



OFFERING MEMORANDUM

United States Bankruptcy Auction

Prime 3 +/- Acre Multifamily Development Site

Wednesday, October 21, 2026 at 11 AM ET

6631 International Dr, Orlando, FL 32819



PRESENTED BY



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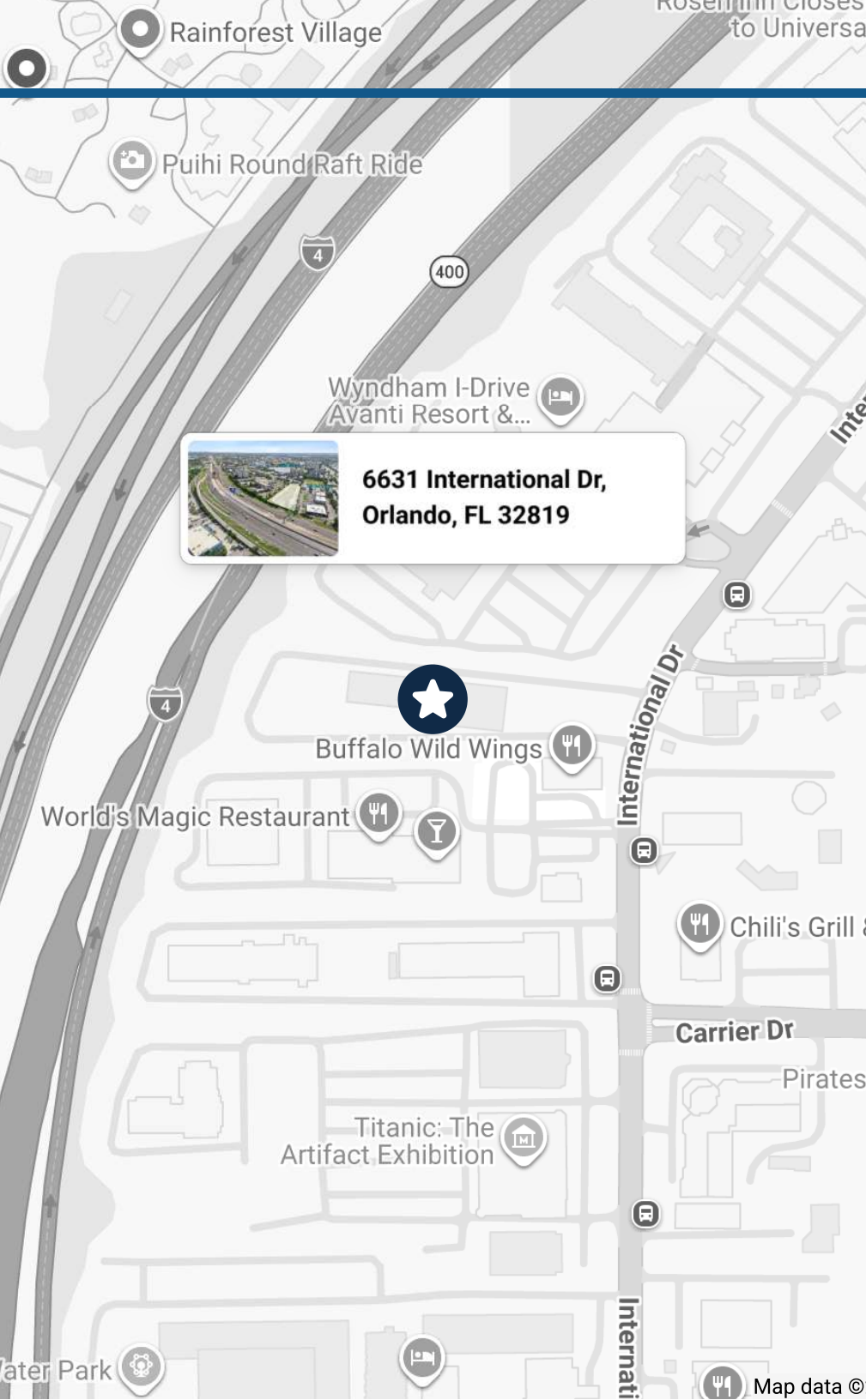


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6631 International Dr, Orlando, FL 32819

— PROPERTY OVERVIEW

Description

Fisher Auction Company is pleased to present a Prime 3 +/- Acre Multifamily Development Site via US Bankruptcy Live Zoom Auction. The Site is Approved for 269 Multifamily Units and 14,000 +/- Square Feet of Retail on World Famous International Drive in Orlando, Florida. The Prime Location is just East of I-4 within minutes to Florida Turnpike Access adjacent to the Wyndham Avanti Resort & Conference Center and within close proximity to Retail, Hospitality and all major Orlando Attractions.

