

FOR SALE

EMERALD CAY DEVELOPMENT SITE

3 LOTS TOTALING 7.84 ACRES

S.R. 535 AT POLYNESIAN ISLE BLVD & OXFORD DRIVE KISSIMMEE, FL 32746



CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

PROPERTY HIGHLIGHTS

- 7.54 Total Acres with PUD Zoning (100% Usable)
- Approved for 260 units (\$8,846/Unit) for Condo/Hotel Development
- Water, sewer, and electric on-site, with off-site retention
- Cleared, flat grade high and dry raw land ready for development
- Next to Super Wal-Mart and close to the attractions/ outlet centers
- Less than 3 miles away from Walt Disney World
- Easy Access to I-4, Osceola Pkwy, 417, HW 192 from SR 535
- **Sales Price:** **\$2,300,000** (\$7 PSF or \$8,846/Unit)

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

FOR SALE

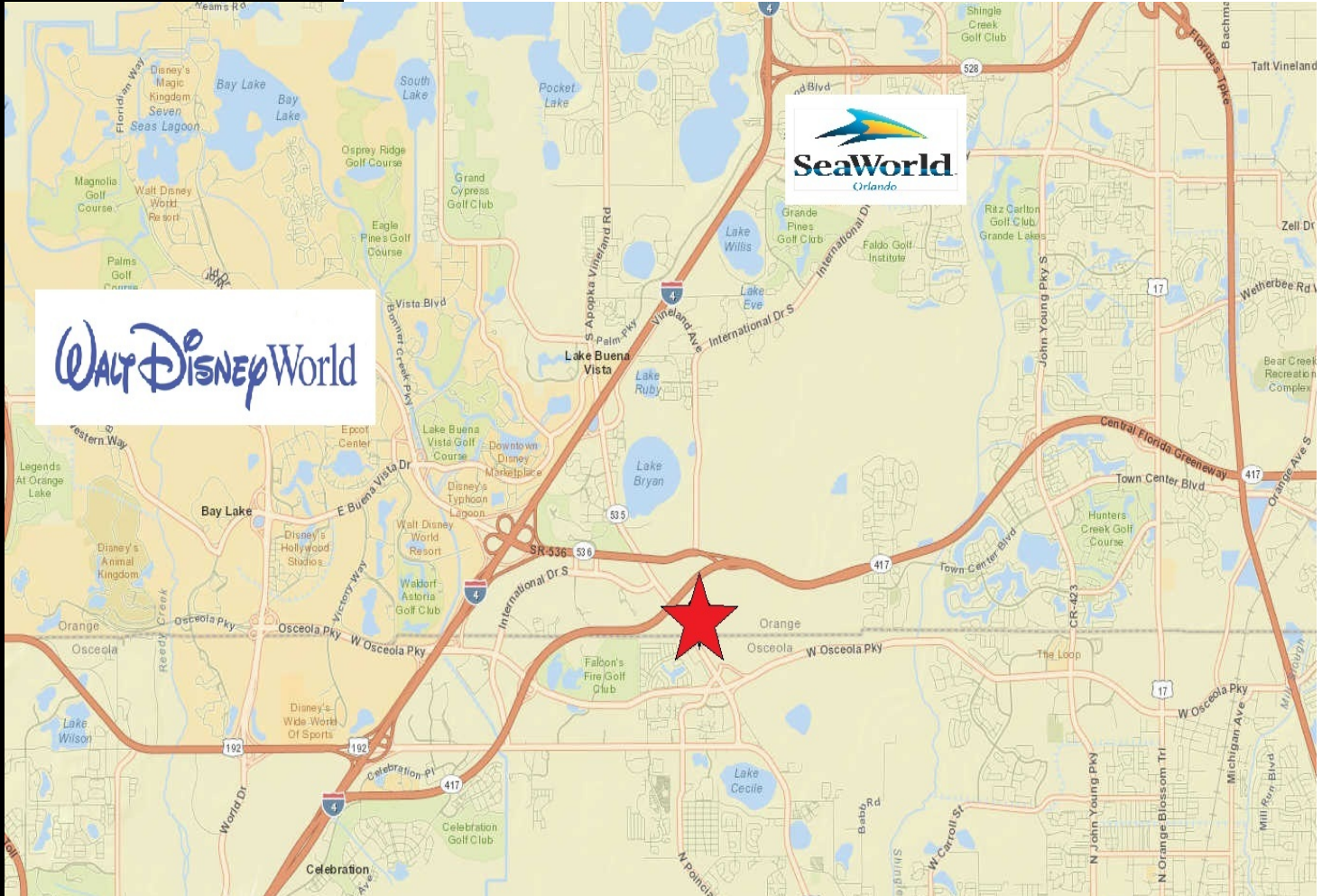
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REAL ESTATE PARTNERS, LLC



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www.ResultsREPartners.com

Parcel ID Info:

Lot 1: 02-25-28-5035-0001-0018 & 02-25-28-5035-0001-0016
3.70 Acres or 160,561 SF

