

LIVE/WORK/PLAY RETAIL SITE

2.45± acres

Ocoee, FL

**UNDER
CONTRACT**

LAND FOR SALE



LOCATION

Located along the west side of S. Bluford Avenue just north of Colonial Drive at the entrance to City Center West Orange within the city limits of Ocoee, Florida.

SIZE

2.45± acres

PRICE

\$1,399,000

ZONING

The site includes a C-2 (Community Commercial) zoning by the City of Ocoee allowing retail uses such as hotel, gas station, mixed-use, restaurants, grocery/hardware stores, independent businesses, etc. Also permitted are medical and professional office use.

ROAD FRONTAGE

500' on W side of S. Bluford Avenue

UTILITIES

All available and provided by Duke Energy and the City of Ocoee

DESCRIPTION

Located adjacent to live/work/play neighborhoods including the mixed-use City Center West Orange and new Oasis at Lake Bennett Apartment Complex. Excellent location with 500' frontage near major transportation linkages SR 429/SR 50 interchange, just north of Windermere. The site is high and dry with excellent physical, legal and economic characteristics.

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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CITY CENTER SITE PLAN

★ 2.45ac Subject Property



ABOUT CITY CENTER WEST ORANGE

- 3-phase, mixed-use development in the Orlando MSA
- Vibrant, pedestrian-friendly landmark destination
- 500,000 sq. ft. of premier retail shopping, quality restaurants
- Grocery store, movie theater, 30,000 sq. ft. fitness center
- More than 1,700 luxury condominiums just steps away

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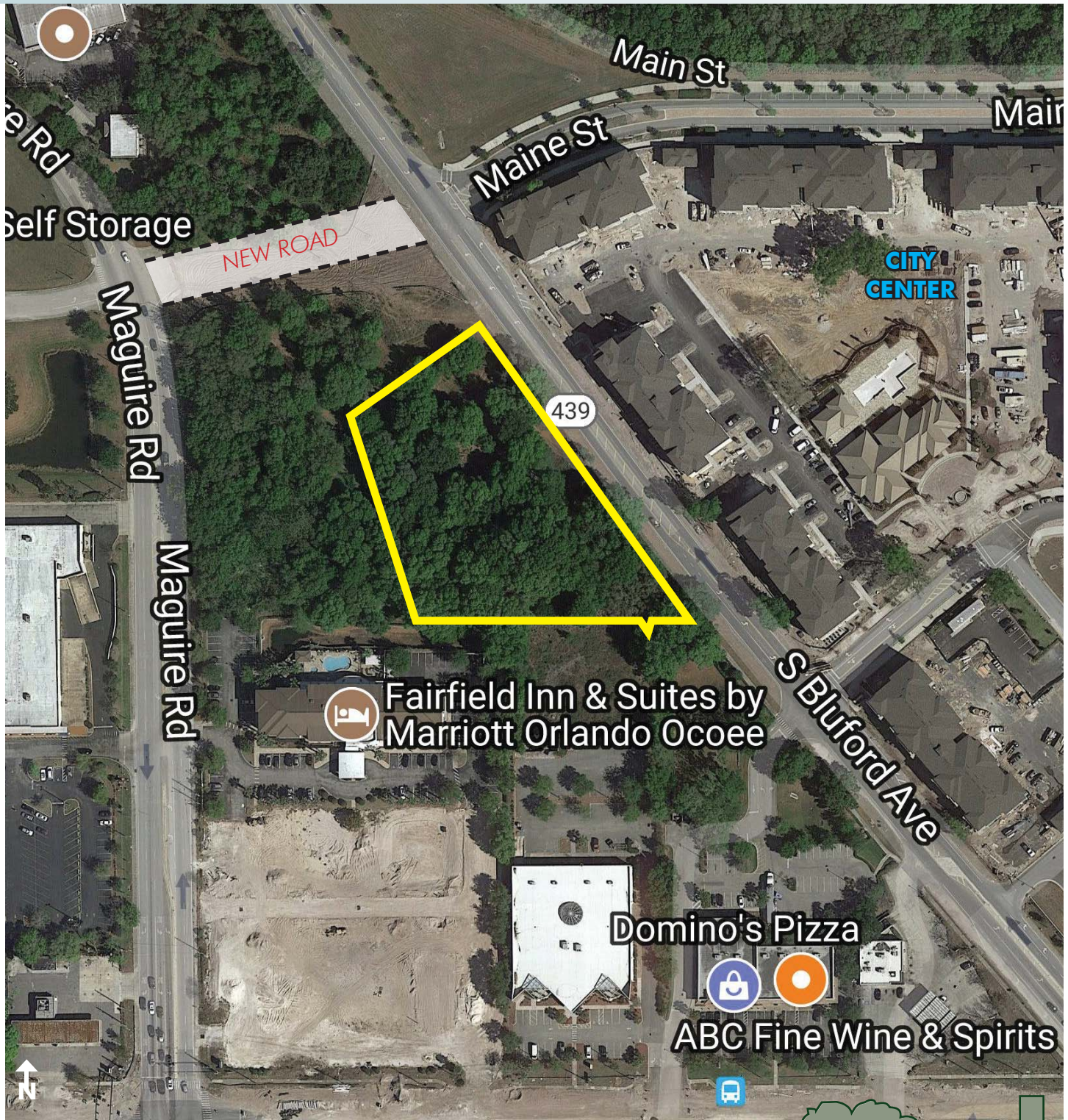


