

Land For Sale

DE SANTO PARCEL

LINDFIELDS BLVD, Kissimmee, FL 34747



Price: \$1,450,000
 Lot Size: 7 AC
 Property Type: Land
 Property Sub-type: Commercial/Other (land)
 Listing ID: 19656333
 Last Updated: today
[Find Out More...](#)

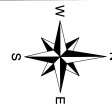
1 Lot Available

Lot 1	Price:	\$1,450,000
	Lot Size:	7 AC
	Price/AC:	\$207,142.86
	Lot Type:	Commercial/Other (land)
	Parcel ID:05-25-27-3955-0001-00A1	

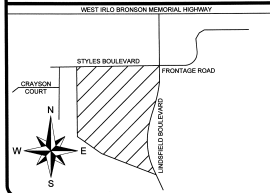
Description

VACANT COMMERCIAL LAND PARCEL; HIGH & DRY; DEVELOP MULTI-FAMILY, MIXED USE, CONDO PROJECT, SENIOR FACILITY; OWNER MOTIVATED; LINDFIELDS DRI REQUIREMENTS SATISFIED
 SWC LINDFIELDS BLVD & STYLES BLVD; 500' FROM LIGHTED INTERSECTION ON WEST HWY 192
 KISSIMMEE

PLAT OF SURVEY



VICINITY MAP (NOT TO SCALE)



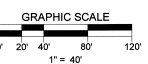
LEGAL DESCRIPTION

A PORTION OF LAND BEING A PORTION OF TRACT 'W' UNDEVELOPED UNIT ONE, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 54, IS BEING DIVIDED BY THE PUBLIC RECORDS OF ORSOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 'W' UNDEVELOPED UNIT ONE, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 54, IS BEING DIVIDED BY THE PUBLIC RECORDS OF ORSOLA COUNTY, FLORIDA, RUN ALONG THE SOUTH LINE OF SAID TRACT 'W' THE FOLLOWING: 100.00 FT. BEING THE SOUTH LINE OF SAID TRACT 'W' FROM THE POINT OF BEGINNING TO THE POINT OF TANGENCY OF A 100.00 FT. RADIUS CURVE TO THE RIGHT, BEING A CENTRAL ANGLE OF 90.00 DEGREES, 100.00 FT. BEING THE SOUTH LINE OF TRACT 'W' FROM THE POINT OF TANGENCY TO THE WEST LINE OF UNFIELD BOULEVARD WITH THE SOUTH LINE OF TRACT 'W' BEING A LINE 100.00 FT. SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACT 'W' FOR A DISTANCE OF 100.00 FT. AND ITS WESTERN EXTENSION, 50.00 FT. TO THE POINT OF CURVATURE OF A 25.00 FT. RADIUS CURVE TO THE RIGHT, BEING A CENTRAL ANGLE OF 90.00 DEGREES, 50.00 FT. ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY, 50.00 FT. BEING THE SOUTH LINE OF TRACT 'W' FROM THE POINT OF TANGENCY TO THE POINT OF BEGINNING.

NOTES

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED SOUTHWEST LOT LINE OF PARCEL A BEING NEWLY REVISIONED.
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL SUCH UTILITIES IN THE AREA. OTHER SERVICES OR ADVISORS THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE AT THE TRACT LOCATION NOTED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS BUILDING LIES IN ZONING 'M' AND IS BASED ON FLOOD INSURANCE RATE MAP NO. 13050(D)001, COUNTY NO. 12018, ORSOLA COUNTY, FLORIDA, EFFECTIVE DATE 18-2015.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 402, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH REPRESENTS WORK WHICH IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN, UNLESS HE IS ABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
6. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.
7. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.



