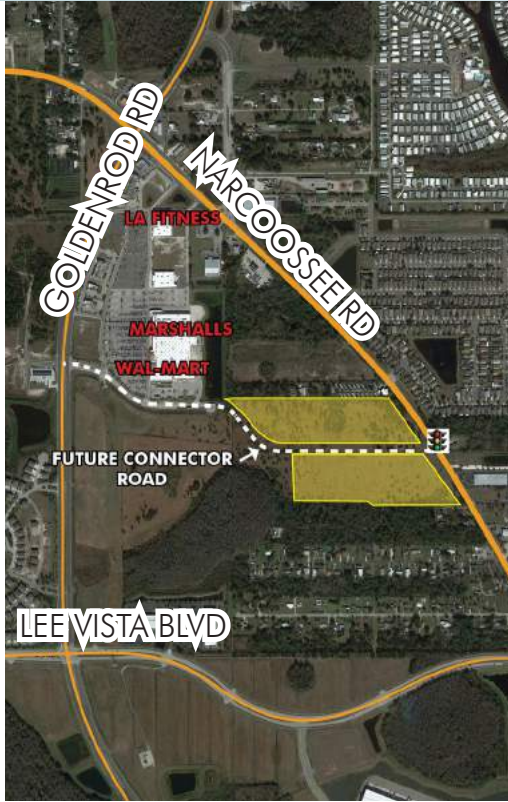


ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

27.43± acres
Orlando, FL

**MAJOR PRICE
REDUCTION**



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

WAS \$7,900,000

NOW \$5,000,000

UTILITIES

City of Orlando.

MARKET OVERVIEW

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.

