

**23.69 ACRES  
I-4 AND PALM PARKWAY  
ORANGE COUNTY, FLORIDA**

**SIZE:** 23.69 acres

**PRICE:** \$16,500,000.00 (\$696,496.00 per acre)

**LOCATION:** Property is located on the west side of I-4 and the east side of Palm Parkway between Disney World and Sea World. Property is bisected by future Wildwood Avenue (I-4 flyover and potential interchange) which will connect International Drive with Palm Parkway. Estimated construction start date of Wildwood Avenue is early 2011.

**ZONING/ FUTURE  
LAND USE:** Part of Ruby Lake PD. Property approved for 334,000 square feet of Retail.

**UTILITIES:** Orange County

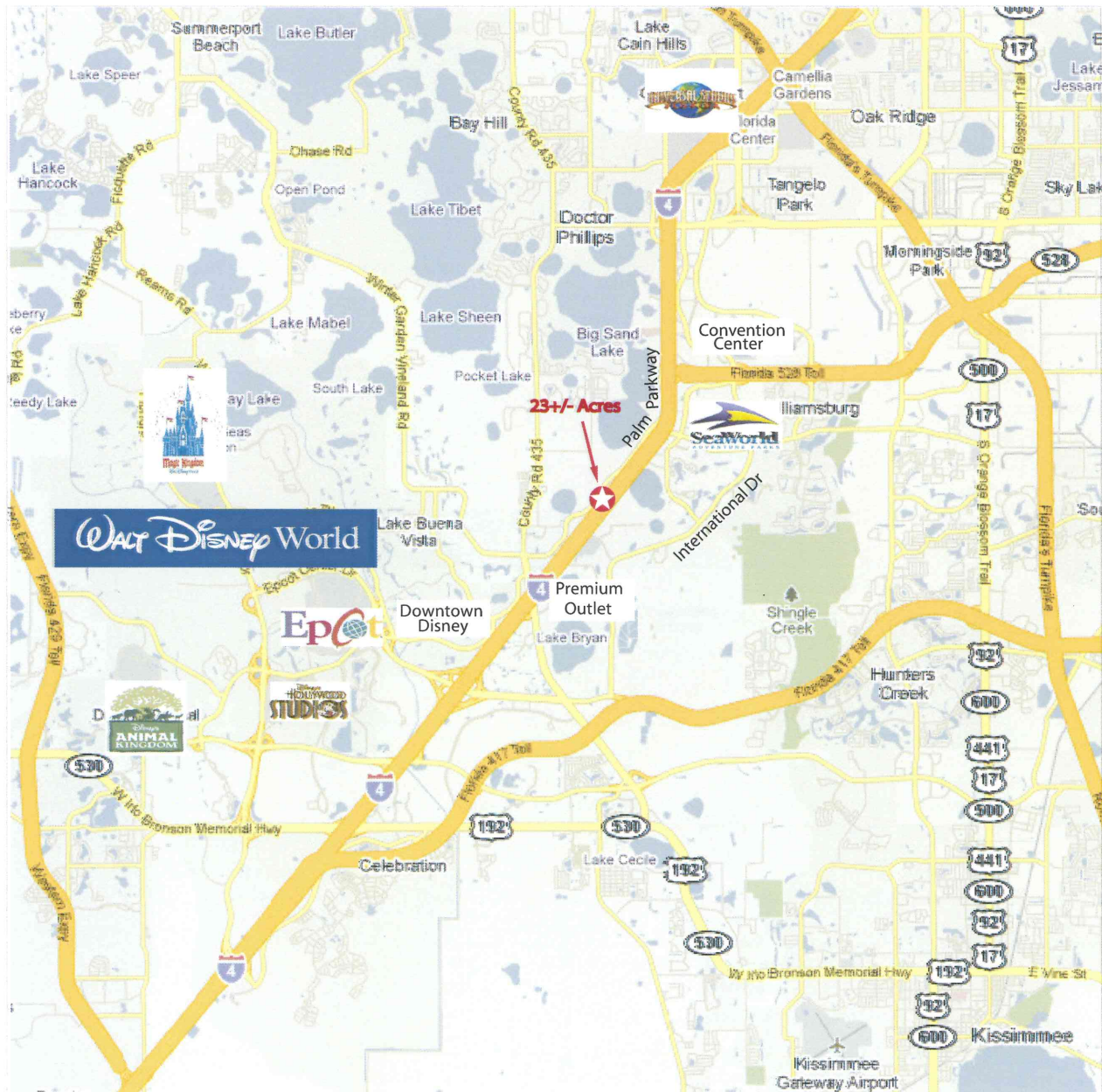
**ROAD FRONTAGE:** 1,577± frontage feet on west side of Interstate 4  
1,814± frontage feet on east side of Palm Parkway  
411± frontage feet on north side of future Wildwood Ave.  
657± frontage feet on south side of future Wildwood Ave.

