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Osceola Development Portfolio  
Saint Cloud FL



# INVESTMENT OVERVIEW





## EXECUTIVE SUMMARY

## VITAL DATA

<b>Price</b>	\$1,060,000.00
<b>Price/Acres</b>	\$274,611.40
<b>Lot Size</b>	3.86± acre(s)
<b>Zoning</b>	PD / CG



## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Walt Disney World Resort	74,000
Universal Orlando	20,000
Adventist Health System / FL Hosp.	19,304
Orlando Health	15,174
University of Central Florida	12,733
Lockheed Martin	7,000
Westgate Resorts	6,500
Seaworld Parks & Entertainment	6,032
Darden Restaurants	5,221
Siemens	4,488

## INVESTMENT OVERVIEW

FL Retail Advisors is pleased to offer the fee simple interest in a 3.86±Acres parcel, located in along US Highway 192, and the Florida Turnpike which serves as the primary retail corridor in Saint Cloud, Florida. The Subject is zoned Planned Development (PD) / Commercial General (CG) and has a Future Land-Use of Commercial.

The Subject property is centrally located within a rapidly growing area; the area has grown by 36%. The property is surrounded by residential neighborhoods, and significant future residential development is planned nearby. The property is a short distance from several residential communities that are planned or under construction, including Tohoqua (3,220± mixed Residential Units, 150K±SF Retail & Office and up to 300 Hospitality Suites) and within 2 mile of NEO CITY (482.5±Acres, 10.9M±SF Mixed-Use, 70K± Jobs Created). Between 2010 and 2018, the population grew by approximately 22% within three miles of the property and more than 30% within five miles. Current projections predict that the population within one, three and five-mile radius will increase approximately 16% between 2018 and 2023.

The Subject is also located directly adjacent to a vibrant new construction 220,000 shopping center with tenants such as, Hobby Lobby, Ross, 5 Below, Pet Smart, Out Back Steakhouse, Ulta, Sally Beauty.

## INVESTMENT HIGHLIGHTS

- Directly Adjacent to a New 220K SF Retail Center
- Signaled Turnpike Exit on US HWY 192
- 750±FT Frontage on 192
- Explosive Population Growth of Thirty Six Percent
- 2 Miles from NeoCity
- Forbes Top 10 Fastest Growing County
- Exposure to 39,500± (US HWY 192) & 46,800± (Turnpike) Vehicles per Day







Please follow this [link](#) to learn more











4501 Fanny Bass Road – Saint Cloud, FL 34772

# INVESTMENT OVERVIEW

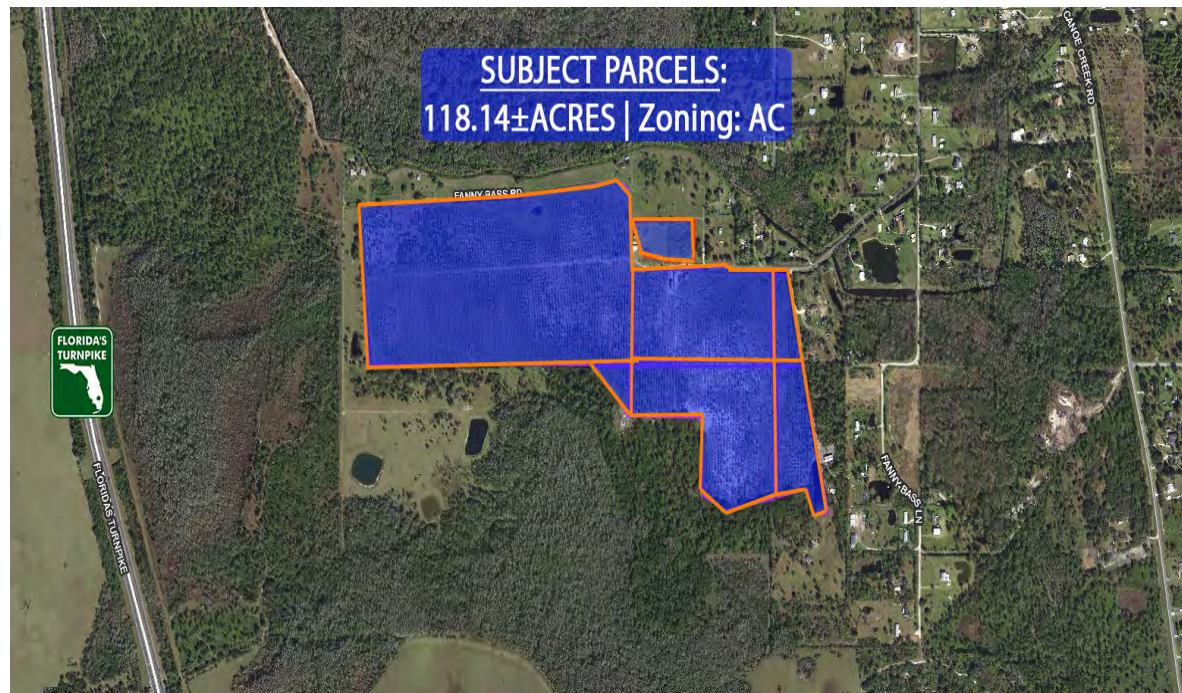




## EXECUTIVE SUMMARY

### VITAL DATA

<b>Price</b>	\$1,908,000.00
<b>Price/Acres</b>	\$16,150.33
<b>Lot Size</b>	118.14 acre(s)
<b>Zoning</b>	AC



### MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Walt Disney World Resort	74,000
Universal Orlando	20,000
Adventist Health System / FL Hosp.	19,304
Orlando Health	15,174
University of Central Florida	12,733
Lockheed Martin	7,000
Westgate Resorts	6,500
Seaworld Parks & Entertainment	6,032
Darden Restaurants	5,221
Siemens	4,488

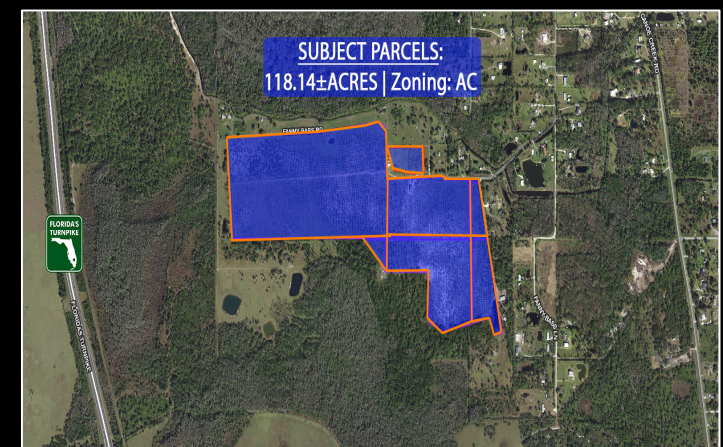
## INVESTMENT OVERVIEW

FL Retail Advisors is pleased to offer the fee simple interest in 118.14± Acre parcel(s), located along Florida Turnpike and Canoe Creek Road in Saint Cloud, Florida. The Subject is zoned Agricultural Conservation (AC).

The Subject property is centrally located within a rapidly growing area. The property is surrounded by residential neighborhoods, and significant future residential development is planned nearby including Savanna (40.3±Acres, 80 lots). The property is a short distance from several residential communities that are planned or under construction, including Between 2010 and 2018, the population grew by approximately 22% within three miles of the property and more than 30% within five miles. Current projections predict that the population within one, three and five-mile radius will increase approximately 16% between 2018 and 2023.

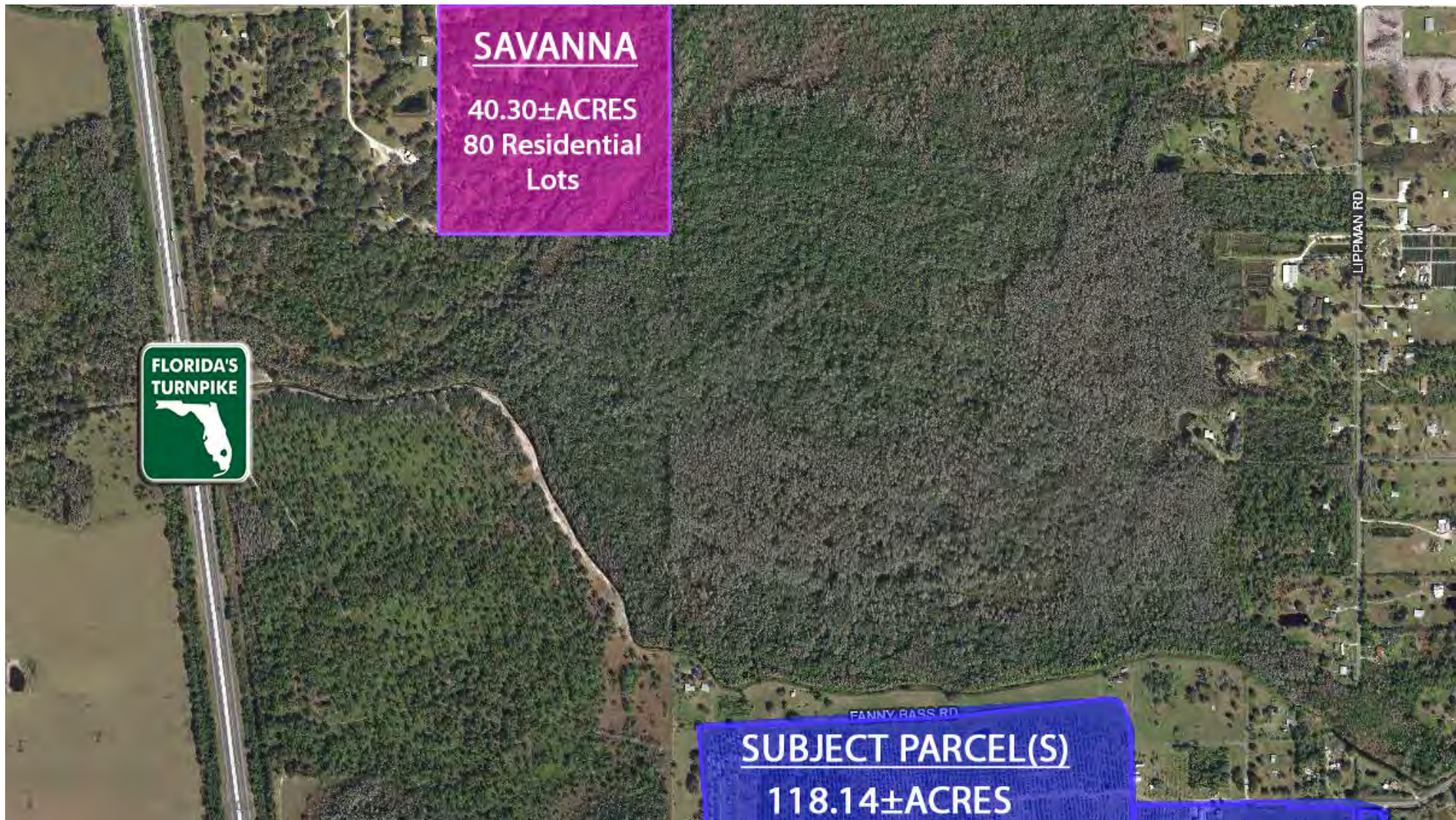
## INVESTMENT HIGHLIGHTS

- Very Close Proximity to Southport Connector
- Very Close Proximity to Florida Turnpike
- Explosive Population Growth of Thirty Six Percent
- Development Incentives Available
- Tremendous Development in the Immediate Area

