

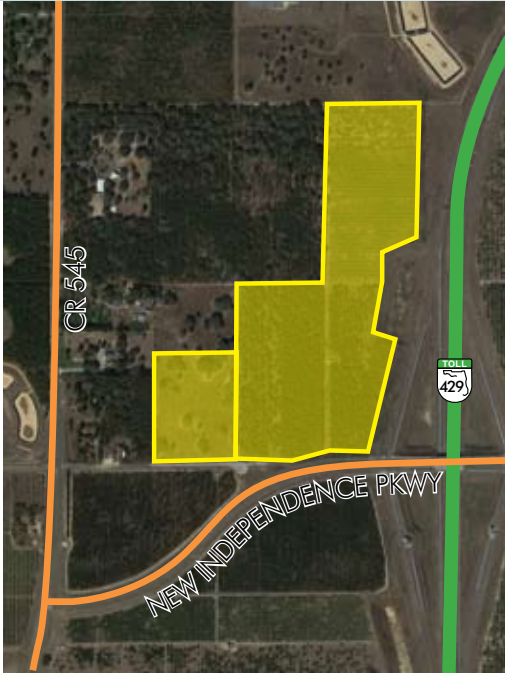
DISNEY AREA INTERCHANGE - TOWN CENTER SITE

61 ± acres

Orange County, FL

**UNDER
CONTRACT**

LAND FOR SALE



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 Parkway, this 61 ± 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/Avalon Road in west Orange County, Florida.

SIZE

61 ± acres

PRICE

\$12,000,000 **UNDER CONTRACT**

ZONING/FUTURE LAND USE

Urban residential district. 285 residential units. Part of Horizon West Town Center SAP.

ROAD FRONTAGE

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

PARCEL IDs

20-23-27-0000-00-017, 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.

