

OFFERING MEMORANDUM

PREMIER DEVELOPMENT OPPORTUNITY

IN ORLANDO'S ENTERTAINMENT DISTRICT, MINUTES FROM UNIVERSAL STUDIOS & DISNEY

6447 Grand National Dr
Orlando, FL 32819

PRESENTED BY:
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ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 24 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

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CONFIDENTIALITY AGREEMENT

This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

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TABLE OF CONTENTS

4

EXECUTIVE SUMMARY

6

PROPERTY HIGHLIGHTS

8

AREA MAPS

10

SITE PLAN & ZONING INFO

14

LOCATION OVERVIEW

EXECUTIVE SUMMARY

This prime commercial parcel, located at 6447 Grand National Dr, Orlando, FL 32819, is positioned in one of Orlando's most vibrant and high-traffic commercial corridors.

Surrounded by a dynamic mix of hospitality, retail, and office developments, the property offers incredible potential for businesses looking to establish a strong presence in this bustling area. Its proximity to major attractions such as Universal Studios, just a 10-minute drive away, and Walt Disney World, less than 30 minutes away, makes it a highly desirable location for commercial ventures targeting both local and tourist traffic.

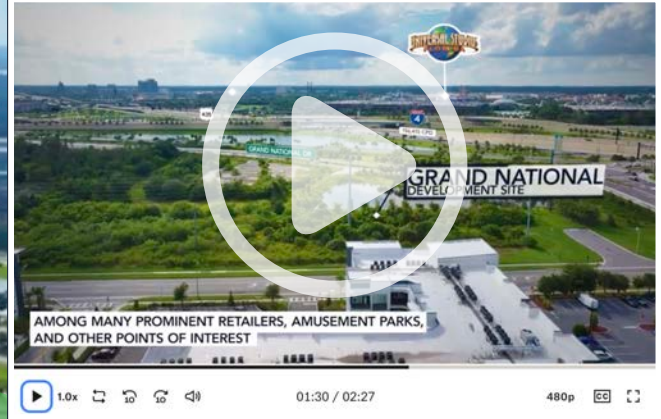
Zoning and Allowed Uses: The property is zoned AC-3/SP (Metropolitan Activity Center with Special Planned Overlay), permitting high-density and high-intensity commercial uses. This flexible zoning designation encourages a broad range of development opportunities, including retail, office, hospitality, and entertainment ventures. The Special Planned Overlay further enhances development possibilities, making this parcel suitable for mixed-use projects that maximize the site's potential.

Access and Connectivity: Strategically located near major roadways, this parcel benefits from excellent access via Interstate 4 and International Drive—two of Orlando's busiest routes. The easy connectivity ensures that the property attracts both local residents and the millions of tourists visiting the area annually, increasing its commercial viability. The property's close proximity to Universal Studios and Disney World solidifies its appeal for businesses targeting the lucrative tourism and entertainment markets.

With ample development allowances and unmatched location advantages, this property represents an outstanding opportunity for investors and developers seeking a foothold in one of Orlando's most thriving commercial districts.



[CLICK HERE FOR PROPERTY VIDEO](#)



156,415 CPD



GRAND NATIONAL DR



PROPERTY HIGHLIGHTS

- This 8.47-acre property presents a unique opportunity for a savvy developer to capitalize on one of Orlando's most prime parcels.
- Very liberal and extremely dense development allowances allows for a broad range of opportunities.
- Nestled in a highly dynamic and vibrant commercial area, this property benefits from being surrounded by a blend of hospitality, retail, and office spaces.
- The property boasts high visibility from I-4 and easy multi-point access from multiple roads.



156,415 CPD

GRAND NATIONAL DR

W OAK RIDGE

ADRIANA AVE

8.47 ACRES



ORLANDO INTERNATIONAL
PREMIUM OUTLETS
A SIMON CENTER

GE RD

Bahama
Breeze
ISLAND GRILLE



LIVANO
GRAND NATIONAL

PROPERTY AT A GLANCE

PROPERTY TYPE:

Cleared Vacant Parcels

ADDRESS:

6447 Grand National Drive and 5750 West Oak Ridge Road, Orlando, FL 32819

PARCEL #:

19-23-29-7998-00-011 and 19-23-29-2845-00-030

LOT SIZE:

8.47

SIGNAGE:

None Existing

LOCATION:

- Situated off of I-4, one of Orlando's busiest routes
- Adjacent to Universal Studios, Orlando Premium Outlets, Fun Spot America, and many more retailers and entertainment

