

ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

27.43± acres
Orlando, FL

**MAJOR PRICE
REDUCTION**



LOCATION

Two miles north of Orlando International Airport which had approx. 35.71 million air passengers in 2014, and north of Lake Nona/Medical City area. The property is located on Narcoossee Rd between Goldenrod Rd and Lee Vista Blvd. Accessibility to site will increase with the widening of Narcoossee Rd and the expansion of Marketplace Dr, connecting Goldenrod Rd and Narcoossee Rd.

SIZE

27.43± acres

PRICE

WAS \$7,900,000

NOW \$6,400,000

UTILITIES

City of Orlando.

MARKET OVERVIEW

Lake Nona/Medical City continues to develop and generate jobs with four major medical/research facilities built in the last 5 years, and a VA Medical Center expected for 2015.

- **ECONOMIC GROWTH:** Economists estimate that by 2017, the project will create \$7.6 billion in annual economic activity, \$459.9 million in annual tax revenue, and \$2.8 billion in annual wages.
- **JOB OPPORTUNITY:** Medical City has already generated approx. 5,000 jobs, with 25,000 more expected by 2029.
- **RESIDENTIAL APPEAL:** Approx. 3,000 houses have been built, with 11,000 total expected by 2026. Lake Nona/Medical City has a broad appeal with only approx. 30% of residents working in the Medical City or at the airport.

ZONING

PD/AN. Approved for 285,000 SF Office/Retail.

ROAD FRONTAGE

995± feet on Narcoossee Road.

Expansion of Marketplace Drive will add 2,700± ft of frontage.

Traffic Counts (2013): Narcoossee Rd= 42,727 ADT.

