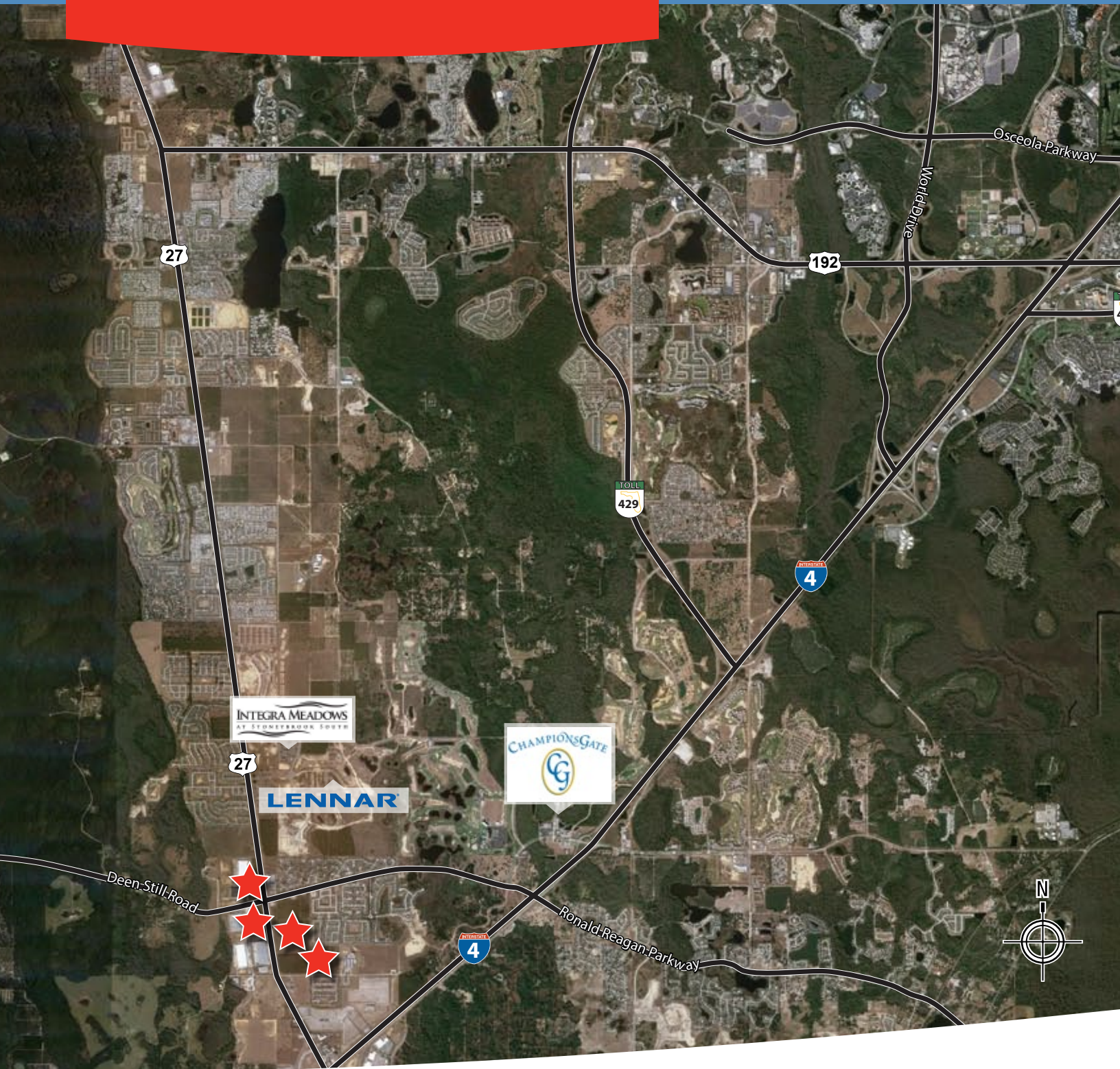


FOR SALE US 27 MIXED-USE PARCELS

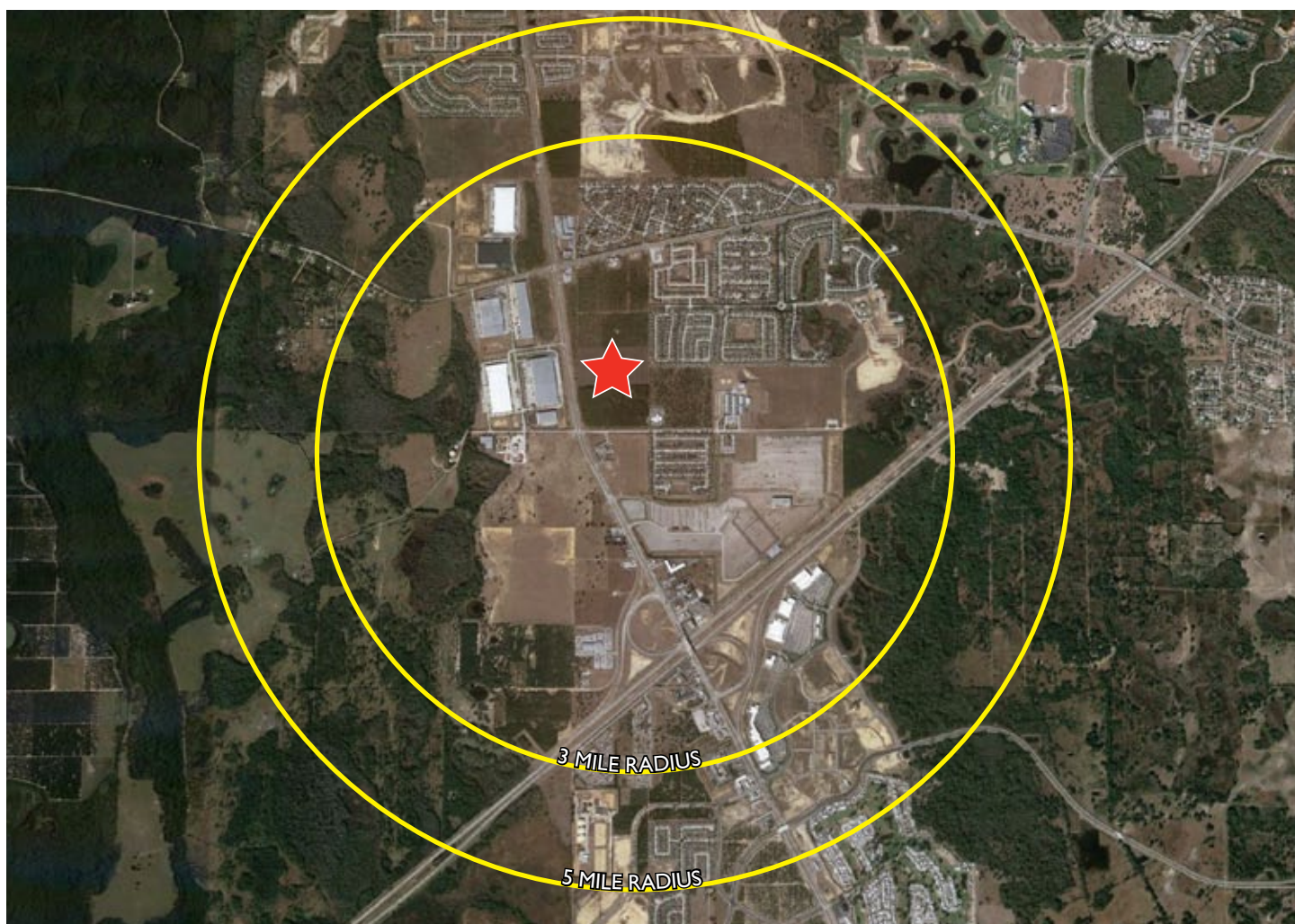
168.5± AC LAND - WILL DIVIDE
DAVENPORT/ORLANDO



LAND FOR SALE



DEMOGRAPHICS



DEMOGRAPHICS	3 MILES	5 MILES	15 MILES	25 MILES
2013 Estimated Total Population	12,739	27,826	295,134	1,303,872
Daytime Population	2,702	8,727	129,999	852,158
2013 Median Household Income	\$45,655	\$44,673	\$38,570	\$38,909
Total Households	4,537	10,085	103,749	466,179
Owner Occupied Homes	3,484	7,250	65,632	279,157

AREA DEVELOPMENT

- Lennar has purchased the former Stoney Brook South at ChampionsGate and is developing vacation homes at “The Retreat” and permanent residences the “The Club,” with amenities including an 18 hole golf course and numerous fitness and pool facilities.
- Integra Meadows rental apartments, built in 2008 (304 units) rents at \$1.12 - \$1.51, with occupancy in the mid to upper 90% range.

