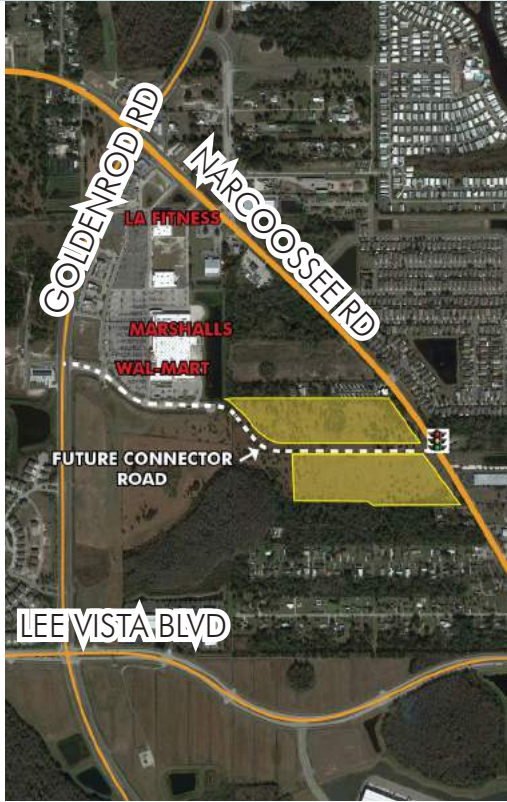


ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

27.43± acres

Orlando, FL



LOCATION

Two miles north of Orlando International Airport which had approx. 35.71 million air passengers in 2014, and north of Lake Nona/Medical City area. The property is located on Narcoossee Rd between Goldenrod Rd and Lee Vista Blvd. Accessibility to site will increase with the widening of Narcoossee Rd and the expansion of Marketplace Dr, connecting Goldenrod Rd and Narcoossee Rd.

SIZE

27.43± acres

PRICE

\$7,900,000

UTILITIES

City of Orlando.

LAKE NONA/MED CITY HIGHLIGHTS

Lake Nona/Medical City continues to develop and generate jobs with four major medical/research facilities built in the last 5 years, and a VA Medical Center expected for 2015.

- **ECONOMIC GROWTH:** Economists estimate that by 2017, the project will create \$7.6 billion in annual economic activity, \$459.9 million in annual tax revenue, and \$2.8 billion in annual wages.
- **JOB OPPORTUNITY:** Medical City has already generated approx. 5,000 jobs, with 25,000 more expected by 2029.
- **RESIDENTIAL APPEAL:** Approx. 3,000 houses have been built, with 11,000 total expected by 2026. Lake Nona/Medical City has a broad appeal with only approx. 30% of residents working in the Medical City or at the airport.

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

ZONING

PD/AN. Approved for 285,000 SF Office/Retail.

ROAD FRONTAGE

995± feet on Narcoossee Road. Expansion of Marketplace Drive will add 2,700± ft of frontage. Traffic Counts (2013): Narcoossee Rd= 42,727 ADT.