DEMOGRAPHICS

- Population (3 miles): 63,182
- Median Household Income (3 miles): \$41,766

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

COMMERCIAL/OFFICE
DEVELOPMENT
LAND FOR SALE



CO-LISTED WITH

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

 **Palkiper**
Commercial Real Estate Services

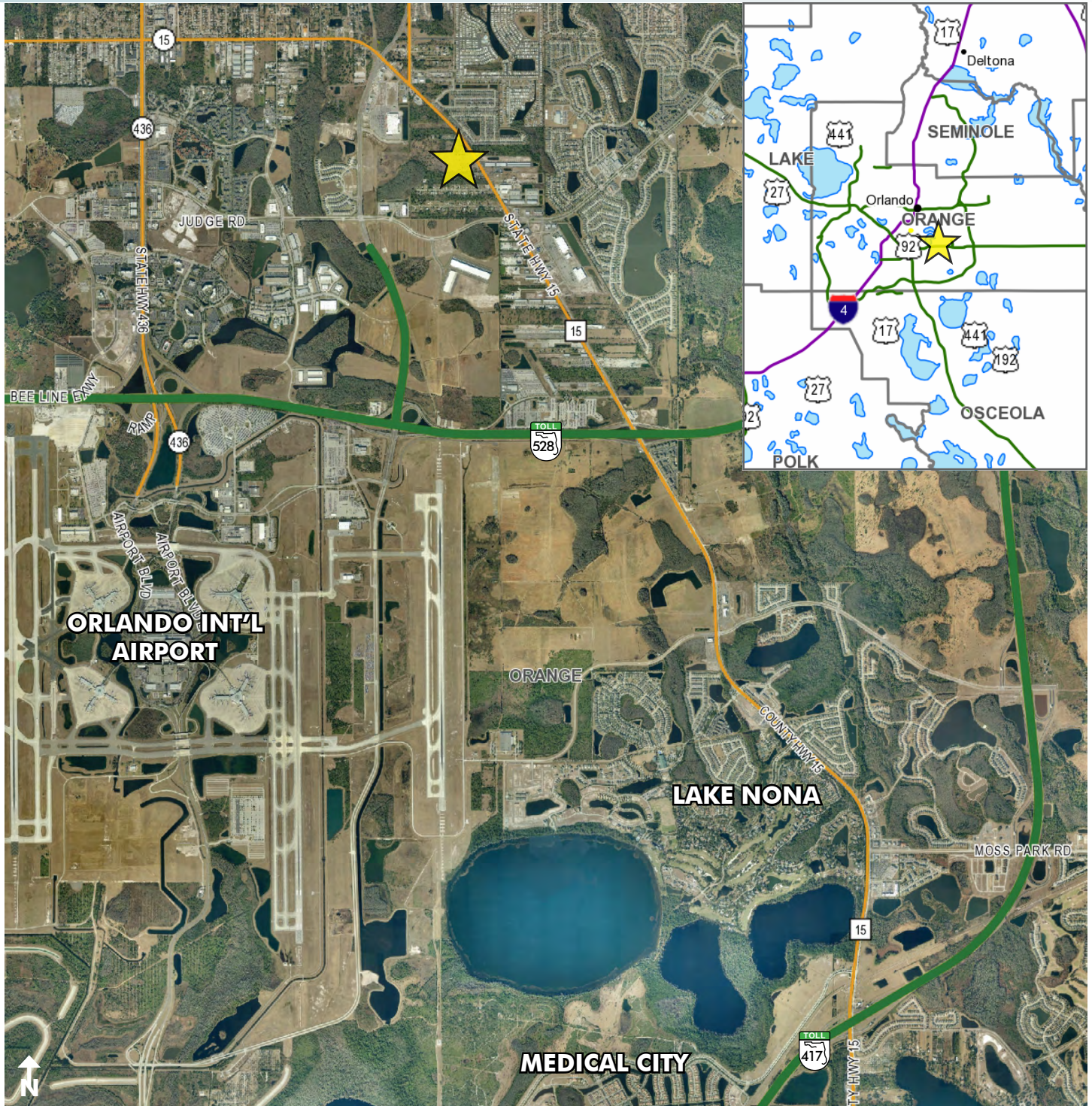
407-383-8142
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LOCATION MAP



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VICINITY MAP



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LEGAL DESCRIPTION - LOT 128
 A PARCEL OF LAND LOCATED IN SECTION 23, T28S, R20E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1 OF THE COMMUNITY DEVELOPMENT CENTER TRACT, AS RECORDED IN PLAT NUMBER 2000-001, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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LEGAL DESCRIPTION - LOT 134
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SITE INFORMATION:

GENERAL:
 EXISTING ZONING: PD / AM
 PROPOSED USE: RETAIL/OFFICE
 FUTURE LAND USE: BUSINESS PARK
 SECTION 14, TOWNSHIP 23S, RANGE 30E
 MAP/MDR ISR = 0.65