TRAFFIC COUNTS:

I-4: 156,415 AADT

NEARBY RETAIL:

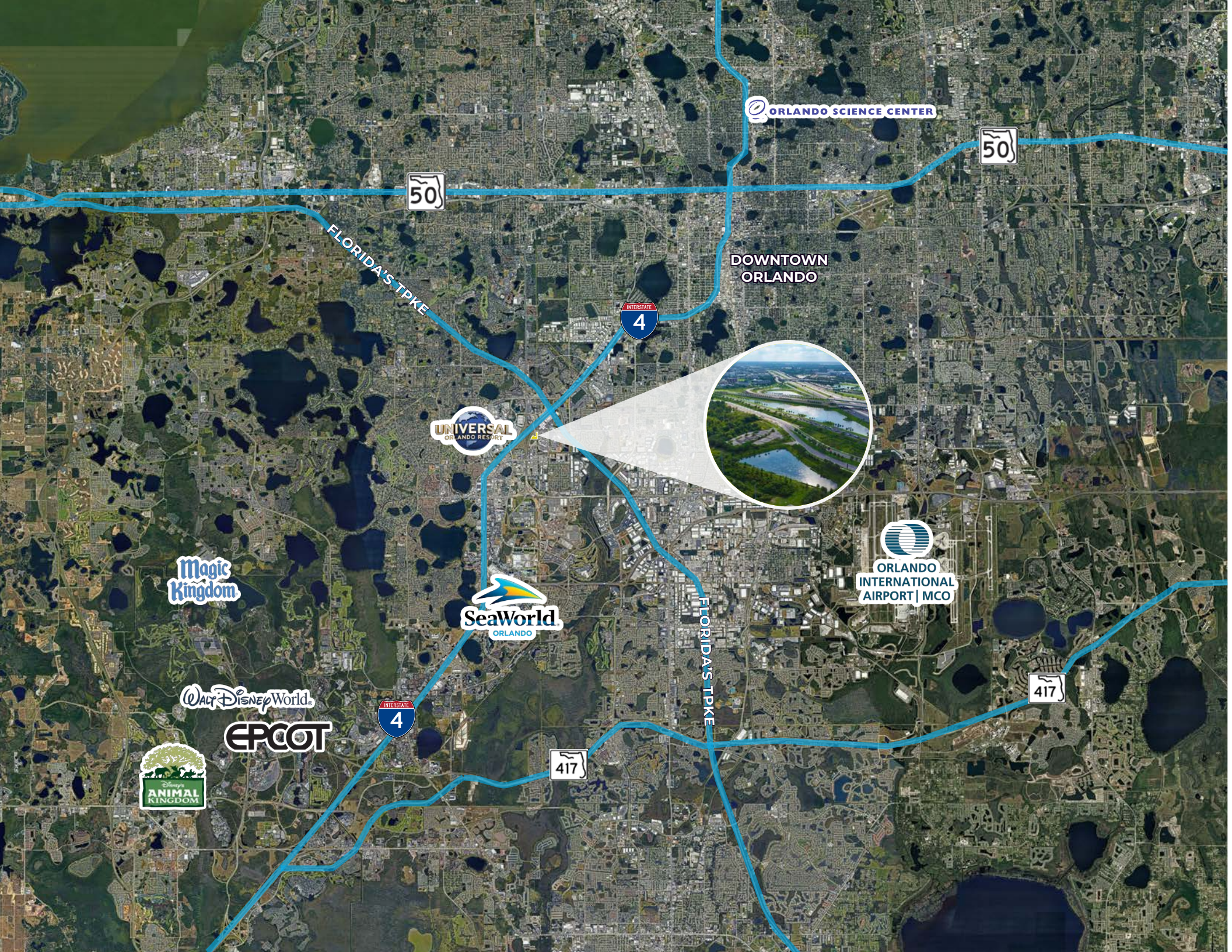
Ideal central Orlando location among many prominent retailers, amusement parks, and other points of interest.