Lot 2: 02-25-28-5035-0001-0017
1.34 Acres or 58,413 SF

Lot 3: 02-25-28-2855-0001-0035
2.50 Acres or 108,900 SF

Total of 7.54 Usable Acres of Land

Approved for 260 condo/hotel units
Zoning: PUD / Planned United Development

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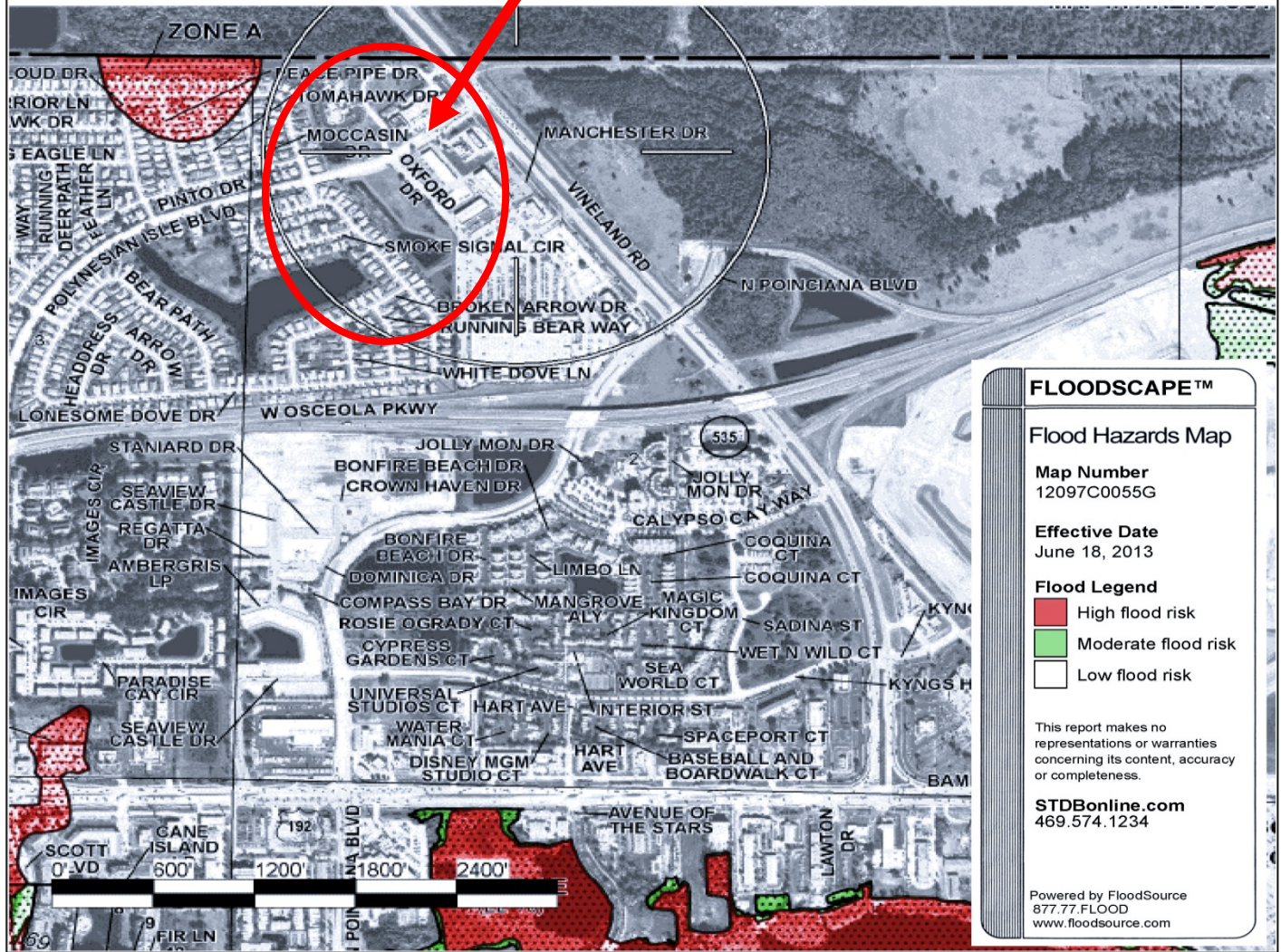
3 LOTS TOTALING 7.84 ACRES

S.R. 535 AT POLYNESIAN ISLE BLVD & OXFORD DRIVE KISSIMMEE, FL 32746



PROPERTY ADDRESS:
3250+Vineland+Rd%2C+Kissimmee%2C+Florida%2C+34746

Subject site is shown in RED and is not in a flood zone as shown on the map below.



