



**TYSON RANCH**  
MASTER PLAN

# INCREDIBLE INVESTMENT OPPORTUNITY IN TYSON RANCH



Adjacent to thousands of new and planned residential units PLUS 2 national brand hotels

3.63 ACRES OF PAD-READY OUTPARCELS FOR SALE



5974 Highclere St  
Orlando, FL 32824

**CALL FOR  
DETAILS**



TYSON RANCH  
MASTER PLAN

# GREAT LOCATION SURROUNDED BY EXISTING AND 'COMING SOON' MULTIFAMILY

ORLANDO  
INTERNATIONAL  
AIRPORT | MCO  
4.1 Miles



NEW RETAIL  
DEVELOPMENT  
1.3 Miles

TOWN  
CENTER  
3.7 Miles

MULTIFAMILY

MULTIFAMILY

MULTIFAMILY

MULTIFAMILY

MULTIFAMILY

MULTIFAMILY

HIGHCLERE ST

BOGGY CREEK RD

6 Story Hotel

6 Story Hotel

3.6 ACRES

MULTIFAMILY

## PROPERTY DETAILS

Location: 5974 Highclere St,  
Orlando, FL 32824

Sale Price: CALL FOR DETAILS

Land Size: 3.62 AC

Parcel ID: 33-24-30-8540-01-000

Zoning: P-D

Property Use: Retail

## HIGHLIGHTS

- Located seconds from the planned lifestyle center a new development west of the town center in Lake Nona
- 3.6 net usable acres of commercial outparcels fronting Boggy Creek Road that can be subdivided.
- Pad Ready opportunity
- Offsite Retention
- Part of the Tyson Ranch master-planned development that has two hotels, 317 townhomes, and nearly 650 apartments
- Multiple large single-family and multifamily developments nearby

## PRIME PAD-READY OUTPARCELS READY FOR DEVELOPMENT

This 3.6 acre pad ready site sits at the entrance of the master-planned community, Tyson Ranch. Tyson Ranch is made up of 317 townhomes built by MI Homes, nearly 650 apartments by Arlington Properties, two Hilton Brand hotels, and a climate-controlled self-storage facility. In addition to Tyson Ranch there are over 1,500 additional apartments under construction within a half mile radius of the site.

With retention located offsite, utilities located at the site, and the property pad ready, developers can activate this site with ease.

OFFERED BY:



