

DISNEY/UNIVERSAL/SEA WORLD AREA PREMIUM DEVELOPMENT SITES

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



DESCRIPTION

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.

WEBSITE

www.disneyuniversalland.com

LOCATION

Located on west side of I-4 and east side of Palm Parkway, between Walt Disney World and Sea World. Property is bisected by the newly constructed I-4 flyover.

SIZE

27.3± acres



PRICE

\$19,014,340

ZONING/FUTURE LAND USE

Part of Ruby Lake PD. Property approved for 334,000sf of retail. Can be converted to hotel, office and timeshare.

ROAD FRONTAGE

1,577'± on W side of I-4
1,814'± on E side of Palm Parkway
411'± on N side of Fenton Street
657'± on S side of Fenton Street



UTILITIES

Orange County

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

DEVELOPMENT SITES FOR SALE

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

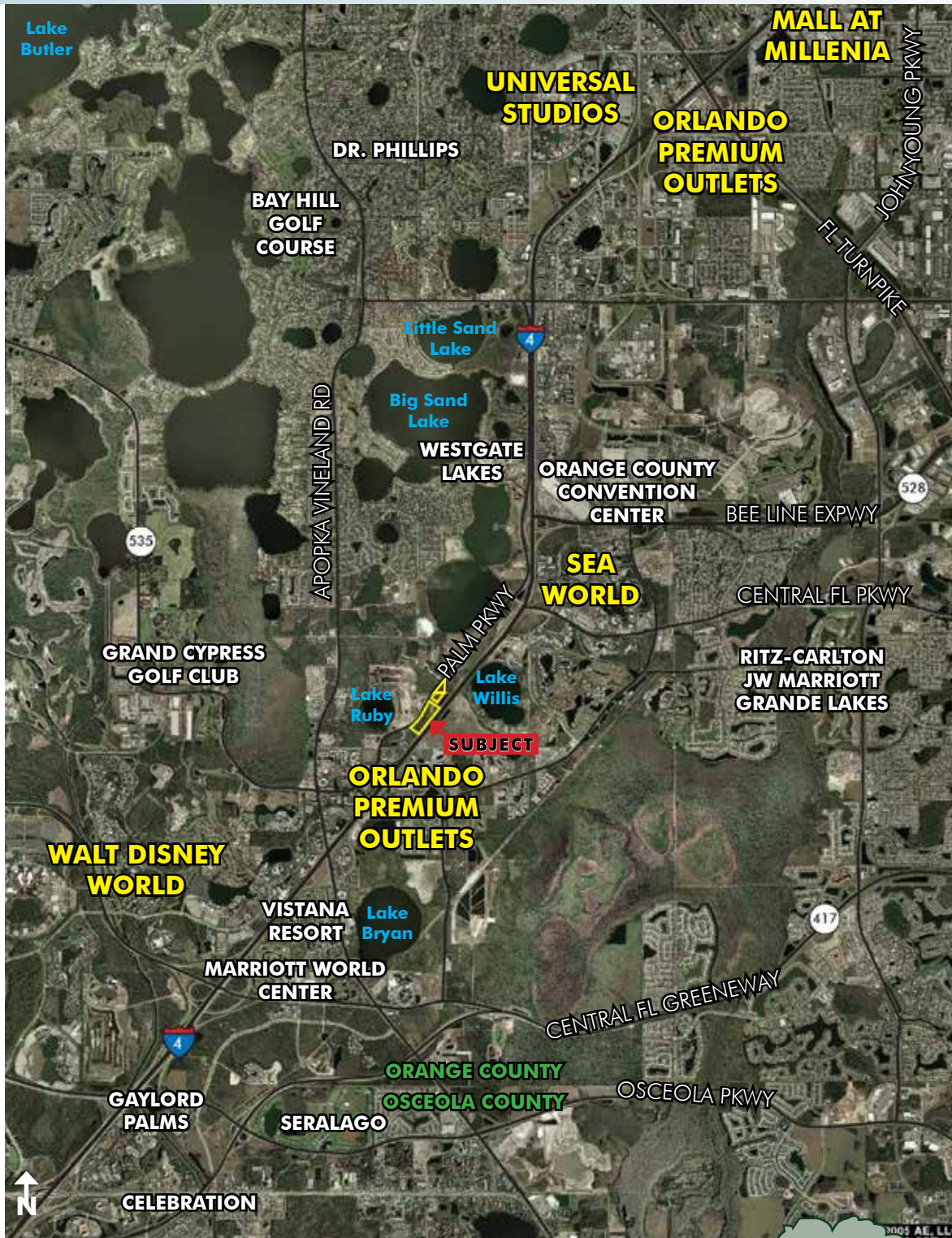
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LOCATION MAP