FOR SALE

EMERALD CAY DEVELOPMENT SITE

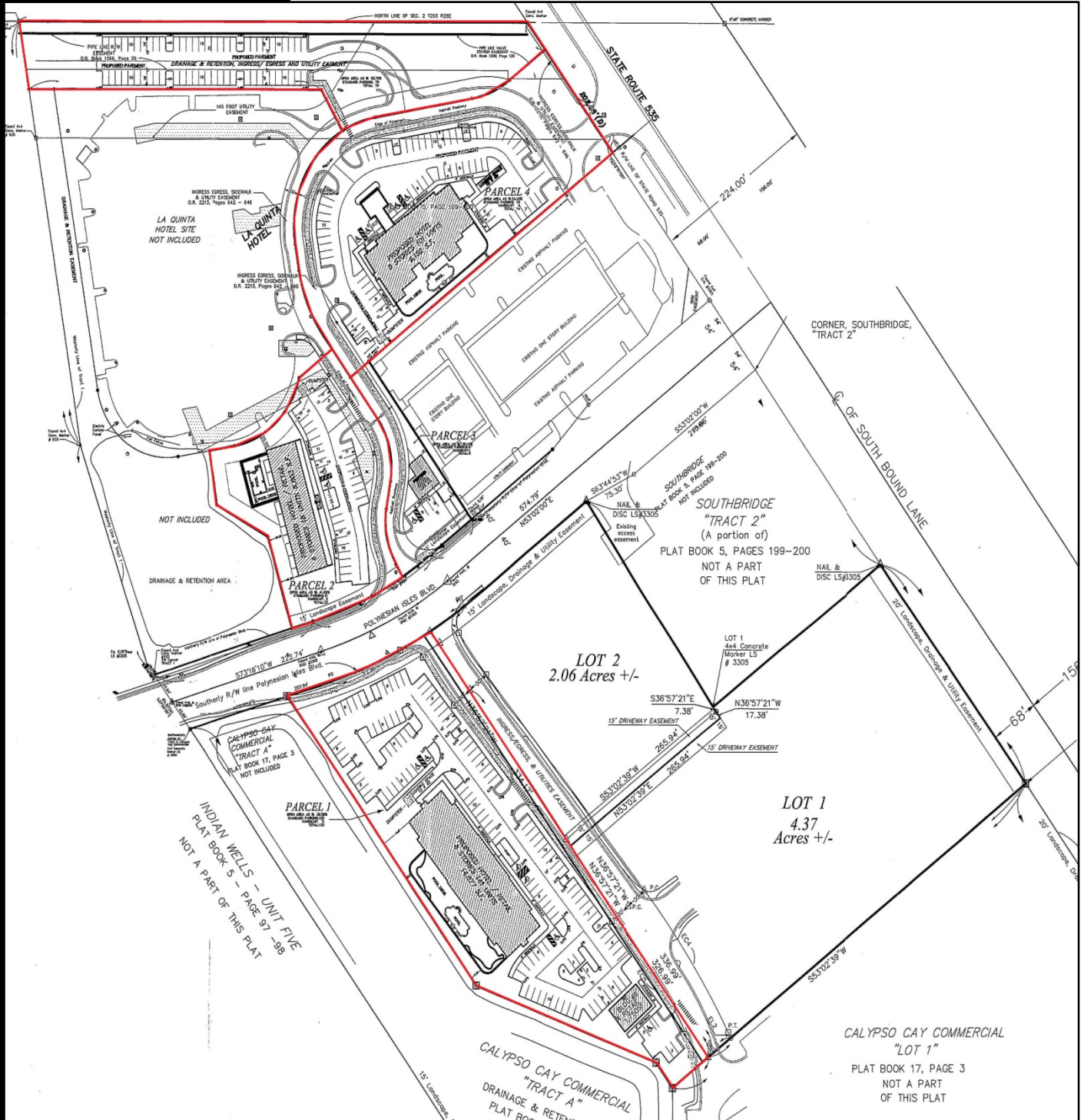
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RESULTS
REAL ESTATE PARTNERS, LLC

Proposed Development Shown in RED. Plans Available Upon Request



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Traffic Count Profile

Prepared by Vincent Wolle

3250 Vineland Road
3250 Vineland Rd, Kissimmee, Florida, 34746
Ring: 5 miles radius

Latitude: 28.345304
Longitude: -81.486418

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.02	Vineland Rd	Polynesian Isles Blvd (0.09 miles NW)	2010	65,039
0.15	S Apopka Vineland Rd	Lbv Factory Stores Dr (0.25 miles NW)	1998	50,106
0.21	Warrior Ln	Smoke Signal Cir (0.04 miles NW)	1999	7,579
0.22	S Apopka Vineland Rd	Lbv Factory Stores Dr (0.19 miles NW)	1998	38,765
0.29	Vineland Rd	W Osceola Pkwy (0.12 miles SE)	2005	39,500
0.37	Vineland Rd	W Osceola Pkwy (0.04 miles SE)	2010	44,000
0.48	Polynesian Isles Blvd	Thunder Cloud Dr (0.07 miles NE)	2010	9,424
0.66	Vineland Rd	Calypso Cay Way (0.09 miles NW)	2010	27,500
0.75	S Apopka Vineland Rd	International Dr S (0.05 miles NW)	2010	44,000
0.79	Polynesian Isles Blvd	Images Cir (0.07 miles S)	1992	6,740
0.86	Central Florida Greenway	Cnetral Florida Greenway (0.28 miles W)	2007	11,260
0.86	Space Coast Pkwy	Bonfire Beach Dr (0.06 miles E)	2009	38,043
0.89	World Center Dr	International Dr S (0.12 miles E)	2007	13,676
0.89	World Center Dr	International Dr S (0.1 miles W)	2000	24,465
0.92	Osceola Pkwy	Polynesian Isles Blvd (0.22 miles E)	2010	13,281
0.92	S Apopka Vineland Rd	International Dr S (0.12 miles SE)	2010	44,000
0.94	World Center Dr	S Apopka Vineland Rd (0.19 miles W)	2009	30,412
0.95	Space Coast Pkwy	Scott Blvd (0.16 miles W)	2010	38,500
0.96	Polynesian Isles Blvd	Images Cir (0.17 miles N)	2004	5,603
1.01	W Irlo Bronson Memorial Hwy	Lawton Dr (0.17 miles W)	2009	38,043
1.08	Space Coast Pkwy	Scott Blvd (0.11 miles E)	2003	52,420
1.17	S Apopka Vineland Rd	World Center Dr (0.11 miles SE)	2009	39,601
1.19	W Irlo Bronson Memorial Hwy	Lawton Dr (0.36 miles W)	2009	27,821
1.28	W Space Coast Pkwy	Elese Dr (0.14 miles E)	1998	52,000
1.28	World Center Dr	International Ave (0.17 miles W)	2009	34,000
1.41	International Dr	International Dr S (0.39 miles S)	2010	17,576
1.53	S Apopka Vineland Rd	Vistana Dr (0.06 miles N)	2010	39,000
1.58	W Irlo Bronson Memorial Hwy	Seven Dwarfs Ln (0.08 miles S)	2010	55,511
1.69	World Center Dr	Continental Gateway (0.09 miles E)	2009	55,000
1.70	Seralago Blvd	W Irlo Bronson Memorial Hwy (0.13 miles S)	2004	3,982

