

MIXED-USE LAKEFRONT SUBDIVISION

200± acres

Kissimmee, Osceola County, FL



LOCATION

200± acres located on the shores of Lake Tohopekaliga in Kissimmee, Osceola County, Florida. On Pleasant Hill Road, just one mile south of John Young Parkway.

SIZE

200± acres

PRICE

\$27,000,000 or \$135,000/acre

ROAD FRONTAGE

2,300' ± on Pleasant Hill Road

3,020' ± on Harbor Road

LAKE FRONTAGE

1,805' ± on Lake Tohopekaliga

UTILITIES

Kissimmee Utility Authority, Toho Water Authority

DESCRIPTION

A 200-acre mixed-use TND subdivision located directly on the eastern shore of Lake Tohopekaliga. The project consists of 818 proposed residential units and a 4.9 acre village center that includes 35,000 sq.ft. of commercial space. One highlight of the plan is a community dock with 100 boat slips. Other features include extensive community parks, public areas and green spaces.

Future Land Use, PD Zoning, Preliminary Subdivision Plan, additional studies, please see next page.

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

DRIVE TIMES

- 45 minutes to Walt Disney World
- 35 minutes to Sea World and Orlando International Airport
- 1 hour 15 minutes to east coast beaches

LAND FOR SALE

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FUTURE LAND USE (CPA03-0027)

Approved by the Osceola County Planning Board, Osceola County Commissioners and the State of Florida Department of Community Affairs for a future land use designation of Low Density Residential (up to 5 units/acre). Additionally, this site is completely within the designated Urban Growth Boundary which will allow a greater density than many other areas in the county.

PD ZONING (PD07-00057)

Status: Approved by the Planning Board on 05/08/08 and the BCC on 06/16/08

- 474 Single Family Homes (approx. 40 lake front, 174 water front and 260 internal)
- 304 Multi Family Townhouses or Condos
- 40 Multi Family Apartments or Condos over the commercial space
- 4.9 acres with 35,000 sq.ft. approved commercial

PRELIMINARY SUBDIVISION PLAN (PS07-00002)

Status: Approved by the Planning Board on 06/19/08 and the BCC on 06/30/08

ADDITIONAL STUDIES

We have also conducted a Geotechnical Survey and Phase One Environmental Survey, both of which indicated no problems that would impede development of the project.

All information listed above should be confirmed by any potentially interested parties due to lapsed time from approvals