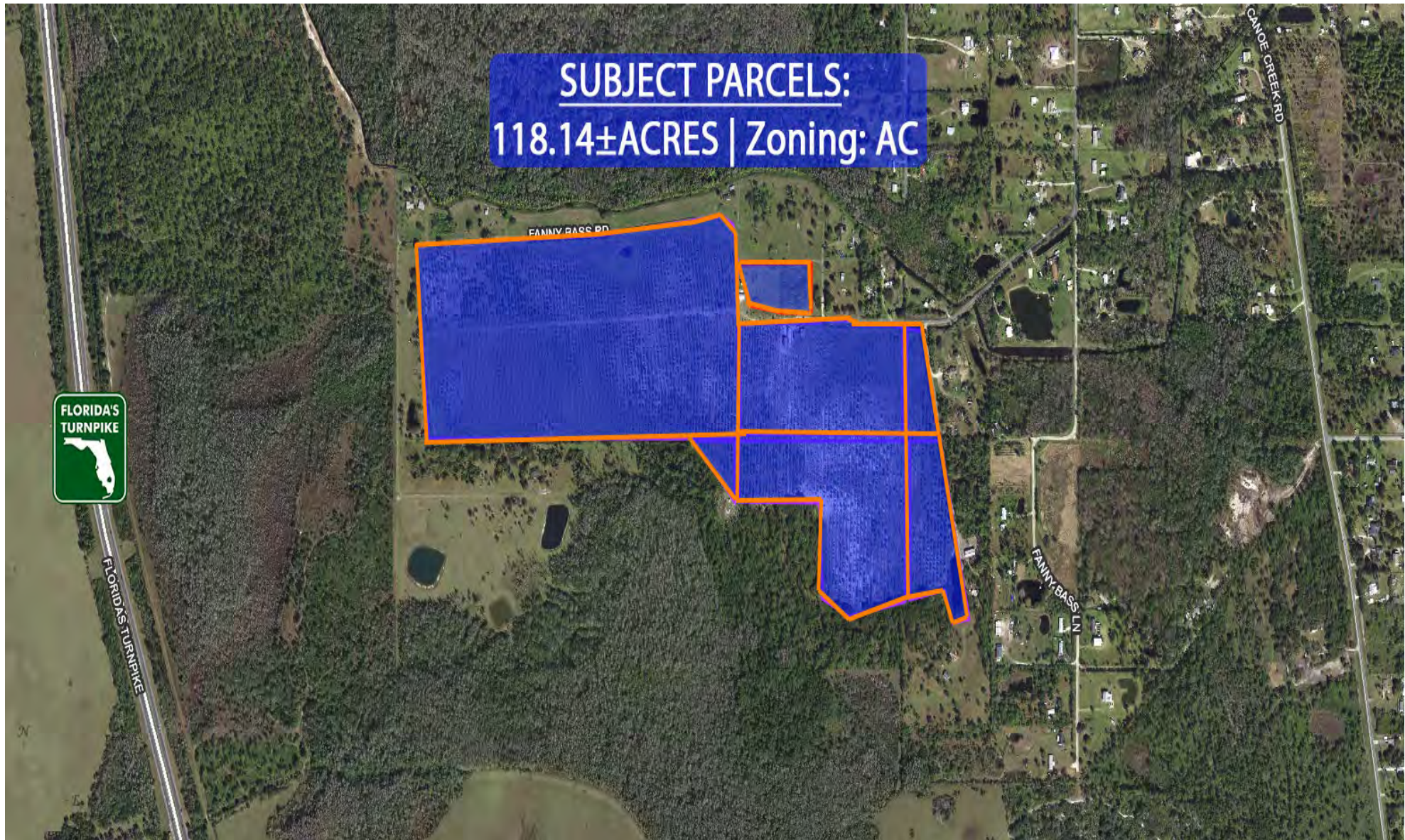




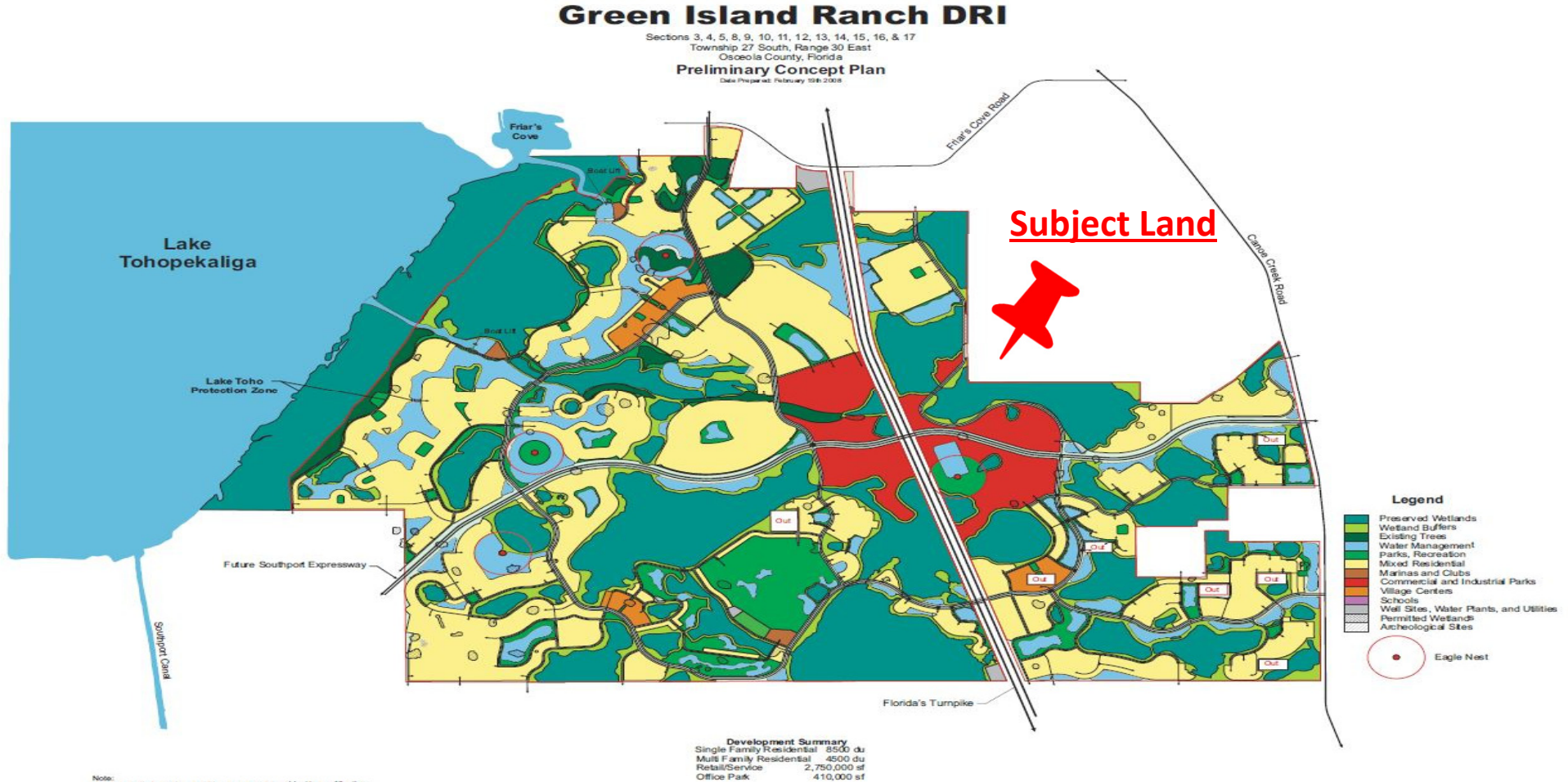
## NEARBY DEVELOPMENTS











## Green Island Ranch | Development of Regional Impact

- Max 8,500 Single Family attached & detached Units
- Max 4,500 Multi-family Units
- Max 1,555,000 Square Feet of Regional Mall

- Max 410,000 Square Feet of Office Park
- Max 840,000 Square Feet of Research & Industrial Use
- Max 1.2M Square Feet of Regional Retail-Service Use

Please follow this [link](#) to learn more



# South Lake Toho Master Plan



# INVESTMENT OVERVIEW





## EXECUTIVE SUMMARY

## VITAL DATA

<b>Price</b>	\$3,392,000.00
<b>Price/Acres</b>	\$229,499.32
<b>Lot Size</b>	14.78 acre(s)
<b>Zoning</b>	CG



## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Walt Disney World Resort	74,000
Universal Orlando	20,000
Adventist Health System / FL Hosp.	19,304
Orlando Health	15,174
University of Central Florida	12,733
Lockheed Martin	7,000
Westgate Resorts	6,500
Seaworld Parks & Entertainment	6,032
Darden Restaurants	5,221
Siemens	4,488

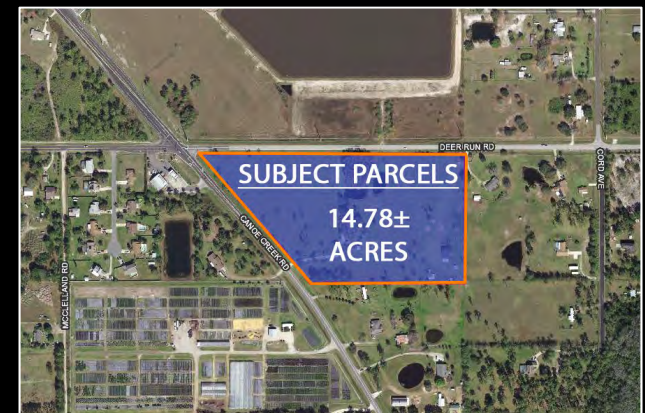
## INVESTMENT OVERVIEW

FL Retail Advisors is pleased to offer the fee simple interest in a 14.78± Acre parcel, located along Canoe Creek Road and Friars Cove Road, which serves as the primary retail corridor in Saint Cloud, Florida. The Subject is zoned Commercial General (CG) with a Future Land-Use of Commercial, making it desirable for a potential commercial or mixed-use development which would conveniently serve the immediately and rapidly growing new population.