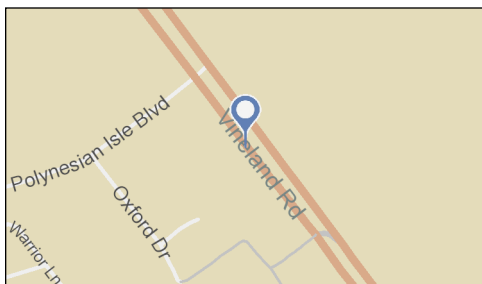
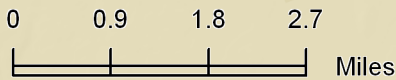
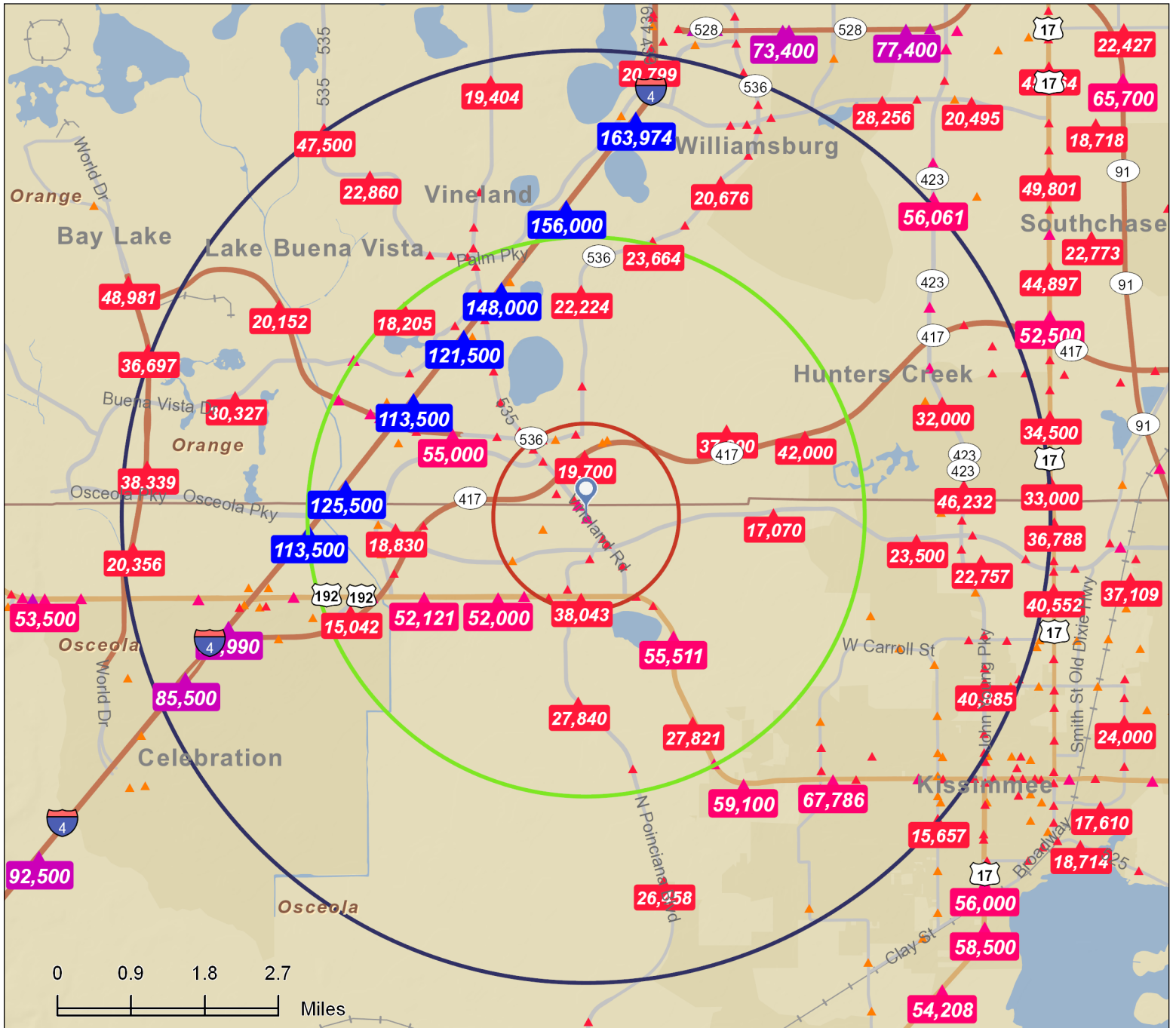
Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2011 to 1963. Just over 68% of the counts were taken between 2001 and 2011 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2011 MPSI Systems Inc. d.b.a. DataMetrix®

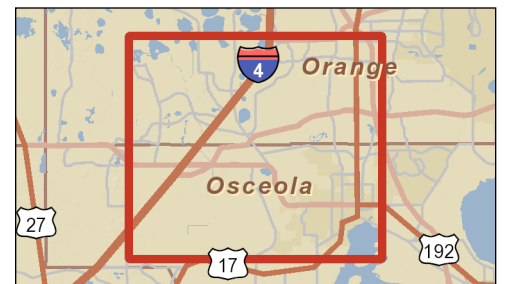
Traffic Count Map

3250 Vineland Road
 3250 Vineland Rd, Kissimmee, Florida, 34746
 Ring: 1, 3, 5 Miles

Prepared by Vincent Wolle
 Latitude: 28.345304
 Longitude: -81.486418



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Demographic and Income Profile