DEMOGRAPHICS

- Population (3 miles): 63,182
- Median Household Income (3 miles): \$41,766

COMMERCIAL/OFFICE
DEVELOPMENT
LAND FOR SALE



Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

CO-LISTED WITH

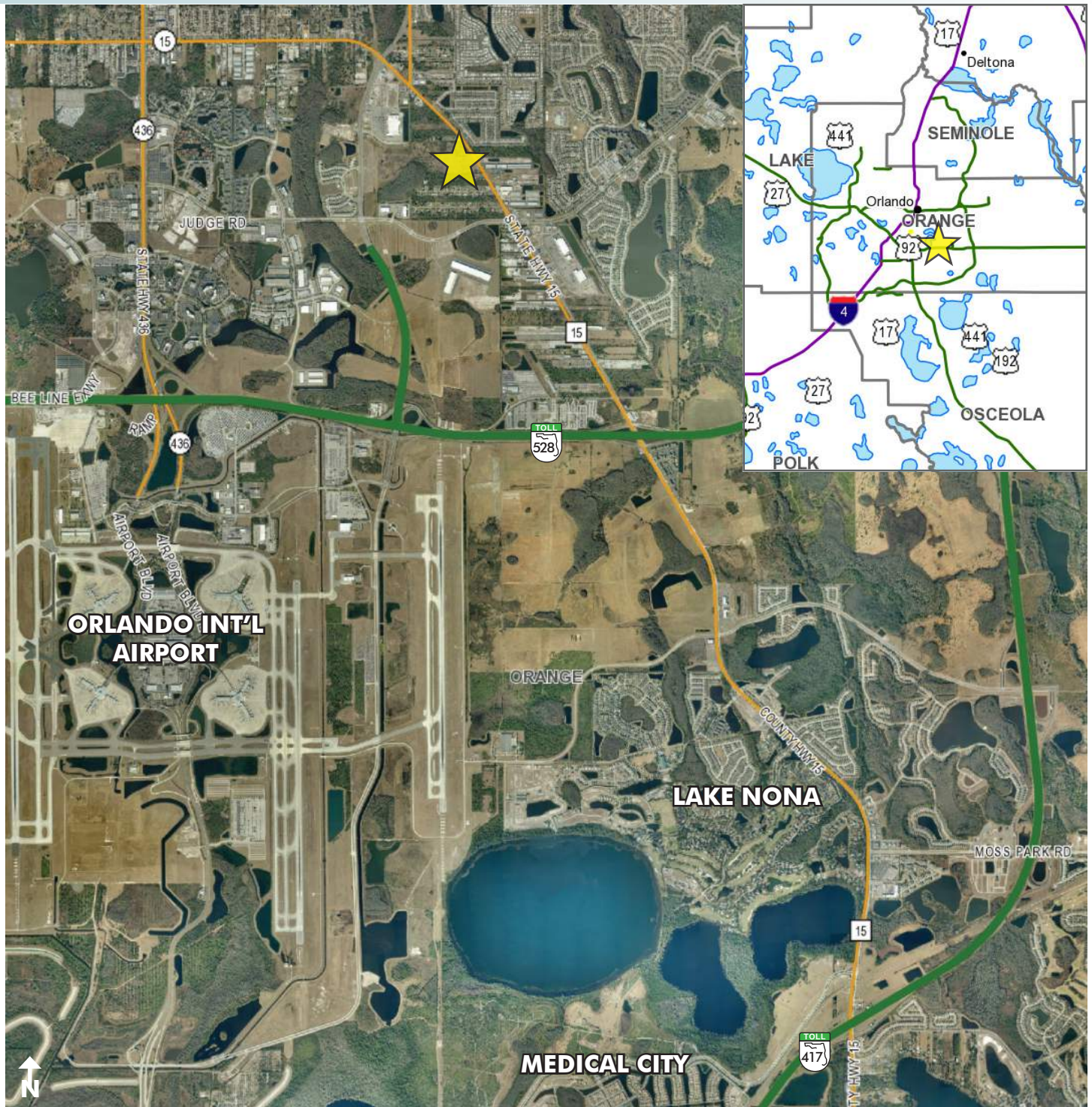


407-383-8142
www.palkiper.com

ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

27.43± acres

Orlando, FL



LOCATION MAP



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CO-LISTING



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ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

27.43± acres

Orlando, FL



VICINITY MAP

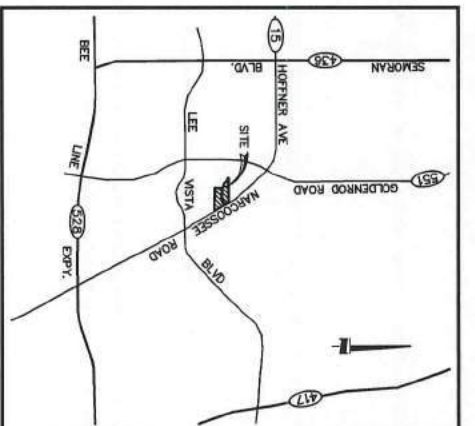


CO-LISTING

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 **Palkiper**
Commercial Real Estate Services

407-383-8142
www.palkiper.com



VICINITY MAP

SITE INFORMATION:

GENERAL:
 EXISTING ZONING: PD / AM
 PROPOSED USE: RETAIL/OFFICE
 FUTURE LAND USE: BUSINESS PARK
 SECTION 14, TOWNSHIP 23S, RANGE 30E
 MAP/MDR ISR = 0.65

SETBACKS:
 FRONT: 25 feet
 SIDE: 10 feet
 REAR: 10 feet
 FROM PD BOUNDARY: 25 feet
 FROM CENTRAL WETLAND: 50 feet