Property highlights

- 3 +/- acre multi family development site on world-famous International Drive in Orlando (US Bankruptcy Auction via Live Zoom).
- Approved concept for up to 269 multifamily units plus approximately 14,000 +/- SF of retail—ideal for a mixed-use lifestyle and revenue stream.
- Prime location just east of I-4 with minutes to Florida Turnpike access, delivering exceptional regional connectivity and visibility.
- Adjacent to the Wyndham Avanti Resort & Conference Center, placing the project within a high-demand hospitality corridor near dining, retail, and major attractions.
- Strategic Orlando address with strong day-to-day convenience to entertainment, employment, and tourism—perfect for developers seeking a marketable, high-appeal mixed-use opportunity.

PROPERTY DETAILS

United States Bankruptcy Auction

Property Information	Property Details
Property type	Land
City	Orlando, FL
County	Orange, FL
Addresses	6603, 6617, 6631 International Drive, Orlando, Florida 32819
Location	West side of International Drive "Tourist Corridor" North of Sand Lake Road just East of I-4
Directions	Exit I-4 onto W Sand Lake Road and go East to Universal Boulevard. Turn left and go to International Drive. Turn left and proceed to address
Parcel ID Number	25-23-28-5404-02-010
Approvals	269 Apartments and 14,000 +/- Square Feet of Retail
Total Area	3.0± Acres - 130,691± SF
Legal Description	Lot 1 in Block B of Major Center Unit 2, Orange County, Florida as recorded in Plat Book 3, Pages 147 and 148
Zoning	AC-3/SP & SP - Metro Activity Center District / Specially Planned District Overlay
Flood Zone	Zone X - Panel No. 12095C0405F
2026 Taxes	\$96,714.66
Utilities	Water, Sewer, and Electric available to site
Access	1 Curb cut on International Drive
Frontage	150 Feet along International Drive / 249 Feet along I-4 (Visibility but no access)

INSTRUCTIONS FOR BIDDER QUALIFICATION

**United States Bankruptcy Court
Middle District of Florida | Orlando Division
SLX – I Drive, LLC | Case 6:26-bk-03078-GER
A 3 ± Acre Multifamily Development Site - 6631 International Drive, Orlando, FL 32819**

The following instructions are to help guide you in becoming a Qualified Bidder for the Live Auction via Zoom, of the 3± Acre Multifamily Development Site located at 6631 International Drive, Orlando, FL 32819 (the “Property”). The following Documents, Proof of Funds, Corporate Authority and Initial Escrow Deposit are due on or before **Monday, October 19th, 2026, 11:00 AM ET (48 hours prior to the Auction, as required by the Bid Procedures Order)**.