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

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

COMMERCIAL/OFFICE
DEVELOPMENT
LAND FOR SALE



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

CO-LISTED WITH



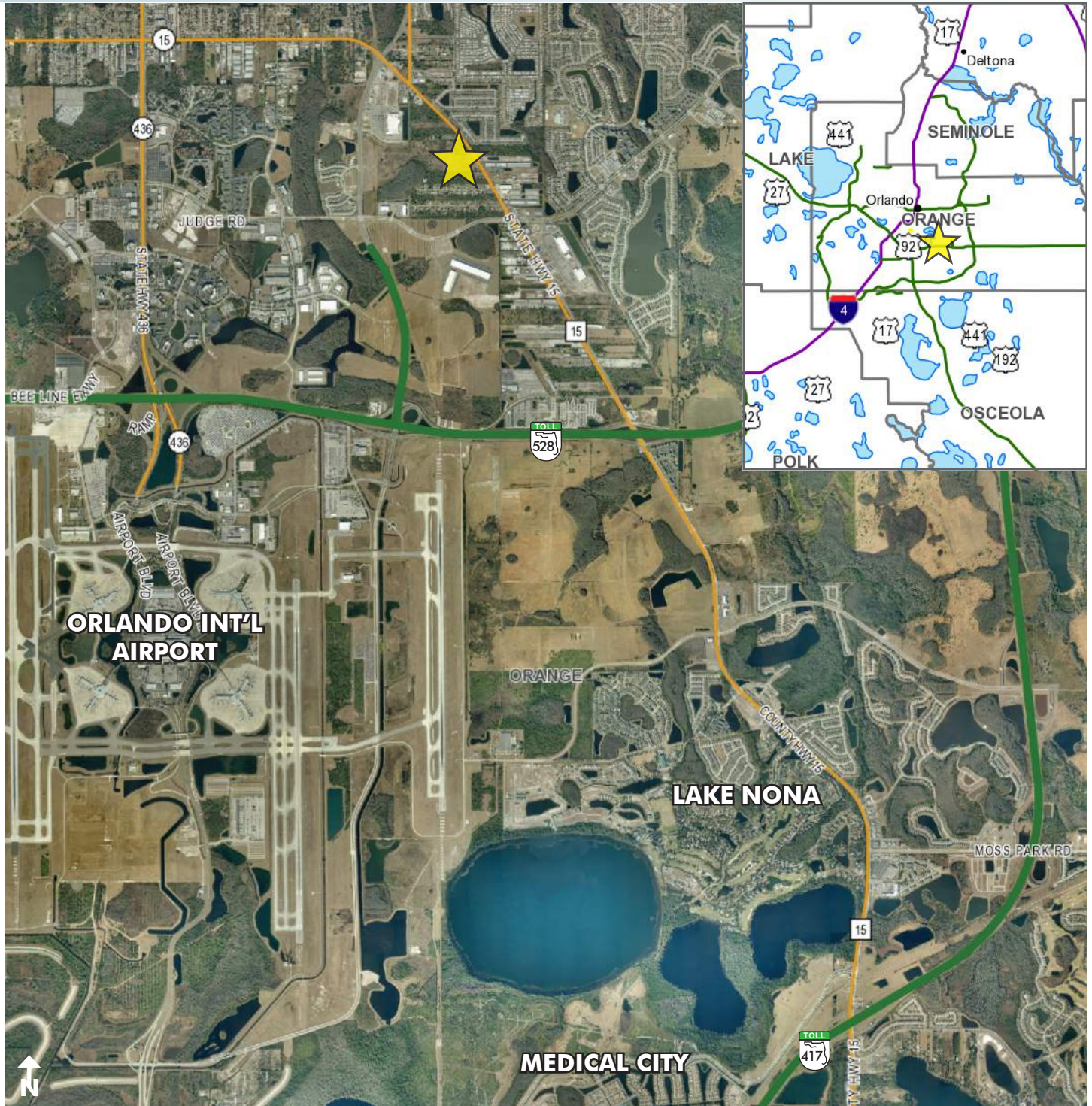
407-383-8142
www.palkiper.com

ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

27.43± acres

Orlando, FL

**MAJOR PRICE
REDUCTION**



LOCATION MAP



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ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

27.43± acres
Orlando, FL

**MAJOR PRICE
REDUCTION**



VICINITY MAP

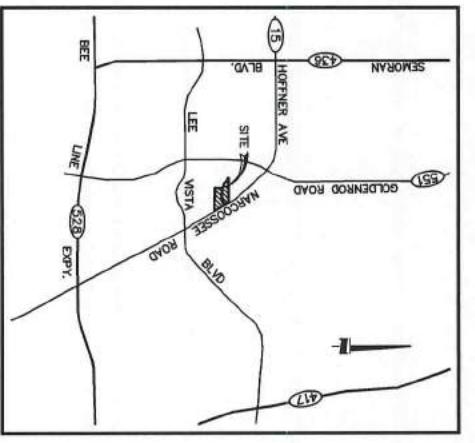


CO-LISTING

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

 **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: 15 feet
- FROM PD BOUNDARY: 25 feet
- FROM CENTRAL WETLAND: 50 feet

BUILDING HEIGHT:

MAX BUILDING HT = 190 FT ABOVE MSL

LANDSCAPING:

- PERMEABLE 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. PLANTED 36" ON CENTER
- 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
- PERMISSIBLE CONNECTIONS PER PD
- 8'-10" HIGH UNDERSTORY TREES PLANTED 25'-30' FEET ON CENTER BETWEEN LANDSCAPE ISLANDS.
- 3' HIGH CONTINUOUS SHRUB ROW, 3'-GALL. PLANTED 36" ON CENTER
- 8'-12" HIGH GROUNDCOVER, 1-3 GALL. PLANTED 12"-24" ON CENTER

LIGHTING:

- AVERAGE INTENSITY: 2.4 FOOT CANDLES
- MAXIMUM PERIMETER INTENSITY: 3.1 FOOT CANDLES

GROWTH MANAGEMENT PLAN:

THE SITE IS CURRENTLY ZONED PD/AM. THE PROPOSED USE IS CONSISTENT WITH THE CURRENT ZONING AND THE FUTURE LAND USE DESIGNATION OF THIS PROPERTY, THEREFORE THIS PLAN CONFORMS TO THE GROWTH MANAGEMENT PLAN.