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VICINITY MAP



INTERCHANGE MAP

MARKET OVERVIEW

- 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.
 - 110,000 SF expansion just completed.
- 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.

TOURISM OVERVIEW

- 43.6 million domestic visitors annually.
- 3 million international visitors annually, spending \$1.62 billion.

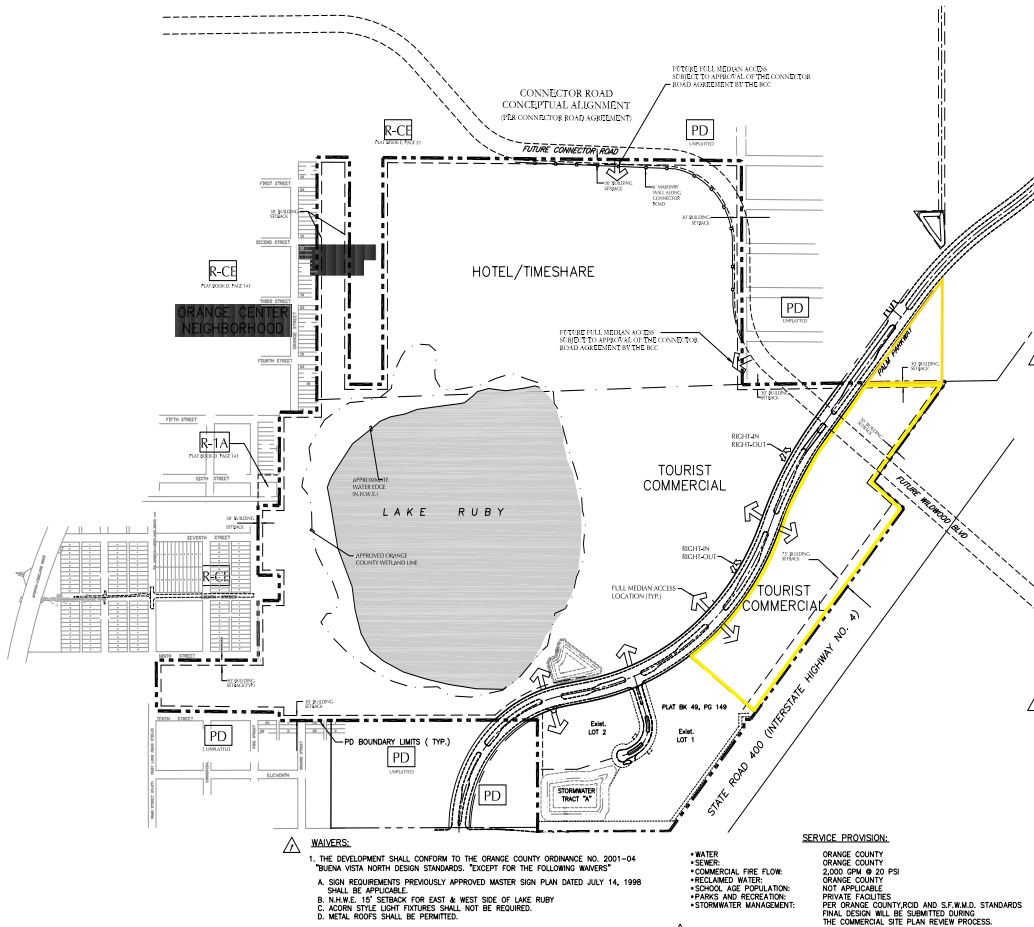
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SITE DATA