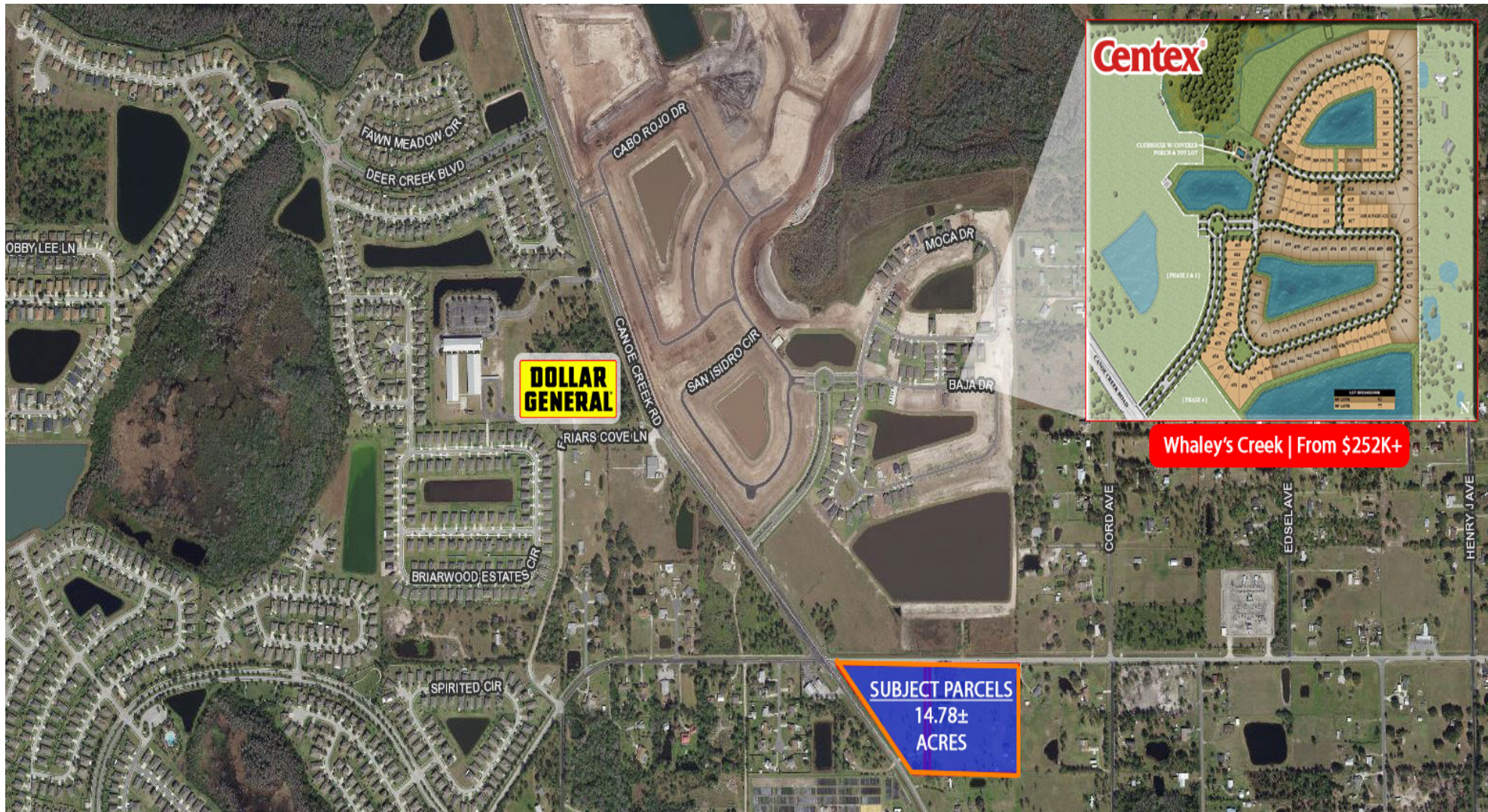
The Subject property is centrally located within a rapidly growing area. The property is surrounded by residential neighborhoods, and significant future residential development is planned nearby. The property is a short distance from several residential communities that are planned or under construction, including Current projections predict that the population within one, three and five-mile radius will increase approximately 16% between 2018 and 2023.

## INVESTMENT HIGHLIGHTS

- Beltway System & Major Developments Planned in the Immediate Vicinity
- Close Proximity to Disney, Lake Nona and Medical City
- Explosive Population Growth of Thirty Six Percent
- Development Incentives Available
- Tremendous Development in the Immediate Area
- Second Fastest Growing County in State | Forbes 10<sup>th</sup> Fastest Growing County in U.S.





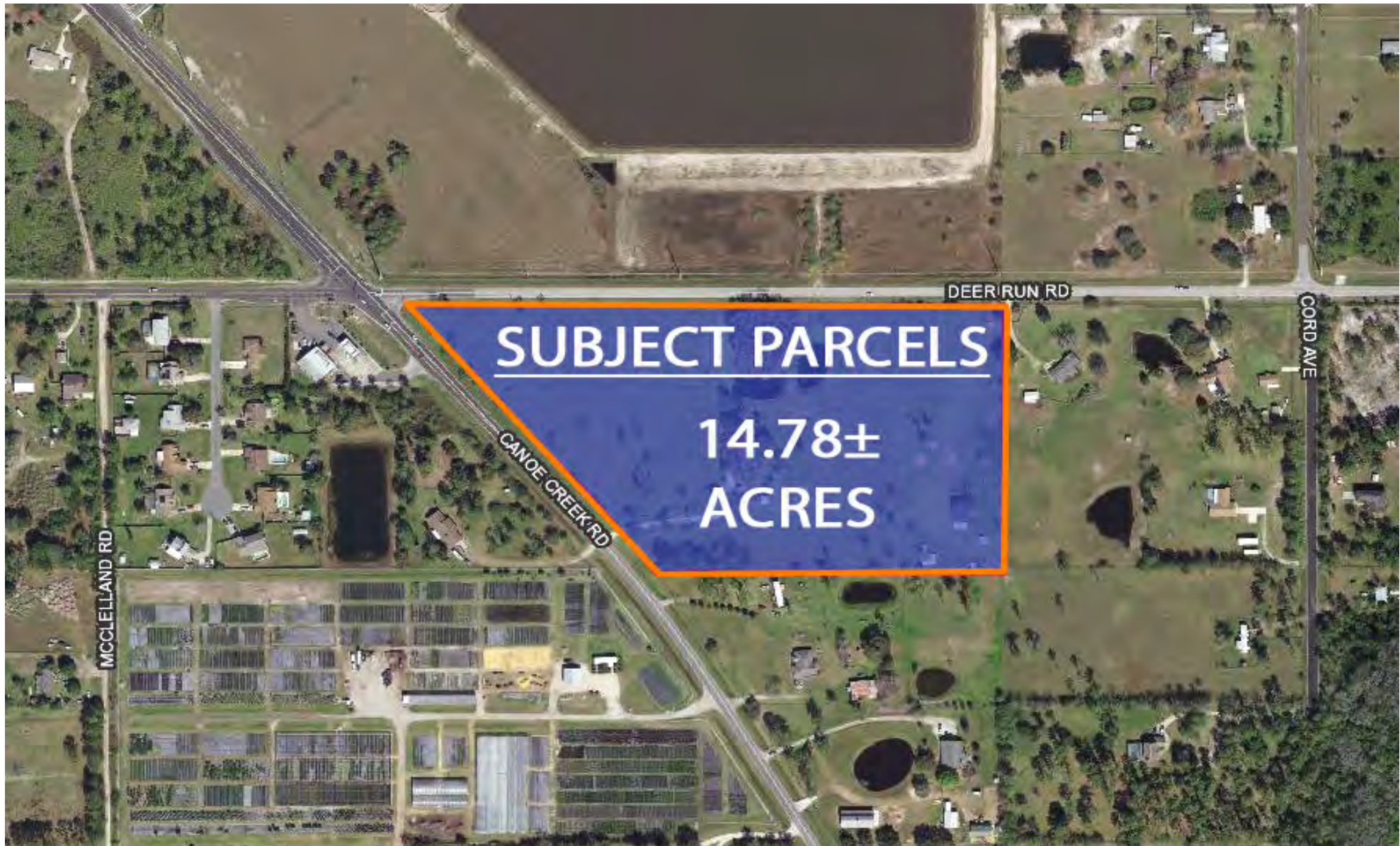




# South Lake Toho Master Plan









# INVESTMENT OVERVIEW





## EXECUTIVE SUMMARY

## VITAL DATA

<b>Price</b>	\$477,000.00
<b>Price/Acres</b>	\$335,915.49
<b>Lot Size</b>	1.42 acre(s)
<b>Zoning</b>	HB



## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Walt Disney World Resort	74,000
Universal Orlando	20,000
Adventist Health System / FL Hosp.	19,304
Orlando Health	15,174
University of Central Florida	12,733
Lockheed Martin	7,000
Westgate Resorts	6,500
Seaworld Parks & Entertainment	6,032
Darden Restaurants	5,221
Siemens	4,488

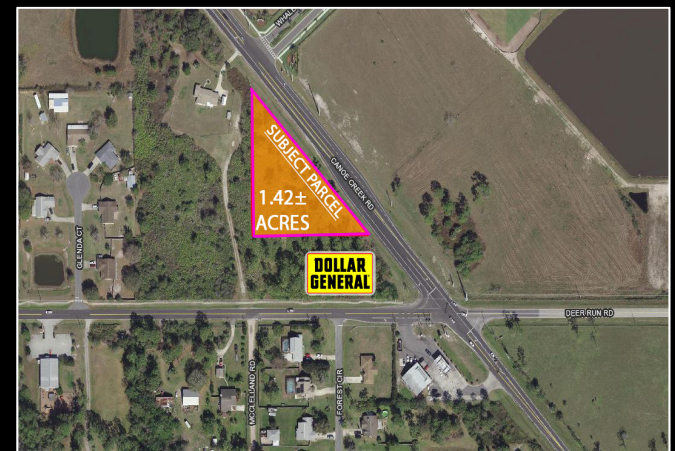
## INVESTMENT OVERVIEW

FL Retail Advisors is pleased to offer the fee simple interest in a 1.42± Acre parcel, located along Canoe Creek Road and Friars Cove Road, which serves as the primary retail corridor in Saint Cloud, Florida. The Subject is zoned Highway Business (HB) with a Future Land-Use of Commercial, making it desirable for a potential commercial or mixed-use development which would conveniently serve the immediately and rapidly growing new population.