**NOTE:** Offering subject to errors, omissions, prior sale or withdrawal without notice.

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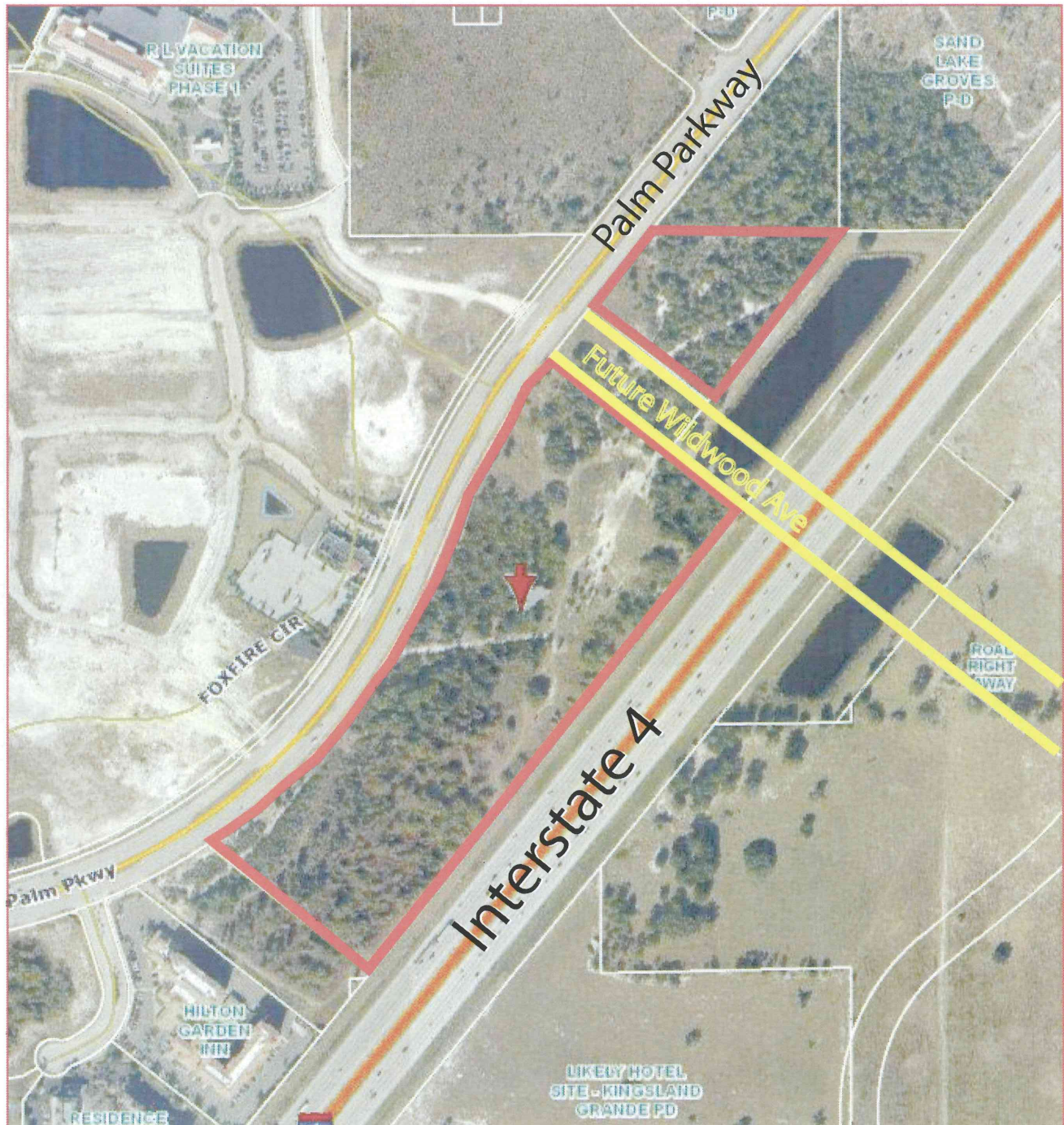


