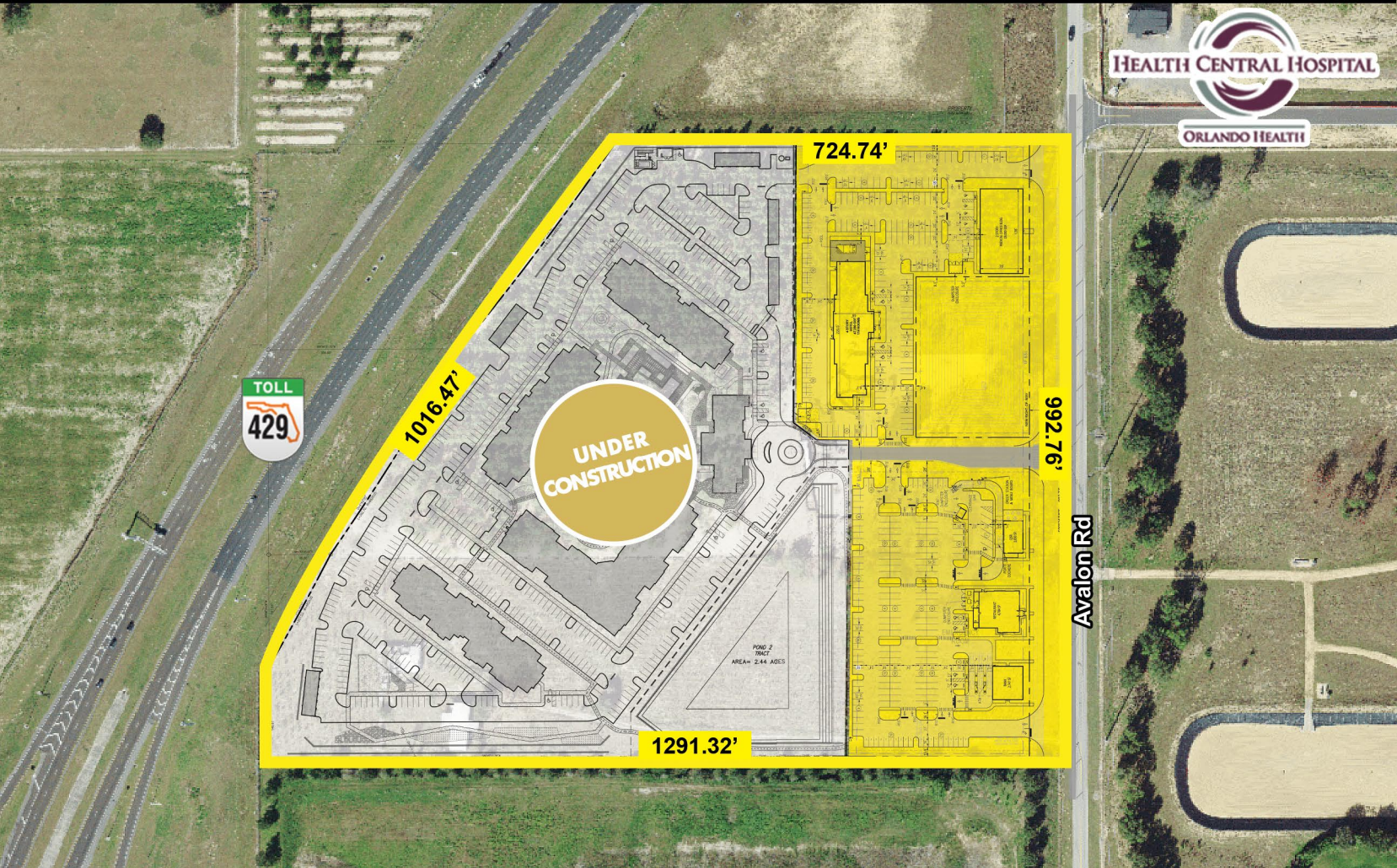


GROUND LEASE COMMERCIAL LOTS

7550 AVALON RD. WINTER GARDEN, FL 34787



Property located in "Town Center" of Horizon West Master Development Plan created by Orange County to pro actively manage the considerable population and housing growth in southwest Orange County. A total area of 28,000 acres was zoned appropriately and 45,000 households, 6 villages, a Town Center, Golf Courses and more expected at completion. This property offers 6.56 acres in a major growth corridor near Disney and 429. Situated just 1-mile south of the Hamlin Gateway development district, adjacent to the Orange County National Golf Center and Orlando Health's recently opened.