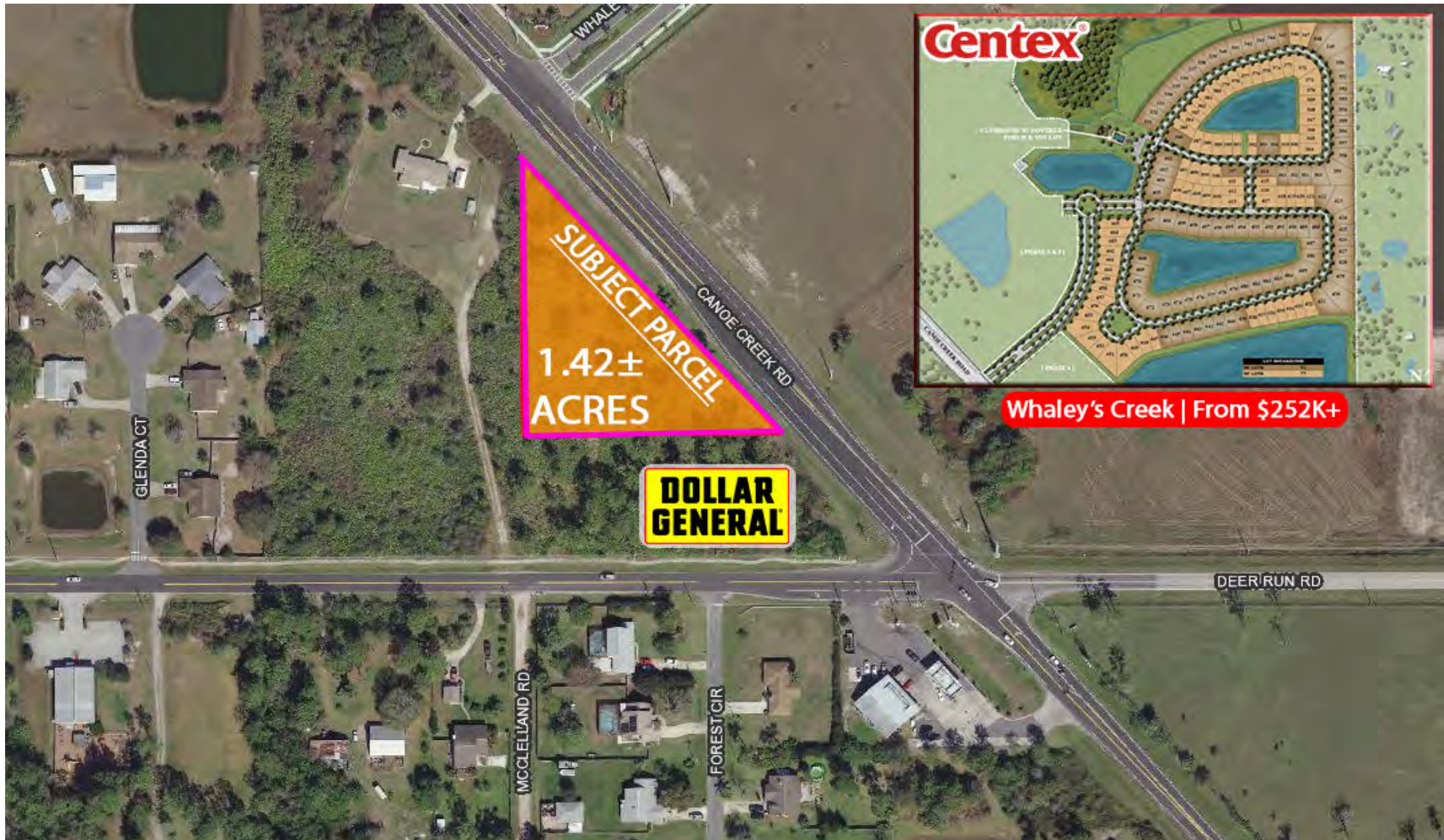
The Subject property is centrally located within a rapidly growing area. The property is surrounded by residential neighborhoods, and significant future residential development is planned nearby. The property is a short distance from several residential communities that are planned or under construction, including Current projections predict that the population within one, three and five-mile radius will increase approximately 16% between 2018 and 2023.

## INVESTMENT HIGHLIGHTS

- Beltway System & Major Developments Planned in the Immediate Vicinity
- Close Proximity to Disney, Lake Nona and Medical City
- Explosive Population Growth of Thirty Six Percent
- Development Incentives Available
- Tremendous Development in the Immediate Area
- Second Fastest Growing County in State | Forbes 10<sup>th</sup> Fastest Growing County in U.S.









# South Lake Toho Master Plan

Subject Land









# INVESTMENT OVERVIEW

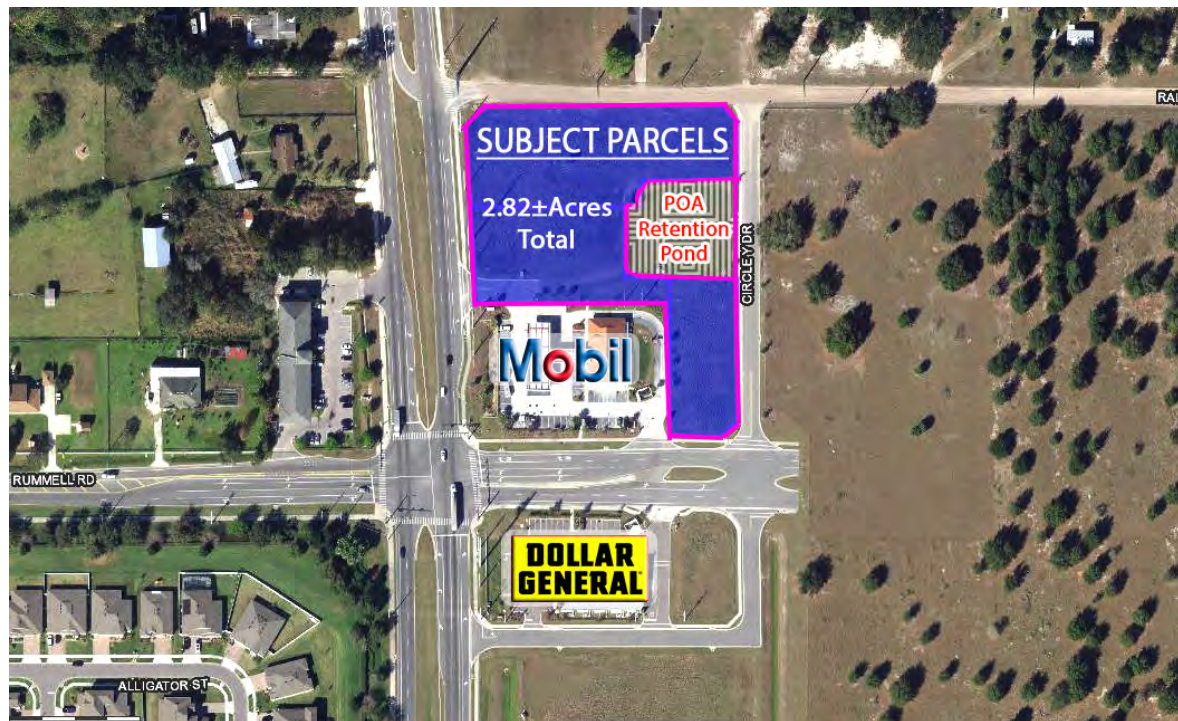




## EXECUTIVE SUMMARY

## VITAL DATA

<b>Price</b>	\$1,828,500.00
<b>Price/Acres</b>	\$648,404.26
<b>Lot Size</b>	2.82 acre(s)
<b>Zoning</b>	PUD



## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Walt Disney World Resort	74,000
Universal Orlando	20,000
Adventist Health System / FL Hosp.	19,304
Orlando Health	15,174
University of Central Florida	12,733
Lockheed Martin	7,000
Westgate Resorts	6,500
Seaworld Parks & Entertainment	6,032
Darden Restaurants	5,221
Siemens	4,488

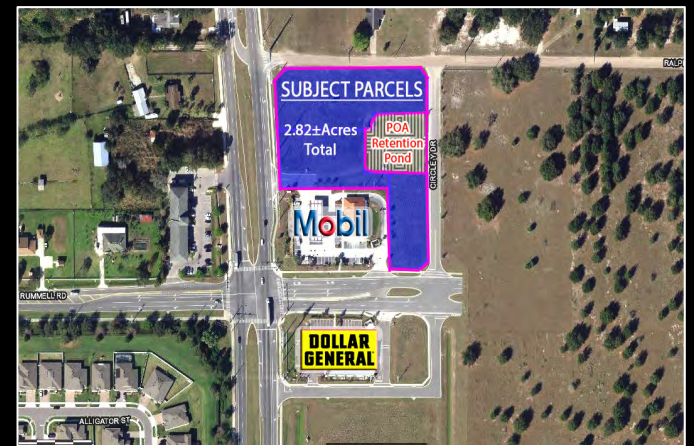
## INVESTMENT OVERVIEW

FL Retail Advisors is pleased to offer the fee simple interest in a 2.82± Acre parcel, located along South Narcoossee Road and Ralph Miller Road, which serves as the primary retail corridor in Saint Cloud, Florida. The Subject is zoned PUD (Narcoossee Rummell Commercial Center PUD) and has a Future Land-Use of Commercial.

