

From the Orlando Business Journal:

<https://www.bizjournals.com/orlando/news/2020/11/06/commercial-property-next-to-epic-universe-sold.html>

Property across from Universal Orlando's Epic Universe sold for redevelopment

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It's not the only land in the area that has drawn new development interest.

A local businessman has redevelopment plans for an aging commercial property near Epic Universe — [Universal Orlando's future theme park](#) — a sign more deals likely are brewing in that area.

Clermont-based DSS VC LLC bought 5001 W. Sand Lake Road for \$2.8 million on Nov. 2, a property across the street from the multibillion-dollar theme park and Kirkman Road extension, real estate brokers involved in the deal told *Orlando Business Journal*. The entity is tied to [Davian Santana](#) who founded Clermont-based lab Vista Clinical, of which which he [later sold a portion](#) to Burlington, North Carolina-based Laboratory Corp. of American Holdings (NYSE: LH) in 2017. A deed hasn't been recorded in Orange County.

Santana wasn't available for comment. [Hooman Hamzehloui](#), founder of Orlando-based real estate firm Masters Realty International, represented Santana in the deal and said the site may be redeveloped into a new hotel or mixed-use project, but no decisions have been finalized.

"In the future, this will be one of the best hotel sites," Hamzehloui said. "There's definitely going to be good access to Universal from here."

The seller was Atlas Property Management Corp., which was represented by [John Evans](#), vice president/broker at Orlando-based Maury Carter & Associates. The 3.8-acre property currently features a 16,260-square-foot warehouse built in 1970 and a 4,572-square-foot warehouse built in 1982, according to Orange County records. The property's market value is roughly \$1.7 million.

Meanwhile, there's interest in buying and redeveloping several older properties near 5001 W. Sand Lake Road, Evans said. "That's an area that's going to continue to blossom for years," Evans said.

Kirkman Road extension

It's not just Epic Universe that's driving redevelopment talks in the area.

Properties like 5001 W. Sand Lake Road also see acquisition interest due to their proximity to the [Kirkman Road extension](#) — a \$305 million, 1.7-mile project billed as a public/private partnership between Orange County and



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A redevelopment project is in the works near Universal's Epic Universe project,

Universal. Work on utilities will start in December with roadwork beginning in December 2021. That's set off a flurry of development interest in properties along the future road leading into Epic Universe, including 5001 W. Sand Lake Road, Hamzehloui said. Developers hope to plant their projects on the doorstep of the Kirkman Road extension that will ferry thousands of cars daily to Epic Universe.

Funding for the Kirkman Road extension project includes roughly \$125 million from Orange County, \$164 million from Universal and \$16 million from a Florida Department of Economic Opportunity grant. The project cost is subject to change, with Universal paying any overages not provided by the existing funding.

The extension will have eight lanes, including three travel lanes in each direction and two additional dedicated "transit" lanes, along with additional improvements for pedestrians and bicycles. The project will be built in three phases and create hundreds of temporary construction jobs and opportunities for suppliers.

This comes as work on Universal's future Epic Universe theme park, originally slated to debut in 2023, has been on pause since the Covid-19 pandemic struck in March.

Ryan Lynch contributed to this report.

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