PROPOSED LAND USE: TOURIST COMMERCIAL/OFFICE/HOTEL/TIMESHARE
EXISTING ZONING: PD
TOTAL NUMBER OF ACRES: 270.99 AC.
TOTAL ACRES OF LAKE/WETLANDS: 73.58 AC.
(UNBUILT OF THE DEVELOPMENT LND)
PALM PARKWAY R/W: 9.34 AC.
TOTAL DEVELOPABLE ACRES: 188.07 AC.

SETBACKS - BUILDING:

PALM PARKWAY: 20'
INTERSTATE: 75'
PD BOUNDARY: 30' UNLESS BLDG. HEIGHT IS OVER 60' (SEE NOTES 1 & 2 BELOW)
RUBY LAKE: 50' TYPICAL BLDG. SETBACK FROM N.H.W.E. EXCEPT AS IDENTIFIED IN WALKER 18 THIS SHEET.

- BUILDING SETBACK FOR TIMESHARE AND TOURIST LODGING FACILITIES ALONG THE PD PERIMETER WILL BE INCREASED 1' HORIZONTAL FOR EVERY 2' ABOVE 60'
- BUILDING SETBACKS FOR TOURIST COMMERCIAL AND OFFICE FACILITIES ALONG THE PD PERIMETER WILL BE INCREASED 1' HORIZONTAL FOR EVERY 2' ABOVE 60' EXCEPT WHERE DEVELOPMENT IS ADJACENT TO INTERSTATE 4 MAINLINE.

SETBACKS - PAVEMENT

PER PD STANDARDS

BUILDING HEIGHT:

80 FEET ON WESTERN SHORE, 150' FEET ON NORTHERN SHORE AND 300' FEET ON EASTERN SHORE.

PERMITTED LAND USES:

- PERMITTED USES SHALL BE CONSISTENT WITH POLICIES 1.1.3 AND 1.1.6 OF THE INTERNATIONAL DRIVE ACTIVITY CENTER, WITH EXCEPTION TO RESIDENTIAL.
- OFFICE SPACE IS A PERMITTED USE WITHIN THE RUBY LAKE PD.
- TOURIST LODGING AND TIMESHARES ARE PERMITTED USES WITHIN THE RUBY LAKE PD.
- USES ASSOCIATED WITH THE INTERNATIONAL DRIVE ACTIVITY CENTER MIXED-USE DESIGNATION, THE FOLLOWING LAND USE INTENSITY IS MAINTAINED WITH THIS AMENDED LAND USE PLAN:

LAND USE	2,173 UNITS	MAX. 60 UNITS/ACRE (1)
TIMESHARE AND RESORT VILLAS	560 ROOMS	MAX. 60 UNITS/ACRE
HOTEL ROOMS	757,077 S.F.	MAX. FAR 0.34 (2)
TOURIST COMMERCIAL	350,000 S.F.	MAX. FAR 0.34 (2)
OFFICE		

- VILLAS MAY CONSIST OF ONE, TWO OR THREE BEDROOM SUITES.
- F.A.R. BASED ON PD AREA, NOT INDIVIDUAL LOT AREA.
- A LAND USE CONVERSION TABLE IS HEREBY ESTABLISHED WITH THIS AMENDED L.U.P. USES MAY BE INTERCHANGED PROVIDED THE TOTAL PROJECTED EXTERNAL A.D.T. OF 45,217 IS NOT EXCEEDED.