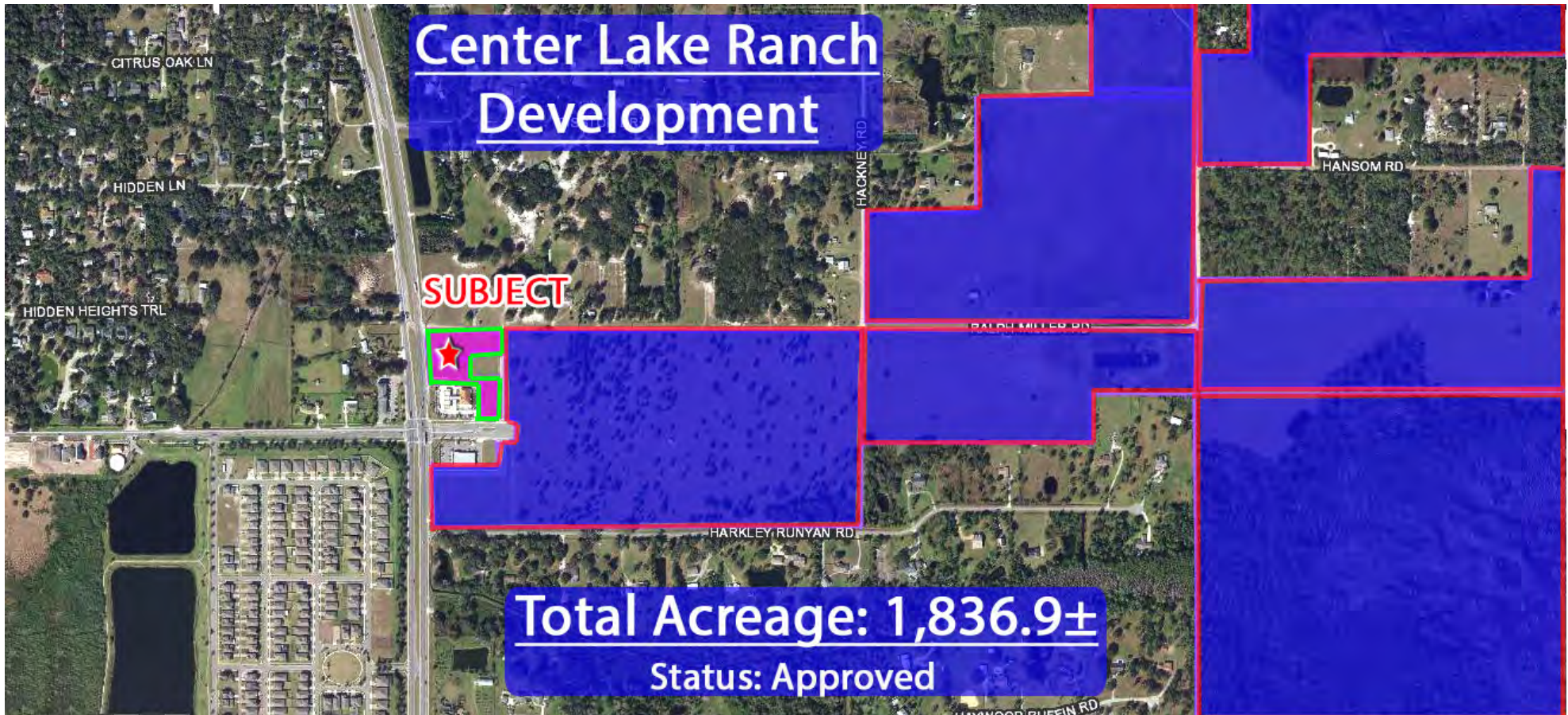
The Subject property is centrally located within a rapidly growing area. The property is surrounded by residential neighborhoods, and significant future residential development is planned nearby. The property is a short distance from several residential communities that are planned or under construction, including Center Lake Ranch (1,837± Acres, 2,201 single family and 1,172 multi-family homes), Twin Lakes (2,000 attached and single-family homes), Live Oak Lake (329 homes), and Lancaster Park East (461 homes). In total, approximately 8,000 new residential units are planned or already under construction within a three-mile radius of the property. Between 2010 and 2018, the population grew by approximately 22% within three miles of the property and more than 30% within five miles. Current projections predict that the population within one, three and five-mile radius will increase approximately 16% between 2018 and 2023.

## INVESTMENT HIGHLIGHTS

- Directly South of a Top 10 Master-Planned Community
- Close Proximity to Lake Nona and Medical City
- 253.88± Feet of Frontage on a Major East-West Thoroughfare
- Explosive Population Growth of Thirty Six Percent
- Development Incentives Available
- Tremendous Development in the Immediate Area
- Exposure to 22,000± Vehicles per Day







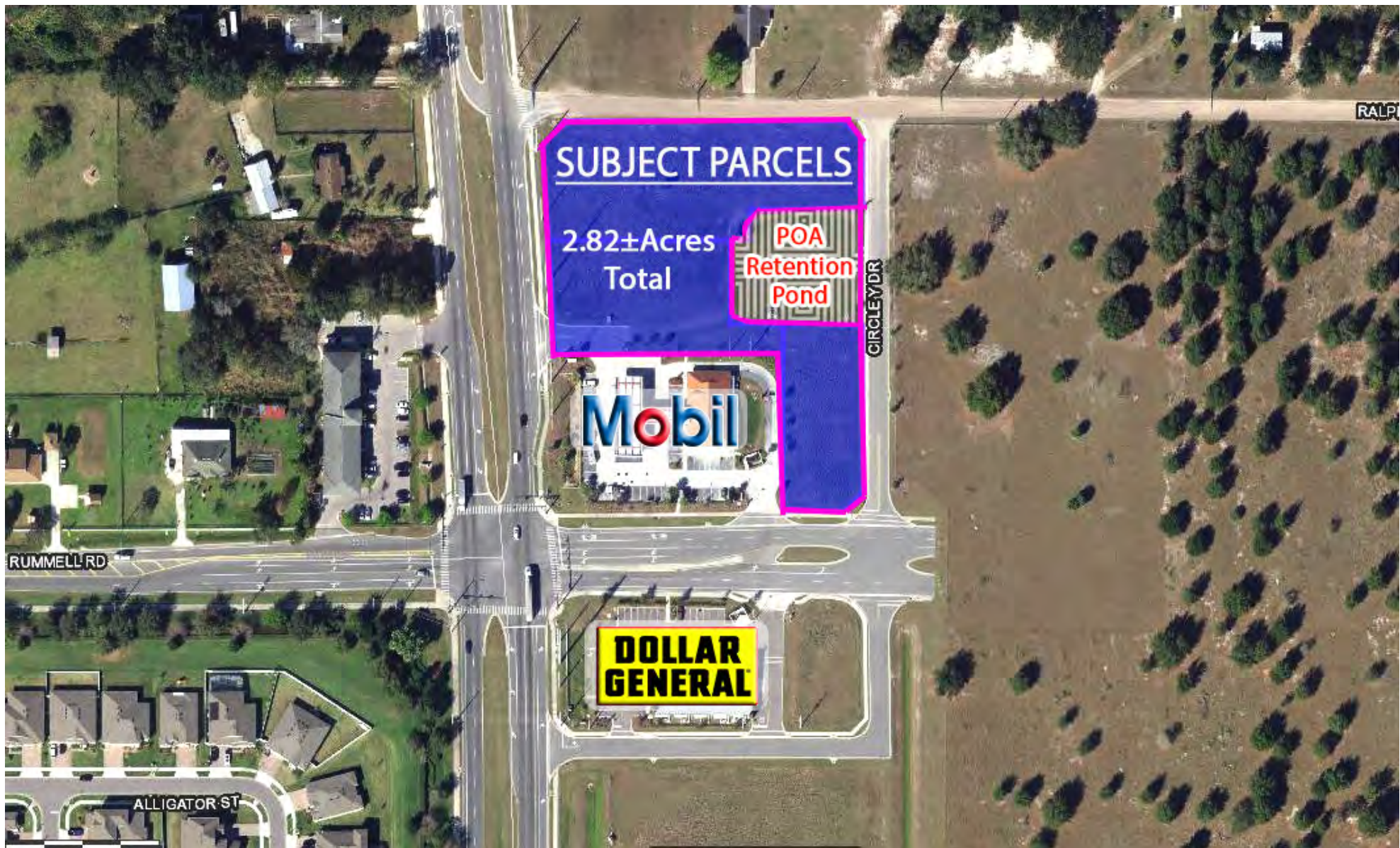
### Center Lake Ranch | Development of Regional Impact

- 2,201 Single Family attached & detached Units
- 1.172 Multi-family Units
- 170,000 Square Feet of Retail Use

- 70,000 Square Feet of Office Use
- 40,000 Square Feet of Civic & Community Uses
- Necessary Square Footage & Site Acreage for public Elementary School