ZONING:

AC-3/SP (Metropolitan Activity Center with Special Planned Overlay)

2024 PROPERTY TAXES:

\$131,284.17



ORLANDO SCIENCE CENTER



FLORIDA'S TPKE

DOWNTOWN ORLANDO



Magic Kingdom

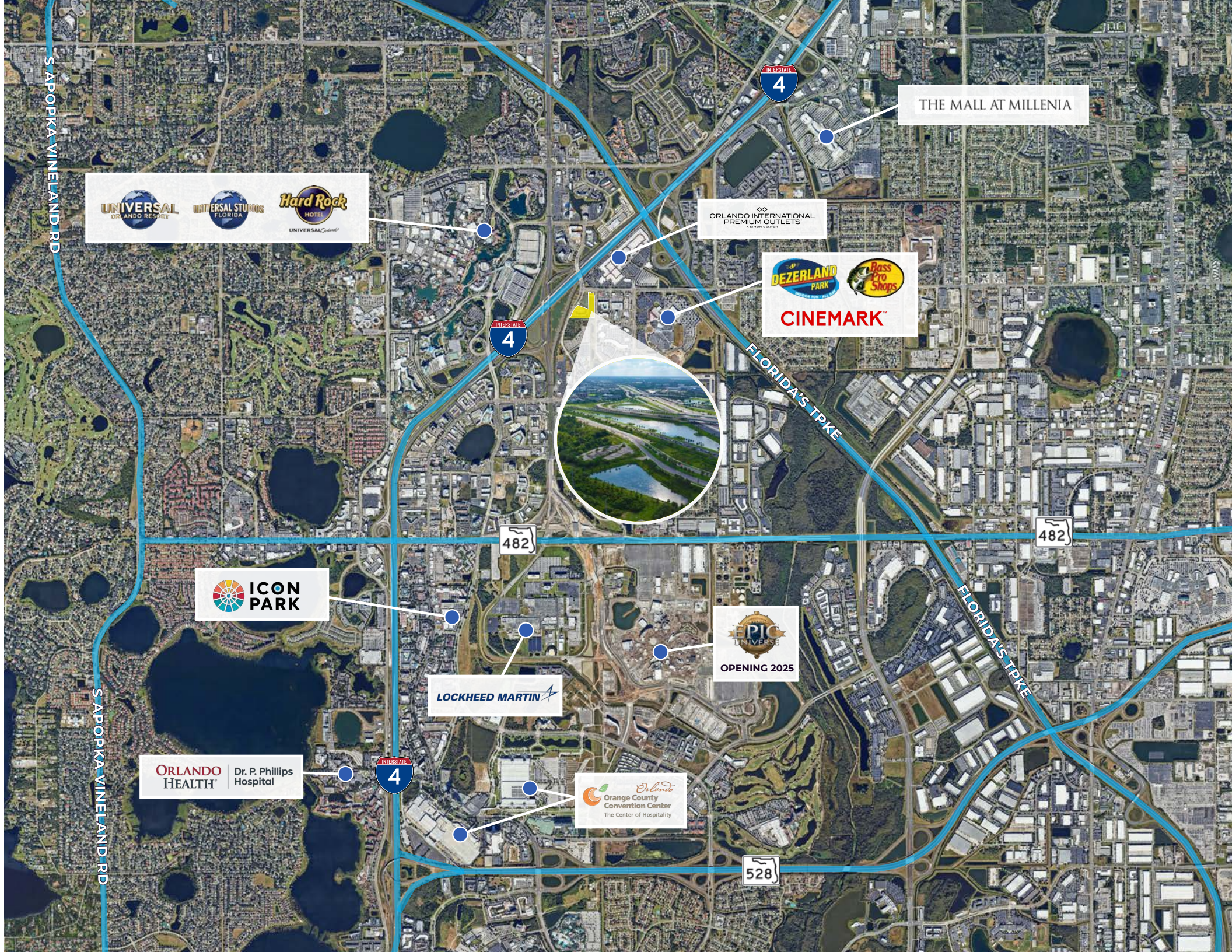


FLORIDA'S TPKE

Walt Disney World

EPCOT





S APOPKA VINELAND RD





THE MALL AT MILLENIA

ORLANDO INTERNATIONAL PREMIUM OUTLETS
A SHOP CENTER




CINEMARK




INTERSTATE 4

FLORIDA'S TPKE

482

482



ICON PARK



 OPENING 2025

LOCKHEED MARTIN

ORLANDO HEALTH | Dr. P. Phillips Hospital



 The Center of Hospitality

INTERSTATE 4

528

S APOPKA VINELAND RD

ZONING INFO

The **AC-3/SP (Metropolitan Activity Center with Special Planned Overlay)** zoning in Orlando is designed to encourage high-intensity, mixed-use developments. This zoning allows for a range of commercial and residential uses, making it a versatile option for dense urban developments.