LAND USE CONVERSION TABLE					
LAND USE	TRIPS	ONE TIMESHARE UNIT	1,000 S.F. COMMERCIAL	ONE HOTEL ROOM	1,000 S.F. OFFICE
TIMESHARE AND RESORT VILLAS	5/UNIT	—	8 UNITS	1.6 UNITS	2 UNITS
TOURIST COMMERCIAL	40/1,000 S.F.	125 S.F.	—	203 S.F.	250 S.F.
HOTEL	8.1/ROOM	0.6 ROOMS	4.9 ROOMS	—	1.2 ROOMS
OFFICE	10/1,000	2,000 S.F.	4,000 S.F.	810 S.F.	—

TRANSPORTATION:

- ACCESS TO PALM PARKWAY IS PERMITTED IN ACCORDANCE WITH THE TURKEY LAKE ROAD AGREEMENT. FINAL ACCESS LOCATIONS AND ROADWAY IMPROVEMENTS WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL. THE R.O.W. WIDTH FOR PALM PARKWAY HAS BEEN ESTABLISHED BY THE TURKEY LAKE ROAD AGREEMENT.
- ACCESS TO THE CONNECTOR ROAD IS PERMITTED IN ACCORDANCE WITH THE CONNECTOR ROAD AGREEMENT. FINAL ACCESS LOCATIONS AND WILL BE DETERMINED AT THE PSP/DEVELOPMENT PLAN APPROVAL. THE R.O.W. WIDTH FOR THE CONNECTOR ROAD HAS BEEN ESTABLISHED BY THE CONNECTOR ROAD AGREEMENT.
- AVERAGE DAILY TRAFFIC:

LAND USE	TRIPS
TIMESHARE & RESORT VILLAS	5 T.P.D./UNIT
TOURIST COMMERCIAL	40 T.P.D./1,000 S.F.
HOTEL	8.10 T.P.D./ROOM
OFFICE	10 T.P.D./1,000 S.F.
- TO THE EXTENT THAT SUBSEQUENT TRIP GENERATION RATES ARE USED, THE QUANTITY OF TRIPS ALLOCATED TO THE PROJECT SHALL BE REVISED SO AS TO BE SUFFICIENT TO ACCOMMODATE THE PERMITTED LAND USES, AS A NON-SUBSTANTIAL CHANGE.

OPEN SPACE/BUFFER/IMPERVIOUS AREA:

OPEN SPACE REQUIRED: THE ENTIRE PD WILL WITHIN A MIN. OF 20% OPEN SPACE. INDIVIDUAL SITE DEVELOPMENT PLANS MAY PROVIDE LESS THAN 20% OPEN SPACE ON-SITE. INDIVIDUAL SITE SHALL PROVIDE LESS THAN 10% OPEN SPACE ON-SITE.

BUFFER AREA:

PER PD STANDARDS

IMPERVIOUS AREA:

IMPERVIOUS SURFACE COVERAGE MAY EXCEED 70% ON DEVELOPMENT PARCELS BASED ON URBAN DESIGN CHARACTERISTICS PRESENTED WITH INDIVIDUAL SITE DEVELOPMENT PLANS.

LAND USE PLAN

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Publication: Orlando Sentinel; Date: Jun 14, 2014; Section: A Section; Page: A1

I-Drive booming with new attractions, retail projects

By Jim Stratton Staff Writer

If you need evidence that investors and developers are feeling sunnier about Central Florida's economy, look at what's happening on International Drive.

In the middle of the famous tourist corridor, on the grave of the defunct Mercado shopping village, a 400-foot-tall observation wheel is rising, dwarfing a collection of new shops and restaurants being built near its base. A few blocks north, redevelopment continues on the Wyndham Orlando resort. Across the street from that, developers say, they'll build a \$200 million entertainment center anchored by the world's tallest roller coaster. Keep going and you'll reach the new Artegon Marketplace, a \$70 million redevelopment of the failed Festival Bay Mall.

By conservative estimates, the projects represent half a billion dollars in spending and the most explosive burst of activity along I-Drive in more than a decade. And they'll create hundreds of new jobs

"There has been a huge resurgence on I-Drive," said Maria Triscari, who heads the International Drive Resort Area Chamber of Commerce. "It's amazing everything that's happening."