- Commercial Lots Available
- High visibility from the Western Beltway (SR 429)
- Area has seen a increase in land value. Trend should continue as residential and commercial development plans go up
- Minutes from Disney, Windermere and Downtown Orlando

PROPERTY HIGHLIGHTS

SIZE:
Total 8.89± Acres

ZONING:
Commercial

ADDRESS:
7550 Avalon Rd.
Winter Garden, FL 34787

COUNTY:
Orange County

PRICE:
Please Call

SITE PLAN

NORTH SITE DATA

PARCEL AREA: 134,205 SF / ±3.08 AC

JURISDICTION: ORANGE COUNTY

ZONING: PD (PLANNED DEVELOPMENT)

BUILDING AREA: 66,280 GSF

MAX. IMPERVIOUS = TBD

PERVIOUS: 28,920 SF (21.5%) (EXCLUDES STORMWATER POND)

IMPERVIOUS: 105,285 SF (78.5%)

PARKING REQUIRED:

HOTEL:

1 SPACE FOR EACH 1½ ROOMS, PLUS 1 SPACE FOR EACH 100 SQUARE FEET OF OFFICE, PLUS RESTAURANT AND RETAIL SALES CRITERIA MUST BE MET WHEN APPLICABLE

= 114 ROOMS / 1.5 + 500 SF OFFICE / 100

= 76 + 5

= 81 SPACES

MEDICAL OFFICES:

1 SPACE FOR EACH EMPLOYEE, PLUS 2 SPACES FOR EACH EXAMINATION ROOM

= 25 EMPLOYEES x 1 + 25 EXAMINATION ROOMS x 2 (ASSUMED)

= 25 + 50

= 75 SPACES

PARKING REQUIRED: 156 SPACES

PARKING PROVIDED: 198 SPACES

39 COMPACT SPACES (25%)

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (EAST, AVALON RD.)	10 FT	10.0 FT
SIDE (NORTH)	5 FT	72.5 FT
SIDE (SOUTH)	5 FT	68.7 FT
REAR (WEST)	20 FT	62.2 FT

LANDSCAPE BUFFERS:

	REQUIRED	PROVIDED
FRONT (EAST, AVALON RD.)	7 FT	10.0 FT MIN. (VARIES)
SIDE (NORTH)	7 FT	12.1 FT MIN. (VARIES)
SIDE (SOUTH)	7 FT	7.5 FT MIN. (VARIES)
REAR (WEST)	7 FT	10.0 FT MIN. (VARIES)

SOUTH SITE DATA

PARCEL AREA: 140,363 SF / ±3.22 AC

JURISDICTION: ORANGE COUNTY

ZONING: PD (PLANNED DEVELOPMENT)

BUILDING AREA: 9,381 GSF

MAX. IMPERVIOUS = TBD

PERVIOUS: 35,748 SF (25.5%)

IMPERVIOUS: 104,615 SF (74.5%)

PARKING REQUIRED:

RESTAURANTS:

1 SPACE PER 4 SEATS PROVIDED FOR PATRON USE PLUS 1 SPACE FOR EACH 75 SQUARE FEET OF FLOOR AREA PROVIDED FOR PATRON USE WHICH DOES NOT CONTAIN SEATS

= 375 SEATS / 4 + 2,300 SF / 75

= 93.75 + 30.67

= 124.42 OR 125 SPACES

BANKS, FINANCING AND LENDING INSTITUTIONS:

1 SPACE FOR EACH 100 SQUARE FEET OF FIRST FLOOR AREA, PLUS 2 SPACES FOR LOBBY

= 2,747 SF / 100 + 2

= 27.5 + 2

= 29.5 OR 30 SPACES

PARKING REQUIRED: 155 SPACES

PARKING PROVIDED: 198 SPACES

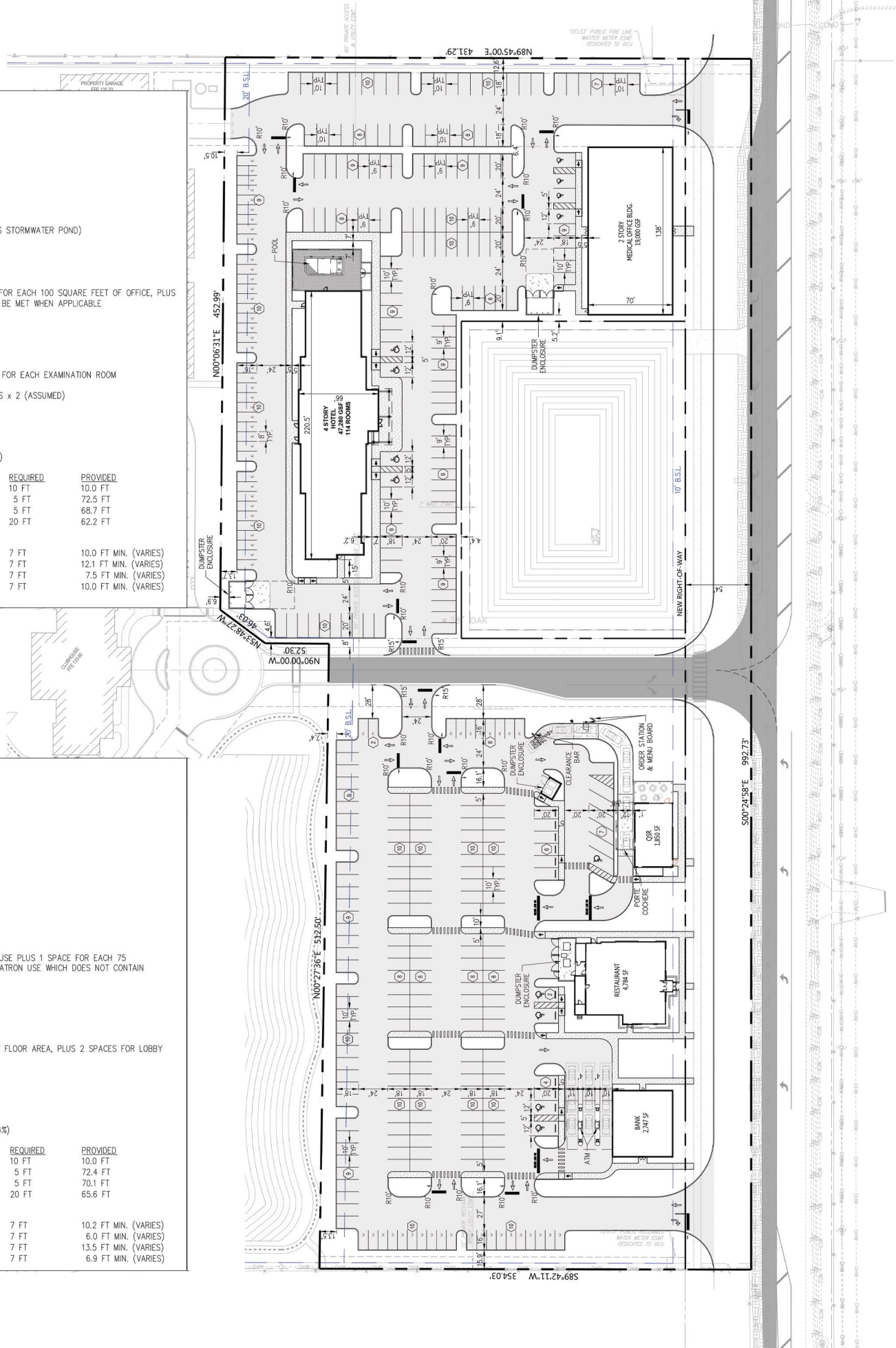
30 COMPACT SPACES (19.4%)

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (EAST, AVALON RD.)	10 FT	10.0 FT
SIDE (NORTH)	5 FT	72.4 FT
SIDE (SOUTH)	5 FT	70.1 FT
REAR (WEST)	20 FT	65.6 FT

LANDSCAPE BUFFERS:

	REQUIRED	PROVIDED
FRONT (EAST, AVALON RD.)	7 FT	10.2 FT MIN. (VARIES)
SIDE (NORTH)	7 FT	6.0 FT MIN. (VARIES)
SIDE (SOUTH)	7 FT	13.5 FT MIN. (VARIES)
REAR (WEST)	7 FT	6.9 FT MIN. (VARIES)



HAMLIN COMMUNITY



HAMLIN PERSPECTIVE



INDEPENDENCE COMMUNITY



HEALTH CENTRAL HOSPITAL



INVESTMENT HIGHLIGHTS

- Located at the Horizon West area of the Orlando MSA, near the master planned developments of Hamlin, Independence and Summerlake
- Next door to Orlando Health's 70,000 sq. ft. Hospital expansion site (Open Now) Phase 2: Opening Early 2021
- Adjacent to the Orange County National Golf Course and Training Center
- Less than 4 miles from Walt Disney World Resort, employing over 74,000 people
- 808 feet of frontage on SR 429 and 661 feet on Avalon Rd
- Located 1-mile from two new retail developments (193,000 sqft Wal-Mart & 54,000 sqft Publix)
- Assigned to "A" rated Middle & High Schools (Bridgewater & West Orange)
- Located less than 10 mins from the Winter Garden Village Shopping Center

HORIZON WEST TOWN CENTER FACTS:

- Total Land Area 3,700 Acres
- Residential Development: 4,870 Total Homes when complete
- Commercial Development: 8 MM SF includes land zoned for retail, restaurants, office, hotel, schools



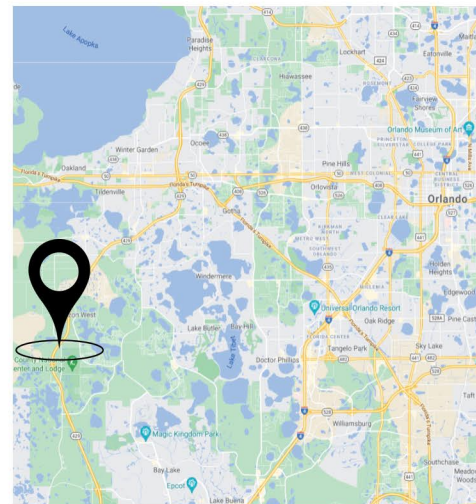
BOBBY LUTHRA

Licensed Real Estate Associate

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