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PROPERTY MAP

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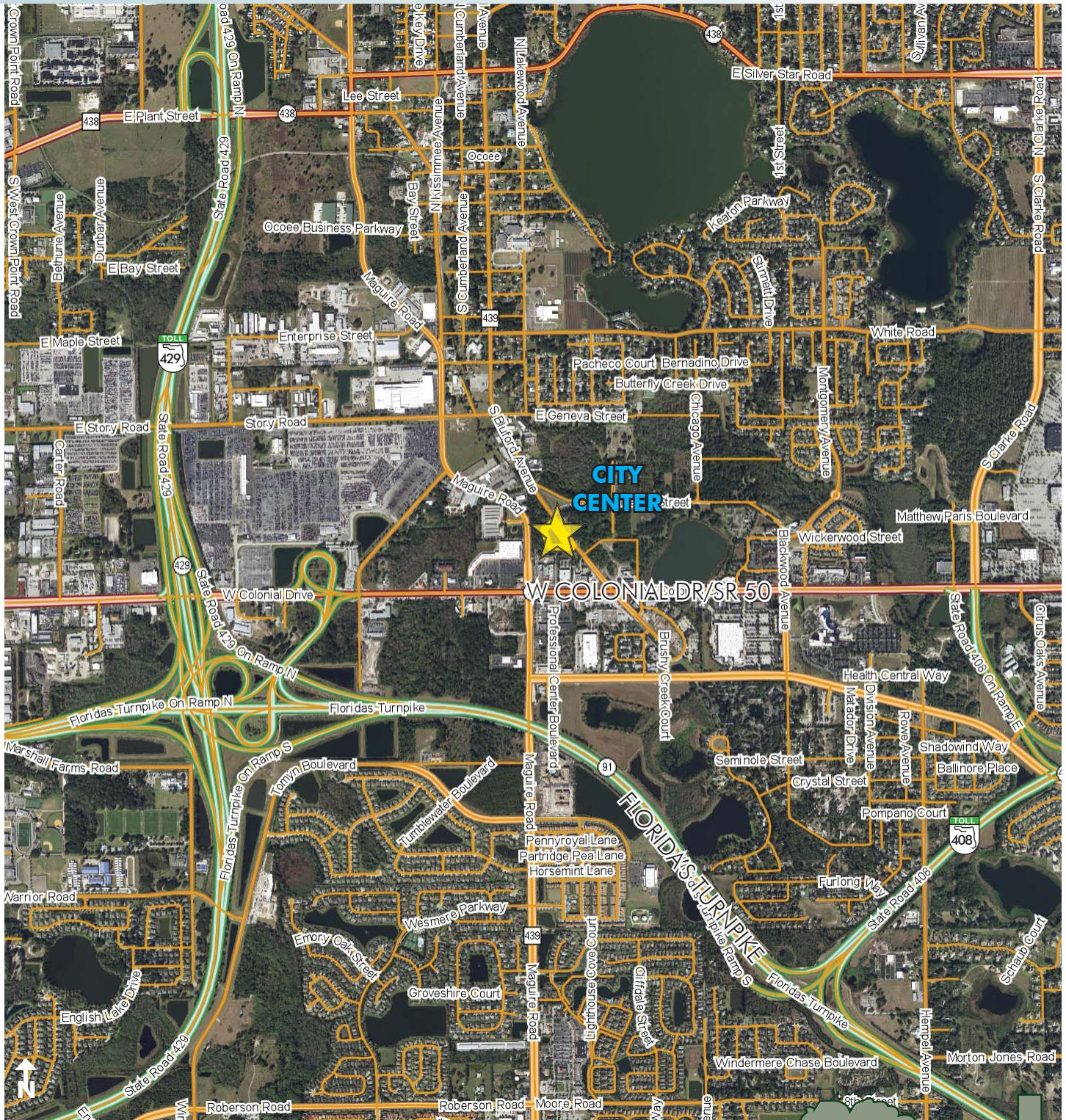


