

Possible Uses

- Tourist Attraction
- Multifamily
- Themed Resort
- Retail Center
- Hotel Village
- Timeshare
- Entertainment
- Dining
- 55+ Community
- Amusement Center
- MIXED-USE



OFFERING FOR SALE • ±77 KEY ACRES CLOSE TO WALT DISNEY WORLD



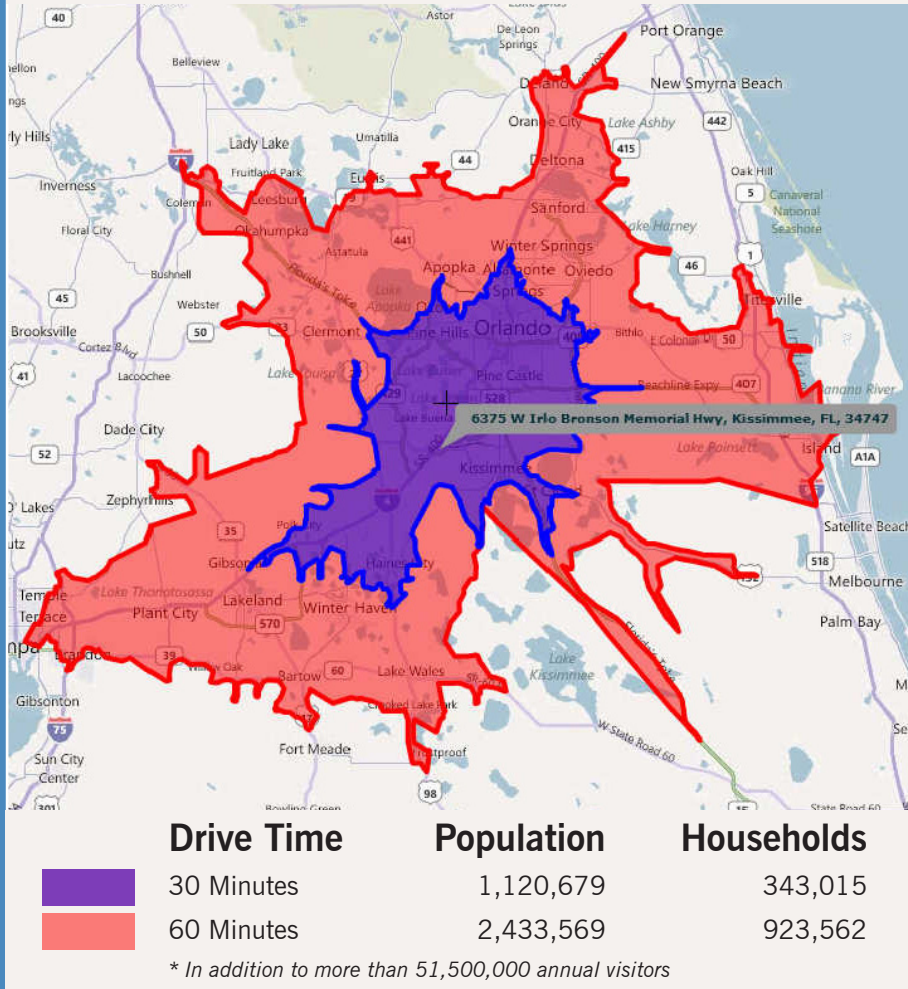
Richly entitled and offered for the first time by the current owner to select prospective buyers.

Offer Process

- 1) For additional information and access to the CW-One data vault, please execute and return the Confidentiality Agreement, available [here](#), or contact

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Cushman & Wakefield of Florida, Inc.
800 North Magnolia Avenue • Suite 450
Orlando, FL 32803
margery.johnson@cushwake.com
Office Phone - 407.841.8000
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- 2) Access to due diligence materials at CW-One will be granted upon receipt of the Confidentiality Agreement
- 3) Submit Letter of Intent. Format and deadline will be provided within several weeks for all who have submitted a Confidentiality Agreement.

Permanent Residents



±77 Key Tourist Interchange Acres Kissimmee/Orlando, Florida

Contacts:

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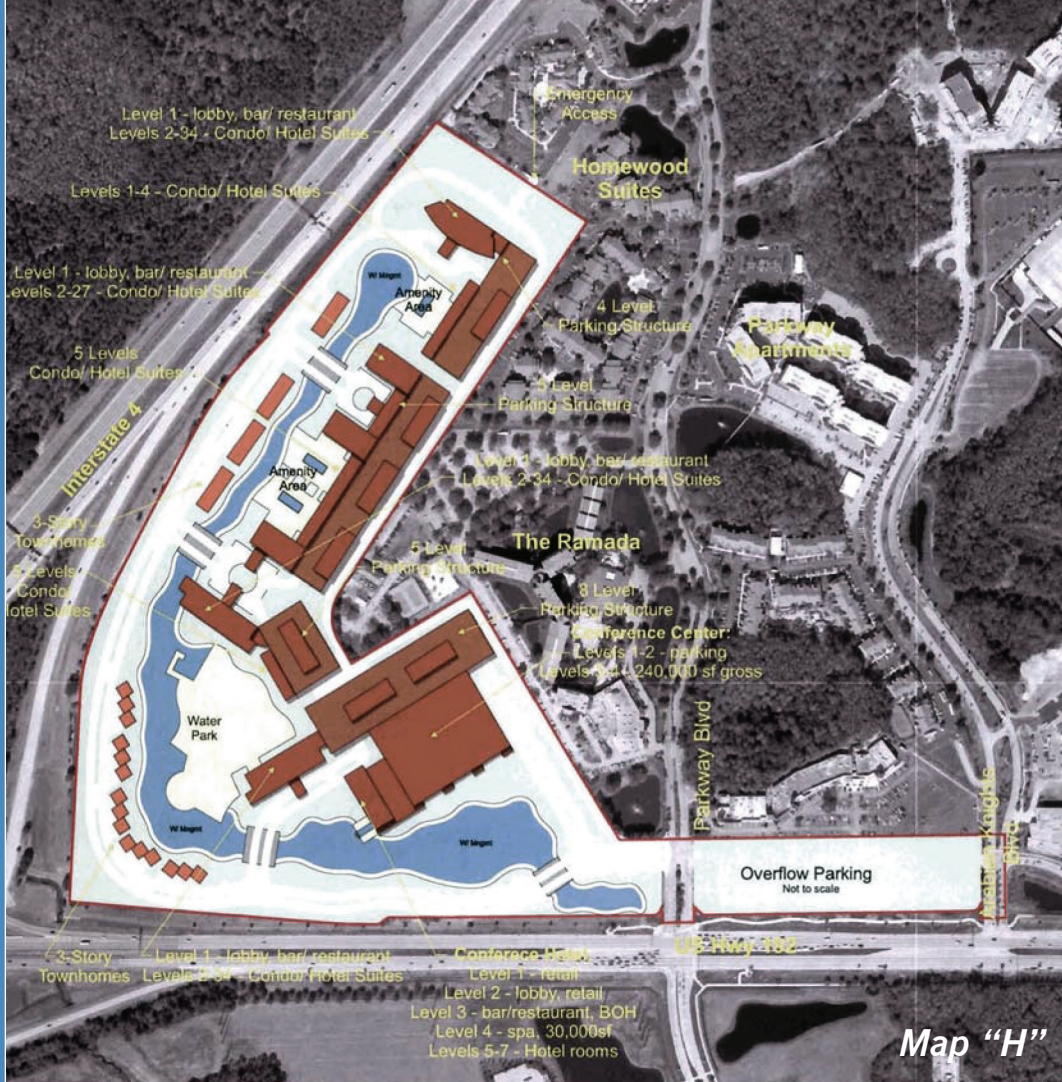


Brokers representing purchasers must look to their clients for a commission. No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



Orlando Tourism Highlights:

- Orlando's visitor count topped 51,500,000 in 2010. Forecast to top 53,000,000 in 2011.
- Universal Studio's Harry Potter attraction has drawn huge crowds, revitalizing tourism and increasing hotel occupancy and rates.
- Convention Center attendance increased 17% in 2010 over 2009 and is up again in 2011.
- Hotel occupancy and Average Daily Rates are increasing.
- The LEGOLAND theme park opened 30 miles southwest of the subject site in October 2011.
- Thirty-six (36) airlines operate from Orlando International Airport (OIA).
- Orlando's share of overseas visitors to the US has increased every year for the past three years.



Location:

6375 West Irlo Bronson Memorial Highway (US 192)
 Kissimmee (Orlando), Florida 34747
 Located at the interchange of Interstate 4 and US 192 across from Disney's Celebration City. Across from Walt Disney World.

Originally built and updated as a Hyatt Hotel, the property was purchased in 2004 by the current owner, who refurbished the property and reopened the hotel as the Orlando Sun Resort and Convention Center.

DRI Approvals:

3,460 Units
250,000 SF Conference Center
47,000 SF of Retail Space
10,000 SF of Restaurant Space
Spa and Water Park

The Property is located in the Osceola County Commercial Land use District and the Seller has obtained the vested DRI (Development of Regional Impact) entitlements listed above. Uses may be changed. Site location offers access to all attractions, major roadways and airports.

I-4 Traffic Count:113,500 VPD
 US 192 Traffic Count:58,500 VPD