## 23.69 acres - Orange County, FL

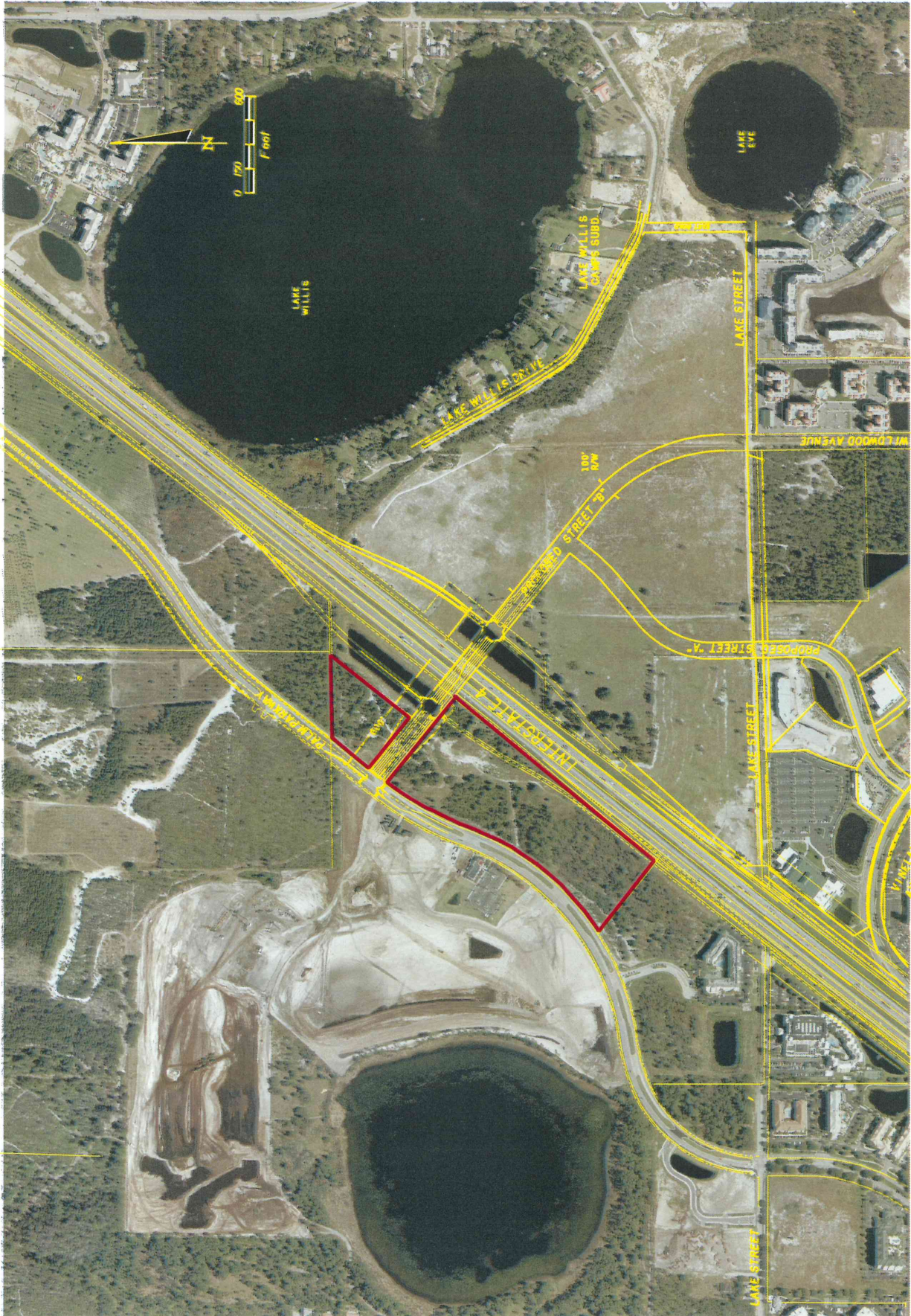




# 23.69 acres - Orange County, FL





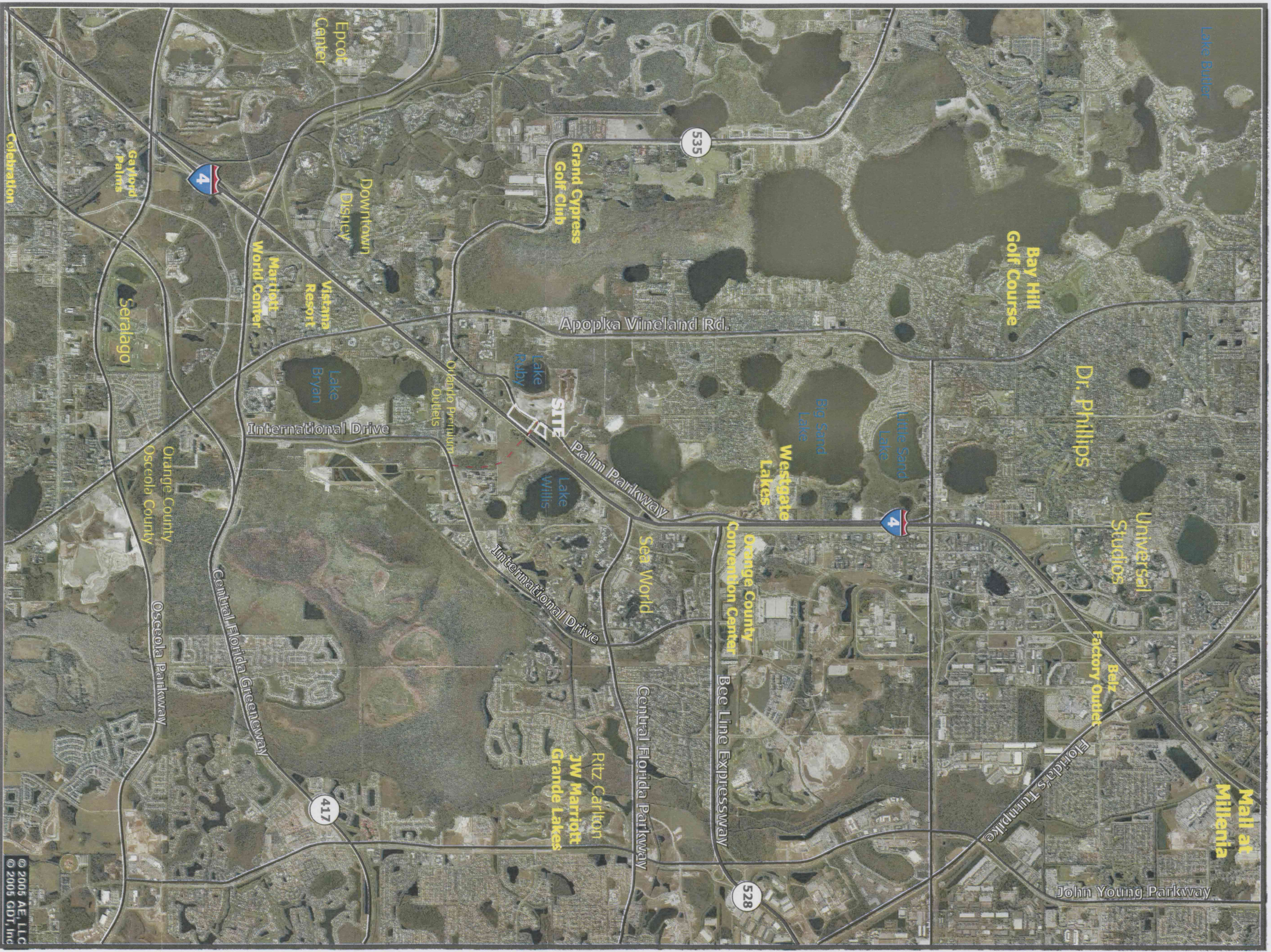


REVISIONS				STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROPOSED STREET B INTERCHANGE RAMP		SHEET NO	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
							ORANGE	- - -		
						 Mediation and Arbitration Corporate Registration P.O. Box 00000000 3660 Westgate Boulevard, Suite 200 Orlando, Florida 32803				

