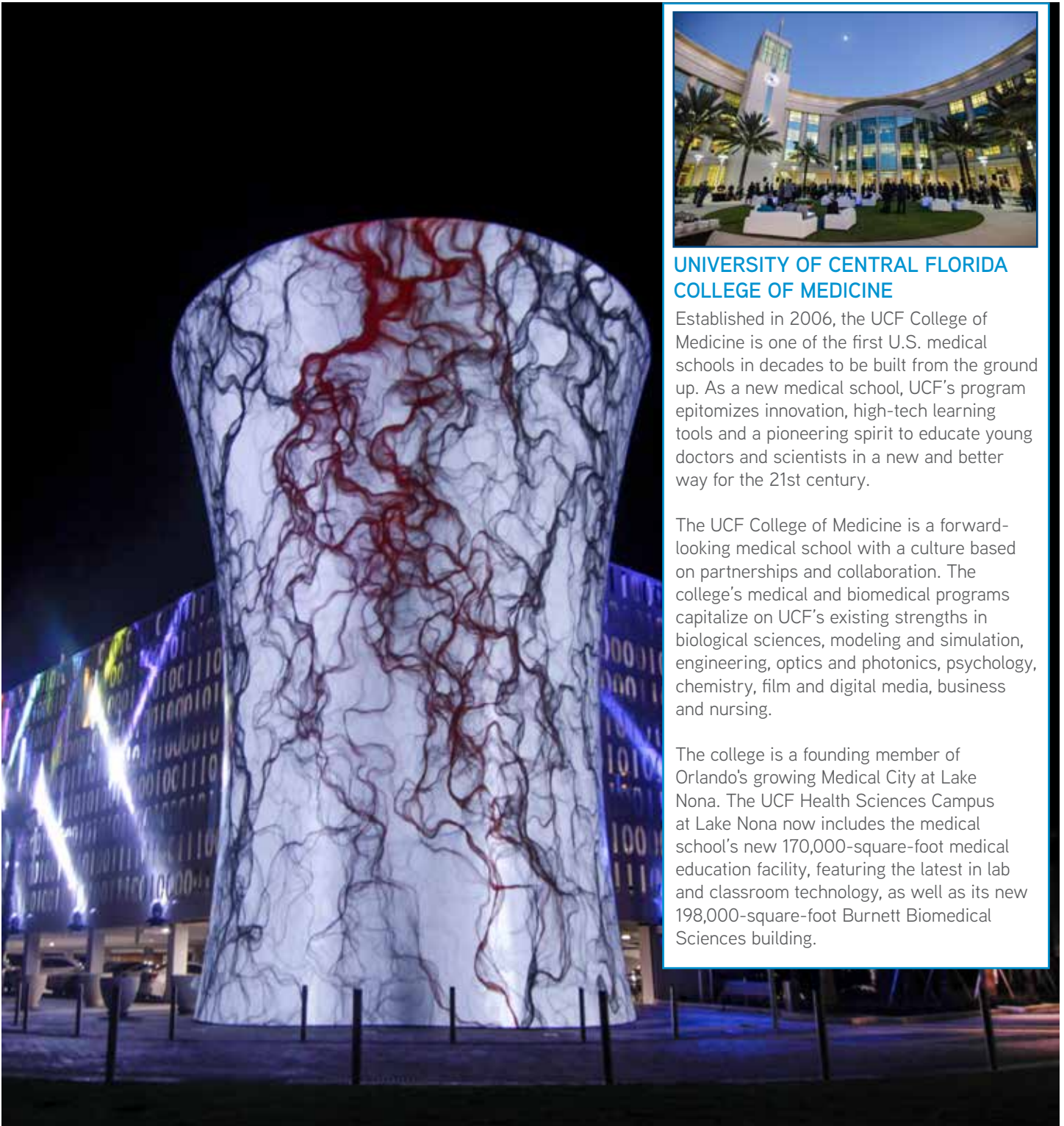


Distance to Central Florida Hotspots



— Less than 15 minutes — Less than 30 minutes — Less than 60 minutes

	NAME	DRIVE TIME	MILES
1	Orlando International Airport	7± min.	4.6 miles
2	Lake Nona Medical City	13± min.	6.0 miles
3	International Drive's Entertainment/Tourist Corridor	17± min.	13.6 miles
4	Downtown Orlando	20± min.	10.8 miles
5	Dr. Phillips Performing Arts Center	21± min.	10.0 miles
6	University of Central Florida	21± min.	13.8 miles
7	SeaWorld Orlando	21± min.	14.4 miles
8	Orange County Convention Center	21± min.	14.5 miles
9	Disney World	22± min.	19.9 miles
10	Mall at Millenia	23± min.	17.1 miles
11	Universal Studios Orlando	29± min.	18.9 miles
12	Port Canaveral, FL	43± min.	44.8 miles



