



Future connectivity draws O'Connor Capital to 50+ acres on Daryl Carter Pkwy

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Bob Moser with GrowthSpotter wrote an article about a 64.8-acre tourist corridor property owned by Daryl M. Carter, as Trustee, that is currently under contract to developer O'Connor Capital Partners. The developer is planning a 530,000-sf retail power center for the site which is located on the east side of I-4 and adjacent to Orlando Vineland Premium Outlets.

O'Connor Capital has marketing materials on their website delineating potential design of the site which they have named "Vineland Pointe". They envision a 530,000-sf retail power center with 7,000- to 60,000-sf of dining and retail space, a 45,000-sf movie theater and approximately 29-acres designated for future hotel/restaurant use. Several retail tenants are listed including Cheddar's, Cheesecake Factory, Under Armour, Marshall's, Ulta, Ross and DSW.

O'Connor Capital Partners declined to confirm if tenants had been signed yet, and they have yet to file plans with the county. Peter Bergner, president of O'Connor Property Management, told GrowthSpotter that they plan to begin site work by January and to open in Spring 2018.

Bergner added that O'Connor Capital will likely have to contribute to the widening of Vineland Avenue, southwest of the subject, to earn concurrency approval from Orange County. Daryl Carter, president of Maury L. Carter & Associates, Inc., commented that the investment is "a perfect example of where growth more than pays its way. In order to do a project they'll have to make roadway improvements a significant distance from the property itself."

The site will soon be improved with the 1.6 mile extension of Daryl Carter Parkway planned for Spring of 2017. The extension will connect Apopka-Vineland Road to Palm Parkway and feed into the Daryl Carter Parkway flyover. The flyover was constructed in February of 2014 and provides access from the west side of I-4 to the Vineland Pointe site.

The extension represents a public-private partnership between Orange County and the three representative landowners who have dedicated a total of 15 acres, helped fund the project and will pay to relocate a power line. Roadway plans are fully designed for the extension and county approval is expected within the next few weeks with construction to begin in February 2017 and to conclude in 2018.



The location is additionally the only site along the stretch of I-4 between Daytona Beach and Tampa that is approved for a new interchange.

“If there is in fact a new interchange it will relieve two of the most congested interchanges in Orange County to the north and south at Lake Buena Vista and Sand Lake Road,” Carter said. “And for our part, we gave away 16 acres of land and spent \$2 million to date on the design and engineering of just the flyover bridge.”

To read the full article go to:

<http://www.growthspotter.com/news/retail-dining-developments/gsoconnorcapitalpartners50acresdaryl-carter-parkway-retail-20160822-story.html>