3250 Vineland Road
 3250 Vineland Rd, Kissimmee, Florida, 34746,
 Ring: 1 mile radius

Prepared by Vincent Wolle
 Latitude: 28.345303896
 Longitude: -81.48641765

Summary	Census 2010	2013	2018
Population	3,137	3,281	3,634
Households	1,273	1,327	1,469
Families	687	714	790
Average Household Size	2.06	2.08	2.12
Owner Occupied Housing Units	453	435	510
Renter Occupied Housing Units	820	891	959
Median Age	29.0	29.7	31.3
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	2.06%	0.99%	0.71%
Households	2.05%	0.98%	0.74%
Families	2.04%	0.87%	0.63%
Owner HHs	3.23%	1.32%	0.94%
Median Household Income	3.14%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	165	12.4%	172	11.7%
\$15,000 - \$24,999	163	12.3%	127	8.6%
\$25,000 - \$34,999	189	14.2%	178	12.1%
\$35,000 - \$49,999	285	21.5%	285	19.4%
\$50,000 - \$74,999	304	22.9%	354	24.1%
\$75,000 - \$99,999	110	8.3%	178	12.1%
\$100,000 - \$149,999	83	6.3%	135	9.2%
\$150,000 - \$199,999	17	1.3%	28	1.9%
\$200,000+	10	0.8%	14	1.0%
Median Household Income	\$41,215		\$48,100	
Average Household Income	\$51,128		\$59,059	
Per Capita Income	\$18,455		\$21,129	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	159	5.1%	165	5.0%	189	5.2%
5 - 9	130	4.1%	147	4.5%	173	4.8%
10 - 14	128	4.1%	131	4.0%	159	4.4%
15 - 19	292	9.3%	271	8.3%	271	7.5%
20 - 24	605	19.3%	596	18.2%	547	15.1%
25 - 34	588	18.7%	619	18.9%	709	19.5%
35 - 44	394	12.6%	433	13.2%	486	13.4%
45 - 54	410	13.1%	390	11.9%	395	10.9%
55 - 64	261	8.3%	313	9.5%	388	10.7%
65 - 74	107	3.4%	142	4.3%	216	5.9%
75 - 84	47	1.5%	55	1.7%	77	2.1%
85+	17	0.5%	18	0.5%	23	0.6%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,224	70.9%	2,290	69.8%	2,475	68.1%
Black Alone	166	5.3%	179	5.5%	210	5.8%
American Indian Alone	26	0.8%	28	0.9%	32	0.9%
Asian Alone	397	12.7%	412	12.6%	455	12.5%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	238	7.6%	276	8.4%	346	9.5%
Two or More Races	84	2.7%	96	2.9%	115	3.2%
Hispanic Origin (Any Race)	1,065	33.9%	1,251	38.1%	1,642	45.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

