



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**  
**40.89 ± Acres Gross**

Palazzo del Lago Site  
International Drive South  
Orlando, Florida

LAND FOR DEVELOPMENT



In the heart of Orlando's tourist market, with frontage on Lake Bryan

# Palazzo del Lago

## LAND FOR SALE

Cushman & Wakefield was retained on an exclusive basis to offer this 41+/- gross acre development site in the heart of the Orlando tourist market (“the Property”).

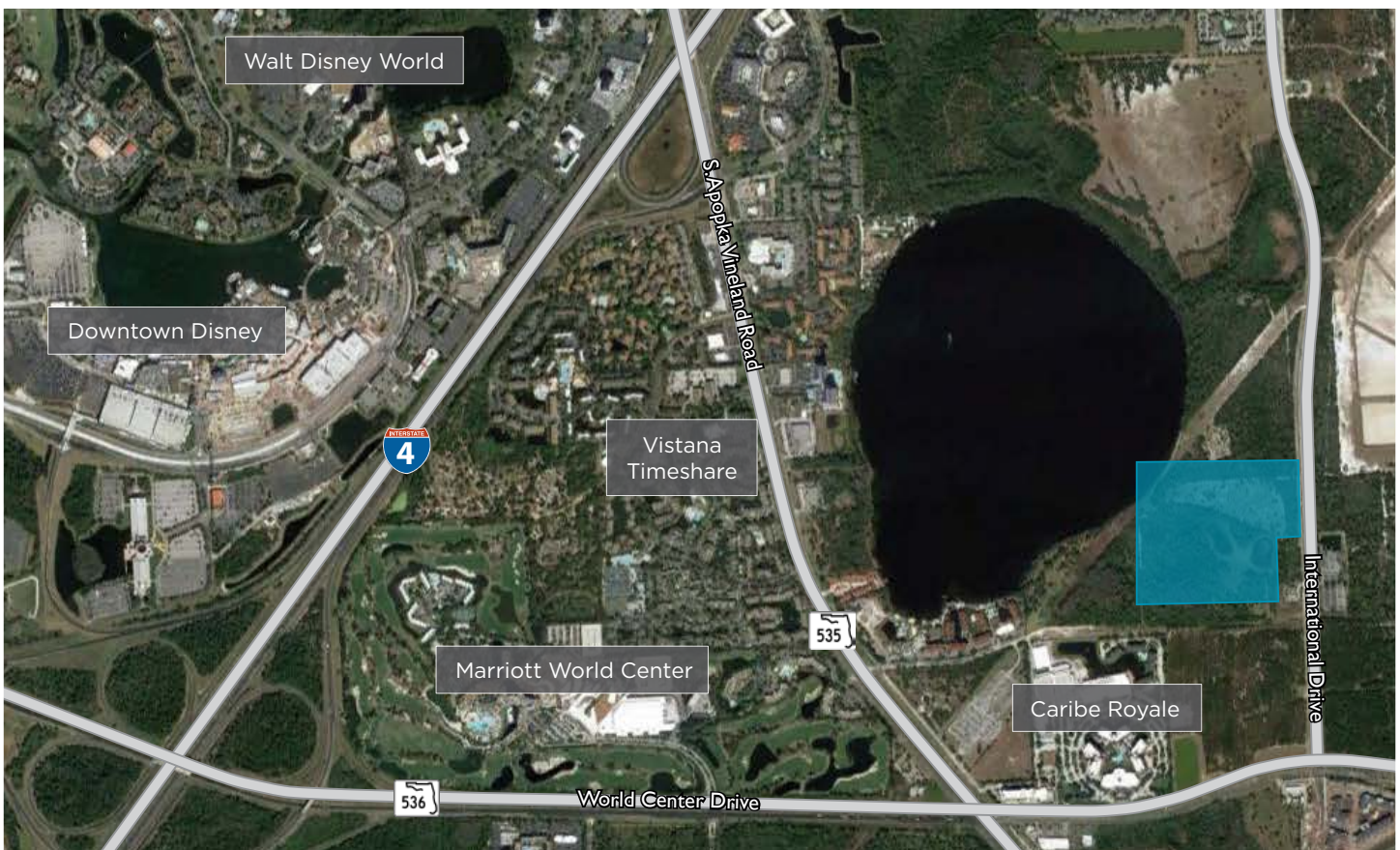
The Property fronts International Drive South just north of SR 417 and provides easy access to Orlando’s theme parks, Convention Center, International Airport, and retail centers. It includes 235 +/- feet along lovely Lake Bryan, a rare recreational lake in the tourist market.