BUILDING HEIGHT:
 MAX BUILDING HT = 190 FT ABOVE MSL

LANDSCAPING:
 PERMETER PER PD
 12'-14' HIGH CANOPY TREES SPACED 40-50 FEET ON CENTER
 6'-8' HIGH UNDERSTORY TREES SPACED EVENLY BETWEEN THE CANOPY TREES
 3' HIGH CONTINUOUS SHRUB ROW, 3'-GALL.
 8'-12' HIGH GROUNDCOVER, 1-3 GALL., PLANTED 12'-24" ON CENTER
 INTERIOR PER ORLANDO ONE 1.5" DIA., 10' HIGH TREE PER 100 SF

DEVELOPMENT SUMMARY:

LOT	AREA	NET AREA	%
1	1.25 AC	1.02 AC	80%
2	1.34 AC	1.07 AC	80%
3	1.28 AC	1.02 AC	80%
4	1.17 AC	0.94 AC	80%
5	1.17 AC	0.94 AC	80%
OVERALL	23.89 AC	18.78 AC	78.6%
TOTAL	30.52 AC	24.07 AC	78.87%

DEVELOPMENT TEAM:

DOWNER & DEVELOPER:
 JACOBS ENTERPRISE
 WINTER PARK, FL 32789
 PHONE: (407) 648-5045
 FAX: (407) 928-9133

ARCHITECT:
 KELLY, COLLINS & GENTRY, INC.
 1925 PROSPECT AVENUE
 ORLANDO, FL 32814
 PHONE: (407) 661-9100
 FAX: (407) 228-4219

GEOTECHNICAL ENGINEER:
 GEOTECHNICAL ENGINEERS, INC.
 600 S. ORANGE AVENUE
 ORLANDO, FL 32809
 PHONE: (407) 858-3860
 FAX: (407) 859-8121

PROPOSED LEGEND:

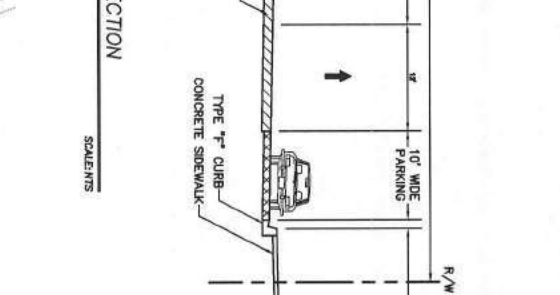
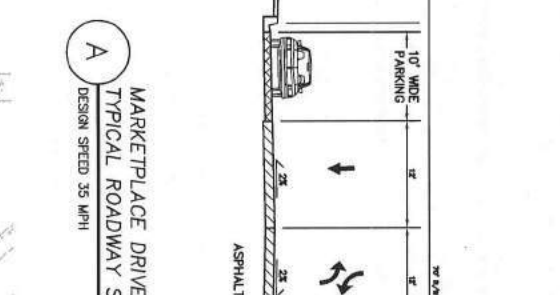
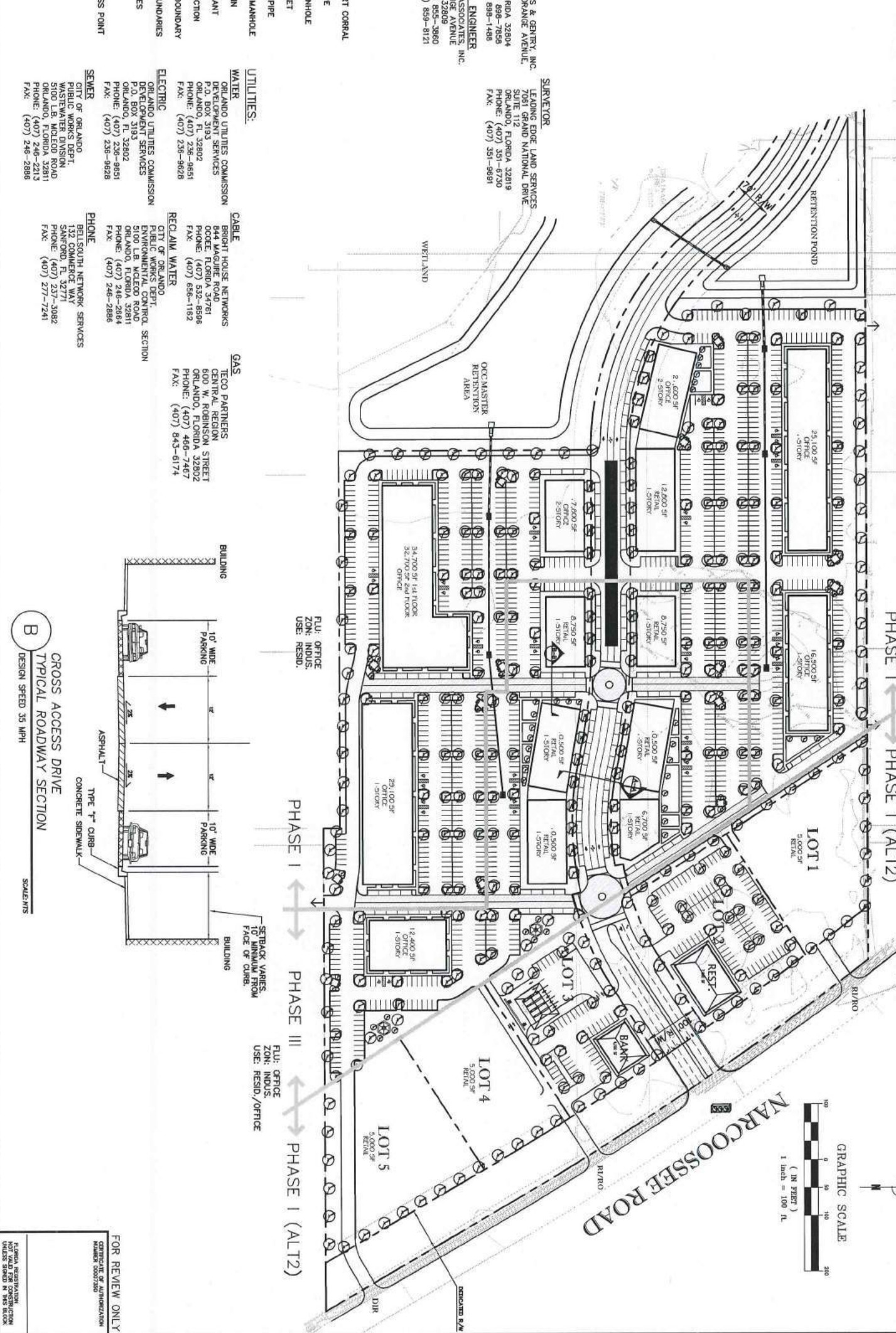
- PROP. CART CORRAL
- STORM PIPE
- STORM MANHOLE
- STORM INLET
- SANITARY PIPE
- SANITARY MANHOLE
- WATER MAIN
- FIRE HYDRANT
- FLOW DIRECTION
- PROJECT BOUNDARY
- PHASE BOUNDARIES
- LIGHT POLES
- TREES
- LOT ACCESS POINT
- GAZEBO

LEGAL DESCRIPTION - LOT 118:
 A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1 OF THE MARCOSSSEE ROAD (VARIABLE) ROAD (VARIABLE) WITH CORNER POINTS AS SHOWN ON THE PLAT RECORDED IN PLAT 120719 OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

