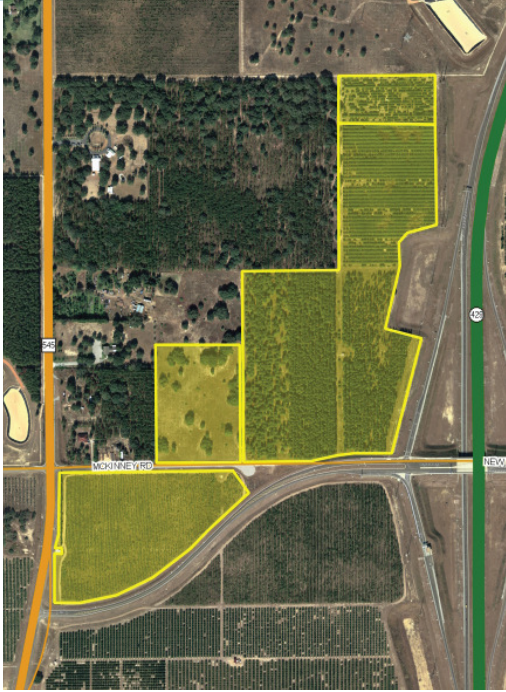


DISNEY AREA INTERCHANGE - TOWN CENTER SITE

80± acres

Orange County, FL



LOCATION/DESCRIPTION

Just 4 miles north of Walt Disney World's 50,000 employees is the commercial center of Central Florida's top new bedroom community of Horizon West. Located at the interchange of the Western Beltway and New Independence Boulevard, this 80± acre site will be the next preferred new home locale for the massive work centers of Downtown Orlando, Universal Studios, Lockheed Martin, Orlando Central Park, Walt Disney World and the Orange County Convention Center. Orange County utilities.

Property is located on the west side of SR 429 (Western Beltway) at SR 429 and New Independence Parkway interchange, approximately 4 miles north of Walt Disney World and approximately 1/2 mile east of CR 545 in west Orange County, Florida.

SIZE

80± acres

PRICE

\$16,000,000

ZONING/FUTURE LAND USE

Retail - wholesale, urban residential district. 133,000sf of retail and 284 residential units. Part of Horizon West Town Center SAP.

ROAD FRONTAGE

693'± on W side of SR 429, 876'± on W side of CR 545, 806'± on W side of New Independence Pkwy off-ramp, 2607'± on N side of New Independence Pkwy

PARCEL IDs

20-23-27-0000-00-027, 20-23-27-0000-00-017, 20-23-27-0000-00-018, 20-23-27-0000-00-009, 17-23-27-0000-00-013

Offering subject to errors, omission, prior sale or withdrawal without notice.

LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

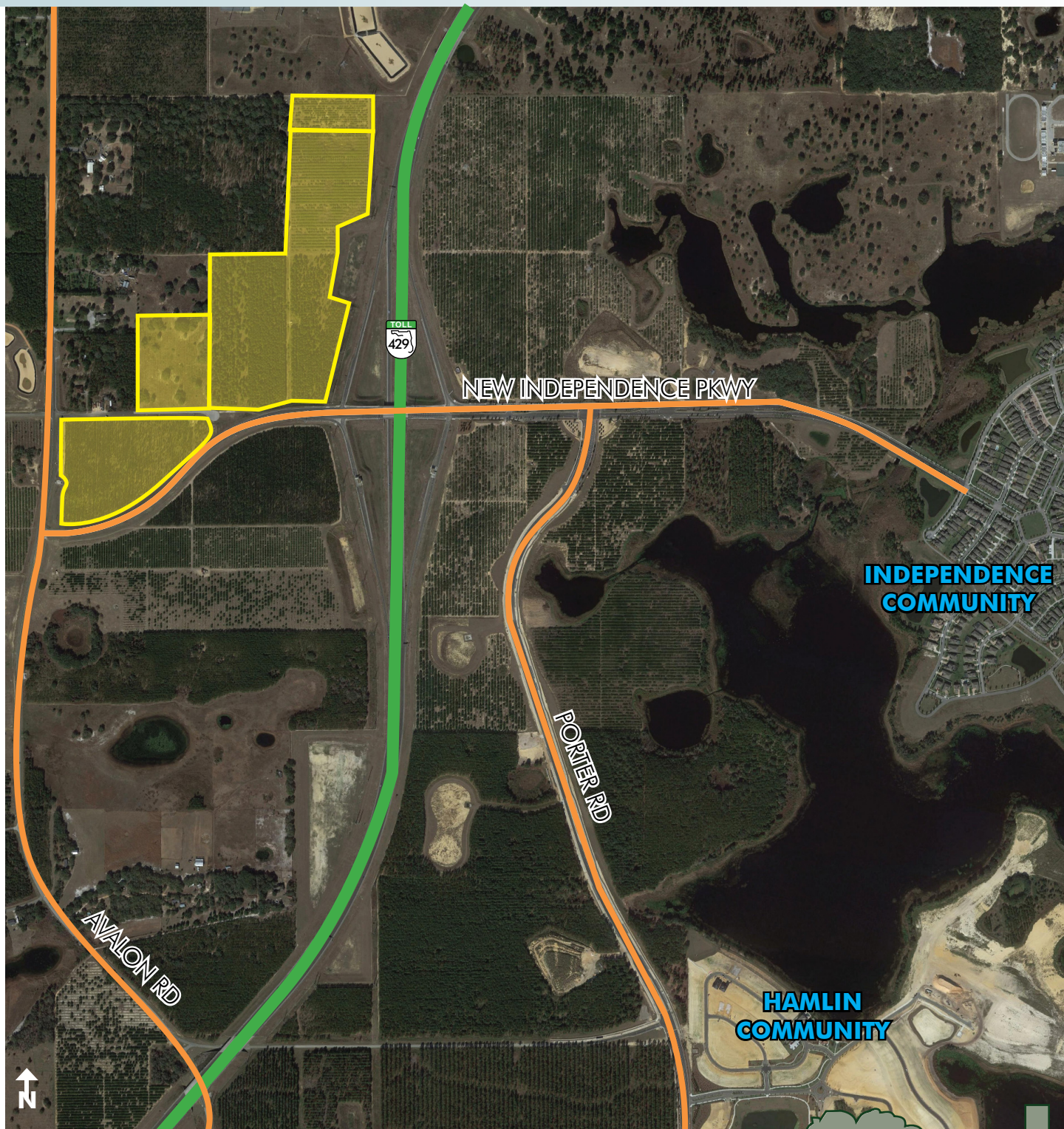
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



