

DISNEY AREA LAND FOR SALE

3.1± ACRE MIXED USE SITE

ORLANDO, FL

CLICK TABS TO OPEN



3.1 ACRE OUTPARCEL FOR

RESTAURANT
HOTEL
BANK
STRIP CENTER
OFFICE
WALK-IN MEDICAL
CLINIC

EXCLUSIVELY LISTED BY:

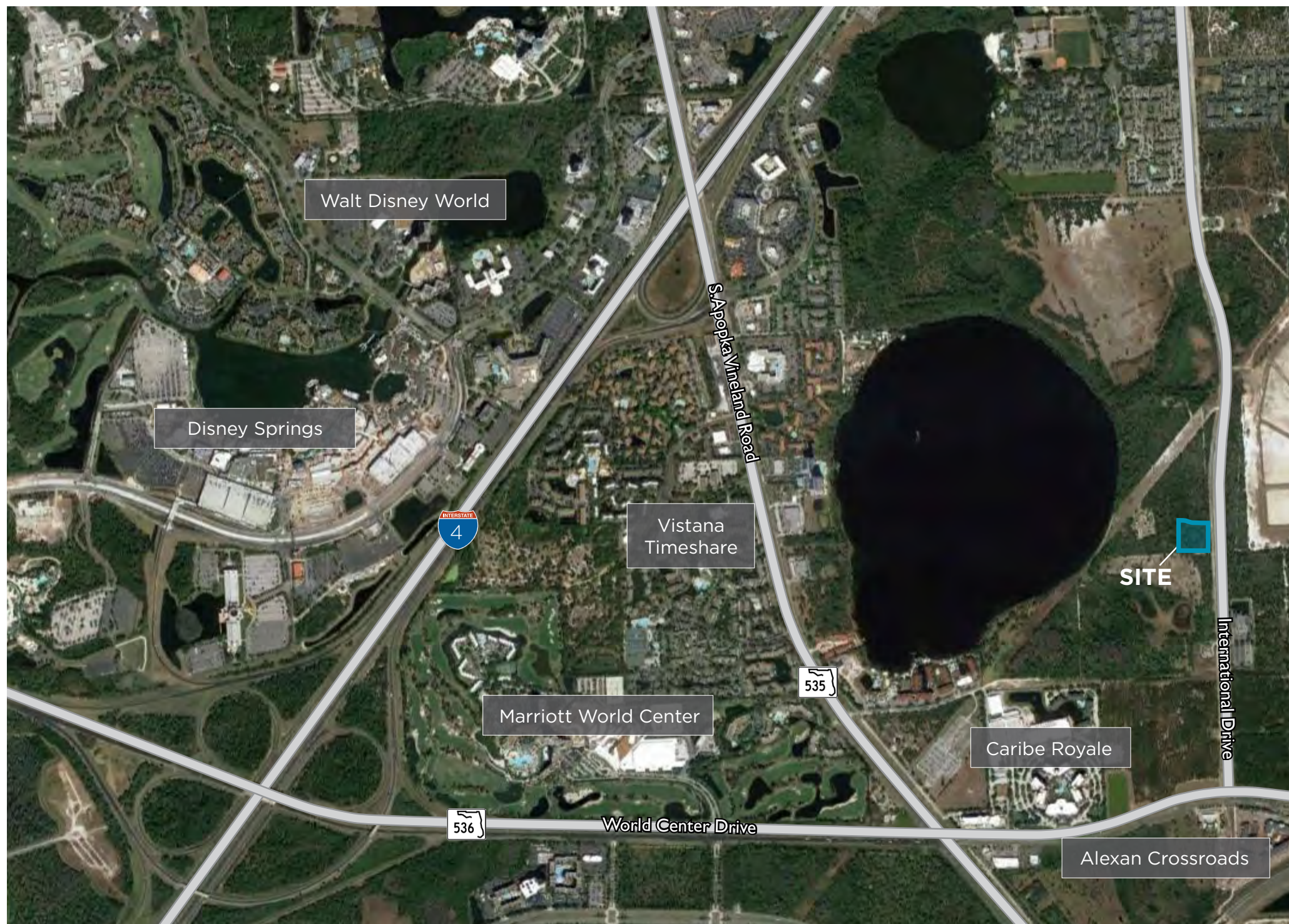
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HIGHLIGHTS