1. Complete and sign the Bidder Registration Form.
2. Complete and sign the Return of Initial Escrow Deposit Form.
3. Complete and sign the Acknowledgement of Purchase and Sale Agreement (“PSA”) which confirms that the Bidder has reviewed the PSA, Bid Procedures Order and the Bid Procedures contained therein and agrees to be bound by such.
4. Wire into Debtor’s Counsel, Melissa A. Youngman, P.A.’s Trust Account (the “Escrow Agent”) via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$100,000 Initial Escrow Deposit (the Bidder Deposit”) no later than **Monday, October 19th, 2026, 11:00 AM ET (the Auction Qualification Deadline)**. Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917.
5. Provide written evidence that in the reasonable discretion of the Broker/Auctioneer (in consultation with the Debtor and any secured creditor, as applicable), establishes that the Bidder has the financial ability to consummate the purchase of the Property within fifteen (15) calendar days after the entry of the Sale Confirmation Order, or at such other time as may be ordered by the Bankruptcy Court, should such bidder submit the highest bid, as defined in the Bidding Procedures (“Proof of Funds”). Acceptable evidence includes: bank letters (contact names and numbers for verification), current financial statements (audited if they exist), recent account statements, or tax returns. The Bidder’s financial ability to consummate the transaction shall include evidence related to their anticipated maximum bidding amount.
6. Provide written evidence acceptable to the Debtor in its sole discretion demonstrating the appropriate corporate authorization of the Bidder to consummate the purchase of the Property; provided that, if the Bidder is an entity specially formed for the purpose of effectuating the Sale, then the Bidder must furnish written evidence reasonably acceptable to the Debtor of the approval of the Sale by the equity holder(s) of such Bidder.
7. Provide a signed copy of the Corporate Affidavit (“Declaration of Disinterestedness”) executed under penalty of perjury by a corporate officer of the Bidder, such Affidavit identifying (i) the corporate structure of the Bidder (ii) the identity of the officers, directors, managers, members and equity holders of the Bidder (iii) disclosing any relationship between any of such parties and the Debtor or any or the Debtor’s direct or indirect owners, and (iv) disclosing any relationship between any of such parties and any other interested Bidder and its principals.
8. Certify that the Bidder has not engaged in any collusion concerning the bidding for or sale of the Property, as required by the Bid Procedures Order.
9. You must submit your complete package (including items 1 – 8), and a copy of your valid State issued Driver’s License or a valid Passport, no later than **Monday, October 19th, 2026, 11:00 AM ET, via email or facsimile** to the following: **Fisher Auction Company | info@fisherauction.com | Facsimile: 954.782.8143 | Phone: 954.942.0917**

The Auction will begin at 11:00 AM ET on Wednesday, October 21st, 2026. Qualified Bidders will be provided with a zoom link prior to the Auction. The Successful Bidder shall execute the Purchase and Sale Agreement immediately following the conclusion of the Auction. Within twenty-four (24) hours of becoming the Successful Bidder, the Successful Bidder shall supplement its Bidder Deposit by an additional amount such that the total deposit equals not less than ten percent (10%) of the Total Purchase Price (the “Increased Deposit”). The Increased Deposit shall be provided by Federal Wire Transfer to Debtor’s Counsel, Melissa A. Youngman, P.A. (the “Escrow Agent”).

The Sale is subject to the United States Bankruptcy Court’s Sale Confirmation Order, approving the Sale of Real Property free and clear of all liens, claims and encumbrances to the Highest and Best Purchaser pursuant to the Purchase and Sale Agreement and Bid Procedures.

— PROPERTY PHOTOGRAPHS



— PROPERTY PHOTOGRAPHS



LOCATION MAP NORTH



— LOCATION MAP SOUTH



Area Description

Located along Orlando's iconic International Drive corridor (32819), 6603 International Dr places you at the center of a vibrant, visitor-friendly area known for its hospitality, dining, and retail energy while still offering easy day-to-day convenience for residents. Nearby are major attractions such as SeaWorld Orlando, Universal Orlando Resort, and ICON Park, along with well-known shopping centers including Pointe Orlando and the area's outlet and mall options (with quick access to Millenia Mall and nearby retail off Sand Lake Road). The neighborhood also delivers an outstanding variety of restaurants and entertainment—from casual beachfront-style eateries to upscale dining—plus everyday essentials close to home. Outdoor and recreation are within reach via local community parks and scenic Central Florida options, while schools and higher education opportunities are available through the Orange County Public Schools district. Transportation is a key advantage: convenient connections to I-4 and State Road 528 support fast commutes and effortless access to Orlando International Airport, making this area especially appealing for buyers seeking strong lifestyle value, high tenant interest, and long-term market resilience.