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

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

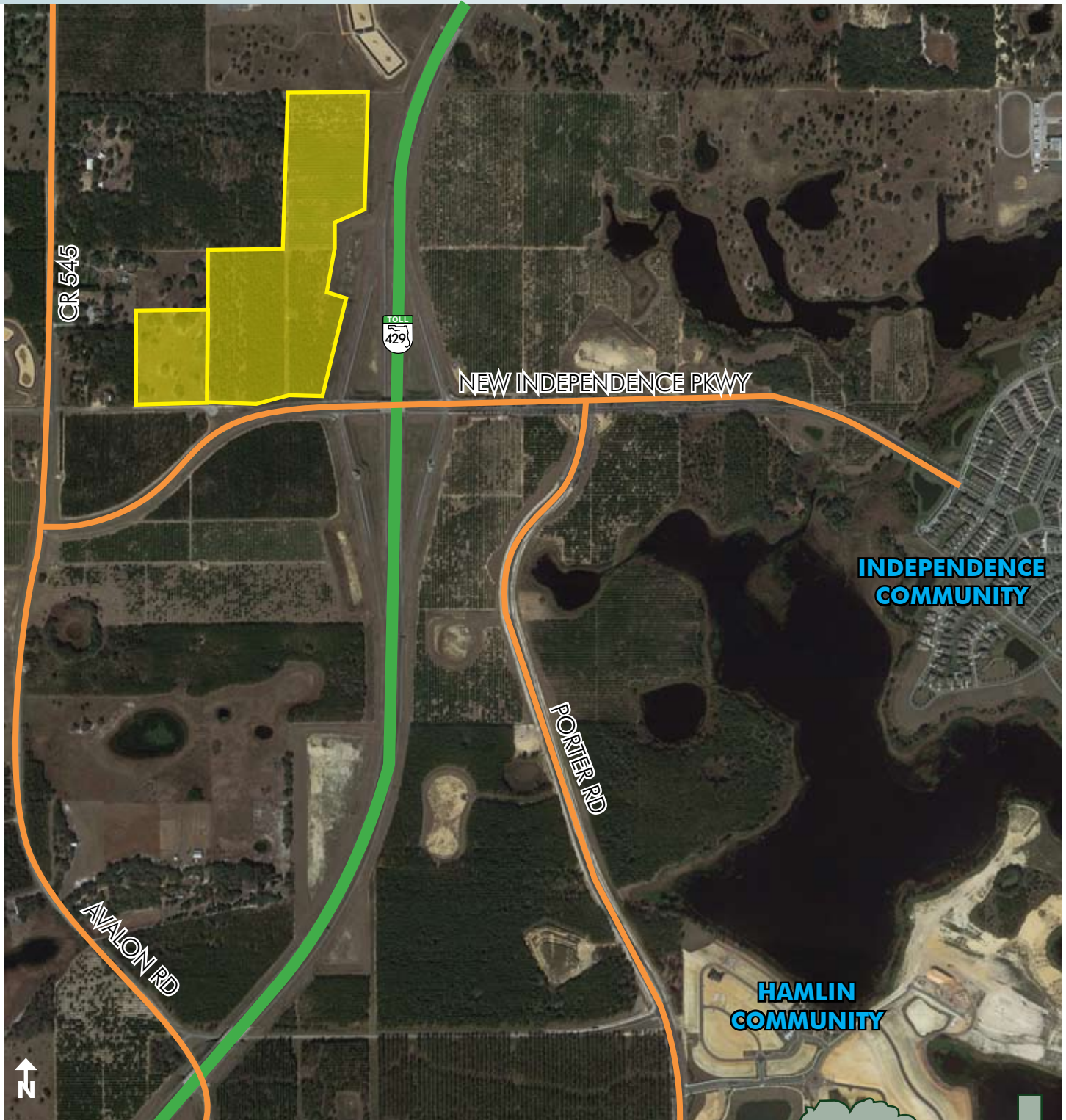


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PARCEL MAP

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

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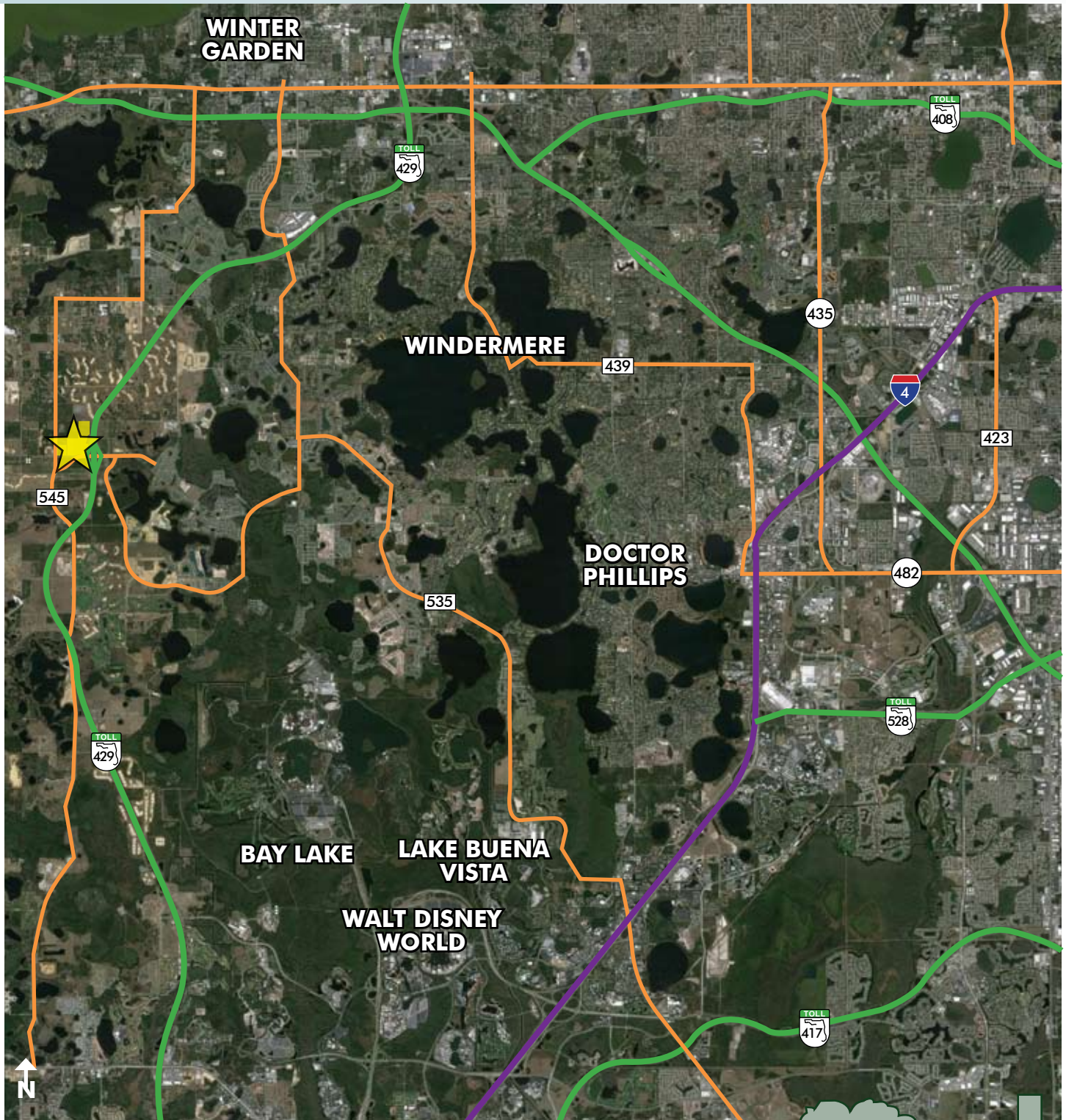


