

From the Orlando Business Journal:

<https://www.bizjournals.com/orlando/news/2021/09/02/orlando-residential-commercial-construction.html>

These \$1B worth of new projects may rise in and around Lake Nona

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A couple of years ago, a real estate developer looking to build a mixed-use project approached Orlando resident Romesh Panchal and his neighbors about buying their homes along Narcoossee Road.

Panchal, who has owned his single-family home there since July 2012, has watched nearby land get snapped up by developers through the years to cater to growth in southeast Orlando's burgeoning Lake Nona community. He and his neighbors own the last few residential parcels on what now is a busy commercial stretch. That was attractive to Tampa-based 2nd Wave Development, which is under contract to buy seven parcels with single-family homes to convert into apartments and commercial space.

As a Realtor, Panchal has ridden the highs and lows of Central Florida's real estate market and maintains a stoic "If it's meant to



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Businesses, jobs and new residents flock to southeast Orlando's Lake Nona.

be, it's meant to be" attitude about selling his holdings for future development, he said. "Life is not going to be a one-way street. Whatever goes up, has to go down. [But] now it's a good time."

Panchal is among dozens of southeast Orlando landowners fielding inquiries from eager developers, as Lake Nona's never-ending growth is a magnet for new apartments, homes, hotels, retail, industrial and, yes, even office space in recent months. Companies are lining up projects in and around the 17-square-mile community — whose master planner is Orlando-based Tavistock Development Co. LLC.

To better understand the growth and its economic impact, *Orlando Business Journals* examined seven of the largest area real estate projects in the works, which add up to more than \$1 billion in construction costs. These alone will be economic generators, creating new full-time and temporary jobs. *See the map below for more details.*

Meanwhile, growth was supercharged by some recent job announcements. Some of those include:

Burbank, California-based The Walt Disney Co.'s (NYSE: DIS) plans to relocate 2,000 jobs from its West Coast headquarters to Lake Nona

Orlando-based Simcom International Corp.'s new 95,000-square-foot headquarters and plans to add 50 new jobs in the next two years

New York-based auditing giant KPMG LLP's plans to add 350 jobs

All of this new employment creates demand for homes, shops, restaurants, medical facilities, hotels, entertainment venues and more in the area — and likely will drive up land values between Boggy Creek and Narcoossee roads, which bookend Lake Nona.

Disney's July announcement was a boon for Daryl Carter. The president of Orlando-based Maury Carter & Associates — along with Celebration-based Dowd Properties Inc. President Jim Dowd — is under contract to buy 23 acres at 14727 Boggy Creek Road. They plan to develop a mixed-use project or sell the site in the future.

Although Carter's phone isn't necessarily ringing more, Disney's move will boost area property values as well as drive more future commercial and residential projects, he said. "It's just throwing gas on a fire."

The Lake Nona area — which also includes Orlando International Airport — makes up the city of Orlando's District 1 and is one of its hottest areas. It accounted for 35%-61% of the city's total commercial construction between 2018-2021. The activity is critical to the city's and county's coffers, since it generates new tax revenue to support the region.

Lake Nona also has attractive demographics for developers, with a median household income of \$86,399, per Point2Homes.com; a median home value of \$376,700 — well above the national median home value of \$217,500, according to Niche.com; and more than 16,000 residents and 12,000 employees, as reported by LakeNona.com.

In addition, the area has had growth in medical jobs, which tend to pay higher-than-average salaries. So, investors are scurrying to tie up undeveloped land around the fast-growing community and rezone properties for commercial and residential uses, said Gary Gagnon, president of Orlando-based real estate firm Gagnon International Consulting Services, who has many clients seeking investment opportunities. "[Lake Nona has] a national reputation now. Ten years ago, people would have said, 'Where the heck is Lake Nona?' "

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