The conversion matrix includes a factor for retail use and 30% of the property may be dedicated to residential use. With a PD for 1,061 hotel rooms and 1,000 timeshare units, the property also brings an opportunity to create a signature resort in a central location.

Originally known as Buena Vista Shores PD, the property was more recently referred to as Palazzo del Lago. Commercial uses at the frontage with apartments behind would be an alternative to a resort.

### SITE SPECIFICS

Address	International Drive South, Orlando, Florida
Size	40.89± Acres Gross
Zoning	PD
Utilities	Orange County water/sewer
Municipality	Orange County
Potential Uses	Multifamily, recreation, mixed-use, retail, commercial, hotel, timeshare; International Drive overlay
Height	200 feet maximum
Traffic Count	21,901 vehicles per day
Tax Parcel ID	26-24-28-5844-01-090





## LOCATION FEATURES

### Close to Disney and Other Attractions

Palazzo del Lago is 2½ miles from the entrance to Walt Disney World's Magic Kingdom, EPCOT, Hollywood Studios, Animal Kingdom, Blizzard Beach and Typhoon Lagoon water parks, Wide World of Sports (ESPN complex), and the newly expanded Disney Springs retail, dining, and entertainment complex. Disney remains the area's tourism powerhouse, with over 70,000 local employees and over 140 million visitors per year.

Approximate distances to other attractions:

- Universal Orlando: 10 miles
- SeaWorld: 6 miles

### Major Shopping Centers

Shopping is the most popular activity among Orlando's overseas visitors and second for domestic visitors.

- Premium Outlets (Vineland Avenue) : 3 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 2.1 million square feet is the

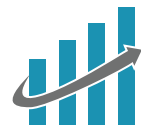
second largest in the US and hosted over 1,456,000 attendees in 2016. Agreements are in place with the Convention Center for shuttle services and filling hotel rooms. Convention attendees have a \$2.2 billion economic impact on the area.

### Visitation

Orlando welcomed more than 68 million visitors in 2016. As the major theme parks continue to enhance their attractions, more and more visitors are coming to Orlando, contributing billions to the local economy. In 2016, hotel occupancy was 77%.



**68 Million**  
VISITORS



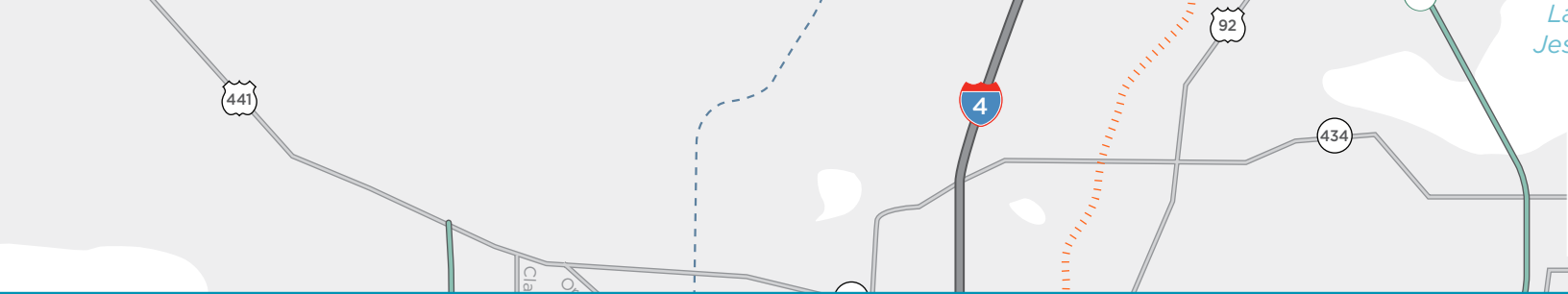
**3.2% Growth**  
FROM 2015-2016

Orlando International Airport is the 14th largest and 14th busiest airport in the nation.



**41.7 Million**  
PASSENGERS  
through MCO

**8%**  
from 2015



Exclusively listed by:



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