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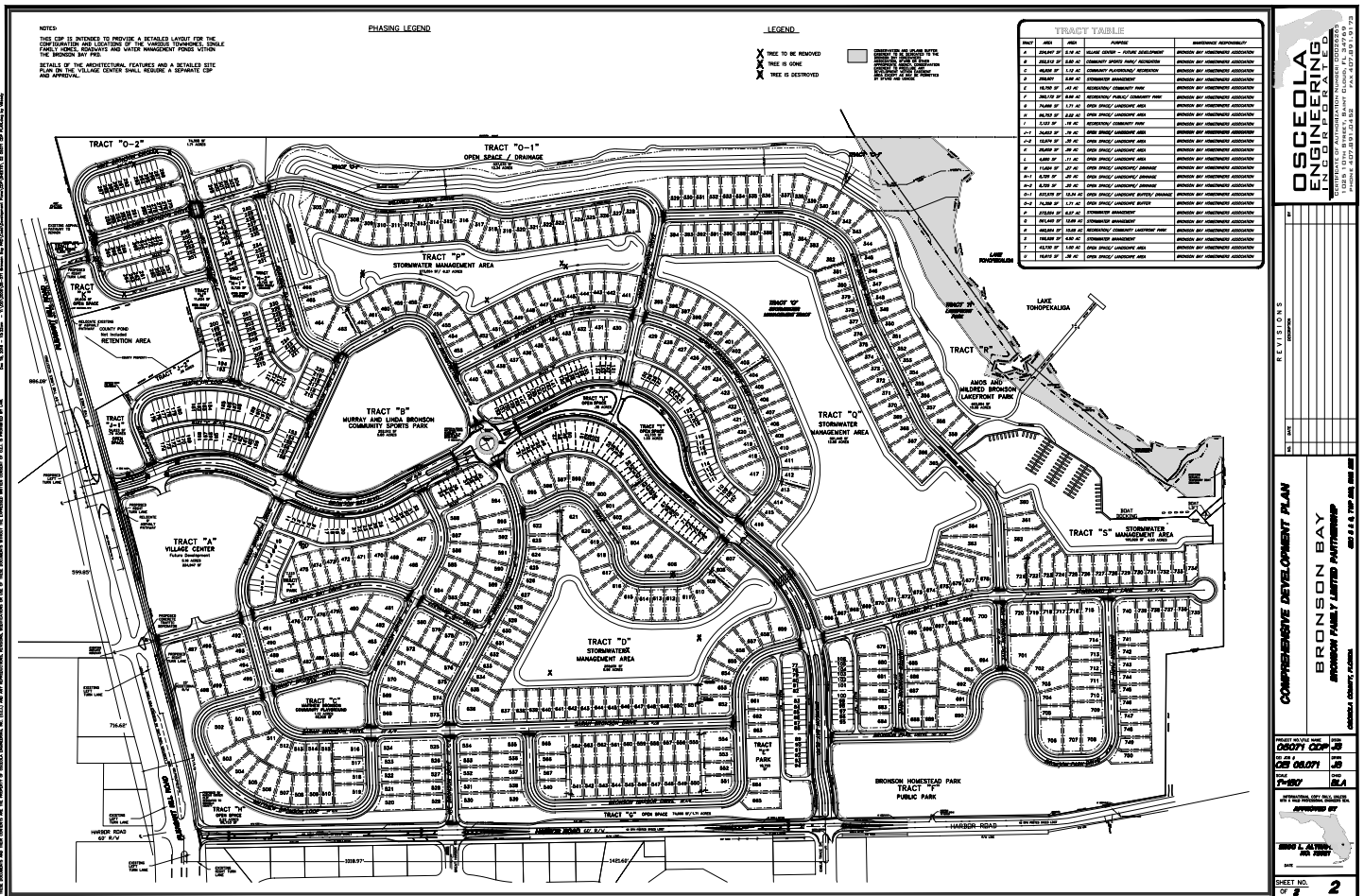
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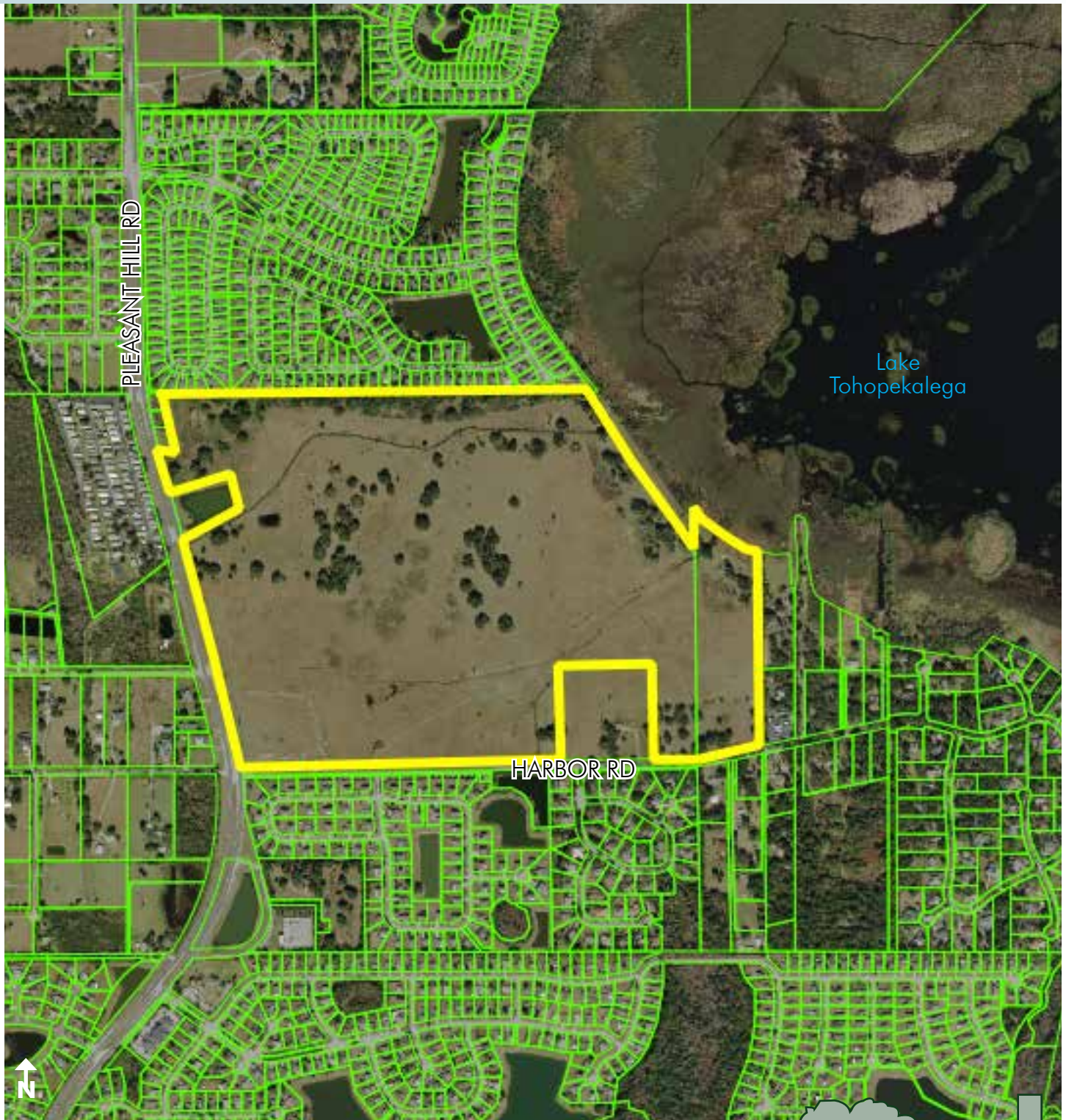
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PROPERTY MAP

