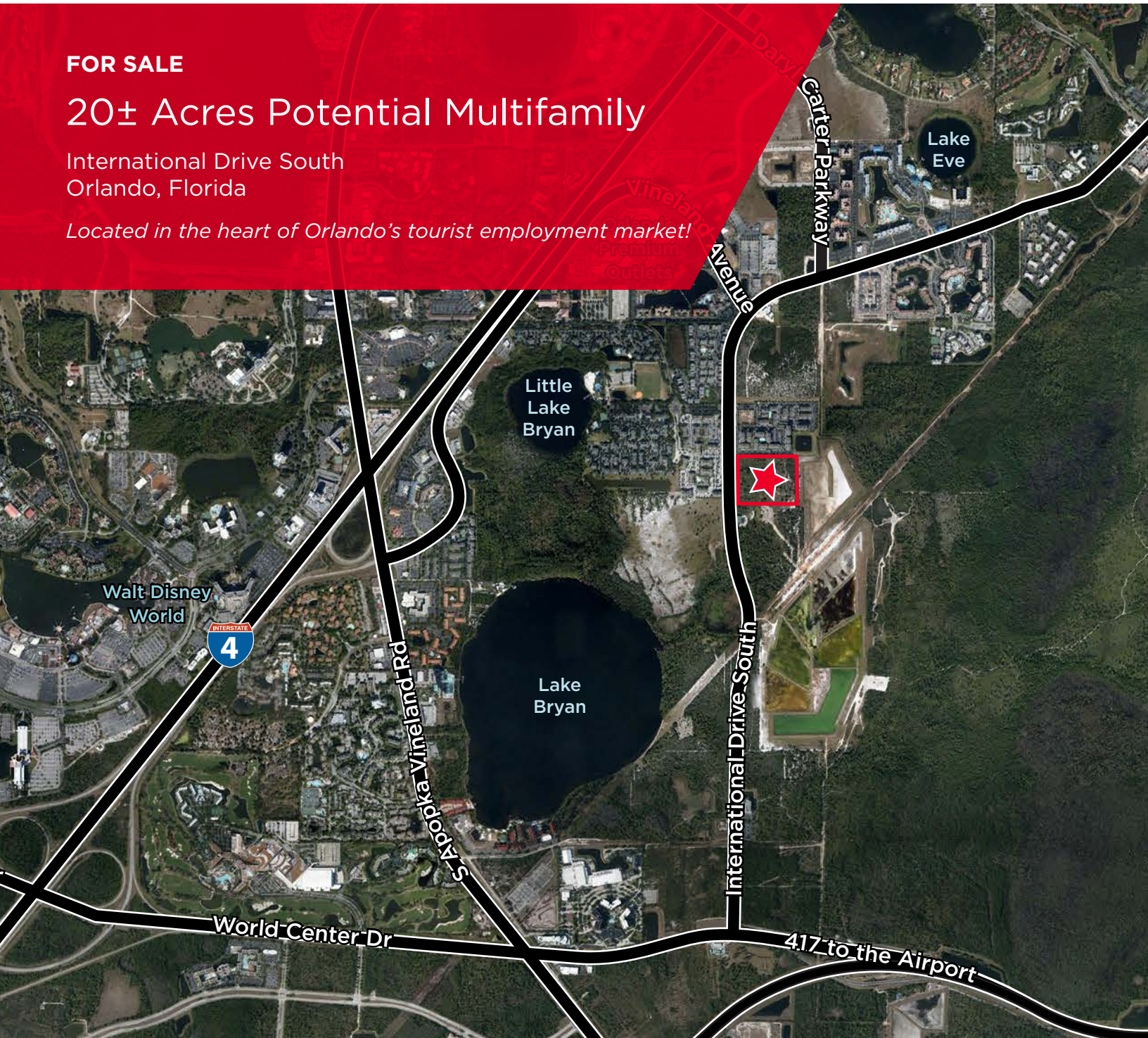


**FOR SALE**

## 20± Acres Potential Multifamily

International Drive South  
Orlando, Florida

*Located in the heart of Orlando's tourist employment market!*



For more information, please contact

**Margery Johnson**  
Senior Director, Land Brokerage  
Direct +1 407 541 4395  
Mobile +1 407 435 4947  
margery.johnson@cushwake.com