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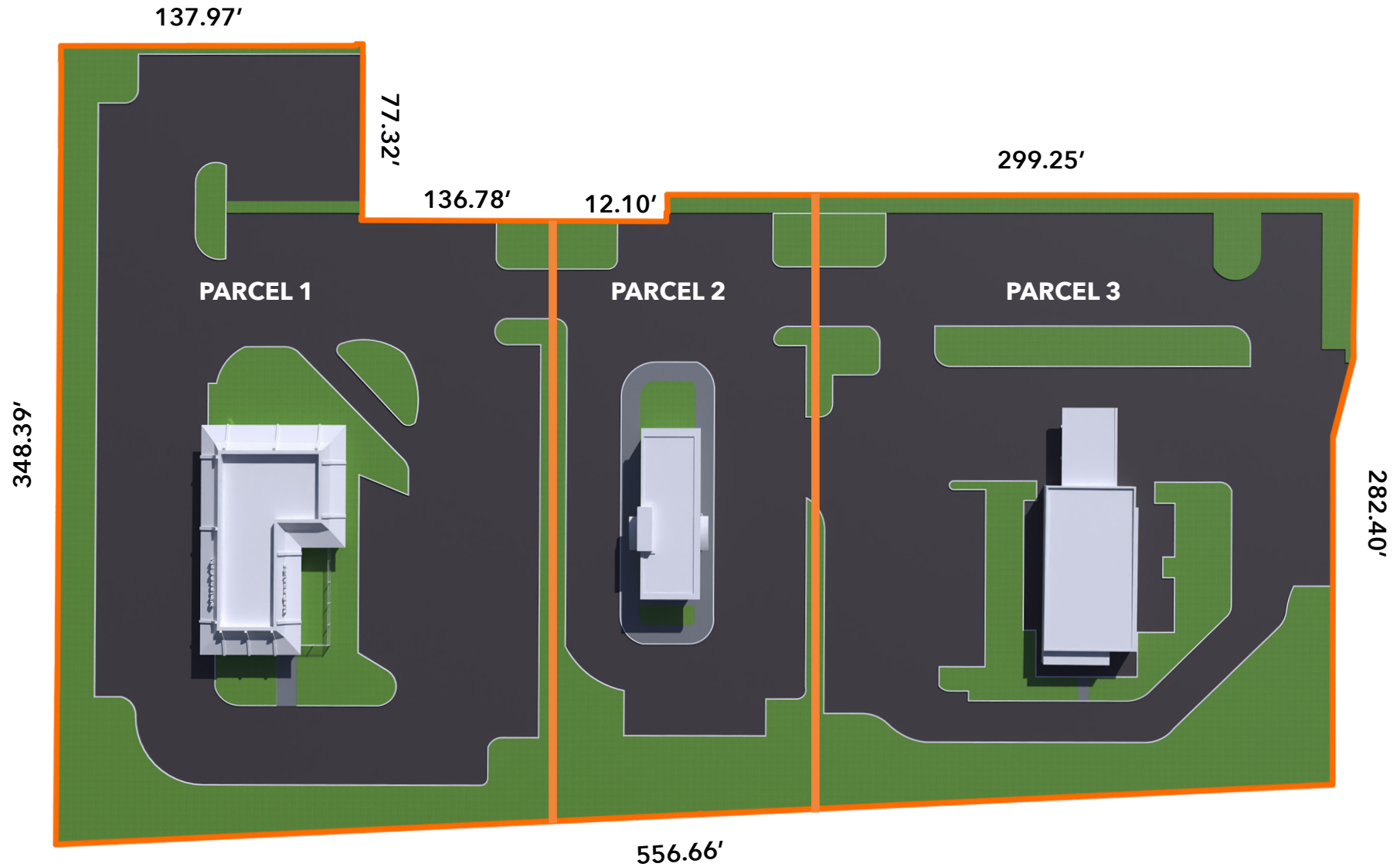
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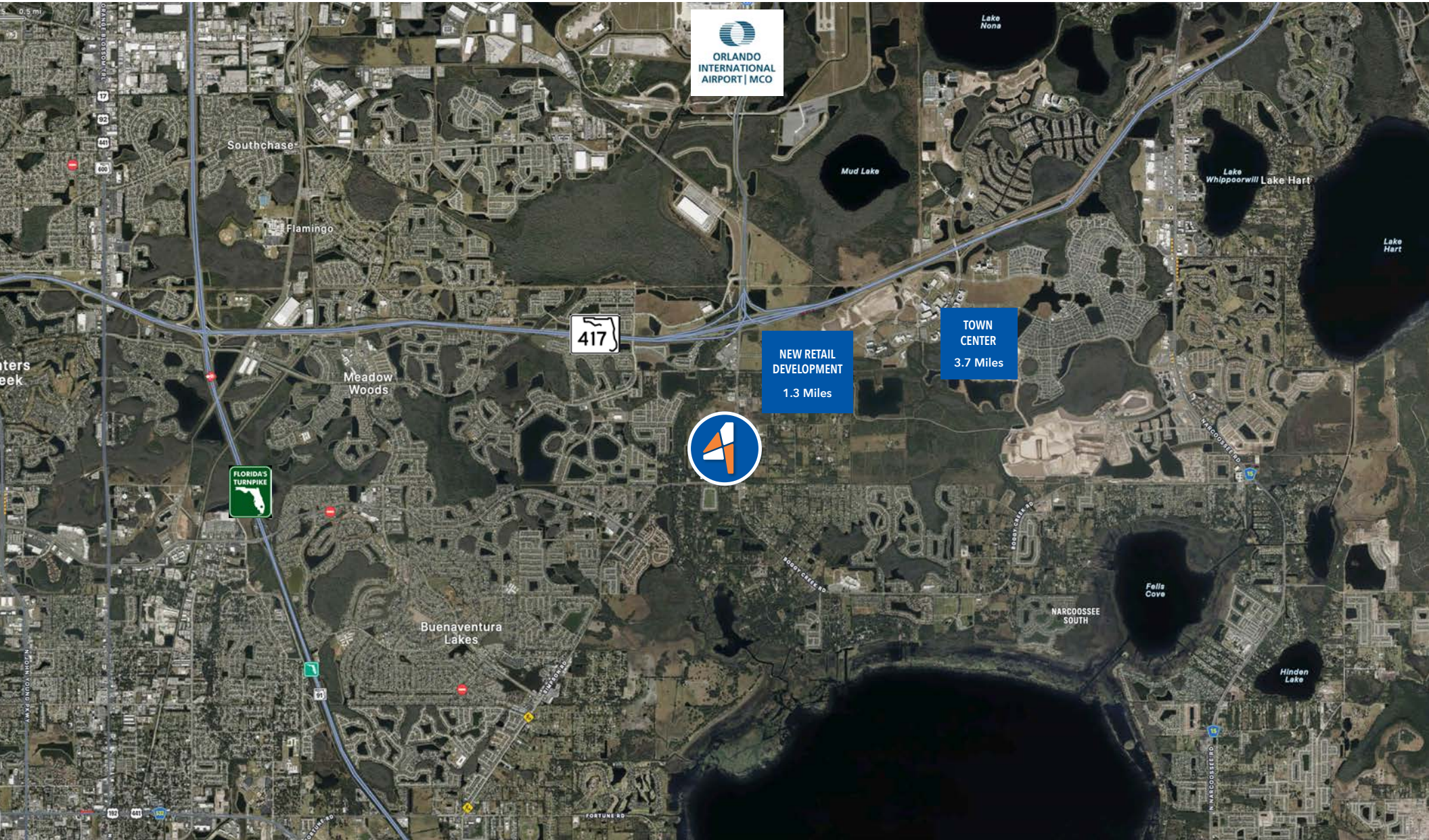
# AERIAL WITH PROPERTY CONCEPT



# SITE PLAN WITH SUBDIVIDED PARCELS



# LOCATION MAP



# PROXIMITY TO NEW RETAIL DEVELOPMENT



The new Lifestyle Center to be built just West of The Lake Nona Town Center is one of the most anticipated retail developments in the area.

## PLANS INCLUDE:

- 405,000 SF of open air shops,
- Anchored by a 150,000-SF big box store,
- A specialty grocer
- Several junior anchors and outparcels.
- A "mini-town" main street section with 71,000 square feet of "lifestyle" retail with a curated blend of restaurants and retail shops
- A small bank office on the corner of the parcel.





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