UNIVERSITY OF CENTRAL FLORIDA COLLEGE OF MEDICINE

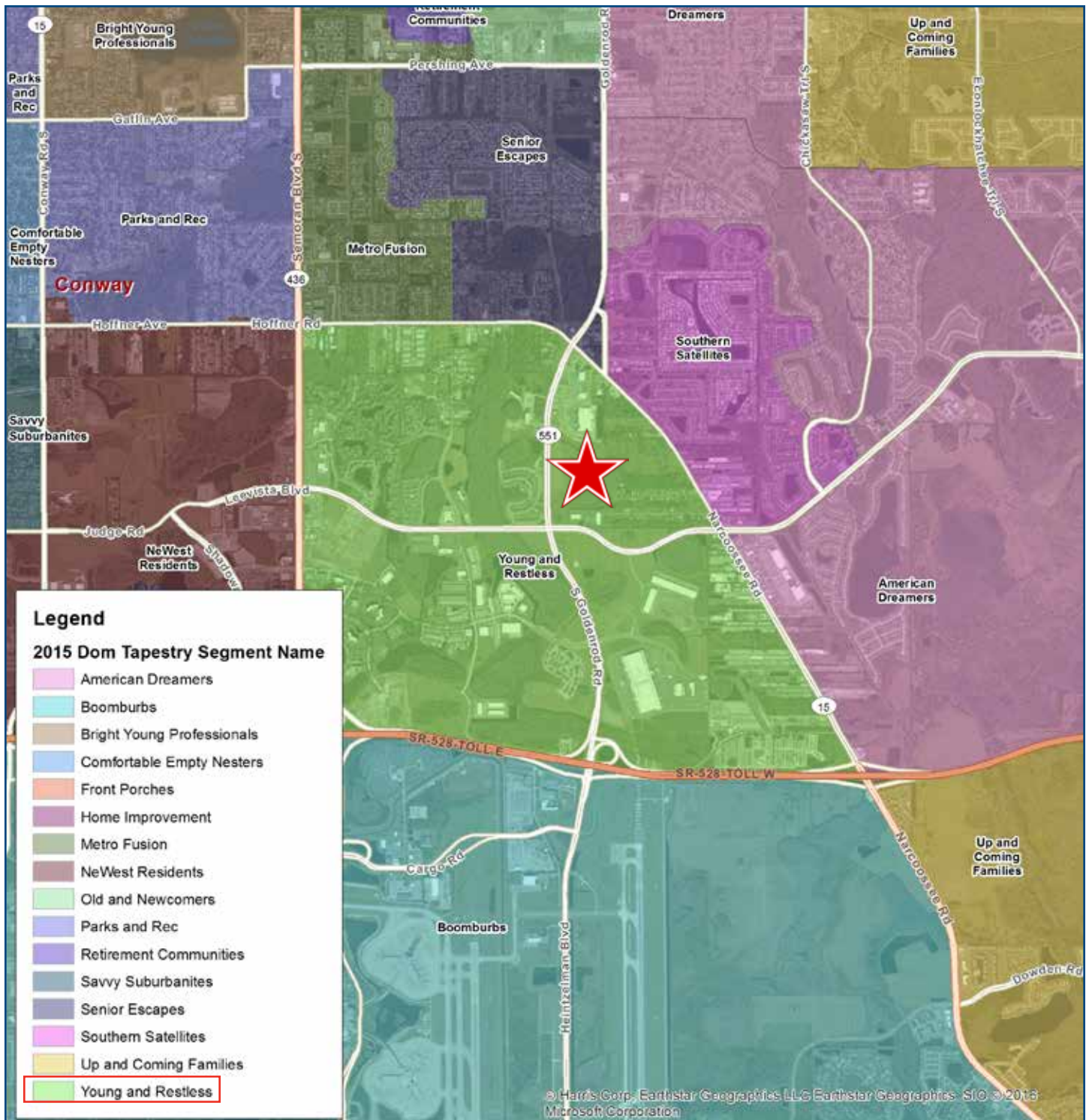
Established in 2006, the UCF College of Medicine is one of the first U.S. medical schools in decades to be built from the ground up. As a new medical school, UCF's program epitomizes innovation, high-tech learning tools and a pioneering spirit to educate young doctors and scientists in a new and better way for the 21st century.

The UCF College of Medicine is a forward-looking medical school with a culture based on partnerships and collaboration. The college's medical and biomedical programs capitalize on UCF's existing strengths in biological sciences, modeling and simulation, engineering, optics and photonics, psychology, chemistry, film and digital media, business and nursing.

The college is a founding member of Orlando's growing Medical City at Lake Nona. 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 seven miles south, 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.



YOUNG AND RESTLESS

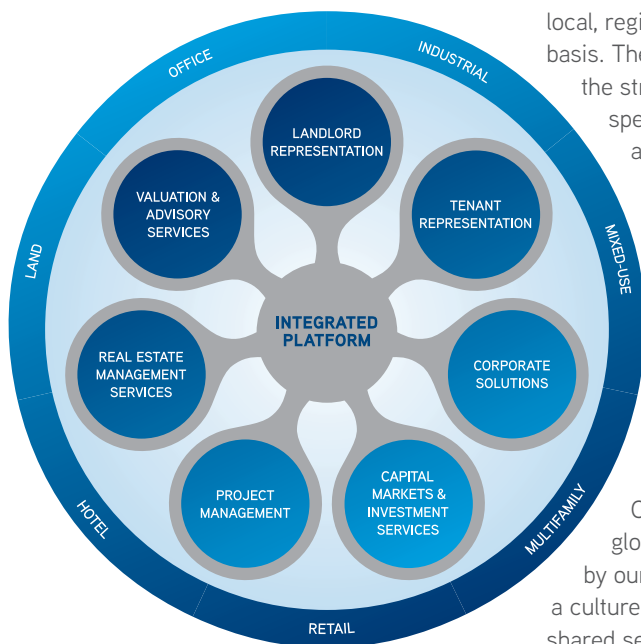
This demographic comprises well-educated young workers, some of whom are still completing their education, are employed in professional/technical occupations, as well as sales and office/administrative support roles. These residents are not established yet, but strive to get ahead and improve themselves. This market ranks in the top five for renters, movers, college enrollment and labor force participation rate. Almost 1 in 5 residents move each year. Close to half of all householders are under the age of 35, the majority live alone or in shared family dwellings. Median household income is still below the US average. *Young and Restless* consumers are diverse, favoring densely populated neighborhoods in large metropolitan areas.



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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