Please follow this [link](#) to learn more







860 S Canoe Creek Road – Kenansville FL 34739

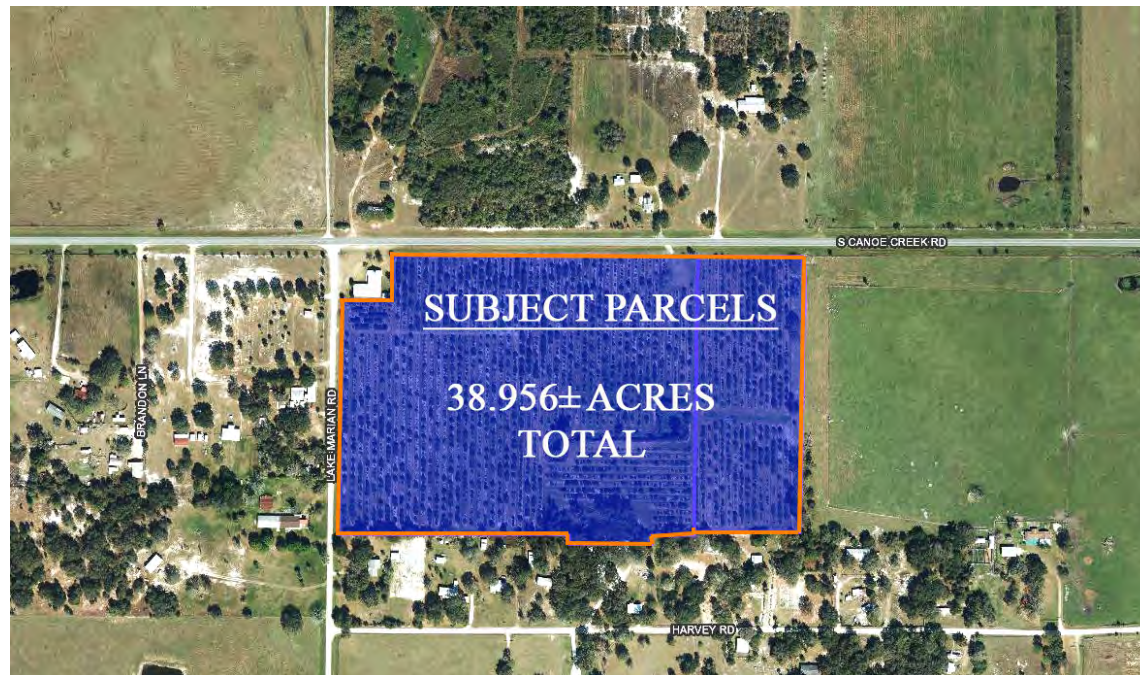
# INVESTMENT OVERVIEW



## EXECUTIVE SUMMARY

## VITAL DATA

<b>Price</b>	\$424,000.00
<b>Price/Acres</b>	\$10,884.07
<b>Lot Size</b>	38.956 acre(s)
<b>Zoning</b>	R-1



## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Walt Disney World Resort	74,000
Universal Orlando	20,000
Adventist Health System / FL Hosp.	19,304
Orlando Health	15,174
University of Central Florida	12,733
Lockheed Martin	7,000
Westgate Resorts	6,500
Seaworld Parks & Entertainment	6,032
Darden Restaurants	5,221
Siemens	4,488



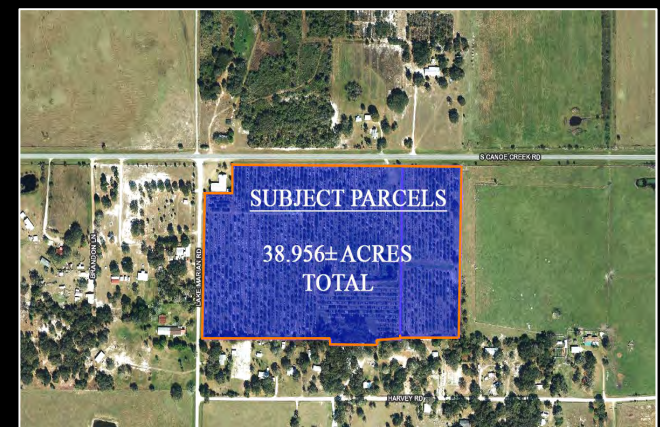
## INVESTMENT OVERVIEW

FL Retail Advisors is pleased to offer the fee simple interest in a 38.956± Acre parcel, located along South Canoe Creek Road, which serves as the primary retail corridor in Saint Cloud, Florida. The Subject is zoned Rural Development (R-1) and has a Future Land-Use of Rural Settlement.

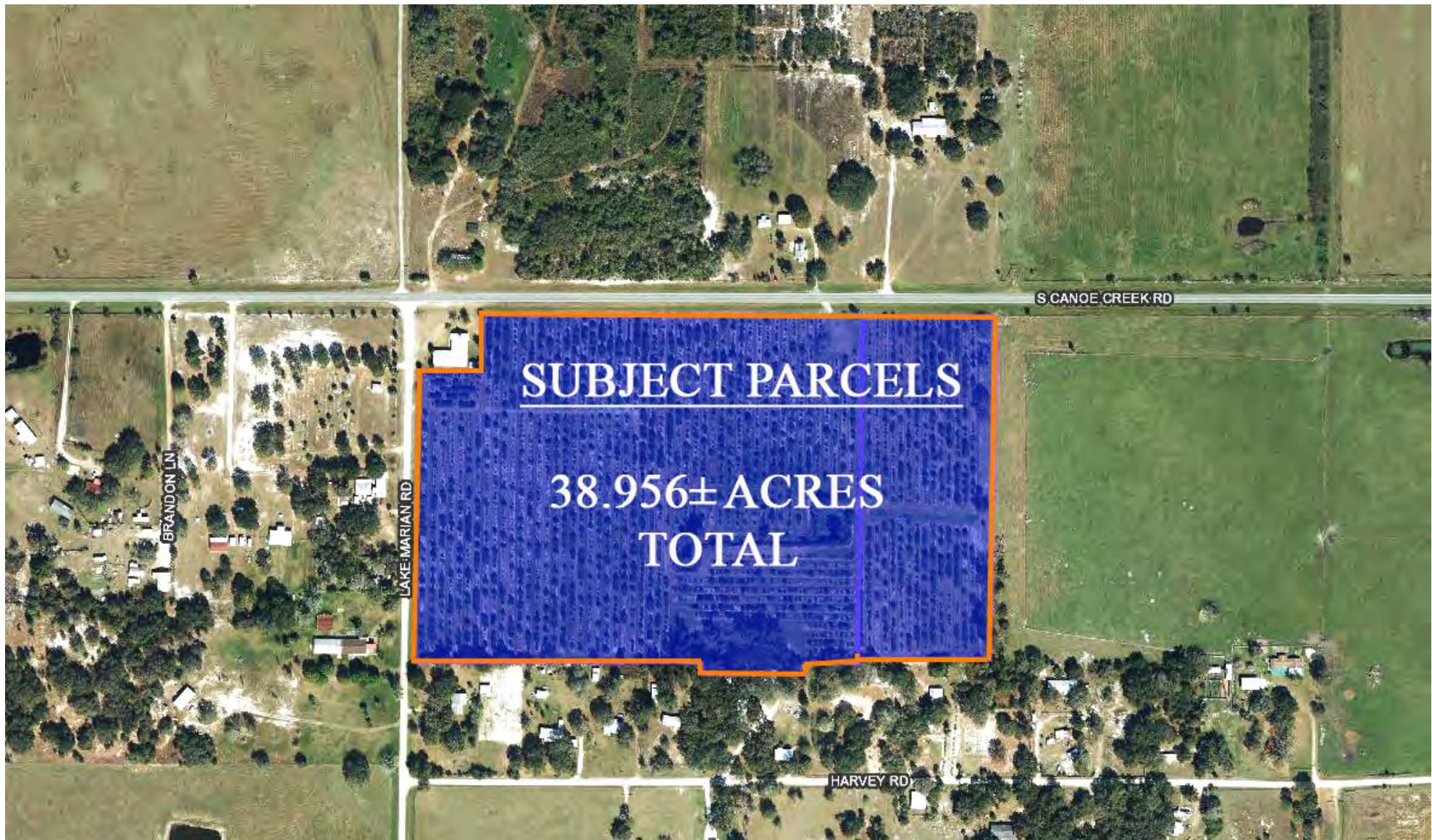
The Subject property is rural acreage located near Lake Marian.

## INVESTMENT HIGHLIGHTS

- 38.95± Max Contiguous Acres
- Very Close Proximity to Lake Marian
- Close Proximity to Westgate River Ranch Resort
- 1,200± Feet of Direct Frontage on Canoe Creek Road
- Explosive Population Growth of Thirty Six Percent