DISNEY AREA INTERCHANGE - TOWN CENTER SITE

80± acres

Orange County, FL



PARCEL MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

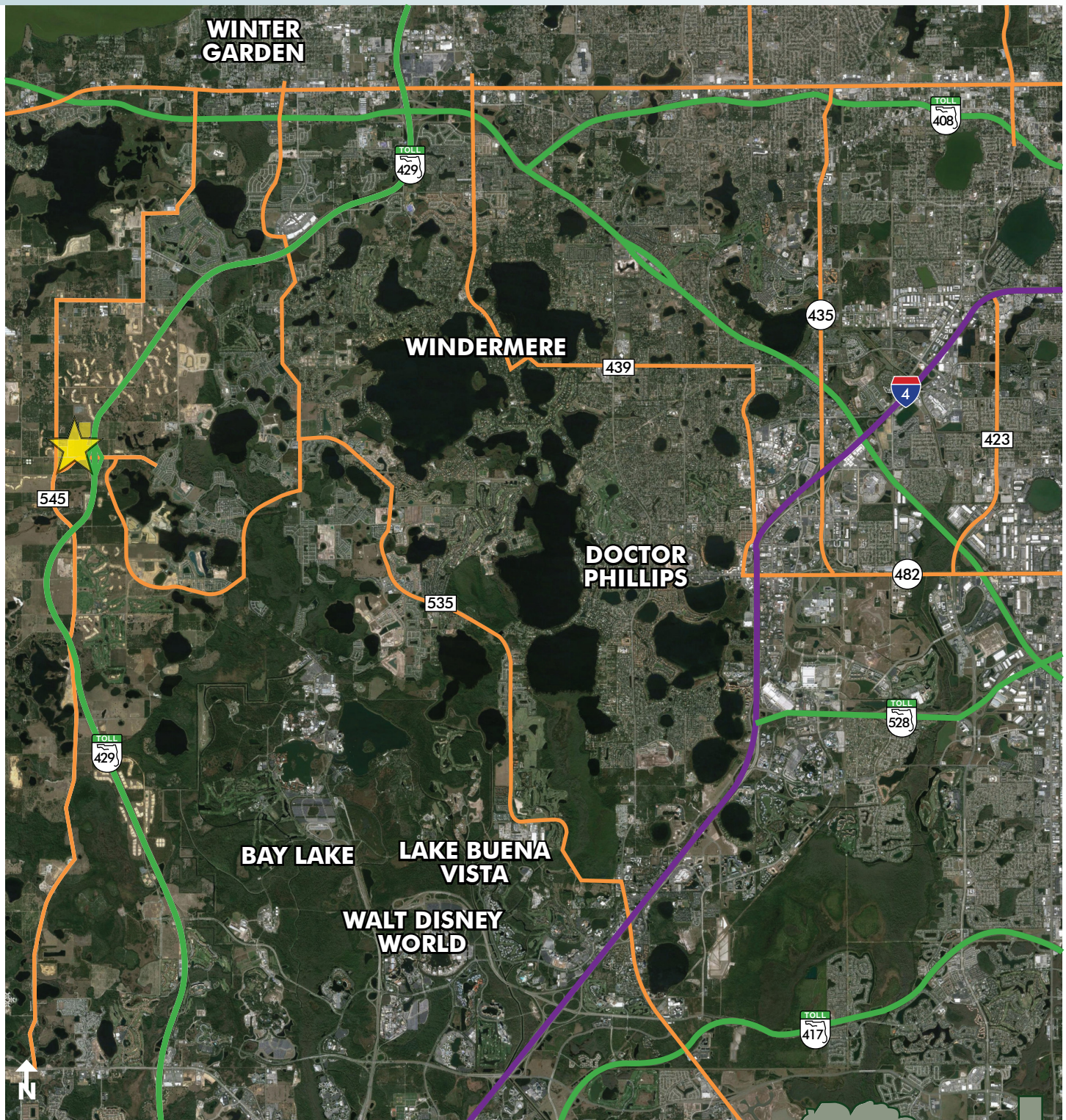
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