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REGIONAL MAP

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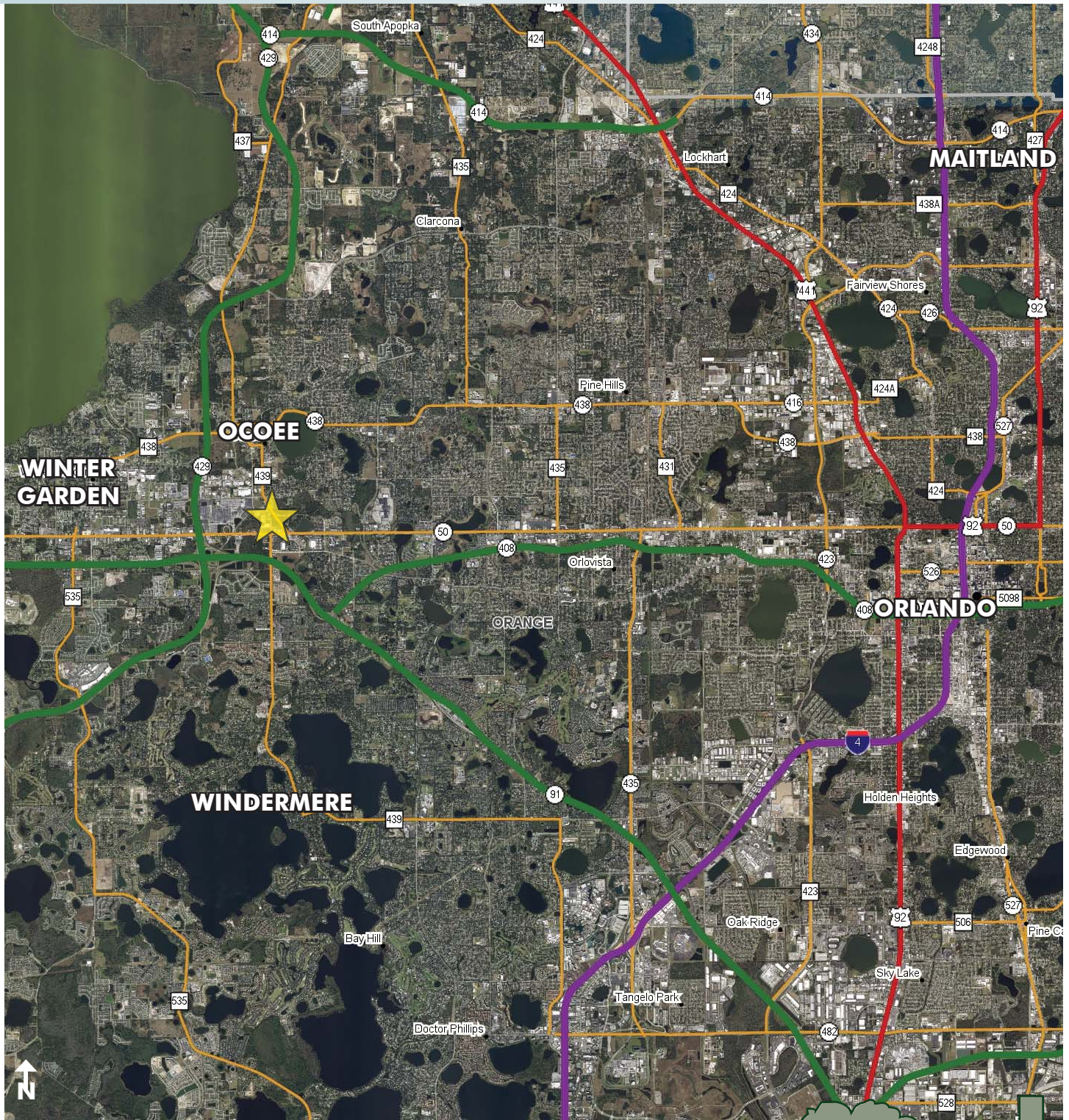