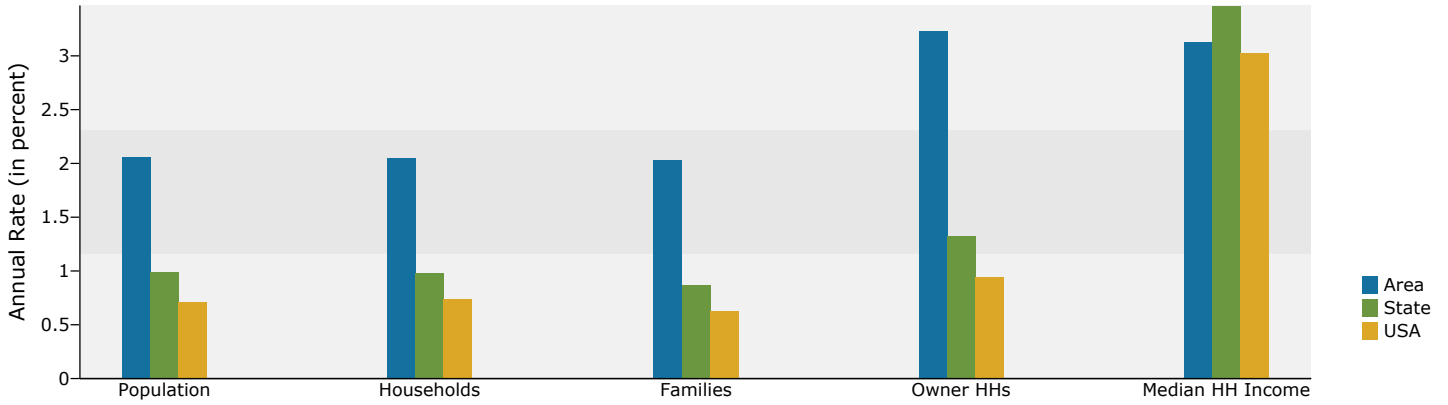


Demographic and Income Profile

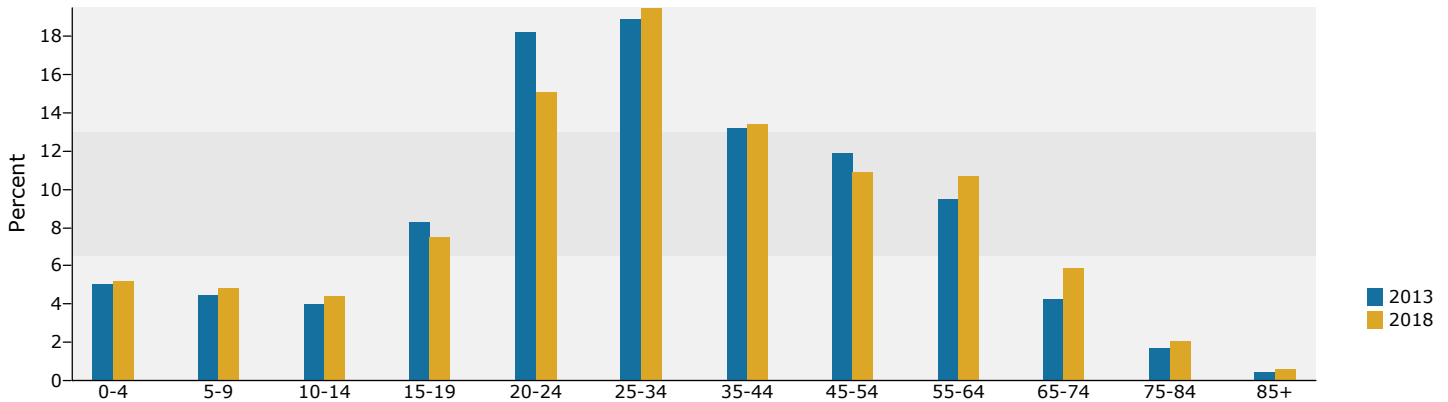
3250 Vineland Road
 3250 Vineland Rd, Kissimmee, Florida, 34746,
 Ring: 1 mile radius

Prepared by Vincent Wolle
 Latitude: 28.345303896
 Longitude: -81.48641765

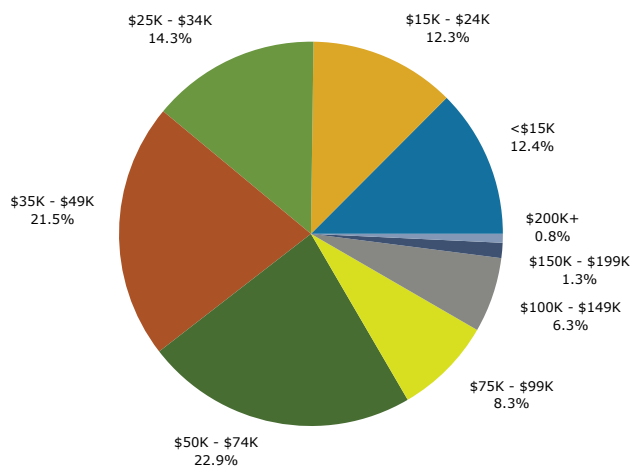
Trends 2013-2018



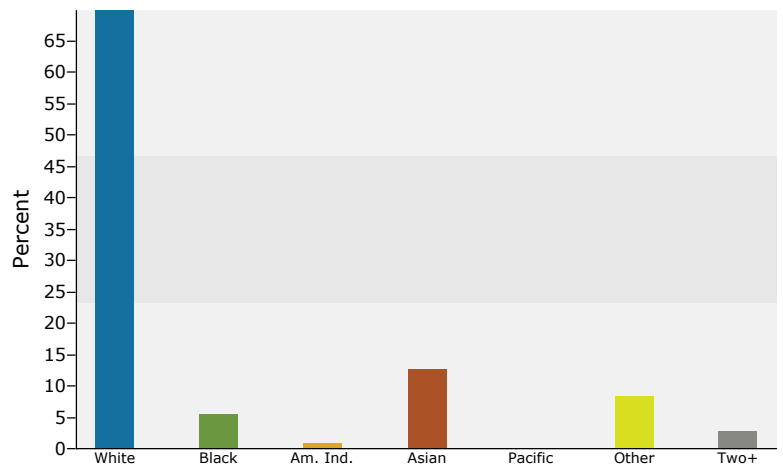
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 38.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