Area Highlights

- Located on Orlando's International Drive corridor in 32819, with a diverse blend of established residential neighborhoods, vacation-friendly accommodations, and local businesses that create an energetic day-to-night atmosphere.
- Minutes from major shopping destinations including Orlando Premium Outlets and the Pointe Orlando retail/entertainment complex, along with convenient everyday stores and services along I-Drive.
- Surrounded by diverse dining options—everything from quick-serve favorites to upscale venues—and close to signature Central Florida attractions such as Universal Orlando Resort and SeaWorld.
- Easy access to outdoor recreation, including Dr. Phillips Community Park, plus nearby community parks and trails; also conveniently located near schools serving the Dr. Phillips area, including Dr. Phillips High School.
- Strong transportation connectivity with quick routes to I-4, SR-417, and FL-528, plus proximity to Orlando International Airport for seamless commuting and weekend travel.



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Market Overview

City Overview

Demographics

Employers

Employment

6631 International Dr, Orlando, FL 32819

Area Description

Orlando, FL, nestled in the heart of Central Florida, is known for its vibrant atmosphere, stunning theme parks, and diverse culture. Dubbed the 'Theme Park Capital of the World', it attracts millions of visitors each year. The city's famed attractions, including Walt Disney World and Universal Orlando Resort, have positioned it as a global tourist hub. With a growing population, rich history, and a thriving economy, Orlando offers a unique blend of entertainment, recreation, and business opportunities that make it a beloved destination for tourists and residents alike.

Recreational Delights

Orlando offers a plethora of recreational opportunities, perfect for nature lovers and outdoor enthusiasts. The city is home to numerous parks and natural reserves, including:

- Lake Eola Park: A picturesque central park boasting swan boat rentals, walking paths, and a stunning lake.
- Harry P. Leu Gardens: A 50-acre botanical garden featuring flowering trees, azaleas, and roses, ideal for leisurely strolls.
- Wekiwa Springs State Park: A wildlife-rich area offering hiking, swimming, and canoeing in natural springs.
- Bill Frederick Park: A large park on Turkey Lake with picnic areas, fishing spots, and playgrounds. Nearby beaches like Cocoa Beach and Daytona Beach are also within a short drive, providing sun-soaked relaxation and water activities. Orlando's year-round mild climate makes outdoor fun accessible, whether it's hiking, biking, or just enjoying a picnic in the park.

Culinary Scene

Orlando's culinary scene reflects its multicultural population, offering a diverse array of food experiences. Popular districts include:

- Dr. Phillips: Known for innovative dining, home to acclaimed restaurants like The Ravenous Pig and Eddie V's Prime Seafood.
- Winter Park: Features a charming dining district with spots like Hillstone and Prato, blending upscale dining with a laid-back vibe.
- International Drive: Hosts a variety of international cuisine options, such as Brazilian steakhouses and Asian eateries, alongside fun dining experiences at ICON Park.

Trends such as farm-to-table concepts are becoming increasingly popular, embracing fresh, local ingredients. Orlando's growing food truck scene adds to the city's culinary diversity, offering everything from gourmet tacos to artisanal desserts, appealing to both locals and visitors.