FLOOD ZONE:

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YR FLOOD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF 1990, COMMUNITY PANEL NUMBER 120719 OF ORANGE COUNTY, FLORIDA.

FINISHED GRADE:

SITE IS TO BE MASS GRADED TO AN ELEVATION OF 94.0 FT PER MASTER DRAINAGE PLAN.

NOTE:

PHASING PROVIDED TO SHOW OVERALL SEQUENCE OF DEVELOPMENT. INDIVIDUAL BUILDINGS WITHIN PHASES MAY BE BUILT ONE AT A TIME.

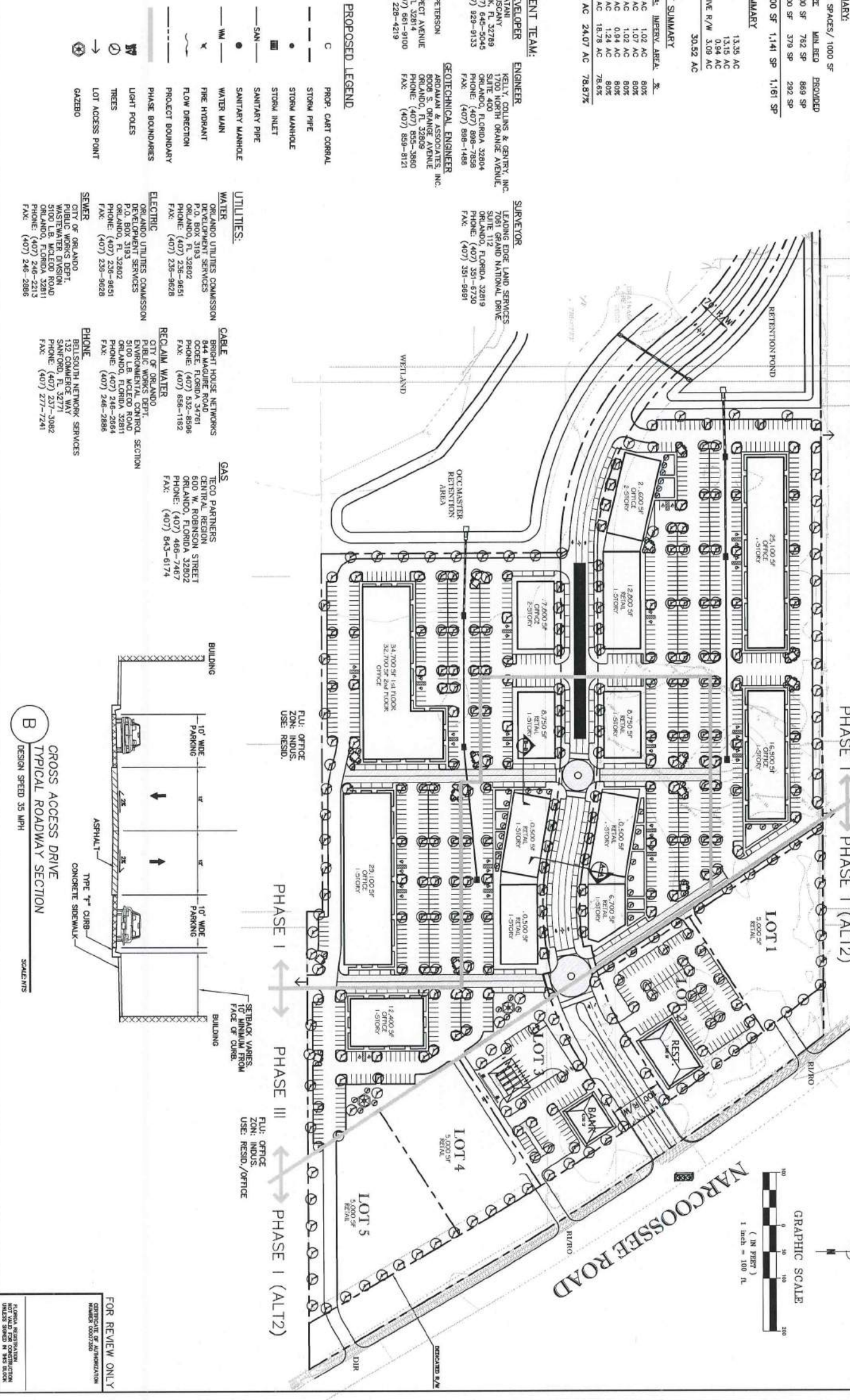
LEGAL DESCRIPTION:

LEGAL DESCRIPTION - LOT 118
 A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 118 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENSAL CENTER PHASE I, OF LOT 1 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, WHICH IS A PORTION OF LOT 1 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, LESS AN ACRES OF 0.0035 FEET TO THE POINT OF BEGINNING. BEING 0.0035 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - LOT 124
 A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 124 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENSAL CENTER PHASE I, OF LOT 1 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, WHICH IS A PORTION OF LOT 1 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, LESS AN ACRES OF 0.0035 FEET TO THE POINT OF BEGINNING. BEING 0.0035 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - LOT 128
 A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 128 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENSAL CENTER PHASE I, OF LOT 1 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, WHICH IS A PORTION OF LOT 1 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, LESS AN ACRES OF 0.0035 FEET TO THE POINT OF BEGINNING. BEING 0.0035 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - LOT 128
 A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 128 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENSAL CENTER PHASE I, OF LOT 1 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, WHICH IS A PORTION OF LOT 1 OF THE SEVENTEENTH (17) AND THIRTY-THIRD (33) COMMENSAL CENTER PHASE AS RECORDED IN PLAT 2005-0010, PUBLIC COUNTY RECORDS, LESS AN ACRES OF 0.0035 FEET TO THE POINT OF BEGINNING. BEING 0.0035 FEET TO THE POINT OF BEGINNING.



PROPOSED LEGEND

UTILITIES:

WATER

ELECTRIC

RECLAIM WATER

CABLE

PHONE

- 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

- ORLANDO UTILITIES COMMISSION
- DEVELOPMENT SERVICES
- P.O. BOX 5133
- ORLANDO, FLORIDA 32802
- PHONE: (407) 236-9651
- FAX: (407) 236-9628

- CITY OF ORLANDO
- PUBLIC WORKS DEPT.
- 5100 W. WATKINS ROAD
- ORLANDO, FLORIDA 32811
- PHONE: (407) 246-2213
- FAX: (407) 246-2896

- BRIGHT HOUSE NETWORKS
- 844 MAQUINE ROAD
- ORLANDO, FLORIDA 32819
- PHONE: (407) 852-9698
- FAX: (407) 852-9698

- TECO PARTNERS
- CENTRAL REGION
- 600 W. ROBINSON STREET
- ORLANDO, FLORIDA 32802
- PHONE: (407) 466-7467
- FAX: (407) 843-6174

- CITY OF ORLANDO
- ENVIRONMENTAL DEPT.
- 5100 W. WATKINS ROAD
- ORLANDO, FLORIDA 32811
- PHONE: (407) 246-2864
- FAX: (407) 246-2864

- BELLSOUTH NETWORK SERVICES
- 3220 W. WATKINS ROAD
- ORLANDO, FLORIDA 32811
- PHONE: (407) 237-3082
- FAX: (407) 277-7241