DISNEY AREA INTERCHANGE - TOWN CENTER SITE

80± acres

Orange County, FL



LOCATION MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

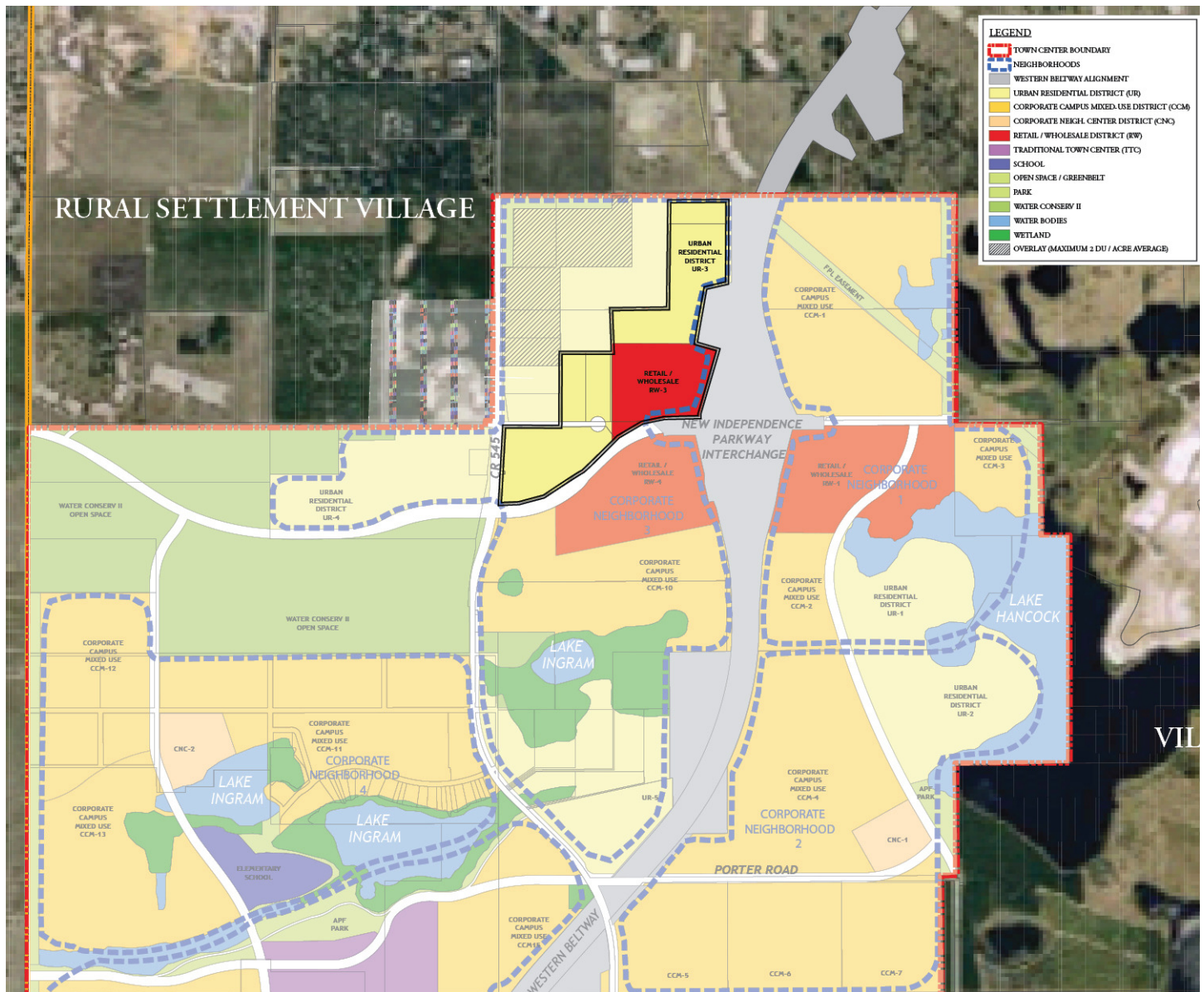
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



DISNEY AREA INTERCHANGE - TOWN CENTER SITE

80± acres

Orange County, FL



— Commercial Real Estate Investments | Management | Brokerage | Development | Land