SITE FEATURES

DRI Entitlements (114 AC Parcel "C"):

- 1,100,000 SF Retail
- 2 phases (540,000 SF – Phase I)

Utilities:

- Water and Sewer available at site
- Pre-purchased allocations available

Uses: (RACX)

- Retail
- Residential - MF
- Warehouse
- Cinema

RMX (Parcel "D")

- Residential: 5-15 U/Acre

PARCEL INFORMATION

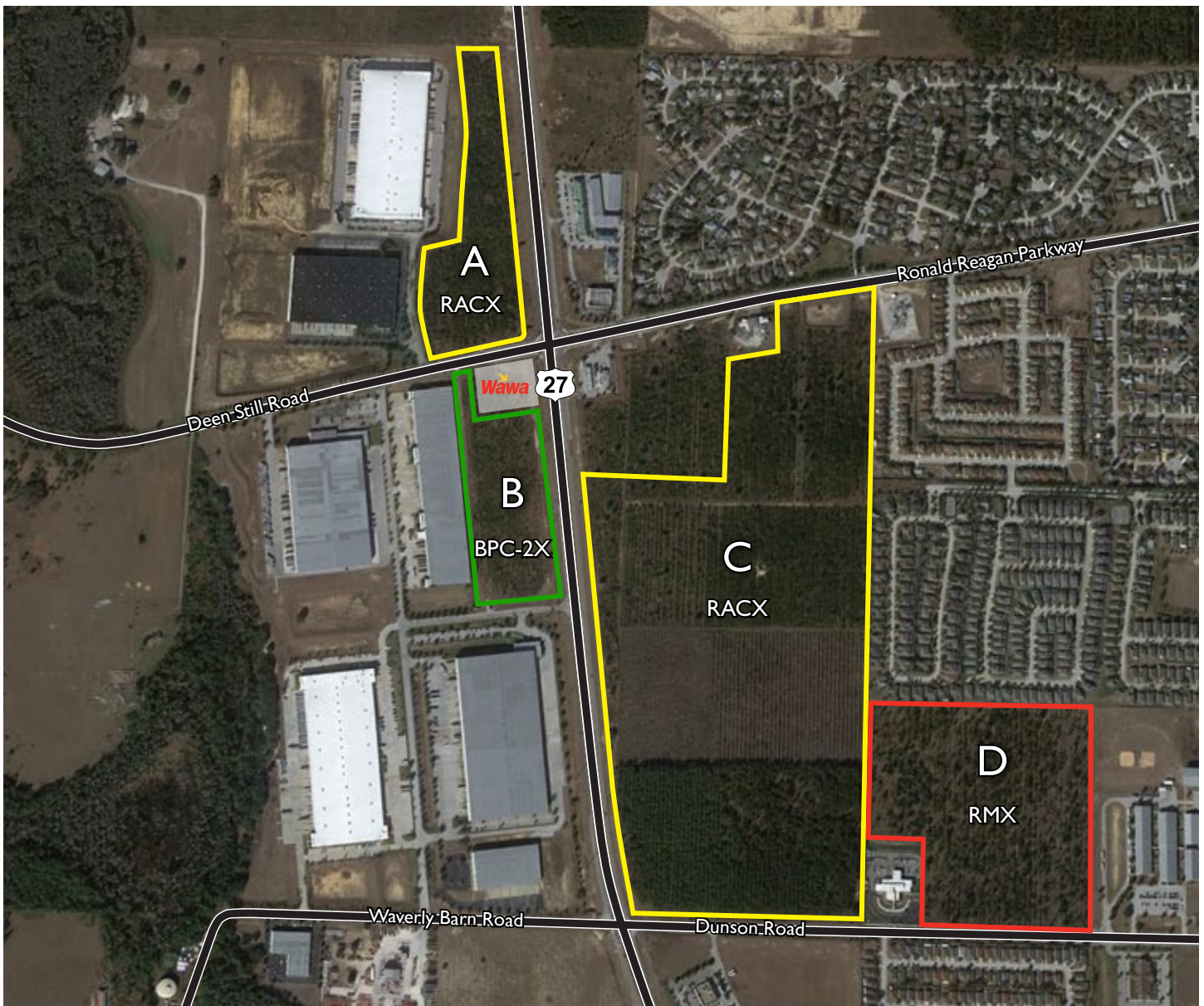
Location: US 27 & Ronald Reagan Parkway
Davenport, FL 33896
(Less than 1 mile North of I-4)