BOUNDARY SURVEY DATE: 03-22-16

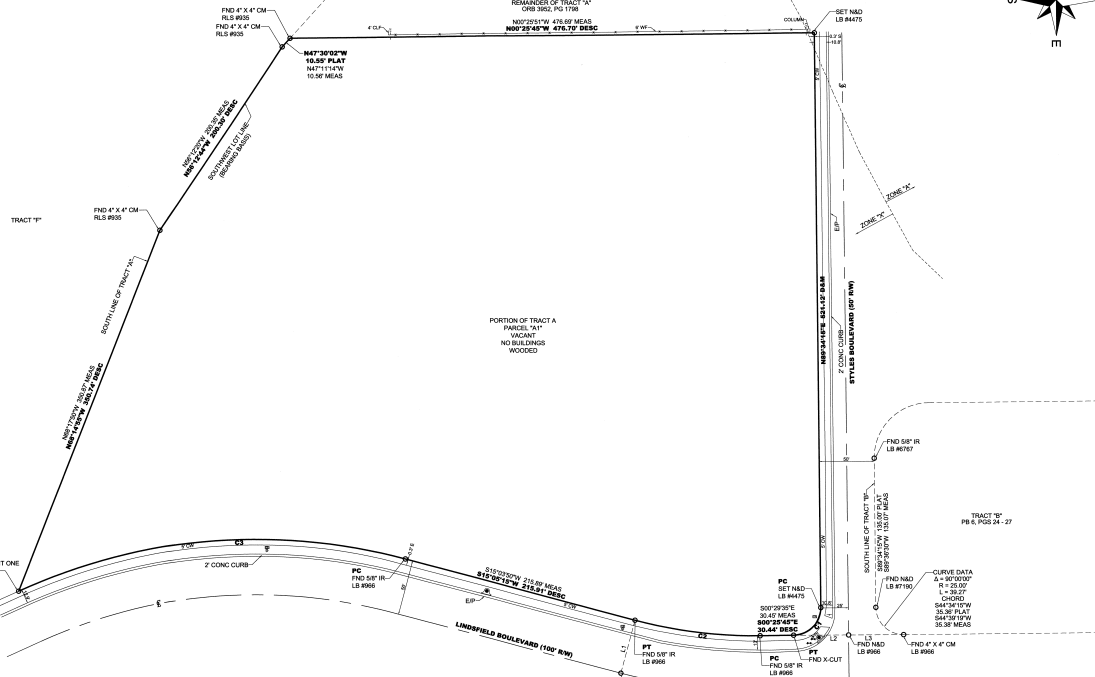
per SJ-17.05(1)(b)3 Florida Administrative Code

DATE	JOB #	REVISION	BY

BOUNDARY SURVEY			
SCALE: 1" = 40'	CITY: 5-28-27 PARCEL A1	JOB NUMBER: 84456	DRAWN BY: BMM
FIELD DATE: 03-22-16			
PREPARED FOR: MILLENNIA PARTNERS			
LOCATION: LINDSFIELD BOULEVARD			
ADDRESS: FL			
			SUBSECTION NAME: 5-28-27

LOCATION: LINDSFIELD BOULEVARD ADDRESS: FL

SCALE: 1" = 40' FIELD DATE: 03-22-16 PREPARED FOR: **MILLENNIA PARTNERS** LOCATION: LINDSFIELD BOULEVARD ADDRESS: FL



LEGEND

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C1 - CURVE DATA

A = 90°00'00"	B = 15°33'00"	C = 30°10'00"
R = 12.50'	R = 42.00'	R = 18.00'
L = 35.27'	L = 115.10'	L = 331.00'
PC = 114.77'	PC = 114.77'	PC = 350.67'
PT = 147.22'	PT = 157.10'	PT = 382.67'
MEAS = 35.27'	MEAS = 114.77'	MEAS = 352.52'

LINE CHART

L1 = 574.74'±0.00' PLAT	L2 = 277.57'±0.00' PLAT
L3 = 100.00'±0.00' PLAT	L4 = 100.00'±0.00' PLAT
L5 = 100.00'±0.00' PLAT	L6 = 100.00'±0.00' PLAT
L7 = 100.00'±0.00' PLAT	L8 = 100.00'±0.00' PLAT
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L99 = 100.00'±0.00' PLAT	L100 = 100.00'±0.00' PLAT

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO, INC. LB 4475
3012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCURIGHTSURVEYS.NET
PHONE: (407) 884-6314

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 402, FLORIDA STATUTES, PURSUANT TO SECTION 402.007 OF THE FLORIDA STATUTES.

JAMES D. BRAY FSM 6507

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RUBBER SEAL OF THIS LICENSED SURVEYOR AND MAPPER.

3/22/2016 10:00 AM PLAT OF SURVEY 1604 10/14/2016

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Vacancy Near Multiyear Low in Orlando, Prompting Wider Search for Value-Add Assets

Completions will slightly exceed tenant move-ins during 2016, pushing up the vacancy rate in Orlando from its lowest reading in 10 years. Several consecutive years of job growth, and additional hiring this year, are pumping new households into the renter pool. The metro's tourism sector continues to perform well and other segments are also adding workers, based on the consistent performance improvements seen in other commercial property types including office and retail. Rental inventory is also expanding, and a sizable number of new units are on tap in Orlando's downtown and the southern portion of the metro. Through last year, new-unit vacancy in the 3 percent range and scant use of concessions illustrated that the new, primarily luxury, rentals were steadily filling. The spread of high-end complexes throughout the market has raised renters' expectations, making many residents willing to pay up for modern features and enhanced curb appeal at new complexes and successfully repositioned older assets.

