

DISNEY/UNIVERSAL/SEA WORLD AREA PREMIUM DEVELOPMENT SITES

64.8± acres • Orange County, FL • www.disneyuniversalland.com



DESCRIPTION

A truly one-of-a-kind property in the heart of the tourist area in Orlando, Florida. This development opportunity is uniquely positioned between Disney World, Universal, Sea World, Premium Outlets and the Orange County Convention Center along the Interstate 4 (I-4) corridor. No other property like it exists in the State of Florida. There is a 25-year lease billboard in place (\$200,000/year average income).

WEBSITE

www.disneyuniversalland.com

LOCATION

Located on east side of I-4, south side of Lake Willis and north side of Lake Street at the newly constructed Fenton Street overpass.

SIZE

64.8± acres (will further divide)
Parcels - A: 29.93ac, B: 14.07ac, C: 20.87ac

PRICE

~~\$51,750,000~~ \$41,400,000 (\$14.65/sf)
Prices for sites depend on size, configuration, use, etc.

ZONING/FUTURE LAND USE

Vineland Pointe PD. Tourist Commercial zoning. Conversion matrix allows for any of the following: 245 hotel rooms, 580,000sf of commercial, up to 4,513 hotel rooms and up to 6,211 timeshare units.

ROAD FRONTAGE

3,200'± on I-4, 1,300'± on Lake Street,
2,800'± on Fenton Street

UTILITIES

Orange County. Stubout for water/wastewater lines in place. Master retention pond built; capacity available.

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

DEVELOPMENT SITES FOR SALE

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

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



Maury L. Carter & Associates, Inc.TM
Licensed Real Estate Broker

DISNEY/UNIVERSAL/SEA WORLD AREA PREMIUM DEVELOPMENT SITES

64.8± acres • Orange County, FL • www.disneyuniversalland.com



LOCATION MAP

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

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



DISNEY/UNIVERSAL/SEA WORLD AREA PREMIUM DEVELOPMENT SITES

64.8± acres • Orange County, FL • www.disneyuniversalland.com

ENTITLEMENT INFORMATION

The Vineland Pointe PD allows for a variety of permitted uses. It enables the developer to exchange one land use for a different land use based on the matrix below.

LAND USE EQUIVALENCY MATRIX:

LAND USE	CHANGE TO:		
	Hotel	Timeshare	Shopping Center
Hotel (1 room)	--	1.376 units	136 sf
Timeshare (1 unit)	.727 rooms	--	99 sf
Shopping Center (1,000 sf)	7.359 rooms	10.128 units	--

DEVELOPMENT OPTIONS BASED ON ABOVE MATRIX:

1. All HOTEL = 4,513 rooms
2. All TIMESHARE = 6,211 units
3. All SHOPPING CENTER = 613,320 sf
3. HOTEL/SHOPPING CENTER = 2,085 rooms / 330,000 sf*

*For a mix of uses, please use the Equivalency Matrix above to design the site for your needs. Please start with 245 hotel rooms and 580,000sf of retail.



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

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



DISNEY/UNIVERSAL/SEA WORLD AREA PREMIUM DEVELOPMENT SITES

64.8± acres • Orange County, FL • www.disneyuniversalland.com



VICINITY MAP



INTERCHANGE MAP

MARKET OVERVIEW

- Located on I-4 in the heart of the tourist commercial corridor.
- Property just north of the Orlando Premium Outlets, Chelsea Property Group's most lucrative outlet mall.
 - Sales in excess of \$1,600 psf, top 5 in the country.
 - Currently expanding by 110,000 SF.
- South of the Orange County Convention Center.
 - Hosts approximately 1.5 million delegates annually.
 - Second largest Convention Center in the US.
- Orlando welcomed 57 million visitors in 2012.
- 41% of visitors' favorite activity while in Orlando is shopping.

POTENTIAL INTERCHANGE

- FDOT approved location.
- Not currently funded/designed.

TRACT SIZES

(will further divide)

- Parcel A: 29.93 acres
- Parcel B: 14.07 acres
- Parcel C: 20.87 acres

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

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