BOUNDARY SUMMARY:
 LOT 118 13.35 AC
 LOT 128 13.13 AC
 MARKETPLACE DRIVE R/W 3.08 AC
 TOTAL 29.56 AC

DEVELOPMENT SUMMARY:
 LOT 118 13.35 AC
 LOT 128 13.13 AC
 MARKETPLACE DRIVE R/W 3.08 AC
 TOTAL 29.56 AC

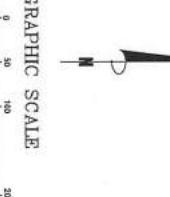
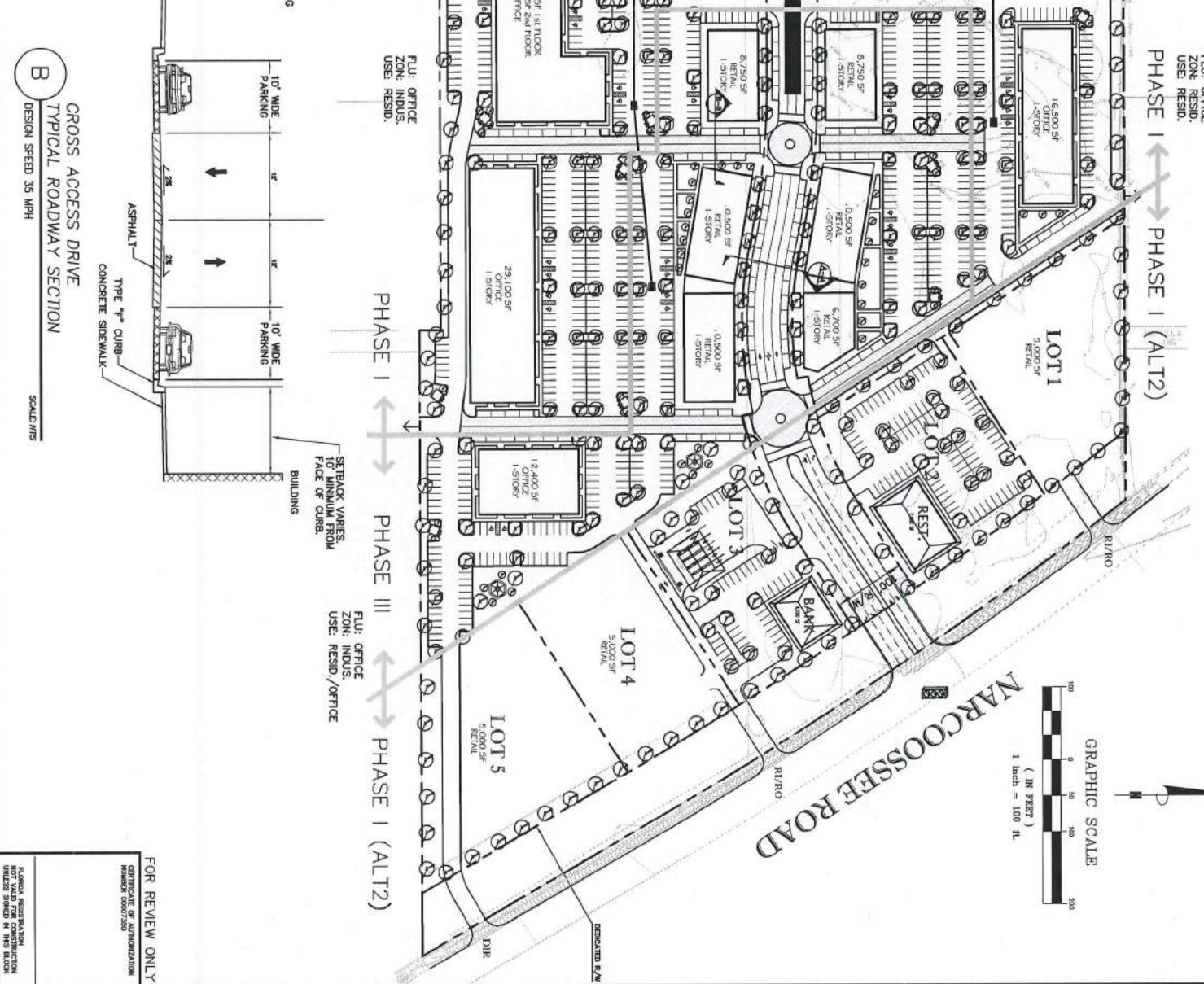