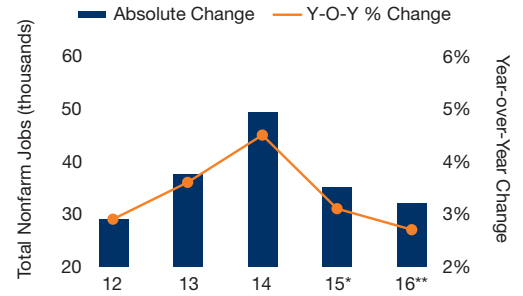
Elevated flows of debt and equity sustain an active and liquid investment market, while cap rates remain somewhat higher than other metros. For all properties, cap rates vary within the low-6 to low-7 percent band, although genuine Class A assets can transact at first-year returns in the 5 percent range. High demand for large properties with a value-add component persists but is tempered by the recognition that the supply of such properties is dwindling following several years of superior property performance throughout the entire market. Small properties where value-add plans were executed in the past two or three years may reappear on the market in the coming year. Some elements of a value-add plan may not have been executed, leaving a potential upside to be realized by a buyer willing to place additional capital into the property for unit upgrades and exterior renovations.

2016 Market Forecast

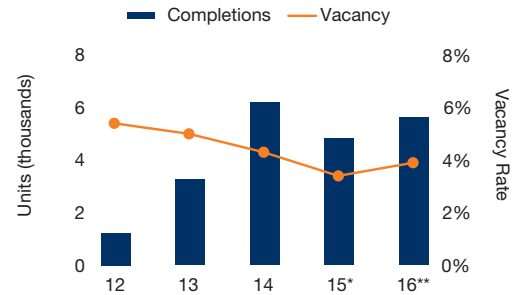
- NMI Rank** ↗ Orlando rose over other markets in the ranking amid 30, up 2 places sub-4 percent vacancy.
- Employment** ↗ Local establishments will create 32,000 positions during up 2.7% 2016, representing a slight moderation from last year's pace of growth.
- Construction** ↗ Completions will increase from 4,800 units in 2015 to 5,600 rentals this year. More than 1,700 apartments are on tap in South Orange County, the location of a large number of leisure and hospitality employers.
- Vacancy** ↗ Additions to stock will outpace net absorption of 4,300 units, raising vacancy 50 basis points up 50 bps to 3.9 percent. The vacancy rate tumbled 90 basis points last year.
- Rent** ↗ The average monthly rent will reach \$1,100 this year, 5.3 percent up 5.3% more than the year-end level of 2015. A gain of 6.9 percent was posted during 2015.
- Investment** ○ Interest in properties in Orlando's downtown and legacy suburbs including Maitland, Winter Park and Lake Mary remains intense. Properties in outlying Lake County communities and outside of the metro in Polk County will command scrutiny, but also higher cap rates.

Orlando

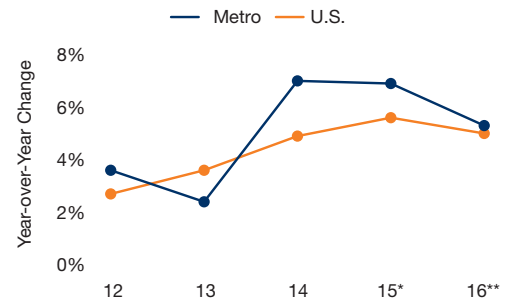
Employment Trends



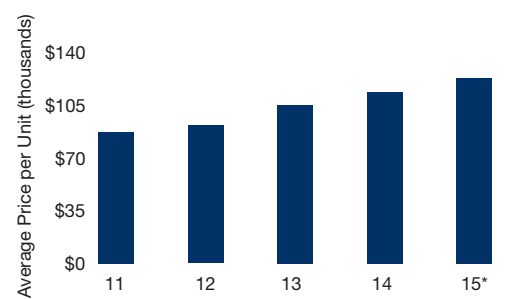
Supply and Demand



Effective Rent Trends



Sales Trends



* Estimate ** Forecast
Sources: CoStar Group, Inc.; Real Capital Analytics