

Exclusive: Developer under contract for 160-acre+ mixed-use project

An Altamonte Springs developer has \$100 million-plus plans in the works for an undeveloped property in Kissimmee.

Wohlfarth Consulting Group LLC is under contract for roughly 164 acres southeast of the intersection of John Young Parkway and Hacienda Circle for a project called Osceola Village Center, Richard Wohlfarth told *Orlando Business Journal*. The developer plans a mix of uses for the property including:

- 125 single-family homes
- 200 townhomes
- 300 apartments
- 150,000 square feet of commercial space, including retail

Construction may start third-quarter 2019. A general contractor and architect haven't been selected.

"There's a lot of need for commercial space in the area," Wohlfarth said.

Longtime land broker Daryl Carter of Orlando-based Maury L. Carter & Associates Inc. represents the seller. "He's certainly up to the challenge of getting through the regulatory process," Carter said of Wohlfarth. "That's why we chose him."

The property was listed for \$7.5 million, but Carter declined to reveal the price for the land under contract. About half of the property is wetlands and the other half is raw land. Carter has been listing the property for about two years now and had a handful of offers, Carter said.

It's one of Wohlfarth's largest projects in Central Florida. The developer also is planning a \$100 million-plus, mixed-use project for north Ocoee at Clarcona Ocoee Road and Lakewood Avenue. The project — which will include retail space, apartments, townhomes and hotel rooms — spreads out over roughly 75 vacant acres. A general contractor hasn't been selected.

Ocoee Village Center is expected to add \$143 million to city of Ocoee's tax base. "It's going to be a great addition to the northwest part of Ocoee," Wohlfarth previously said.

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