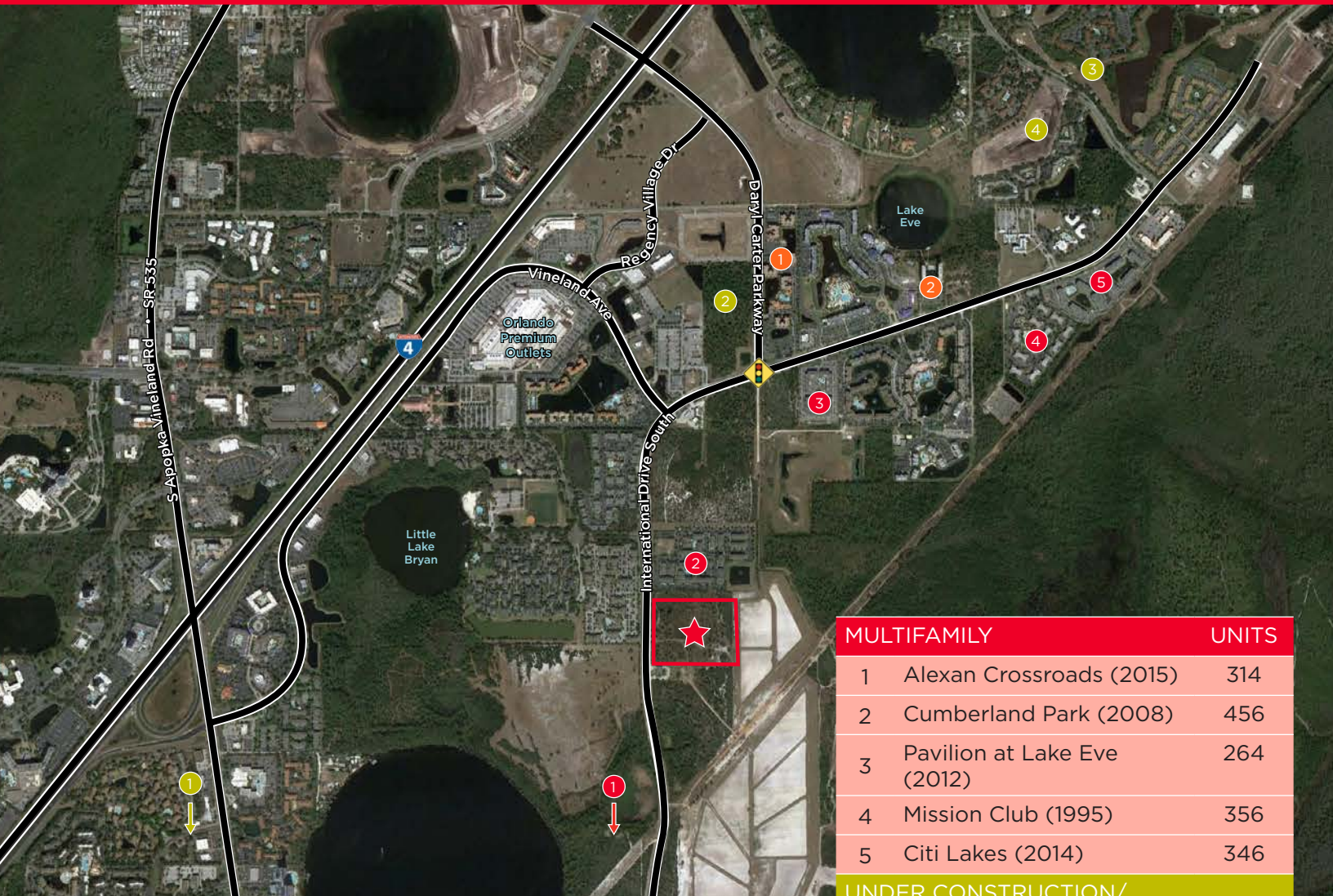
**Andy Slowik**  
Associate, Land Brokerage  
Direct +1 407 541 4428  
Mobile +1 941 779 5989  
andrew.slowik@cushwake.com

Exclusively listed by:

**Cushman & Wakefield of Florida, Inc.**  
20 North Orange Avenue  
Suite 300  
Orlando, Florida 32801  
cushmanwakefield.com



# Property Highlights



## New International Drive Potential Multifamily Site

Cushman & Wakefield of Florida, Inc. has been retained on an exclusive basis by the owner to offer for sale this 20+/- acre development site in the heart of the Orlando tourist market (“the Property”). The owner will allow time for the buyer to change land use to residential.