3250 Vineland Road
 3250 Vineland Rd, Kissimmee, Florida, 34746,
 Ring: 3 mile radius

Prepared by Vincent Wolle
 Latitude: 28.345303896
 Longitude: -81.48641765

Summary	Census 2010	2013	2018
Population	29,865	30,866	33,656
Households	8,459	8,741	9,668
Families	5,360	5,512	6,084
Average Household Size	2.79	2.81	2.83
Owner Occupied Housing Units	3,969	3,843	4,391
Renter Occupied Housing Units	4,490	4,898	5,277
Median Age	26.6	27.6	29.4
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.75%	0.99%	0.71%
Households	2.04%	0.98%	0.74%
Families	1.99%	0.87%	0.63%
Owner HHs	2.70%	1.32%	0.94%
Median Household Income	2.99%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	905	10.4%	963	10.0%
\$15,000 - \$24,999	1,048	12.0%	809	8.4%
\$25,000 - \$34,999	1,191	13.6%	1,125	11.6%
\$35,000 - \$49,999	1,837	21.0%	1,852	19.2%
\$50,000 - \$74,999	1,851	21.2%	2,106	21.8%
\$75,000 - \$99,999	759	8.7%	1,159	12.0%
\$100,000 - \$149,999	650	7.4%	1,003	10.4%
\$150,000 - \$199,999	295	3.4%	381	3.9%
\$200,000+	205	2.3%	270	2.8%
Median Household Income	\$43,690		\$50,636	
Average Household Income	\$60,648		\$69,983	
Per Capita Income	\$20,146		\$23,003	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,416	4.7%	1,448	4.7%	1,644	4.9%
5 - 9	1,367	4.6%	1,437	4.7%	1,622	4.8%
10 - 14	1,500	5.0%	1,482	4.8%	1,646	4.9%
15 - 19	3,224	10.8%	3,050	9.9%	3,035	9.0%
20 - 24	6,510	21.8%	6,369	20.6%	5,918	17.6%
25 - 34	4,945	16.6%	5,423	17.6%	6,176	18.4%
35 - 44	3,727	12.5%	3,806	12.3%	4,323	12.8%
45 - 54	3,344	11.2%	3,437	11.1%	3,554	10.6%
55 - 64	2,163	7.2%	2,437	7.9%	2,971	8.8%
65 - 74	1,058	3.5%	1,283	4.2%	1,833	5.4%
75 - 84	490	1.6%	552	1.8%	737	2.2%
85+	122	0.4%	142	0.5%	196	0.6%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,636	69.1%	21,092	68.3%	22,570	67.1%
Black Alone	1,926	6.4%	2,000	6.5%	2,235	6.6%
American Indian Alone	150	0.5%	156	0.5%	176	0.5%
Asian Alone	3,812	12.8%	3,889	12.6%	4,208	12.5%
Pacific Islander Alone	19	0.1%	19	0.1%	20	0.1%
Some Other Race Alone	2,308	7.7%	2,589	8.4%	3,132	9.3%
Two or More Races	1,014	3.4%	1,122	3.6%	1,315	3.9%
Hispanic Origin (Any Race)	10,089	33.8%	11,430	37.0%	14,397	42.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

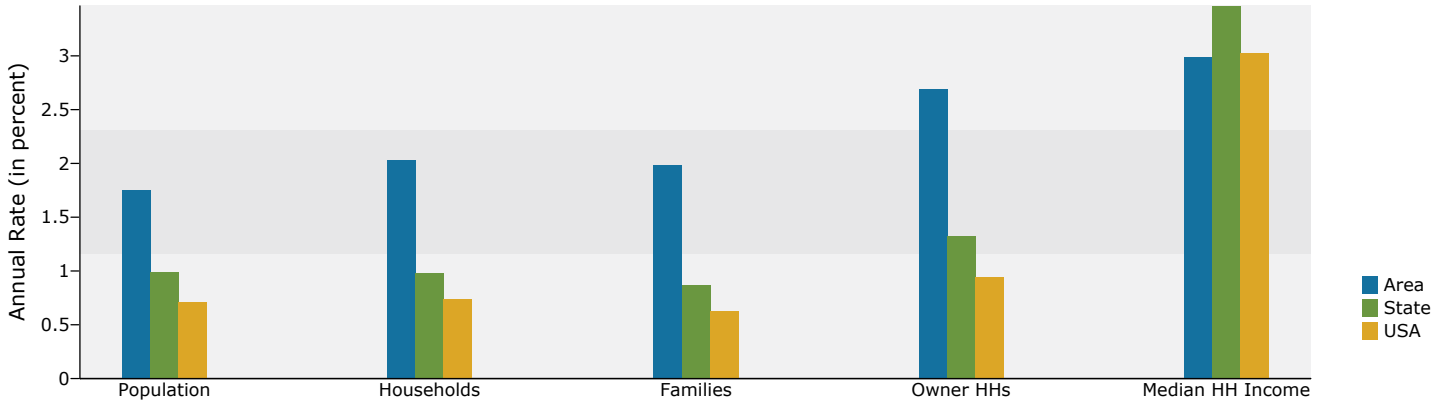


Demographic and Income Profile

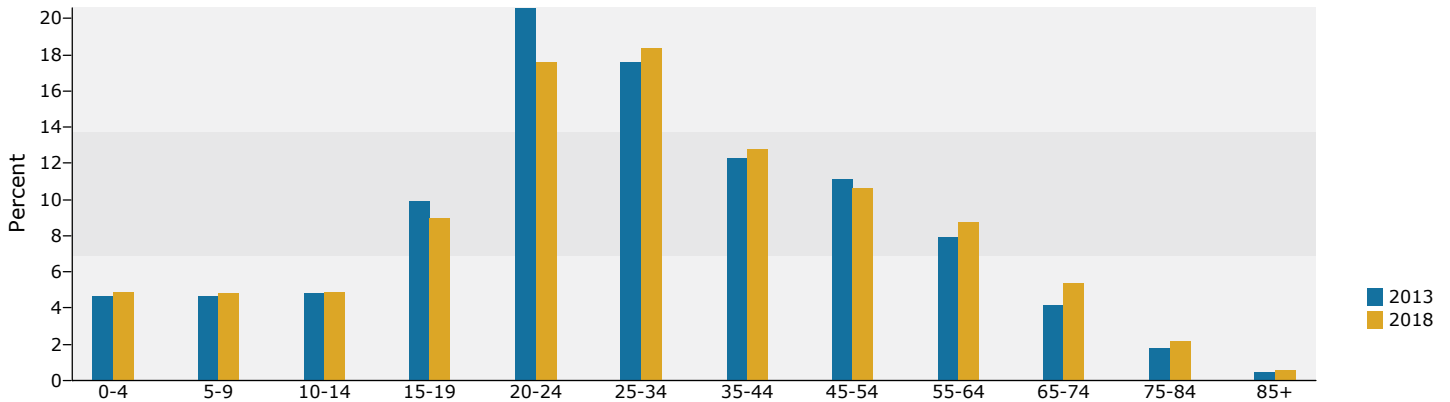
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 Ring: 3 mile radius