The projects, if they all pan out, could radically alter the face of the tourist district and, possibly, change its personality.

Historically, I-Drive, with more than 100 hotels and 200 restaurants, has served as a bedroom community for Central Florida tourism — a place where people eat and sleep before commuting to the theme parks.

The projects underway — and those being planned — won't challenge the dominance of Disney World, Universal Orlando and Sea-World. But they could help the corridor become its own destination — the world's longest, skinniest theme park.

"Potentially, this sort of extends the theme-park experience out onto the Drive," said Michael Terry, a tourism consultant and instructor at UCF's Rosen College of Hospitality Management. "It makes the 'stay experience' more fun."

The work parallels a rebound in tourism that has helped make Orlando one of the biggest job gainers in the state. After falling to 46.6 million in 2009, the total number of visitors has climbed each year, hitting a record 59 million in 2013. So far this year, hotels have reported strong occupancy numbers and higher room rates.

Those numbers create investor confidence.

"To quote Bill Clinton, 'It's the economy, stupid,' " said former Orange County Mayor Rich Crotty. "Resort development follows the economy, and we're in a great time for those sort of investments."

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Crotty, who served from 2001 to 2011, saw the best and worst of Central Florida's economy during his time in office. He was mayor when unemployment was mostly a rumor — 2.8 percent in April 2006 — and when it soared to 11.9 percent in January 2010. He's as relieved as anyone that I-Drive, dubbed "downtown Orange County" by his administration, has come back strong.

"It's all about time and place with these investments," Crotty said at a recent I-Drive luncheon. "And we've got it going on right now."

Like Crotty, Wyndham General Manager Rich Larkin said I-Drive investors have been emboldened by the improving economy. Work on the Wyndham property had been scheduled to begin in 2007 or 2008 but was postponed when the bottom fell out.

"Now," Larkin said, "you see everybody moving forward."

While welcome news to tourism leaders, the projects aren't without a downside.

More attractions could exacerbate I-Drive's traffic problems. County and city officials are building bus-only lanes to give visitors an alternative to waiting in traffic, but those are likely to do little to ease overall congestion.

Terry, who once managed I-Drive hotels, said that traffic, while a mundane topic, is a serious threat to the corridor's future.

"There's no doubt it's an issue," he said. "And it'll hurt business if they don't address it." jstratton@tribune.com or 407-420-5379



I-Drive development

- 1 Artegon Marketplace: A \$70 million redevelopment of Festival Bay mall that will open this fall.
- 2 Hyatt House hotel: When complete, it will be the first Hyatt House in Orlando.
- 3 iSquare Mall and Hotel: Proposed \$300 million project for North I-Drive. Not yet approved by city.
- 4 SkyPlex entertainment center, featuring the Skyscraper: This \$200 million development would include the world's tallest roller coaster — 570 feet — and a rooftop restaurant. Scheduled to break ground next year.
- 5 I-Shops on I-Drive: Part of a \$100 million redevelopment of the Wyndham Orlando resort property. The project includes restaurants and shops — some already open, some on the way. A major renovation of the hotel was finished late last year.
- 6 Mango's Tropical Café & Nightclub Complex: A \$30 million, 55,000-square-foot complex under construction and expected to open late this year or early next year.
- 7 I-Drive 360, featuring The Orlando Eye: This \$200 million project includes a 400-foot observation wheel, a Madame Tussauds wax museum, an aquarium, shops and restaurants. Scheduled to open next year.

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ORLANDO SENTINEL

June 22, 2014 | By Jim Stratton, Orlando Sentinel

17-STORY HOTEL PLANNED NEAR INTERNATIONAL DRIVE

Another new Central Florida hotel is in the works, this one just a bit north of International Drive, Orange County's booming tourist district.

The project, approved last week by Orlando's Municipal Planning Board, would be built on Major Boulevard, just south of Vineland Road and not far from Orlando Premium Outlets. Plans call for a \$40 million to \$45 million condominium-hotel property that includes almost 18,000 square feet of office space and 4,100 square feet of restaurant space.