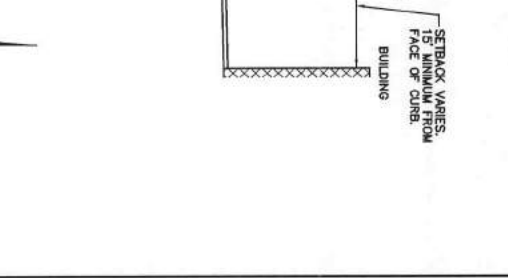
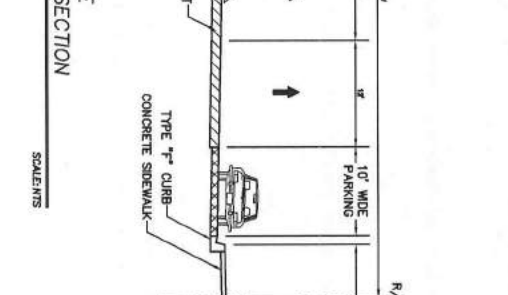
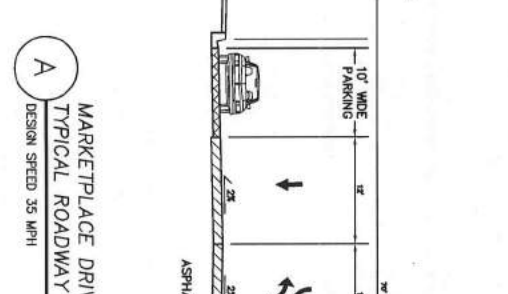
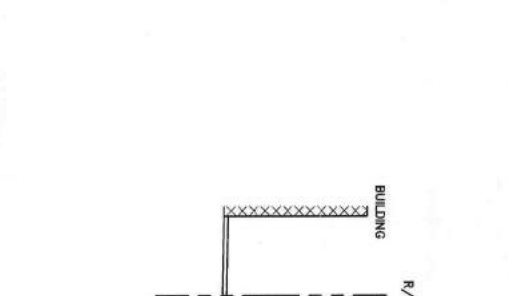
DEVELOPMENT TEAM:
DOWNER & DEVELOPER:
 JACOBS DEVELOPMENT
 1925 PROSPECT AVENUE
 ORLANDO, FL 32814
 PHONE: (407) 661-9100
 FAX: (407) 228-4219