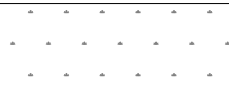
- Location: South International Dr, North of SR 417 / SR 536
- 3.11± acres
- Parcel was created by the planned entrance drive to the new ContraVest apartments being built in 2020.
- 329± front feet on I-Drive
- Traffic: 25,585 AADT
- Future Land Use: Activity Center Mixed Use (ACMU)
- Zoning: PD-ACMU
- Varied Uses
 - Hotel
 - Retail
 - Bank
 - Entertainment
 - Medical
 - Restaurant
- Minutes from Disney, other parks and popular retail
- Parcel ID: 26-24-28-4735-00-010

SITE PLAN

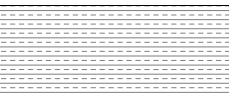
NON-BUILDING AREA HATCH LEGEND



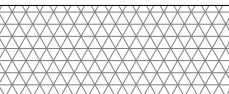
LAKE BRYAN NHWL AREA



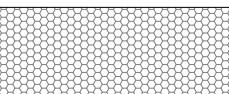
C.A.D. 18-09-136 WETLAND AREA



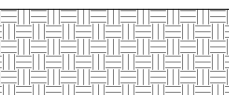
C.A.D. 18-09-136 WETLAND BUFFER AREA




DUKE ENERGY POWER EASEMENT AREA




15' & 20' UTILITY, SIDEWALK, PEDESTRIAN AND TRANSIT EASEMENT AREA



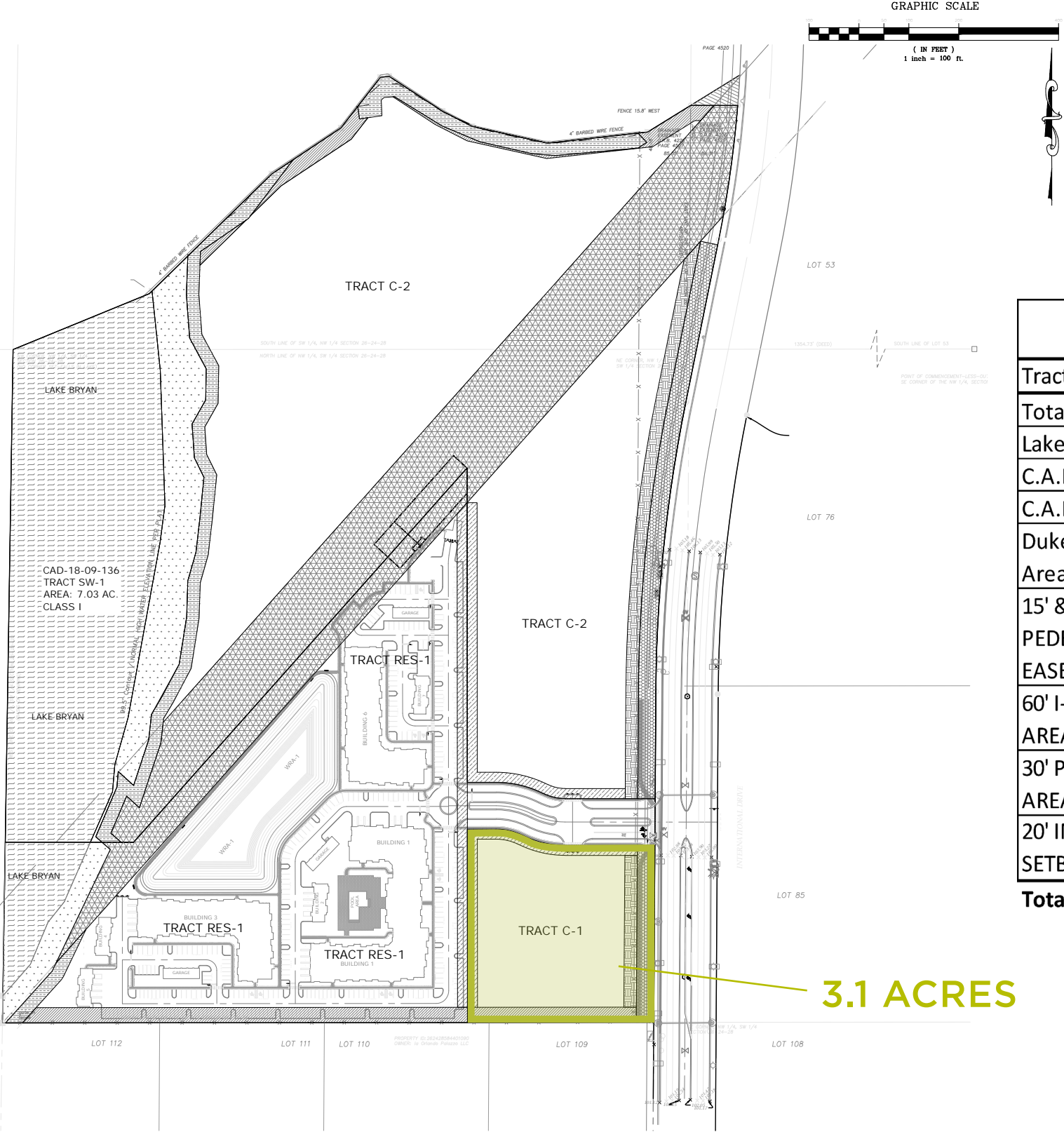
60' I-DRIVE BUILDING SETBACK AREA



30' P.D. BUILDING SETBACK AREA



20' INTERIOR BUILDING SETBACK AREA



Lake Bryan Buildable Area Table (ac.)			
Tract Designation	C-1	C-2	RES-1
Total Area:	3.09	33.65	14.05
Lake Bryan Area:	0.00	6.36	0.37
C.A.D. Wetland Area:	0.00	1.63	0.66
C.A.D. Wetland Buffer Area:	0.00	1.25	0.11
Duke Energy Power Easement Area:	0.00	5.46	1.27
15' & 20' UTILITY, SIDEWALK, PEDESTRIAN AND TRANSIT EASEMENT AREA:	0.28	0.89	0.00
60' I-DRIVE BUILDING SETBACK AREA:	0.17	0.63	0.00