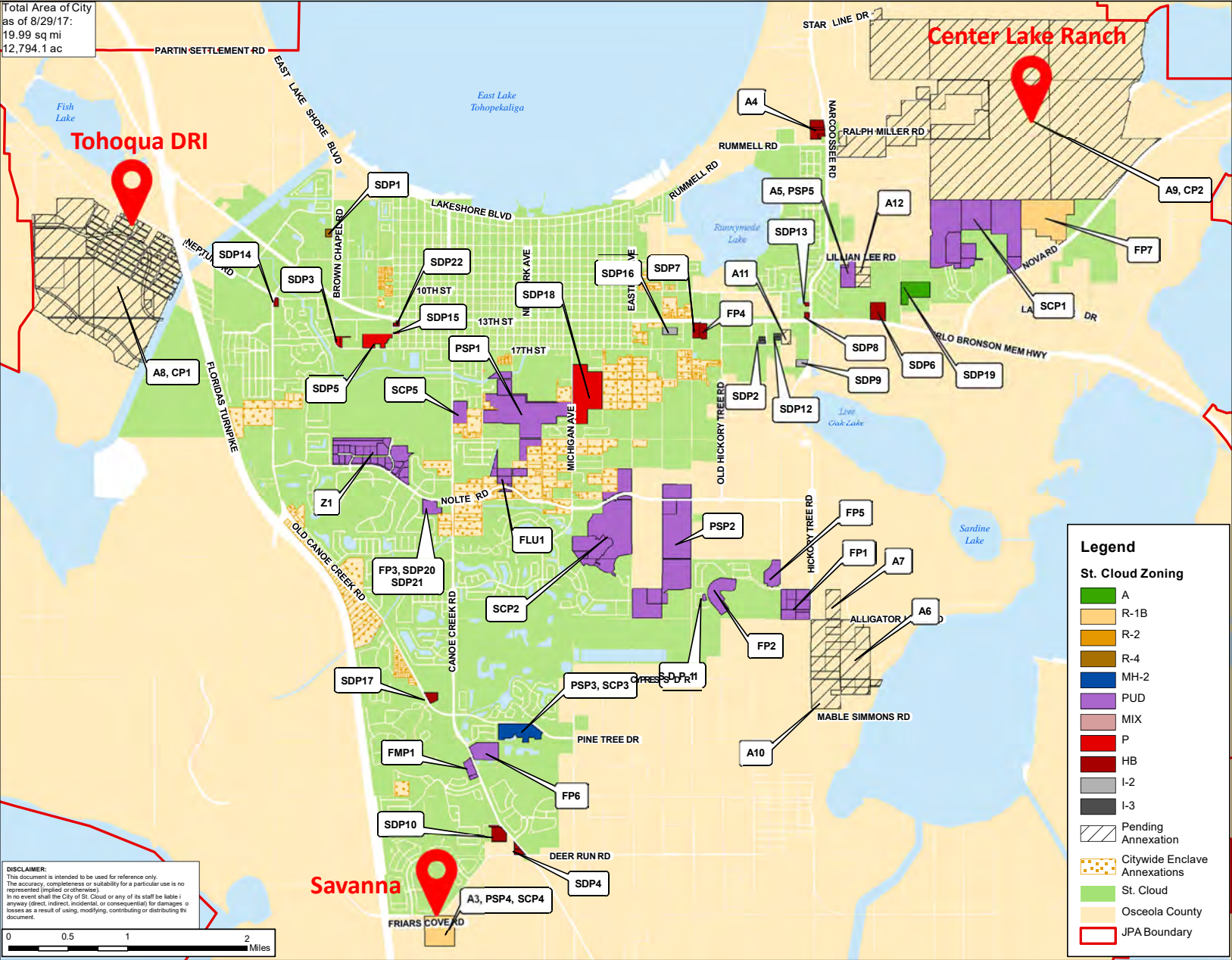




# MARKET OVERVIEW



Click the **red** markers to view project parcel aerial



# Development Project Map

January 2018

- A1 & A2 Citywide Enclave Annexations
- A3 Prairie Landing
- A4 Narcoossee Commons
- A5 Lillian Lee Estates
- A6 Vista Lakes
- A7 Wright's Property
- A8 Tohoqua
- A9 Center Lake Ranch
- A10 Hickory Tree
- A11 St. Cloud (FL 131) RMC Plant
- A12 1850, 1860, & 1870 Puffin Road
- CP1 Tohoqua
- CP2 Center Lake Ranch
- FLU1 Seville
- FMP1 Deer Creek Commercial Center
- FP1 Hickory Grove Phase I
- FP2 Gramercy Farms Phase 4
- FP3 Nolte Road Commercial Park
- FP4 Mangan Commercial
- FP5 Gramercy Farms Phase 5
- FP6 Eagle Meadow
- FP7 Estates of Westerly
- PSP1 St. Cloud Airfield
- PSP2 Old Hickory
- PSP3 Covington Phase IV
- PSP4 Savanna (Fka Prairie Landing)
- PSP5 Lillian Lee Estates
- SCP1 Lancaster Park East - Ph 2A & 2B
- SCP2 Southern Pines Phase 3B, 4 & 5
- SCP3 Reserve at Pine Tree
- SCP4 Savanna (Fka Prairie Landing)
- SCP5 Canoe Creek Crossings, PUD
- SDP1 Lot 15/16 Osceola Industrial Park
- SDP2 Copacabana Assisted Living Facility
- SDP3 Dollar General - Canoe Creek
- SDP4 SCRMC - Emergency Department
- SDP5 Expansion
- SDP6 Rocker's Lockers III - Expansion
- SDP7 St. Cloud Self Storage
- SDP8 Taco Bell
- SDP9 Maschmeyer Concrete - St. Cloud
- SDP10 Toho Marine
- SDP11 Gramercy Farms CDD Park 2
- SDP12 Tileston Business Complex
- SDP13 Heartland Dental
- SDP14 Avatar Car Wash
- SDP15 Montana Avenue Medical Center
- SDP16 TR Office Building
- SDP17 Canoe Creek Corners
- SDP18 Michigan Avenue Elementary
- SDP19 Comprehensive Renovation
- SDP20 Mater K-8 Nora Tyson Charter School
- SDP21 Nolte Road Kid City USA
- SDP22 Nolte Road Stevens Crossing - Lot 3
- Z1 St. Cloud Pharmacy
- Madison Grove - Corporate Campus



**St. Cloud Development Project Matrix  
Under Review - Current Projects**

Map Reference	Project Name	Project Type	Project Description	Date Received Completed Application	Project Current Status	Location and Parcel ID #	Case #
A1	Enclave Annexation Central	Annexation (by ILA)	Annexation of small enclaves citywide by interlocal agreement	n/a	CC 01/25/18	Please contact P&Z Dept for complete parcel list	17-10.10
A2	Enclave Annexation East	Annexation (by ILA)	Annexation of small enclaves on the east by Roan Bridge by interlocal agreement	n/a	CC 01/25/18	Please contact P&Z Dept for complete parcel list	17-10.11
A6	Vista Lakes	Annexation, Future Land Use(Large Scale) & PUD Zoning and Preliminary/Final Master Plan	Annexation of 177.97 acres of vacant land Future Land Use Current: LDR(County) Proposed: LDR Zoning Current: LDR(County) Proposed: PUD Proposed a residential subdivision consisting of 567 lots	10/02/17	1st CC 02/08/18 2nd CC 03/22/18	East of Hickory Tree Rd, south of Aligator Lake Rd and West of Aligator Lake Please contact P&Z Dept for complete parcel list	17-30.11 17-60.14 17-95.14
A7	Wright's Property	Annexation, Future Land Use(Large Scale) & PUD Zoning and Preliminary/Final Master Plan	Annexation of 18.97 acres of vacant land Future Land Use Current: LDR(County) Proposed: LDR Zoning Current: LDR(County) Proposed: PUD Proposed a residential subdivision consisting of 76 lots	10/02/17	PC 02/20/18 1st CC 03/08/18 2nd CC 04/12/18	4975 Aligator Lake Rd PID# 20-26-31-4950-0001-0390	17-30.12 17-60.15 17-95.15
A8	Tohoqua	Annexation, Future Land Use(Large Scale), Zoning	Annexation of 783.96 acres of vacant land Future Land Use Current: MIX(County) Proposed MIX Zoning Current: MIX (County) Proposed MIX	09/01/17	Annex 2nd CC 02/22/18 FLU, Zoning PC 01/16/18 1st CC 01/25/18 2nd CC 02/22/18	South of Neptune Rd, west of the canal Please contact P&Z Dept for complete parcel list	17-30.08
A9	Center Lake Ranch	Annexation, Future Land Use(Large Scale) & Zoning	Annexation of 2015.594 acres of vacant land Future Land Use Current: LDR(County) Proposed: MIX Zoning Current: AC (County) Proposed: MIX	09/05/17	PC 01/16/18 1st CC 01/25/18	5290 Ralph Miller Rd Please contact P&Z Dept for complete parcel list	17-30.09 17-60.12 17-95.11

\* PC = Planning Commission Meeting

CC= City Council Meeting

**St. Cloud Development Project Matrix  
Under Review - Current Projects**

Map Reference	Project Name	Project Type	Project Description	Date Received Completed Application	Project Current Status	Location and Parcel ID #	Case #
A10	Hickory Tree	Annexation, Future Land Use(Large Scale) & Zoning	Annexation of 36.27 acres of vacant land Future Land Use	10/02/17	1st CC 02/08/18 2nd CC 03/22/18	Hickory Tree Rd PID# 29-26-31-0000-0010-0000	17-30.13 17-60.16 17-95.16
A11	St. Cloud (FL 131) RMC Plant	Annexation	Annexation of 5.7071 acres of vacant land Future Land Use Current: IND(County) Proposed: IND Zoning Current: IG(County) Proposed: I-2	11/20/17	1st CC 01/11/18 2nd CC 01/25/18	Southeast of 13th St and Tileston Rd PID# 07-26-31-4950-0001-0180	17-30.14
A12	1850, 1860, & 1870 Puffin Road	Annexation, Future Land Use(Large Scale), Zoning	Annexation of 13.05 acres of vacant land Future Land Use Current: LDR(County) Proposed: LDR Zoning Current: AC(County) Proposed: R-1B	12/08/17	PC 01/16/18 1st CC 02/08/18 2nd CC 03/22/18	1850, 1860, & 1870 Puffin Rd PID# 05-26-31-4950-0001-0760, 05-26-31-4950-0001-0920, 05-26-31-4950-0001-0850	17-30.15 17-60.18 17-95.18
CP1	Tohoqua	Mixed Use Concept Plan	Proposed a mixed use property for 783.96 acres of vacant land	09/01/17	CC 02/22/18	South of Neptune Rd, west of the canal Please contact P&Z Dept for complete parcel list	17-36.03
CP2	Center Lake Ranch	Mixed Use Concept Plan	Proposed a residential subdivision consisting of 2,201 single family and 1,172 Multi-Family homes	09/05/17	CC 02/22/18	5290 Ralph Miller Rd Please contact P&Z Dept for complete parcel list	17-36.02
FLU1	Seville	Future Land Use (Large Scale)	Proposed an amendment to the Future Land Use designation from Low Ddensity Residential to Commercial for 20.7 acres of land	09/01/17	On Hold	North side of Nolte Rd, east of Michigan Ave and west of Canoe Creek Rd PID# 14-26-30-4950-0001-0220, 14-26-30-4950-0001-0360, 14-26-30-4950-0001-0385, 14-26-30-4950-0001-0440, 14-26-30-4950-0001-0530	17-60.11
FMP1	Deer Creek Commercial Center	PUD Amendment and Revision to FMP	Proposed a commercial site with mini-warehouses and associated infrastructures for 7.65 acres of vacant land	05/16/17	2nd CC 01/11/18	West of Canoe Creek Rd, 700 ft north of its intersection with Deer Creek Blvd PID# 26-26-30-0516-0001-0010, 26-26-30-0561-0001-00C0	17-95.07