ARCHITECT:
 KELLY, COLLINS & GENTRY, INC.
 1925 PROSPECT AVENUE
 ORLANDO, FL 32814
 PHONE: (407) 898-7858
 FAX: (407) 898-1488

PROPOSED LEGEND:
 C PROP. CART CORRAL
 - - - STORM PIPE
 ● STORM MANHOLE
 ■ STORM INLET
 ○ SANITARY PIPE
 ○ SANITARY MANHOLE

UTILITIES:
WATER:
 ORLANDO UTILITIES COMMISSION
 DEVELOPMENT SERVICES
 P.O. BOX 5183
 ORLANDO, FLORIDA 32802
 PHONE: (407) 235-9651
 FAX: (407) 235-9628

SEWER:
 CITY OF ORLANDO
 PUBLIC WORKS DEPT.
 5100 L.B. WATKINS ROAD
 ORLANDO, FLORIDA 32811
 PHONE: (407) 246-2213
 FAX: (407) 246-2886



FOR REVIEW ONLY

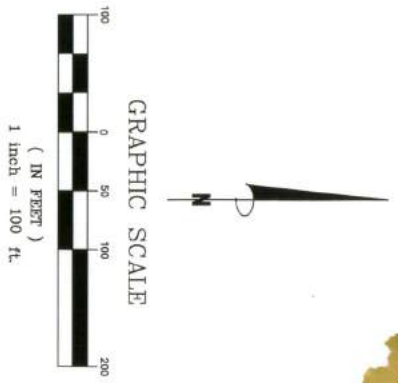
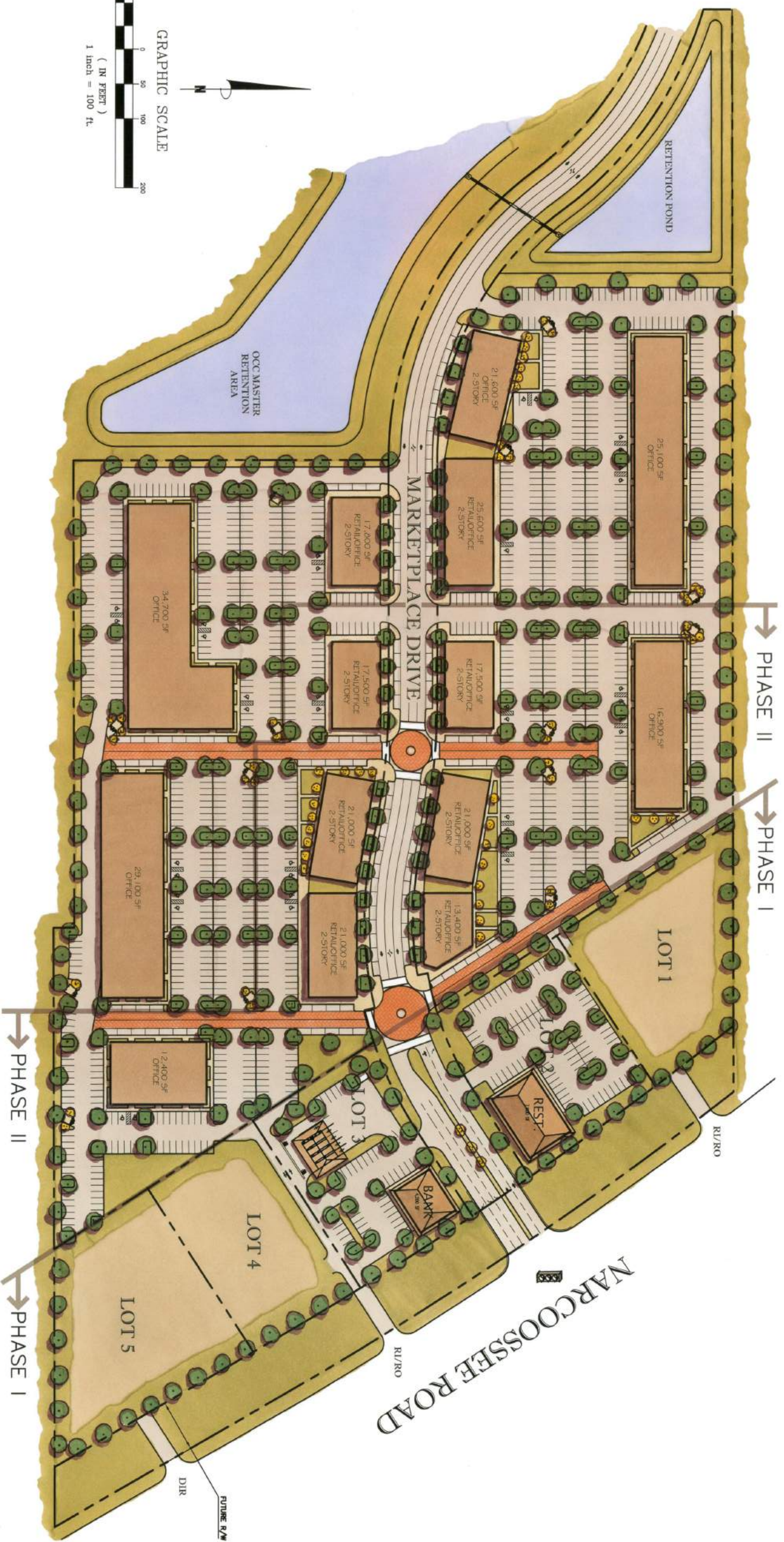
DATE: 02/20/08

SHEET: M-1

THE MARKETPLACE

MASTER PLAN

KCG
KELLY, COLLINS & GENTRY, INC.
 1700 NORTH ORANGE AVENUE, SUITE 400
 ORLANDO, FLORIDA 32804
 (407) 898-7858 FAX (407) 898-1488



**KELLY,
COLLINS &
GENTRY, INC.**
ENGINEERING / PLANNING

THE MARKETPLACE