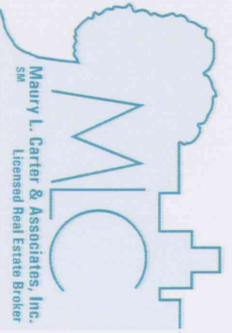









23.69 acres - Orange County, FL







SHEET NUMBER	PRIVATE / PUBLIC ROAD NETWORK AGREEMENT FLORIDA	AERIAL	SCALE: AS NOTED DESIGNED BY: DRAWN BY: CHECKED BY:	DESIGN ENGINEER: FLORIDA REGISTRATION NUMBER: DATE:  <b>Kimley-Horn and Associates, Inc.</b> (C) 2008 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGNIE BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-858-1511 FAX: 407-854-4791 WWW.KIMLEY-HORN.COM CA 00000666	No. REVISIONS DATE BY
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# South I-Drive poised to soar

Open land, I-4 bridge plan foster rush of development

BY SARA K. CLARKE  
Staff Writer

Where's the next hot spot for Orlando tourism? Try the southern stretch of International Drive.

On the doorstep of SeaWorld Orlando, that portion of I-Drive, the region's main tourism corridor, has long been home to several large time-share resorts, but little else. Now that the economy is starting to rebound, developers are taking advantage of large tracts of buildable land to add services and amenities for tourists and locals alike.

Among the projects recently built or approved: a 55,000-square-foot retail center; an apartment complex; a buffalo-wings restaurant, Panera Bread and Taco Bell; a Wawa convenience store; and a Walgreens pharmacy.

Also on the way: more than a hundred additional time-share units, a planned expansion of the Premium Outlets shopping complex on Vineland Avenue, and a \$19 million connector road that will join International Drive and Palm Parkway with an Interstate 4 overpass, providing a new link between south I-Drive and Lake Buena Vista, home of Walt Disney World.

"That area over there is one of the last fill-in spots — we are trying to fill it now," said Tom Harb, managing member of Phoenicia Development. Harb's company is building the retail complex, called Orchid Bay, near the intersection of International Drive and Westwood Boulevard. It has owned the land since 2006 but held off on its project because of the Great Recession and its aftermath.

Please turn to **I-DRIVE, A3**

## I-DRIVE

Continued from Page A1

"When we started seeing some hope of the economy in 2011, that's when we started moving in," Harb said.

The benefits of locating along International Drive south of the Orange County Convention Center include proximity to SeaWorld, the BeachLine Expressway and Orlando International Airport, said Ed Kinney, vice president at Marriott Vacations Worldwide. Marriott's time-share unit began building on south International Drive more than two decades ago, when tourists staying there had to drive north of the convention center or south to State Road 535 and Lake Buena Vista to shop or dine.

"Disney's property is just so enormous, and getting close to that is difficult," Kinney said. The company's resorts on south International Drive were "equidistant to most everything, from a point of interest to our guests, and land was just available."

Land in the area can also be more affordable than similar spots farther north on the drive. Phoenicia Development's 17.5 acres of commercially zoned land is valued by the Orange County property appraiser at \$280,250 an acre. The Mercado — a prime piece of undeveloped property north of the Orange County Convention Center — is valued at \$435,745 an acre, according to the property appraiser's website.

In another long-awaited development, Orlando Premium Outlets plans to add 100,000 square feet to its sprawling outlet mall on Vineland Avenue. Leigh Jones, a spokeswoman for the shopping plaza, said the complex plans to start construction this year and open the new stores in 2013.

The increase in lodging extends back to the recession: Hilton Grand Vacations Club finished an addition to its south International Drive resort in 2008 that added 344

## New link to south I-Drive



SOURCE: Orange County Department of Public Works  
STAFF GRAPHIC

time-share units to the property. Marriott's time-share operation currently has 311 villas at its Harbor Lakes resort but plans eventually to have 900. Sheraton's Vistana Villages, northeast of Vineland Avenue, is about to open a new building, adding 119 villas to its time-share resort, for a total of 1,156 units.

"New business, new jobs, it's all very positive," said Maria Triscari, president and chief executive officer of the International Drive Resort Area Chamber of Commerce.

The county has also approved the construction of 264 apartment units north of Orlando Premium Outlets, a project called Alta at Lake Eve.

Luann Brooks, executive director of the International Drive Master Transit and Improvement District, expects those apartments to house some of the workers who form the backbone of Orlando's tourism industry.

"That's desperately needed in this area," Brooks said. "It's going to be housing that's affordable."

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