The Property fronts International Drive South just north of SR 417 and provides easy access to Orlando’s theme parks, Convention Center, International Airport, and retail centers, including the Premium Outlets. The new Daryl Carter Parkway and flyover bridge connect I-drive with the west side of I-4. The property is close to employment centers and major roadways.

## Site Specifics

Address	International Drive South Orlando, Florida
Size	20± Acres Gross
Future Land Use	Activity Center, Mixed Use, Seller will allow time for land use change to Residential.
Potential Uses (as is)	Hotel, Timeshare, Retail, Restaurant, Attraction
Potential Uses (with land use change)	MULTIFAMILY
Utilities	Orange County Water and Sewer
Municipality	Orange County
Traffic Count	18,000 vehicles per day
Tax Parcel Id	23-24-28-0000-00-004   26-24-28-5844-00-100

MULTIFAMILY		UNITS
1	Alexan Crossroads (2015)	314
2	Cumberland Park (2008)	456
3	Pavilion at Lake Eve (2012)	264
4	Mission Club (1995)	356
5	Citi Lakes (2014)	346
UNDER CONSTRUCTION/ PLANNED		UNITS
1	Adara at World Gateway	41
2	Northwood Ravin	309
3	Grande Pines	418
4	Oasis at Grand Pines	282
CONDO HOTELS		UNITS
1	Floridays	151
2	Lake Eve	176

Location Features

Close to Disney and Other Themed Attractions/Employers

Located about 3 miles from the entrance to Walt Disney World and its theme parks, water parks, sports complex, and Disney Springs complex. Disney remains the area’s tourism powerhouse, with over 70,000 local employees and the area’s largest turnstile count at over 52,000,000.

Approximate distances to other attractions/employers:

- Universal Parks: 10 miles
- Wet ‘n Wild: 8.5 miles
- SeaWorld: 6 miles

Major Shopping Centers

Shopping is the #1 activity among Orlando’s overseas visitors and 2nd for domestic visitors. Retail is a major source of Orlando resident employment.

- Premium Outlets (Vineland Avenue) : 2.5 miles
- Premium Outlets (International Drive): 11 miles
- Mall at Millenia: 12 miles
- Florida Mall: 12 miles

Orlando Convention Center

Located only 7.5 miles away, the Orlando Convention Center with 7 million square feet is the second largest in the US and hosts over 1 million attendees annually with an economic impact of \$1.9 billion.

Visitation

Orlando remains the most visited destination in the US with over 62 million visitors annually. The major theme parks continue to add to and enhance their attractions, drawing new and returning visitors and increasing employment and rental demand. Room rates have also been rising and reached an average rate of \$113 through 2015. Occupancy through July 2015 was 78.3%, a full percentage point increase from 2014.

Among the major tourist area expansions are

- **I-Drive:** North of the Convention Center, features a 425-foot observation wheel, and the development of Skyplex, a 350-room luxury hotel that will be accompanied by the world’s tallest roller coaster and restaurant. Merlin Entertainment and Unicorp are adding more attractions and restaurants.
- **Disney:** Avatar-based Pandora attraction at the Animal Kingdom (2017), Frozen Land in Epcot (2016), Star Wars Land (2019) and Toy Story Land (TBD).
- **SeaWorld:** Mako (2016) roller coaster attraction (just opening) and Shark Realm (2016).
- **Universal:** Royal Pacific Resort Expansion (2016), King Kong (2016), Volcano Bat Water Park (2017), and Fast & Furious Supercharged (2017).

The Orlando International Airport announced a \$1.1 billion expansion including a rail terminal for All Aboard Florida (service between Orlando and Miami), four new international gates and other accommodations as the airport’s current passenger volume of 39 million per year is anticipated to rise to 40 million in 2016.