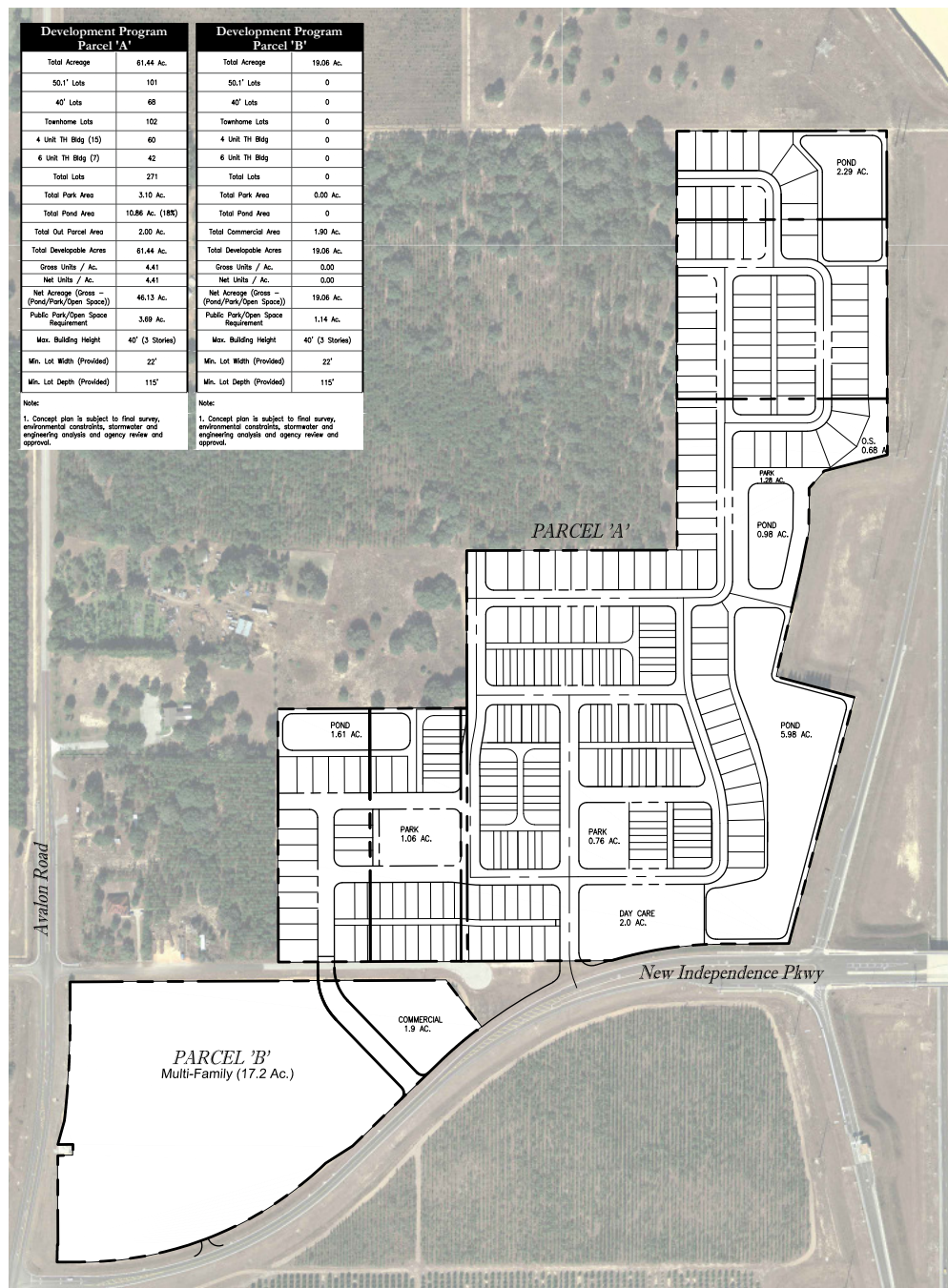
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



DISNEY AREA INTERCHANGE - TOWN CENTER SITE

80± acres

Orange County, FL



Preliminary Concept Plan A

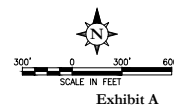
New Independence

POULOS & BENNETT

July 7, 2014
P & B Job No.: 14-008

4025 Hubler Lane, Suite B
Orlando, Florida 32814 - 407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



Orange County, FL

1. Concept plan is subject to final survey, environmental constraints, stormwater and engineering analysis and agency review and approval.

PARCEL 'A'

Avalon Road

PARCEL 'B'

MULTI-FAMILY
13 AC.