DEMOGRAPHICS

within 3 mile radius

61,863

Total population

58%

5 year population growth projection

5,000 - 19,500

Vehicles per day on International Drive

24,681

Total households

\$46,199

Per capita income

2022 Population by age

6%

0-4 Years

17%

5-19 Years

6%

20-24 Years

37%

25-44 Years

22%

45-64 Years

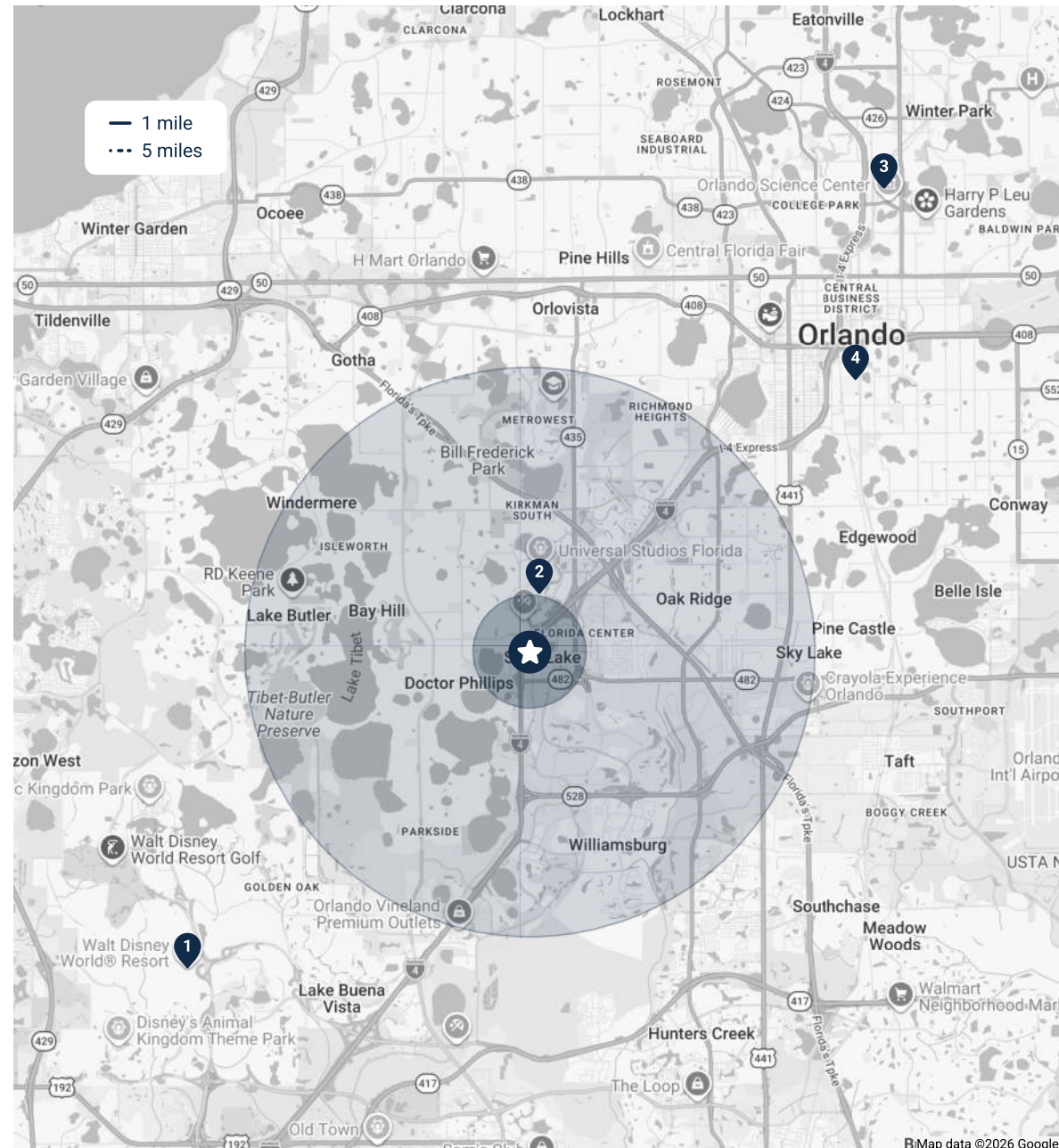
11%

65+ Years

	1 Mile	3 Miles	5 Miles
Total population	5,120	61,863	197,107
5 year projected total population	13,163	97,614	329,357
Total households	2,266	24,681	74,383
Current Median Household Income	\$103,332	\$86,846	\$83,153
5 year projected median household income	\$199,944	\$102,686	\$116,405
Current Per Capita Income	\$62,128	\$46,199	\$42,803
5 year projected per capita income	\$152,568	\$56,273	\$55,465
Median home value	\$384,625	\$362,695	\$319,439

EMPLOYERS

- 1 Walt Disney World® Resort
- 2 Universal Orlando Resort
- 3 AdventHealth Orlando
- 4 Orlando Health Orlando Regional Medical Center



Health Care and Social Assistance	13.41%
Retail Trade	11.6%
Accommodation and Food Services	11.06%
Professional, Scientific, and Technical Services	10.27%
Transportation and Warehousing	7.64%
Educational Services	7.19%
Administrative and Support and Waste Management Services	6.52%
Construction	6.12%
Arts, Entertainment, and Recreation	5.55%
Manufacturing	4.55%
Finance and Insurance	4.51%
Public Administration	3.41%
Real Estate and Rental and Leasing	3.27%
Wholesale Trade	2.26%
Other	2.63%

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