Key Regulations under AC-3/SP Zoning:

PURPOSE: The AC-3 designation aims to promote development in urban centers that can accommodate a wide range of commercial, residential, office, and entertainment uses.

USES: Permits a variety of high-density commercial activities, such as large retail centers, office buildings, hotels, and entertainment venues. It also allows for residential developments, particularly high-rise buildings.

DENSITY: Permits a residential density of up to 200 dwelling units per acre, which supports large-scale residential projects.

HEIGHT: Typically allows buildings up to 400 feet in height.

SETBACKS: Typically 0 to 25 feet, allowing for flexible development that can accommodate urban-style, pedestrian-friendly designs

FLOOR AREA RATIO (FAR): The FAR under AC-3 zoning is generally set at 3.0 but may increase depending on design elements like mixed-use developments and proximity to public transit.

SPECIAL PLANNED OVERLAY (SP): The SP overlay allows for additional flexibility in design and use, often requiring developments to adhere to certain aesthetic or urban design standards. This may include guidelines on landscaping, building design, and signage to create cohesive and visually appealing urban environments. The SP overlay can adjust traditional setback and FAR requirements, allowing for more pedestrian-friendly designs and larger structures that maximize land use in urban areas.

DEVELOPMENT STANDARDS (AC-3/SP & AC-3/RP/SP ZONING)

	Lot Size (acres)	Setbacks (Min) (ft.)			Density (min/max)	ISR (%) (max)	Building Height (max)
		Front (W)	Sides (N & S)	Rear (E)			
Min/Max Requirements (unless otherwise stated)	na	Min. 10 Max. 40	0 or 3	10	30 du/ac / 200 du/ac	90	400 ft.

PREVIOUS CONCEPT



PREVIOUS CONCEPT



ORLANDO, FLORIDA

A panoramic view of the Orlando skyline at sunset. The sky is a mix of orange, pink, and blue. The city lights are on, and the buildings are reflected in the water in the foreground. A fountain with green and red lights is visible in the middle ground.

2ND

fastest-growing region among
most populous cities (2023)

23,000

jobs added in Orlando MSA
in year ending August 2024

#1

busiest airport in Florida
(Orlando International Airport)

A photograph of the Orlando skyline at dusk, with several tall buildings illuminated and their lights reflecting on the water in the foreground. The sky is a mix of blue and orange from the setting sun.

\$92.5B

economic impact of
Orlando's tourism industry (2023)

ORLANDO, FLORIDA, IS A DYNAMIC AND RAPIDLY GROWING CITY RENOWNED FOR ITS WORLD-CLASS TOURISM, ROBUST ECONOMY, AND STRATEGIC CONNECTIVITY.

As the heart of Central Florida, Orlando attracts millions of visitors each year to its iconic theme parks, including Walt Disney World, Universal Studios, and SeaWorld, making tourism a key driver of the local economy. The city's population has seen substantial growth, with a population of over 300,000 residents within city limits and more than 2.5 million in the surrounding metropolitan area, reflecting a strong demand for residential, commercial, and retail developments.

Orlando boasts exceptional highway connectivity, sitting at the crossroads of several major transportation routes, including Interstate 4 (I-4), which runs through the city and connects the east and west coasts of Florida, as well as the Florida Turnpike and SR 408. These highways provide seamless access to other major cities in the state, such as Tampa, Daytona Beach, and Miami, enhancing Orlando's appeal as a hub for business, commerce, and logistics.

With an expanding job market and a focus on industries like healthcare, technology, and aerospace, Orlando has become a leading business destination, further driving commercial real estate demand. Its well-established infrastructure, including Orlando International Airport, which ranks among the busiest in the U.S., reinforces the city's accessibility on both national and international levels. The steady population growth, tourism, and infrastructure investments make Orlando an attractive location for long-term real estate investments and developments.