\* PC = Planning Commission Meeting

CC= City Council Meeting



**St. Cloud Development Project Matrix  
Under Review - Current Projects**

Map Reference	Project Name	Project Type	Project Description	Date Received Completed Application	Project Current Status	Location and Parcel ID #	Case #
FP1	Hickory Grove Phase I	Final Plat	Proposed a residential subdivision consisting of 39.024 acres with 82 lots (Phase 1)	10/18/17	Under City Surveyor's Review	South of Old Hickory Tree Rd, North of Alligator Lake Rd Please contact P&Z Dept for complete parcel list	17-50.09
FP6	Eagle Meadow	Final Plat	Proposed a residential subdivision consisting of 20.48 acres with 90 lots	08/28/17	Awaiting mylar from applicant	3451 Canoe Creek Rd PID# 26-26-30-0725-0001-0740	17-50.06
FP7	Estates of Westerly	Final Plat	Proposed a residential subdivision consisting of 79.72 acres with 233 lots	08/28/17	CC 01/11/18	Nova Rd, 1,700 ft east of its intersection with Mathis Rd PID# 03-26-31-00U0-0125-0000, 04-26-31-00U0-0010-0000	17-50.07
PSP1	St. Cloud Airfield	Preliminary Subdivision Plan	Proposed a residential subdivision consisting of 275 single family and 80 Multi-Family homes	06/05/17	Await for approval of Developer's Agreement	East of Missouri Ave, West of Michigan Ave PID# 11-26-30-4950-0001-0840, 11-26-30-4950-0001-0600, 14-26-30-4950-0001-0030	17-85.02
SCP2	Southern Pines Phase 3B, 4 & 5	PUD Subdivision Construction Plan	Proposed a residential subdivision of 82.85 acres with 320 lots	12/22/16	Resubmittal under DRC Review	South of Nolte Rd, between Michigan Ave and Old Hickory Tree Rd PID# 13-26-30-0725-0001-1050, 13-26-30-0725-0001-0370, 13-26-30-0725-0001-1210, 24-26-30-0725-0001-0060, 24-26-30-0725-0001-0070	16-44.04
SCP3	Reserve at Pine Tree (FKA Covington Estates Phase IV)	Subdivision Construction Plans	Proposed a residential subdivision consisting of 26.75 acres with 105 lots	11/17/17	Resubmittal under DRC Review	South of Pine Tree Dr, 2,300 ft east of its intersection with Canoe Creek Rd PID# 26-26-30-0725-0001-0510	17-45.02
SCP4	Savanna (FKA Prairie Landing)	Subdivision Construction Plans	Proposed a residential subdivision consisting of 40.30 acres with 80 lots	10/18/17	Awaiting resubmittal from applicant	3650 Friars Cove Rd PID# 03-27-30-0000-0010-0000	17-45.01
SDP1	Brown Chapel Enclave - Townhouse Development	Site Development Plan	Construction of a townhouse development with 28 dwelling units on 2.156 acres of land	11/16/17	Awaiting resubmittal from applicant	West of Brown Chapel Rd, 800 ft south of its intersection with Commerce Center Dr PID# 04-26-30-4950-0001-1290	17-75.22
SDP3	Copacabana Assisted Living Facility	Site Development Plan	Construction of a 127 unit assisted living facility	03/06/17	Awaiting resubmittal from applicant	17th St, south of its intersection with Pine Lake Dr PID# 10-26-30-0920-0001-00B1, 10-26-30-0920-0001-00C2	17-75.02

\* PC = Planning Commission Meeting

CC= City Council Meeting



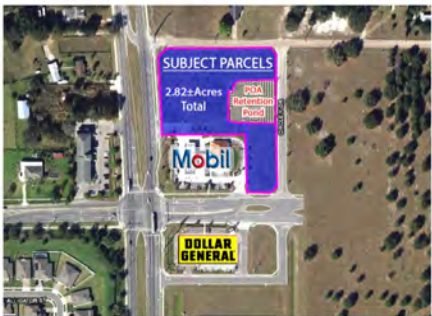
# AREA OVERVIEW

St. Cloud is a city in northern Osceola County in Central Florida, approximately 26 miles southeast of Orlando. Osceola County's economic base is dominated by tourism, serving as a "gateway" to Disney World and other Central Florida attractions. The area's historical investments in ranching and citrus are still very strong, while light industry and service enterprises are growing due to Osceola's transportation advantages and proximity to the Greater Orlando area. Osceola County is home to the international headquarters of Tupperware Brands Corporation. Other firms like Gatorade (PepsiCo), Mercury Marine, McLane-Suncoast, Lowe's, Omni ChampionsGate Resort, Gaylord Palms Resort and Convention Center, and ESPN Wide World of Sports (Disney) have also found profitable and productive homes in the Osceola County area. St. Cloud and Osceola County are part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA), also known as Greater Orlando.

By population, Greater Orlando is the third largest metropolitan area in Florida and the fifth largest in the southeastern United States, with a population of over 2.5 million. Greater Orlando is best known for its tourism industry, which attracts millions of visitors each year. Famous attractions include Walt Disney World, SeaWorld Orlando, and Universal Orlando. In recent years, Orlando's economy has greatly diversified from tourism, and the area is now considered a primary city for the modeling, simulation, and training (MS&T) industry. As a high-tech industrial hub, Orlando has the largest research park in Florida, Central Florida Research Park. Orlando is targeting the biotechnology and life sciences industries, with major new projects clustering in the Lake Nona Medical City, a 650-acre health and life sciences park. Orlando is also home to the University of Central Florida, the largest university in the United States by undergraduate enrollment, as well as the largest by total enrollment, with over 66,000 students.

- » As the "headwaters" of the South Florida Water Management district and the Lake Okeechobee/Florida Everglades ecosystem, Osceola County is bounded by the Kissimmee River, is crossed by a number of partially accessible creeks, and is home to the Kissimmee Chain-of-Lakes, which includes some of Florida's largest and finest fishing and recreational attractions.
- » The Central Florida Research Park (CFRP) is a research park abutting the main campus of the University of Central Florida (UCF) in Orlando, Florida, United States. CFRP is the largest research park in Florida, the fourth largest in the United States by number of companies, and the seventh largest in the United States by number of employees. CFRP is home to numerous centers hosted by the United States Department of Defense, UCF, and private corporations.
- » Serving over 22 million passengers annually, Orlando International Airport is the busiest airport in Florida and the 11th busiest airport in the U.S. by total passenger traffic.
- » Orlando is home to Walt Disney World Resort, which covers 27,258 acres, an area twice the size of Manhattan. The resort is the flagship destination of Disney's worldwide corporate enterprise and is the most visited vacation resort in the world, with an average attendance of over 54 million people annually. Additionally, Disney World is the largest employer in the Orlando MSA and the largest single-site employer in the U.S., with over 74,000 employees.

MAJOR EMPLOYERS IN ORLANDO MSA	# OF EMPLOYEES
WALT DISNEY WORLD RESORT	74,000
UNIVERSAL ORLANDO	20,000
ADVENTIST HEALTH SYSTEM / FLORIDA HOSPITAL	19,304
ORLANDO HEALTH	15,174
UNIVERSITY OF CENTRAL FLORIDA	12,733
LOCKHEED MARTIN	7,000
WESTGATE RESORTS	6,500
SEAWORLD PARKS & ENTERTAINMENT	6,032
DARDEN RESTAURANTS	5,221
SIEMENS	4,448



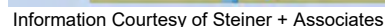
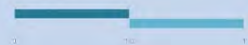


Spanning 11-square-miles, Lake Nona features world class residential, recreation, education, medical, life sciences, office retail, restaurant, entertainment and hospitality offerings.

LEGEND

- Residential
- Education
- Lake Nona Medical City
- Commercial & Mixed Use

SCALE IN MILES



## GET TO KNOW LAKE NONA

**10,000 residents and 5,000 onsite employees,**  
and will include millions of square feet of  
commercial, office, hotel, restaurant, and  
retail space

First and only community in the U.S. to be  
designated a Cisco Iconic **Smart + Connected City**

Among **top 10 fastest-selling** U.S. master-planned communities (RCLCO 2015 update)

**650-acre Lake Nona Medical City** encompassing more than \$3 billion, 2.4 million square feet and 5,000 employees to date

Adjacent **super-regional transportation** includes Orlando International Airport and planned All Aboard Florida's high-speed train

**USTA's New Home of American Tennis**, the largest U.S. tennis complex on 63-acres

Future home to **state-of-the-art, 23-acre Orlando City Soccer Club training facility** (2017)

LAKE NONA®





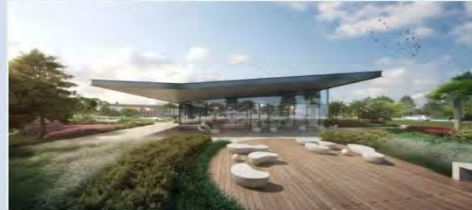
## UPCOMING PROJECTS IN LAKE NONA

## LAKE NONA COMMUNITY

LAKE NONA WELLNESS CENTER



JOHNSON & JOHNSON HEADQUARTERS



KPMG TRAINING CAMPUS



OIA EXPALAKE NONA TOWN CENTER HOTEL



AMAZON DISTRIBUTION CENTER



TAVISTOCK LAKE NONA RESORT

### Upcoming Projects in Lake Nona

- Johnson & Johnson Headquarters
- KPMG Training Campus
- Amazon Distribution Center
- Tavistock Lake Nona Resort
- Lake Nona Wellness Center
- Lake Nona Town Center Hotel

*Lake Nona – Immediately North of Subject*

### LAKE NONA AT A GLANCE

### Economy and Income



US AVERAGE HOUSEHOLD INCOME

**\$55,322**

ORANGE COUNTY HOUSEHOLD INCOME

**\$49,391**





**Lake Nona's Medical City** is the community's 650-acre health and life sciences park. The idea for Medical city was first proposed in 2005 and first visible with the opening of UCF's College of Medicine opened. Medical City will ultimately offer over five million square feet of commercial and retail space as well as a mixture of residential options. The project total number of jobs created over the next ten years in Medical City is 30,000 with an economic impact of over \$7 billion.



Information Courtesy of Lake Nona Education Initiative



**Harmony** is a wonderful combination of top-rated schools, an array of recreation, eco-friendly development standards and Norman Rockwell scenes. The community encompasses 11,000 acres of natural Florida (that's the size of Kissimmee, and twice the size of St. Cloud), of which more than 7,700 acres will forever be lakes, conservation areas and green space. More than 900 families currently reside in our initial phase that includes traditional townhomes and single family homes, nestled amidst neighborhood parks, schools, lakes, a championship golf course and the Town Square.



## HARMONY



Information Courtesy of Harmony Florida





POPULATION	1 Miles	3 Miles	5 Miles
2018 Summary			
Total Population	2,874	20,663	65,399
Households	965	7,710	23,175
Families	748	5,517	17,148
Average Household Size	2.98	2.68	2.79
Owner Occupied Housing Units	843	5,722	17,685
Renter Occupied Housing Units	122	1,988	5,490
Median Age	42.3	40.8	39.1
<b>Average Household Income</b>	<b>\$79,033</b>	<b>\$65,569</b>	<b>\$68,024</b>
2023 ESTIMATE			
Population	3,455	23,494	75,977
Households	1,152	8,690	26,688
Families	892	6,228	19,752
Average Household Size	3.00	2.70	2.82
Owner Occupied Housing Units	1,008	6,623	20,723
Renter Occupied Housing Units	143	2,067	5,965
Median Age	41.8	40.6	38.9
<b>Average Household Income</b>	<b>\$96,806</b>	<b>\$80,093</b>	<b>\$81,769</b>

Source: © 2017 Experian

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