DISNEY AREA INTERCHANGE - TOWN CENTER SITE

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LOCATION MAP

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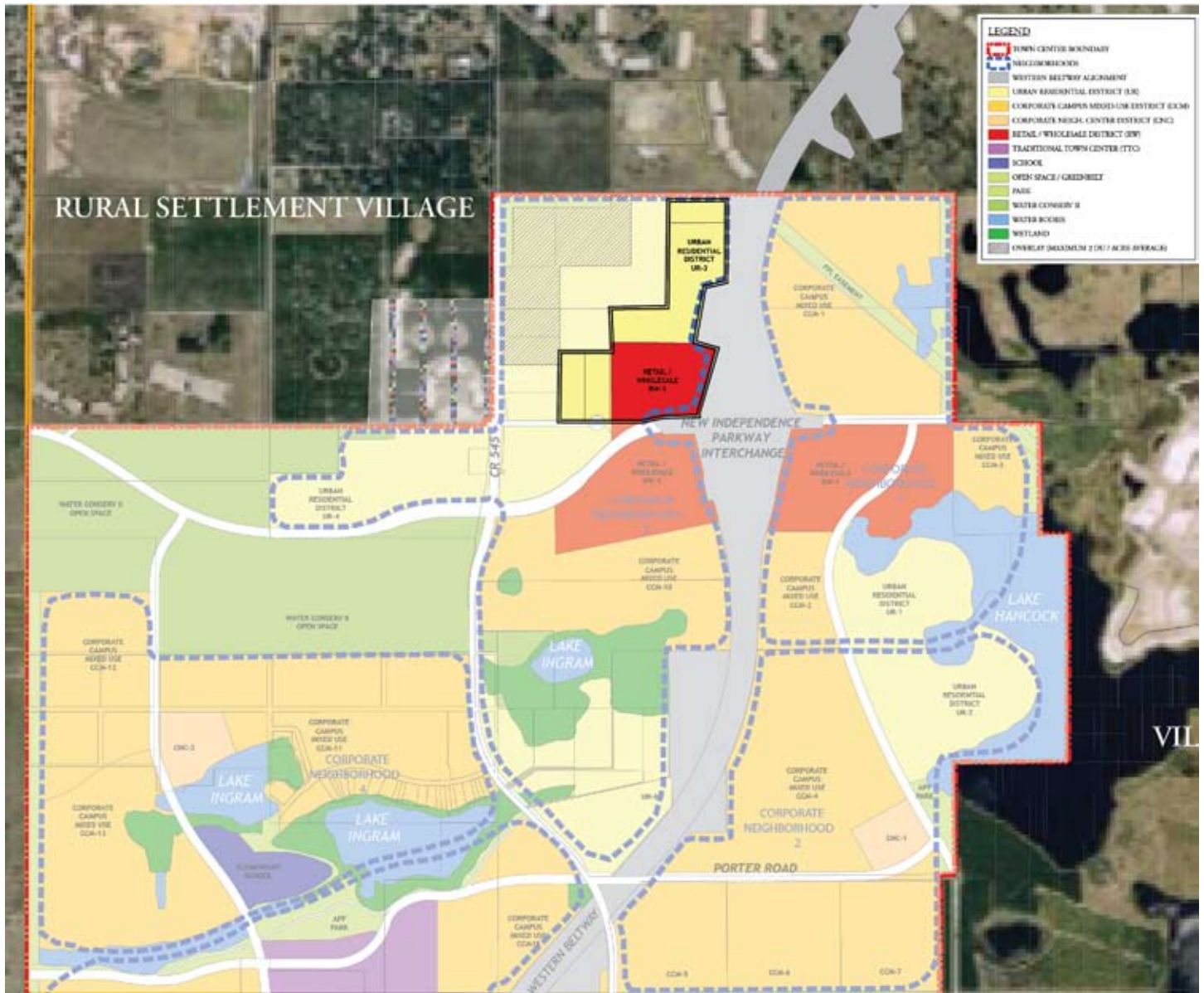