THEME PARKS WITH NEW ATTRACTIONS

1	Universal Orlando
2	Walt Disney World
3	Sea World
4	Fun Spot

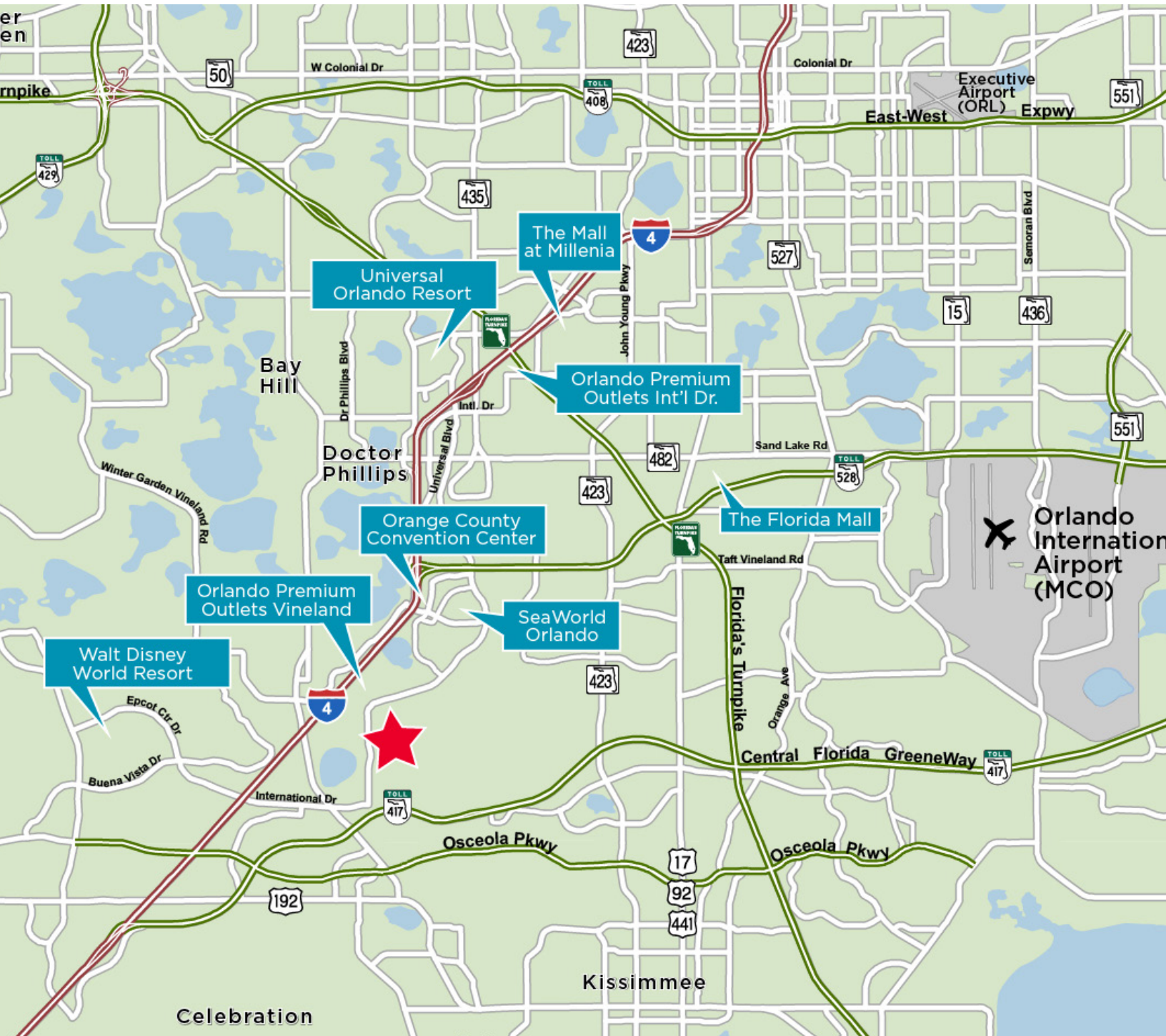
NEW RETAIL DESTINATIONS

1	Artegon Orlando (Renovation)
2	I-Shops
3	I-Drive Live
4	Premium Outlets (Expansion)

NEW HOTELS

1	Bonnet Creek
2	Lake St.
3	Rosen (1,200-room Expansion)
4	Skyplex
5	Universal’s Sapphire Falls Resort





For more information, please contact

**Margery Johnson**  
Senior Director, Land Brokerage  
Direct +1 407 541 4395  
Mobile +1 407 435 4947  
margery.johnson@cushwake.com

**Andy Slowik**  
Associate, Land Brokerage  
Direct +1 407 541 4428  
Mobile +1 941 779 5989  
andrew.slowik@cushwake.com

Exclusively listed by:

**Cushman & Wakefield of Florida, Inc.**  
20 North Orange Avenue  
Suite 300  
Orlando, Florida 32801  
cushmanwakefield.com