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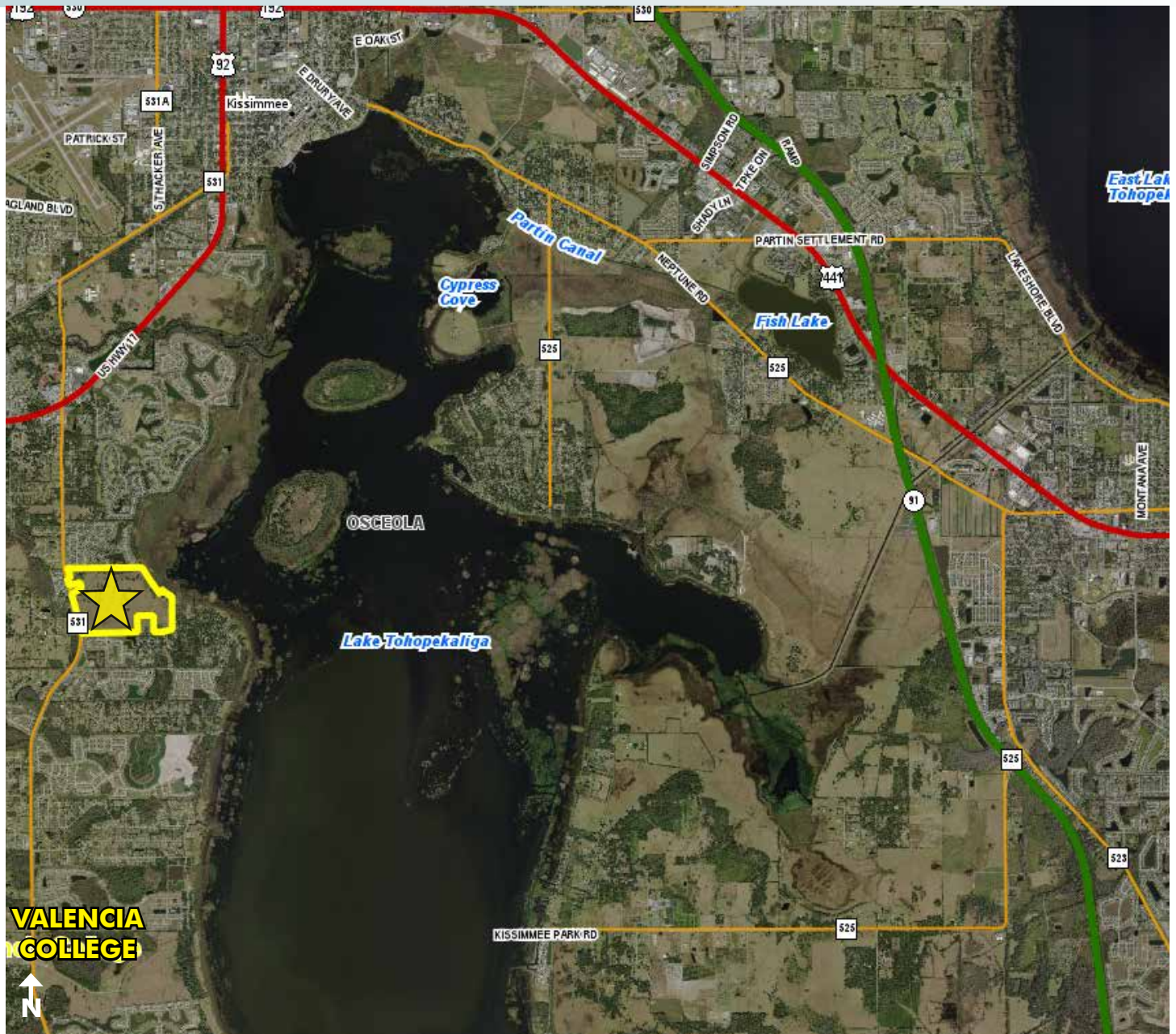
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Valencia College to break ground on new Poinciana campus