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From the *Orlando Business Journal*:

<https://www.bizjournals.com/orlando/news/2017/01/26/400m-city-center-west-orange-set-to-transform.html>

\$400M City Center West Orange set to transform Ocoee landscape

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Jan 26, 2017, 1:47pm EST Updated: Feb 2, 2017, 3:43pm EST

A massive mixed-use project is under construction — about five years after the developer first introduced plans — and it could be a game changer for the city of Ocoee.

The first phase of Orlando-based Park Development Corp.'s \$400 million, 60-acre City Center West Orange broke ground on Jan. 23, and plans for the project include a mix of homes, commercial space and plenty more in a walkable environment.

"This is a landmark project," Park Development CEO David Townsend told *Orlando Business Journal*, comparing it to similar destinations like CityPlace in West Palm Beach and the Village of Merrick Park in Coral Gables.

Townsend said he believes the project will rejuvenate the area when it opens in 2019 with shops, restaurants, a hotel and residential condos in a downtown-like atmosphere surrounding Lake Bennet.

Others agreed, since this is the city's largest-ever private development.

"It's going to help revive that corridor of West Colonial Drive and the city," said Angel de la Portilla, founder of government relations firm Central Florida Strategies Inc., who is serving as a consultant to the city on economic development.

City Center West Orange, which will feature Mediterranean-style architecture on West Colonial Drive and Bluford Road, is expected to help satisfy the demand for community gathering places in one of the Ocoee Community Redevelopment Agency (CRA) districts. It's being described as a destination type of development.

"People have avoided Colonial Drive for the last few years because of the roadwork and there haven't been a whole lot of reasons to travel to places there," de la Portilla said. "We're seeing more interest come to this area – retail, restaurants, shops. More and more people will look to open or start new businesses along Colonial Drive."



SCOTT + CORMIA ARCHITECTURE & INTERIORS LLC

City Center West Orange was approved for more than 172,000 square feet of shops and restaurants.

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Central Site Development is the site contractor, Sylmar, Calif.-based Tutor Perini Building Corp. is the general contractor and Scott + Cormia Architecture & Interiors LLC is the architect.

Infrastructure and road work is underway and could take eight or nine months to complete, while vertical construction could begin in June or July and should take about a year and a half, project Chief Engineering and Construction Officer John Amm told *OBJ*.

The \$150 million, 15-acre first phase will create about 4,000 jobs, while the entire project could create a total of 8,000 permanent jobs, Townsend said.

The first phase is expected to feature infrastructure for the entire project, along with a 122-room Hilton hotel — perhaps “a little more upscale” than a Garden Inn, Townsend said — as well as 202,000 square feet of maybe 10 retail boutiques and about 10 “casual, sit-down” restaurants, 500 luxury residential condos — including 150 vacation rentals — and an amenities center for residents in multiple eight-story buildings that includes a tennis court, swimming pool, volleyball sand court, pavilions and a clubhouse.

Future phases will include a total of 1,700 apartments and/or condos in 29 Palms at City Center, plus about 200,000 square feet of Class A office space, free parking structures and more, Townsend told *OBJ*.

No retail leases have been signed yet, however, Townsend said he is seeking shops like Banana Republic, Victoria's Secret and Abercrombie & Fitch; an anchor similar to Macy's or Dillard's; and smaller-space tenants like Starbucks, Subway or Panera.

However, the larger tenants could be a challenge to snag since a lot of big anchors are downsizing right now because of e-commerce's growth, according to local retail expert John Crossman, president of Orlando-based Crossman & Co.

To fight against the online culture, you have to have things the internet can't do, like service retail and restaurants and community,” Crossman told *OBJ*. “Focus on building the residential and great amenities and bringing the consumer, and the retail follows that.”

Meanwhile, the project renderings also point to an organic grocer —namely, Sprouts Farmers Market — plus a pharmacy, yoga and karate classes, a package store, dry cleaning, dog grooming, tech stores, spas and doctors' offices.

City Center West Orange

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Retail leasing contact: David Townsend, (407) 615-0410

Kathryn Deen
Staff Writer
Orlando Business Journal



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