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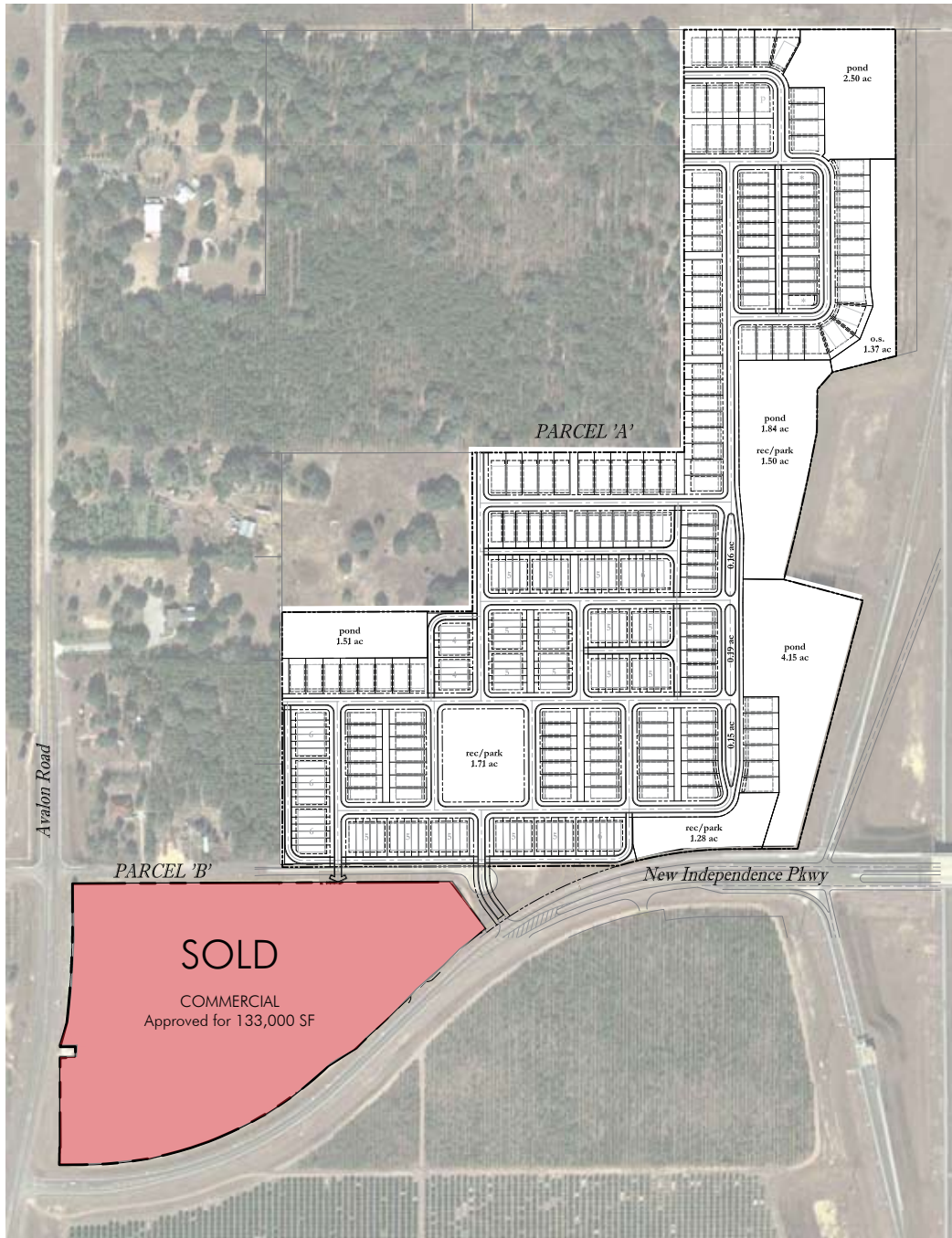


DISNEY AREA INTERCHANGE - TOWN CENTER SITE

61 ± acres

Orange County, FL

**UNDER
CONTRACT**



Preliminary Concept Plan B

New Independence

POULOS & BENNETT

Aug 6, 2014
P & B Job No.: 14-008

4025 Halder Lane, Suite B
Orlando, Florida 32814 - 407-487-2594

www.poulosandbennett.com
Certificate of Authorization No. 28367

2/2014/14-008 CARTER - NEW INDEPENDENCE (AO/PRELIMINARY/CONCEPTS/14-008-CONCEPTS)