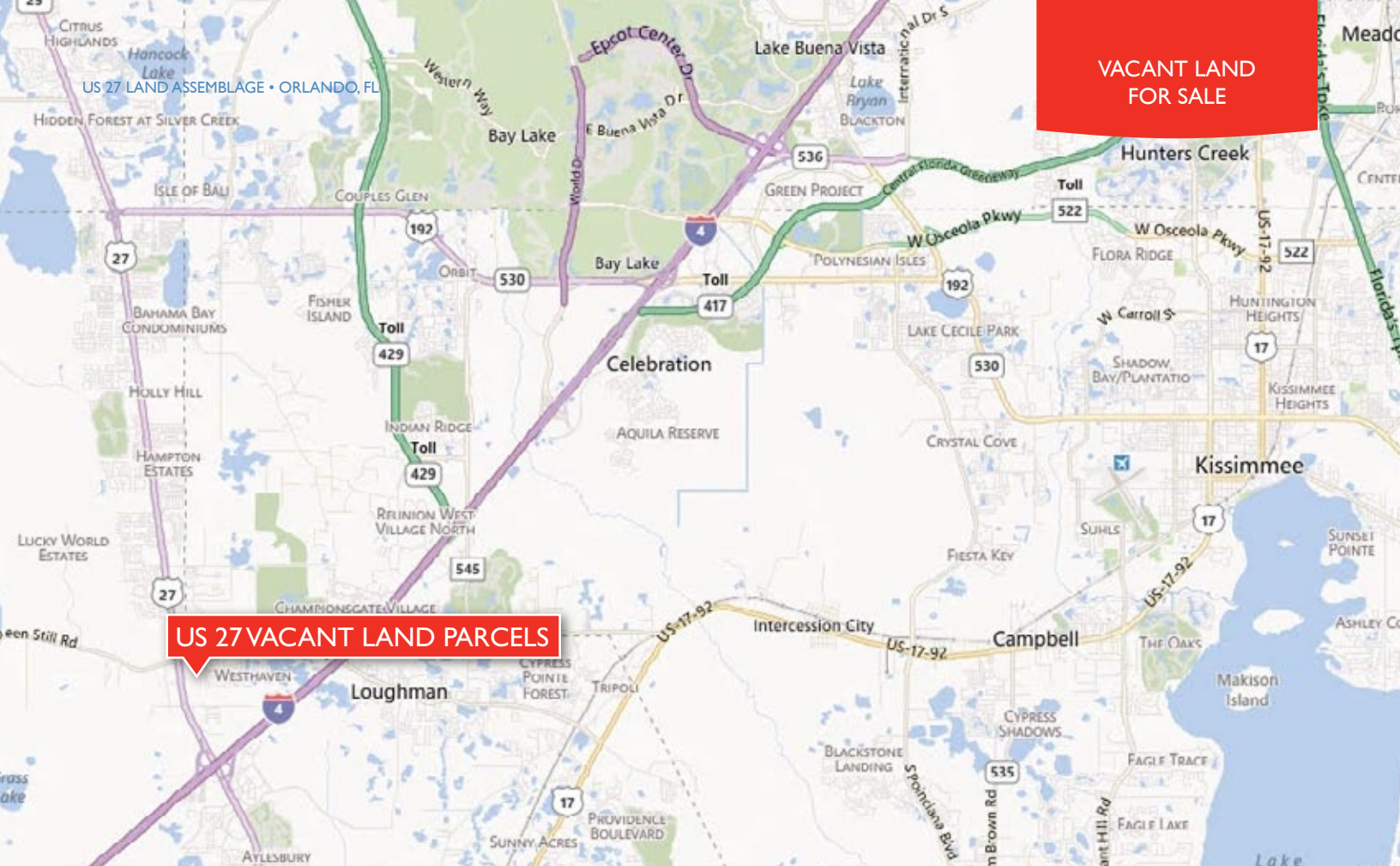
Municipality: Unincorporated Polk County

Size/Future Land Use: ± 186.5 Acres

- A - RACX ± 17 Acres
- B - BPC2X ± 12.5 Acres
- C - RACX ± 114 Acres
- D - RMX ± 25 Acres

Traffic Count: 32,100 VPD (US27)
13,000 VPD (Ronald Reagan Parkway)





OFFER PROCESS

1. Submit a Confidentiality Agreement to margery.johnson@cushwake.com, fax the form to 407.425.6455 or send the CA to:

Margery Johnson
Cushman & Wakefield of Florida, Inc.
800 North Magnolia Avenue, Suite 450
Orlando, Florida 32803

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.

Margery Johnson, CCIM, CIPS
Senior Director
Land Brokerage Services
(407) 541-4395
margery.johnson@cushwake.com

Andrew Slowik
Associate
Land Brokerage Services
(407) 541-4428
andrew.slowik@cushwake.com

No warranty or 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 specific listing conditions imposed by our principals.

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)