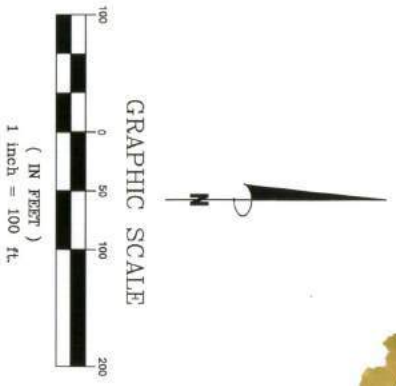
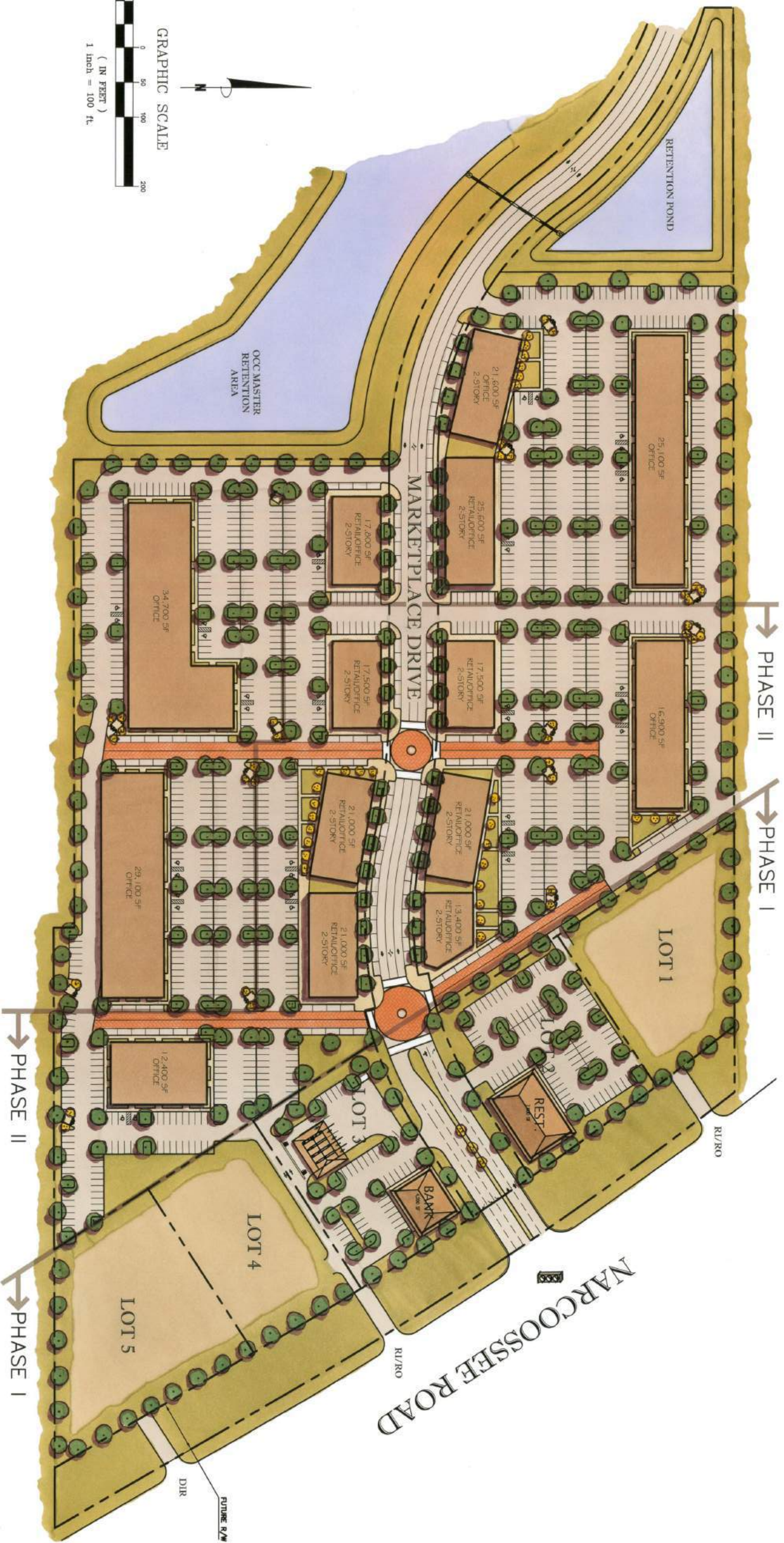
LEGAL DESCRIPTION - LOT 134:
 A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1 OF THE MARCOSSSEE ROAD (VARIABLE) ROAD (VARIABLE) WITH CORNER POINTS AS SHOWN ON THE PLAT RECORDED IN PLAT 120719 OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION - LOT 128:
 A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1 OF THE MARCOSSSEE ROAD (VARIABLE) ROAD (VARIABLE) WITH CORNER POINTS AS SHOWN ON THE PLAT RECORDED IN PLAT 120719 OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION - LOT 129:
 A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1 OF THE MARCOSSSEE ROAD (VARIABLE) ROAD (VARIABLE) WITH CORNER POINTS AS SHOWN ON THE PLAT RECORDED IN PLAT 120719 OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



FOR REVIEW ONLY
 OFFICE OF ADMINISTRATION
 ORANGE COUNTY, FLORIDA



THE MARKETPLACE