DRIVE TIMES

JACKSONVILLE

2.4 HOUR DRIVE TIME

6403 GRAND NATIONAL DR



TAMPA

1.3 HOUR DRIVE TIME

FORT MYERS

3.1 HOUR DRIVE TIME

MIAMI

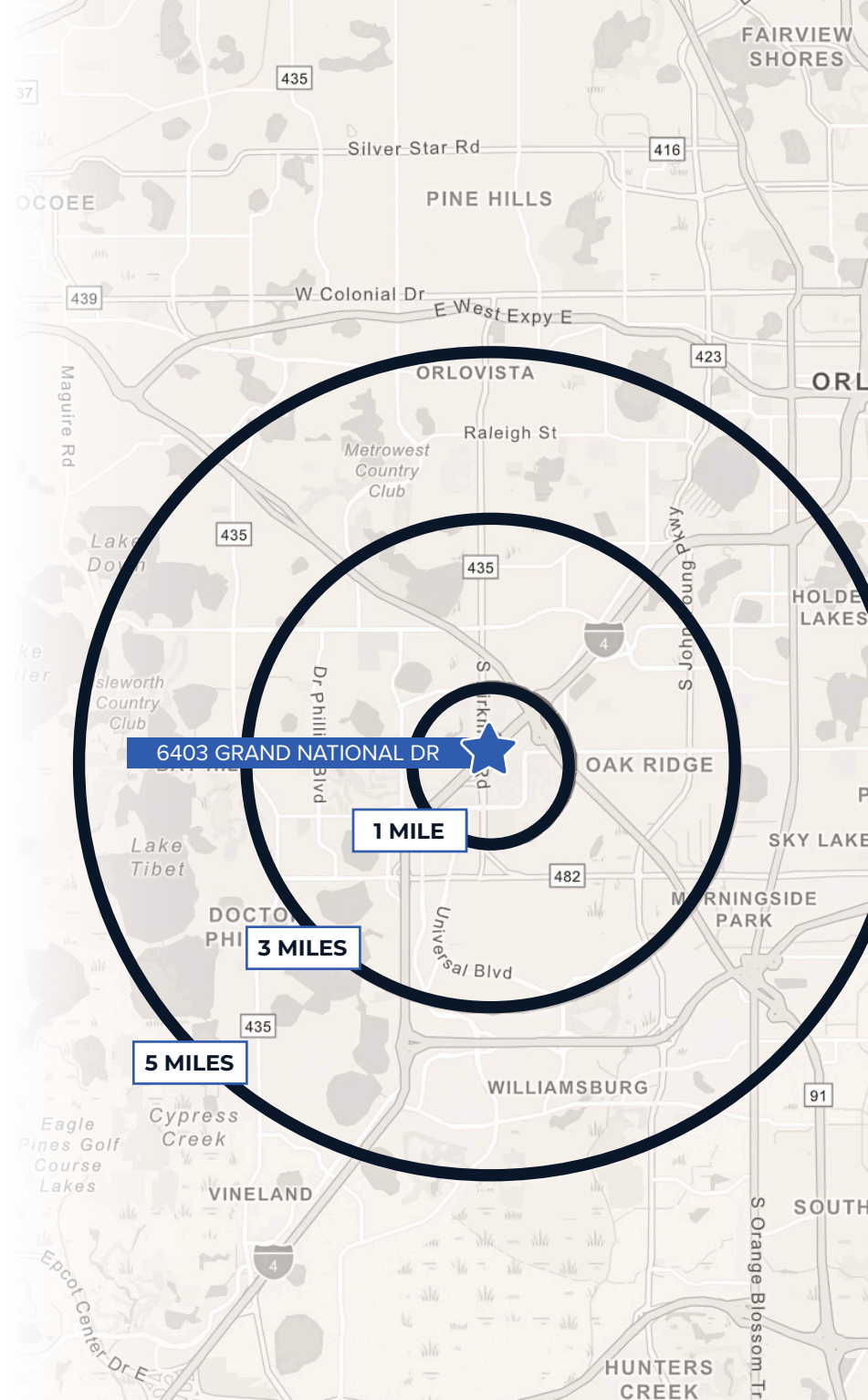
3.3 HOUR DRIVE TIME

2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	2,534	98,068	237,110
Households	1,103	37,944	87,462
Families	528	23,337	55,534
Average Household Size	2.29	2.56	2.66
Owner Occupied Housing Units	73	12,488	32,916
Renter Occupied Housing Units	1,030	25,456	54,546
Median Age	32.8	35.2	35.8
Median Household Income	\$58,996	\$66,200	\$63,740
Average Household Income	\$84,910	\$98,044	\$97,630

2029 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
Population	4,042	104,098	245,952
Households	1,629	39,844	90,226
Families	815	24,129	56,723
Average Household Size	2.48	2.59	2.68
Owner Occupied Housing Units	75	13,361	34,662
Renter Occupied Housing Units	1,555	26,484	55,564
Median Age	33.3	36.8	37.2
Median Household Income	\$63,436	\$75,534	\$72,686
Average Household Income	\$97,259	\$112,706	\$112,941



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