Developer Hank Sabeti said the hotel would have about 150 one- and two-bedroom units.

Units would be sold to owners who could stay in them while on vacation or rent them to others. Sabeti said the property, which is not yet associated with a hotel chain, would be run by a management company.

Documents filed with the city show a 17-story hotel — about 188 feet tall — on the northwest corner of the 1.7-acre site. The building housing the restaurant and office space would front Major Boulevard and would be five stories tall, according to the plans.

The proposal also calls for a 231-space parking garage.

Planning officials have three times in the past approved the property for a hotel, but the projects were never built, and those permits expired. Sabeti said an improving economy and a strong tourism market — driven, in part, by international travelers — has made it a good time to again seek approval.

But he cautioned that there is no construction schedule, and he said financing has not yet been completed.

"It's not something that will go up within the next six months," he said. "I don't have a timetable for starting."

Though tentative, the plans are part of a wave of development proposed for or already underway on or near I-Drive. The projects include a massive observation wheel called the Orlando Eye, the Mango's Tropical Café & Nightclub complex, a Hyatt House hotel, the Skyscraper vertical roller coaster and the iSquare Mall, a hotel, shopping and entertainment complex.

jstratton@tribune.com or 407-420-5379. Sandra Pedicini and Dewayne Bevil of the Sentinel staff contributed to this report.

http://articles.orlandosentinel.com/2014-06-22/news/os-tourism-column-062314-20140619_1_hotel-guests-international-drive-17-story-hotel

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ORLANDO SENTINEL

June 22, 2014 | By Sandra Pedicini, Orlando Sentinel

JOSHUA WALLACK: TALLEST ROLLER COASTER A 'VERY COMPLEX DEVELOPMENT'

Joshua Wallack is chief operating officer of Mango's Tropical Cafe, a Miami Beach nightclub complex now expanding into Orlando, and managing partner of the planned Skyplex development, which would feature Skyscraper, the world's tallest roller coaster at 570 feet. He is working with his father, David. Wallack, 38, spoke with Sentinel reporter Sandra Pedicini.

CFB: What might some of the obstacles be in building this roller coaster? Skyplex is a very complex development, where you have this vertical tower going through a building. ... There's the structural engineering of it and the overall complexity of development. We also need to get FAA approval, but other than that, it's a process of getting it through, getting the approval needed in order to construct.

What kind of retail do you think you can get at the Skyplex development? Brands that they don't currently have here. ... You won't find them in Millenia; you won't find them in the outlet malls. They're more of a specialty market type thing. ... We're targeting the theme-park tourists, conventioners and locals, in that order, for Skyplex. We want to hit the middle of the road, but we want to be more in the specialty market and have special products.

What kind of restaurant do you want at the top of the Mango's parking garage? The restaurant up there, we're looking to place a nice Italian or sushi or steak concept, with patios, outdoor seating on top. I think it's going to have the most incredible views short of being up on the wheel or up on the Skyscraper. It will hopefully be at around 90 feet [high].

There's a fair amount of concern about the traffic Mango's will generate. How will you address that? First of all, we're building a parking garage with both developments. We're adding a parking garage on both sides of I-Drive, as well as the fact that our plaza has a road that comes off I-4 and runs behind. Right when you come off I-4, you can make a right turn into our plaza and turn into our parking garage without ever going to the I-Drive/Sand Lake intersection... We're going away from the suburbs, where everything is drive right up, and more toward getting them parked in structured parking and getting them out, walking on wide sidewalks.

Skyplex has its own unique attributes... Skyplex's parking garage, which will have greater than 1,500 spaces, egresses out to Canada Avenue and not out to I-Drive. ... It has the intake from I-Drive, but it does not push cars back to I-Drive. It pushes them out.