30' P.D. BUILDING SETBACK AREA:	0.23	0.32	0.6
20' INTERIOR BUILDING SETBACK AREA:	0.31	0.39	0.45
Total Buildable Area:	2.10	16.72	10.59

NEARBY AMENITIES

- DISNEY WORLD: 8 minutes
- SEAWORLD: 14 minutes
- CONVENTION CENTER: 15 minutes
- UNIVERSAL STUDIOS: 20 minutes

SHOPPING (#2 visitor activity)

- ORLANDO VINELAND PREMIUM OUTLETS: 6 minutes
- VINELAND POINTE: 6 minutes
- MALL AT MILLENIA - top US upscale mall: 29 minutes

ORLANDO INTERNATIONAL AIRPORT: 23 minutes



HOSPITALITY MARKET PRE-COVID-19

ANOTHER RECORD YEAR IN THE MAKING

Orlando continued its winning streak across several key performance indicators including visitation, hotel rates, air passenger traffic, and Tourism Development Tax revenue, in 2018 and is on track to exceed these metrics for 2019.

75 MILLION VISITORS (2018)

Orlando's visitor count increased 4.2% over 2017.

47.7 MILLION AIRLINE PASSENGERS → 49.9 MILLION FOR ROLLING 12 MONTHS ENDING AUGUST 2019



Orlando International became the state's busiest airport, welcoming the most passengers in its history.



122,569 HOTEL ROOMS

- \$127.32 Average Daily Rate
- \$98.68 Revenue per Available Room
- 34.5M Room Night Demand
- 77.5% Occupancy (2018)



463,000 JOBS ARE SUPPORTED BY TOURISM

That represents 41% of the local workforce.



75 Million
VISITORS



4.2% Growth
FROM 2017



49.9 Million
PASSENGERS
through MCO



8.4% Growth
ROLLING 12 MONTHS
August 2019

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