New Independence Pkwy

Preliminary Concept Plan B

New Independence

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

July 7, 2014
P & B Job No.: 14-008

4625 Halder Lane, Suite B
Orlando, Florida 32814 - 407.487.2594



SCALE IN FEET

Exhibit B

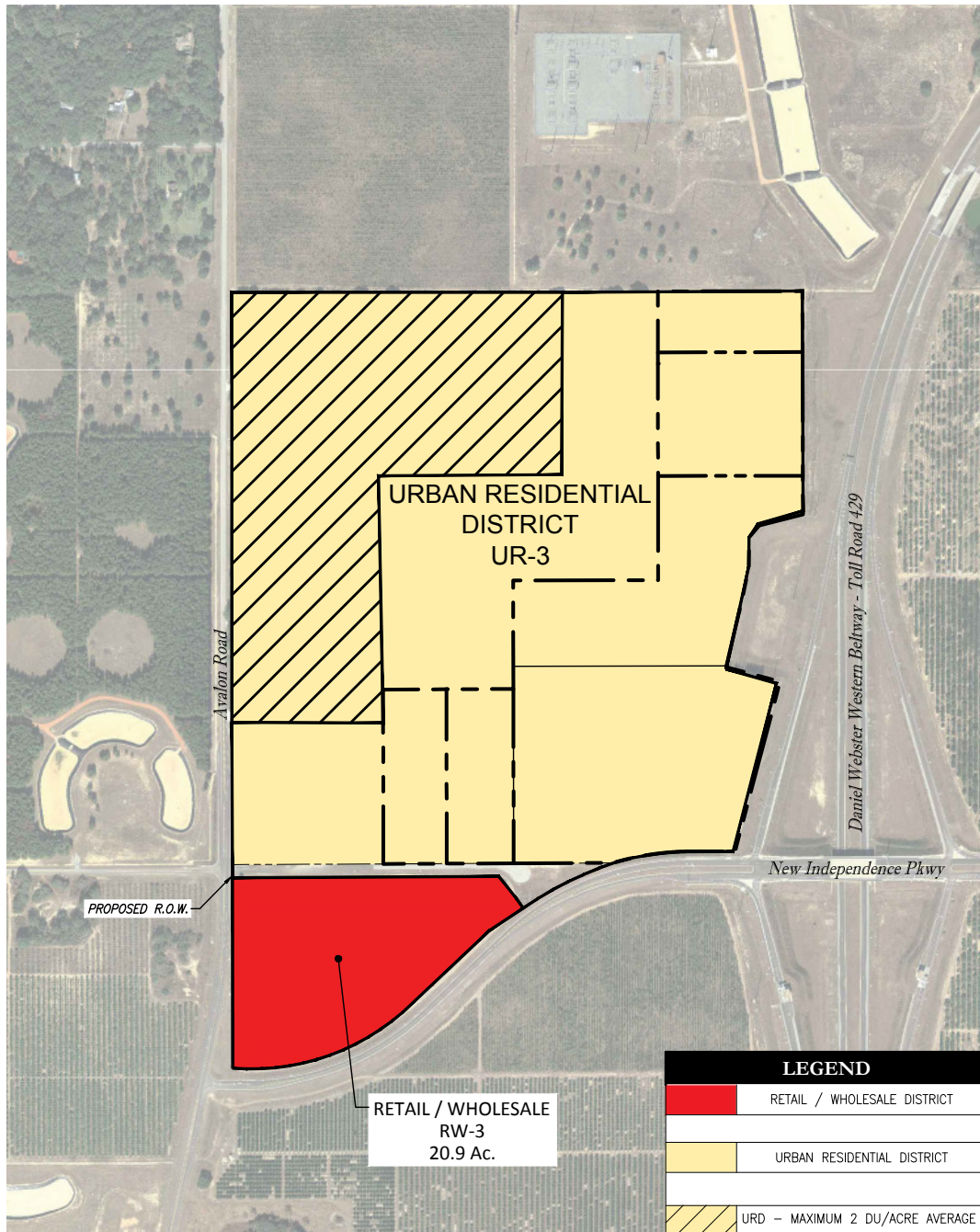
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



DISNEY AREA INTERCHANGE - TOWN CENTER SITE

80± acres

Orange County, FL



Proposed Specific Area Plan

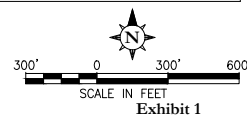
New Independence

August 1, 2014
P & B Job No.: 14-008

4625 Halder Lane, Suite B
Orlando, Florida 32814 - 407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567



— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