Exhibit B

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

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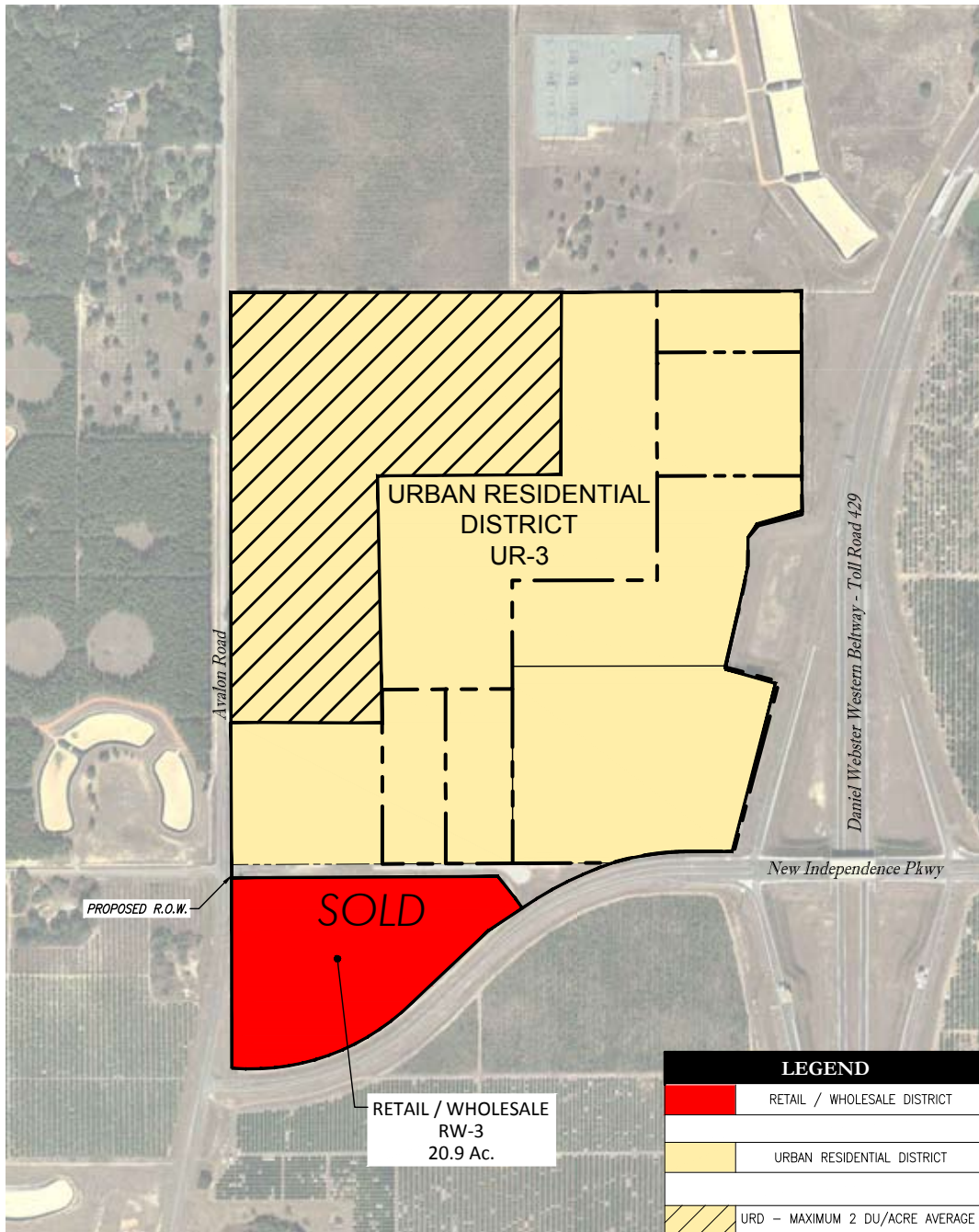


DISNEY AREA INTERCHANGE - TOWN CENTER SITE

61 ± acres

Orange County, FL

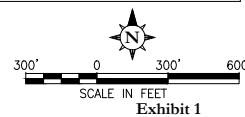
UNDER CONTRACT



LEGEND	
	RETAIL / WHOLESALE DISTRICT
	URBAN RESIDENTIAL DISTRICT
	URD - MAXIMUM 2 DU/ACRE AVERAGE

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

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