Joshua Wallack and his father David Wallack, the owners of Mango's Tropical Cafe Orlando and Mango's Tropical Cafe South Beach announced Thursday, June 5, 2014 plans to develop the world's tallest roller coaster 'The Skyscraper' and the lavish 'SKYPLEX', indoor entertainment complex at International Drive and Sandlake road in Orlando. (Red Huber, Orlando Sentinel)

You have suggested a pedestrian bridge in the area. We feel that's an incredible project. We're prepared to seed that project in terms of putting money up, in terms of keeping that project in the public eye, but that project has to do with the FDOT as well as Orange County, as well as all the stakeholders. ... We hope to put together a compelling business case for that.

What's the status of the projects right now? Mango's is being built. Right now we're in development on Skyplex. We have these incredible structural engineers called Celtic Engineering here in town developing the tower, the structure of the Skyscraper. ... We still haven't made construction drawings yet because we're still developing exactly the final plans of what we're doing.

What got you interested in the Orlando and I-Drive area? Basically, we got to the point where Mango's was so mature and amazing, we really wanted to expand it, and we found an old Friday's Front Row building. On my first tour of International Drive, I found the building... It was a real process to buy that. The sellers were in New York, it was kind of a disjointed group, it was all kinds of problems. [But] if you studied the market the way I did, you saw all the stuff Chuck Whittall was planning, with I-Shops and I-Drive 360. You could just visualize this in your mind, this becoming an amazing strip, an amazing district.

spedicini@orlandosentinel.com or 407-420-5240

http://articles.orlandosentinel.com/2014-06-22/business/os-cfb-talking-with-wallack-20140618_1_parking-garage-roller-coaster-joshua-wallack

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ORLANDO BUSINESS JOURNAL

Jun 26, 2014, 11:36am EDT

Richard Bilbao, Reporter-Orlando Business Journal

UNIVERSAL ORLANDO PERMITS HINT TO MULTIPLE NEW HOTELS

Looks like Universal Orlando Resort's appetite to invest hasn't been satiated yet, as the theme park company may be looking to add 2,200 more hotel rooms to the property.



Universal Orlando. Loews Royal Pacific Resort at Universal Orlando may be getting a next door neighbor if Universal goes forward with potential hotel plans.

Plans filed with Orange County show Universal and its hotel partner Loews Hotels may add three new hotel properties to the resort — some which may be connected or near the existing Royal Pacific Resort, said theme park blog Parkscape.

Here's a quick breakdown of what Universal may have in mind:

- Hotel No. 5: A 1,000-room hotel with 159,000 feet of meeting space
- Hotel No. 6: A 400-room property that would replace an additional 400 rooms Universal had planned for Cabana Bay Beach resort
- Hotel No. 7: A maximum 800-room hotel

The hotels will be rated at least three stars on the AAA rating system, documents said, which means they will be "multifaceted accommodations with distinguished style, physical attributes, amenities and guest comfort," according to AAA.

I've reached out to Universal for a comment and will fill you in when they reply. Also, I will further dig into these documents to see what other details may emerge. So be sure to check back later for more on Universal.

<http://www.bizjournals.com/orlando/blog/2014/06/universal-orlando-permits-hint-to-multiple-new.html>

ORLANDO BUSINESS JOURNAL

Jun 24, 2014, 12:36pm EDT

Anjali Fluker, Senior Staff Writer- Orlando Business Journal

WALGREENS SELLS I-DRIVE STORE TO MAKE WAY FOR NEW PROJECT

A Walgreens store on International Drive that's slated to become a \$20 million public parking garage has sold to an entity related to the owner of the nearby Mango's Tropical Café restaurant and nightclub.



(Osman Baig) Mango's parking garage . Developer Wallack Holdings LLC has added a new feature atop its \$20 million, seven-story public parking garage on International Drive — a glass-enclosed eatery space.

Miami Beach-based Wallack Parking LLC and Salt Lake City, Utah-based 8050 I Drive Realty LLC spent \$5.3 million to buy the 1.6-acre site that houses a 17,645-square-foot Walgreens store at 8050 International Drive.