FOR REVIEW ONLY

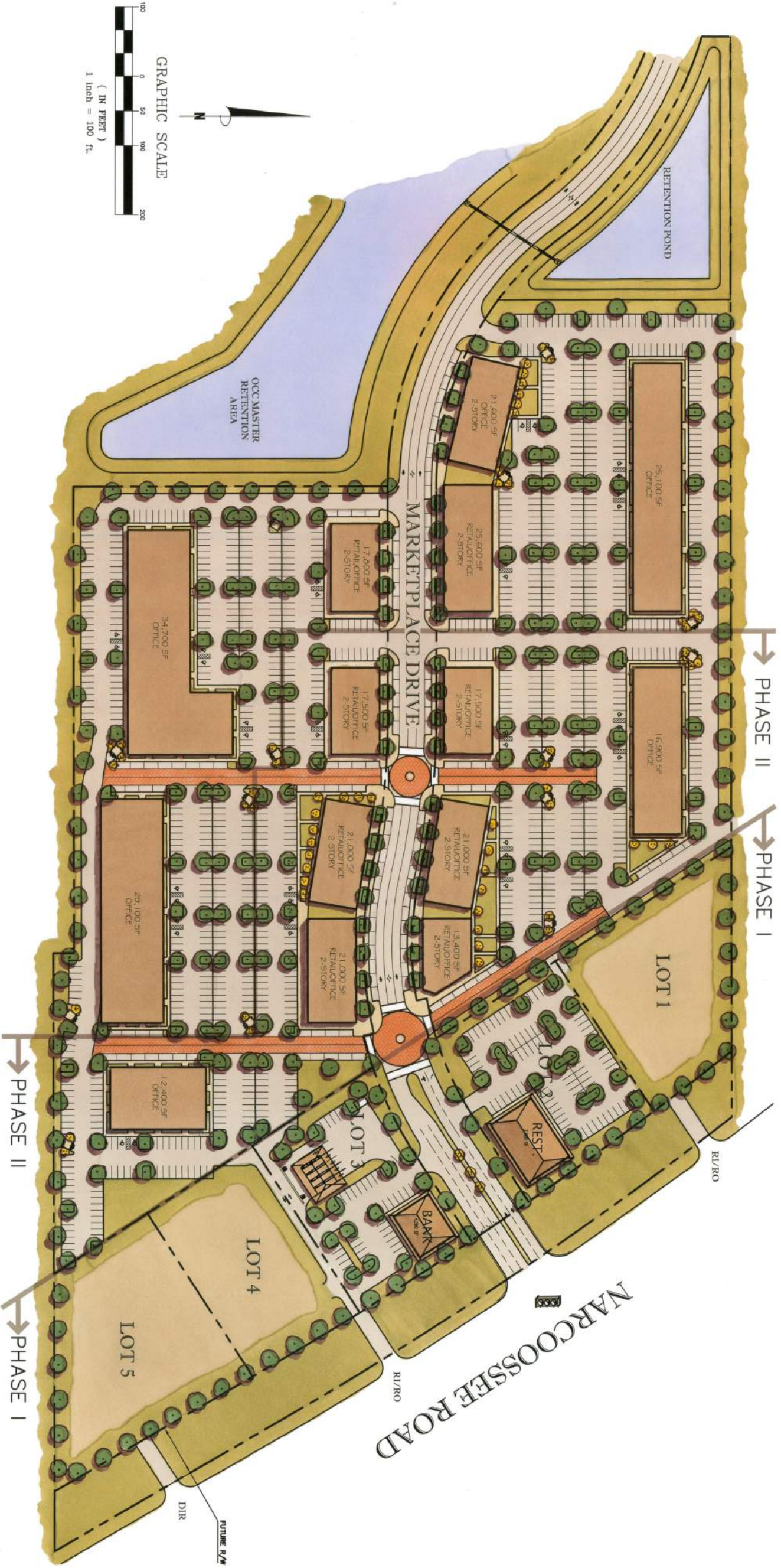
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DESIGNER: GBR
DRAWN: SHG
CHECKED: SHG
DATE: 02/20/06

THE MARKETPLACE

MASTER PLAN

KCG KOLLY, COLLINS & GENTRY, INC.
 1700 NORTH ORANGE AVENUE, SUITE 400
 ORLANDO, FLORIDA 32804
 (407) 898-7858 FAX (407) 898-1488



THE MARKETPLACE