Valencia College at Poinciana Campus opens in the fall of 2017. The 65,000-square-foot building was designed by architect DLR Group to complement its natural surroundings. **Laura Kinsler, Reporter, GrowthSpotter**

Valencia College and Osceola County celebrate the groundbreaking for the new Poinciana Campus at 9 a.m. today.

The \$27 million college, slated to open in the fall of 2017, was designed to showcase and enhance the landscape around it. The college will serve 2,500 degree-seeking students, as well as an additional 1,000 students seeking job training.

In an interview last fall with GrowthSpotter, Campus President Kathleen Plinske said the 65,000-square-foot building would be completely solar powered and designed to capture and reuse rainwater. The goal is to exceed LEED gold standards and strive for a “net zero” energy effect.

Plinske said the Polytechnic Campus at Arizona State University in Mesa served as an inspiration for the “modern agrarian” style, particularly the use of perforated metal shade structures on the building’s exterior.



The DLR Group utilized a “modern agrarian” style for the new Poinciana Campus building, shown here in the southwest view. The metal grids on the side of the building are designed to provide shade, improve energy efficiency and protect migratory birds.

The shade structures, which were modified into a grid pattern on the Poinciana building, filter the sunlight, improve energy efficiency and protect migratory birds.

DLR Group is the project architect. Clancy & Theys is the construction manager.



Valencia College striving for “net zero” energy impact at new Poinciana campus

Other architectural features include:

- An indoor/outdoor cafe area
- Native landscaping including Poinciana trees
- A two-story campus library with multiple settings for studying, group collaboration and tutoring. The library will be elevated into a “treehouse” concept to overlook the Poinciana trees in the courtyard to the west and the natural conservation to the east.

Osceola County donated the 19-acre site to the college as part of its nearly 400-acre College Station mixed-use planned development on the west shore of Lake Tohopekalika. The county is in negotiations with Indiana-based Mainstreet Development to build a mix of multifamily/student housing, commercial space with ample parks, ballfields, a swimming pool and wellness center.



Developer pitches wellness-themed campus for Osceola’s College Station contract

The three-story building will be the first campus in the Valencia system to have a classroom outfitted with video conferencing equipment that will allow students to enroll and participate in classes at other campuses.

The Poinciana campus will offer courses in culinary arts and hospitality management. It will have a full teaching kitchen.

Another feature unique to the campus is a 5,000-square-foot flexible “trades lab” that will host non-credit courses in various construction fields, such as drywall, flooring and masonry, or train students to be forklift operators.

<http://www.growthspotter.com/projects/college-station/gs-valencia-college-to-break-ground-on-new-poinciana-campus-20160518-story.html>

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