The sale-leaseback agreement means that Walgreens will continue to lease the space until its new store is ready across the street at Unicorp National Developments Inc.'s \$100 million I-Shops redevelopment and expansion of the Wyndham Orlando Resort, said Dennis Sargent of Coldwell Banker Commercial NRT. Sargent represented Walgreen Co. (NYSE: WAG) in the property sale.

Meanwhile, developer Wallack Holdings LLC plans to start work on the site in this year's fourth quarter, including tearing down the existing Walgreens and build in its place a seven-story parking garage for customers of the \$30 million Mango's Tropical Cafe now under construction, as well as other patrons of nearby businesses in the Orange County Convention Center area.

Additionally, the garage is set to have about 14,000 square feet of ground-level retail space and will be topped with an 8,000- to 16,000-square-foot glass-enclosed restaurant with outdoor patio. Bobby Palta of CBRE Inc. in Orlando is handling leasing for the retail space. See details on what's available.

<http://www.bizjournals.com/orlando/blog/2014/06/walgreens-sells-i-drive-store-to-make-way-for-new.html?s=print>

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ORLANDO BUSINESS JOURNAL

Jun 5, 2014, 2:01pm EDT

Richard Bilbao, Reporter-Orlando Business Journal

I-DRIVE SKYPLEX PROJECT TO CREATE 500-PLUS JOBS AND MORE IN 2016



The Skyscraper at Skyplex is a \$200 million retail and entertainment destination slated for International Drive. (Wallack Holdings LLC)

The new \$200 million, 495,000-square-foot Skyplex will be quite the destination for Orlando's 59 million annual visitors, but it will also be a huge job creator.

The 12-acre development, which is expected to begin construction in 2015 and open in 2016,

is expected to create more than 500 jobs, said Joshua Wallack, COO of Mango's Tropical Cafe, which is developing the project.

Mango's is currently under construction on a parcel of land near Skyplex, and is slated to open in 2015. That project is expected to create another 300 jobs on International Drive, Wallack told me.

The centerpiece of the development is the 570-foot-tall Skyscraper roller coaster and observation tower attraction. The tower is a vertical roller coaster that will drop from the height of the tower and ride along the outside of some of the retail structures at the center.

The retail portion of the complex is slated to have what Wallack deems "NYC brand" retailers. Frontage stores could include spinoff stores of global brands such as Adidas Y-3, which is a store filled with Adidas apparel designed by Japanese fashion designer Yohji Yamamoto, as well as stores found on Madison Avenue in New York City.

"This is the I-Drive of the 21st century. We have the hotels, Pointe Orlando, the new restaurants, and now we have I-Drive 360, Skyplex and Mango's," said Wallack.

http://www.bizjournals.com/orlando/blog/2014/06/i-drive-skyplex-project-to-create-500-plus-jobs.html?ana=e_orl_bn_newsalert&u=vzWD6bzUGI3HjY456KNI98VnEp&t=1403891939

ORLANDO BUSINESS JOURNAL

Jun 6, 2014, 6:00am EDT

Richard Bilbao, Reporter-Orlando Business Journal

NEW PROJECTS AIM TO TAKE I-DRIVE TO NEW HEIGHTS IN BIZ

International Drive is shooting high with three projects expected to lure up to 16 million-plus tourists to the popular corridor instead of spending all their vacation time at theme parks. The projects include:

The \$200 million I-Drive 360 project's 425-foot

Orlando Eye observation wheel. It is being developed by Unicorp National Developments Inc. and should be open in 2015. Tourism experts said the project should bode well for Orlando as Merlin Entertainments Group Plc., ...



(Merlin Entertainments Group PLC) I-Drive 360 is under construction and will open sometime in early 2015.

http://www.bizjournals.com/orlando/print-edition/2014/06/06/new-projects-aim-to-take-i-drive-to-new-heights-in.html?ana=e_orl_bn_newsalert&u=vzWD6bzUGI3HjY456KNI98VnEp&t=1403893385

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