Prepared by Vincent Wolle
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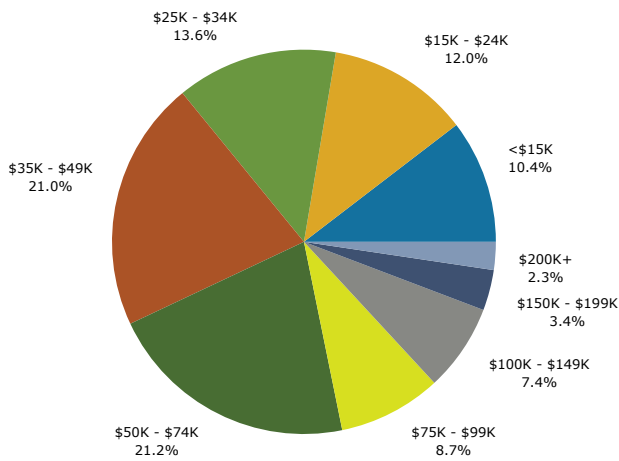
Trends 2013-2018



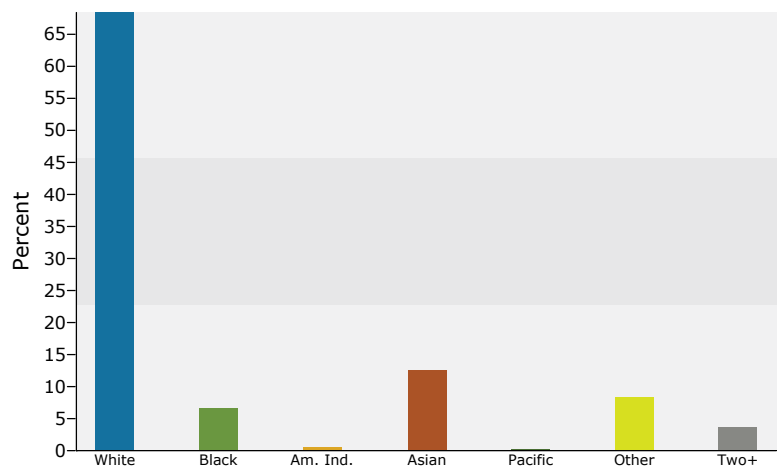
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 37.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

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 Ring: 5 mile radius

Prepared by Vincent Wolle
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Summary	Census 2010	2013	2018
Population	97,264	101,628	111,817
Households	34,078	35,432	38,993
Families	22,698	23,503	25,736
Average Household Size	2.65	2.68	2.69
Owner Occupied Housing Units	15,359	14,860	16,912
Renter Occupied Housing Units	18,719	20,572	22,081
Median Age	31.6	31.9	32.8
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.93%	0.99%	0.71%
Households	1.93%	0.98%	0.74%
Families	1.83%	0.87%	0.63%
Owner HHs	2.62%	1.32%	0.94%
Median Household Income	3.26%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	3,629	10.2%	3,921	10.1%
\$15,000 - \$24,999	4,514	12.7%	3,453	8.9%
\$25,000 - \$34,999	4,984	14.1%	4,615	11.8%
\$35,000 - \$49,999	6,574	18.6%	6,591	16.9%
\$50,000 - \$74,999	6,936	19.6%	7,770	19.9%
\$75,000 - \$99,999	3,271	9.2%	4,874	12.5%
\$100,000 - \$149,999	3,229	9.1%	4,648	11.9%
\$150,000 - \$199,999	1,171	3.3%	1,590	4.1%
\$200,000+	1,124	3.2%	1,531	3.9%
Median Household Income	\$44,285		\$51,982	
Average Household Income	\$64,267		\$75,533	
Per Capita Income	\$23,111		\$26,984	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,815	6.0%	5,982	5.9%	6,823	6.1%
5 - 9	5,652	5.8%	5,721	5.6%	6,223	5.6%
10 - 14	6,023	6.2%	5,895	5.8%	6,085	5.4%
15 - 19	8,032	8.3%	7,843	7.7%	7,686	6.9%
20 - 24	12,248	12.6%	12,929	12.7%	12,379	11.1%
25 - 34	15,707	16.1%	17,112	16.8%	20,844	18.6%
35 - 44	14,084	14.5%	13,820	13.6%	14,660	13.1%
45 - 54	13,012	13.4%	13,467	13.3%	13,645	12.2%
55 - 64	8,852	9.1%	9,857	9.7%	11,782	10.5%
65 - 74	4,760	4.9%	5,551	5.5%	7,296	6.5%
75 - 84	2,364	2.4%	2,617	2.6%	3,316	3.0%
85+	715	0.7%	835	0.8%	1,079	1.0%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,862	69.8%	70,101	69.0%	75,868	67.9%
Black Alone	7,745	8.0%	8,145	8.0%	9,171	8.2%
American Indian Alone	438	0.5%	456	0.4%	508	0.5%
Asian Alone	8,399	8.6%	8,613	8.5%	9,360	8.4%
Pacific Islander Alone	159	0.2%	152	0.1%	153	0.1%
Some Other Race Alone	9,058	9.3%	10,151	10.0%	12,068	10.8%
Two or More Races	3,603	3.7%	4,009	3.9%	4,689	4.2%
Hispanic Origin (Any Race)	38,586	39.7%	43,908	43.2%	54,550	48.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

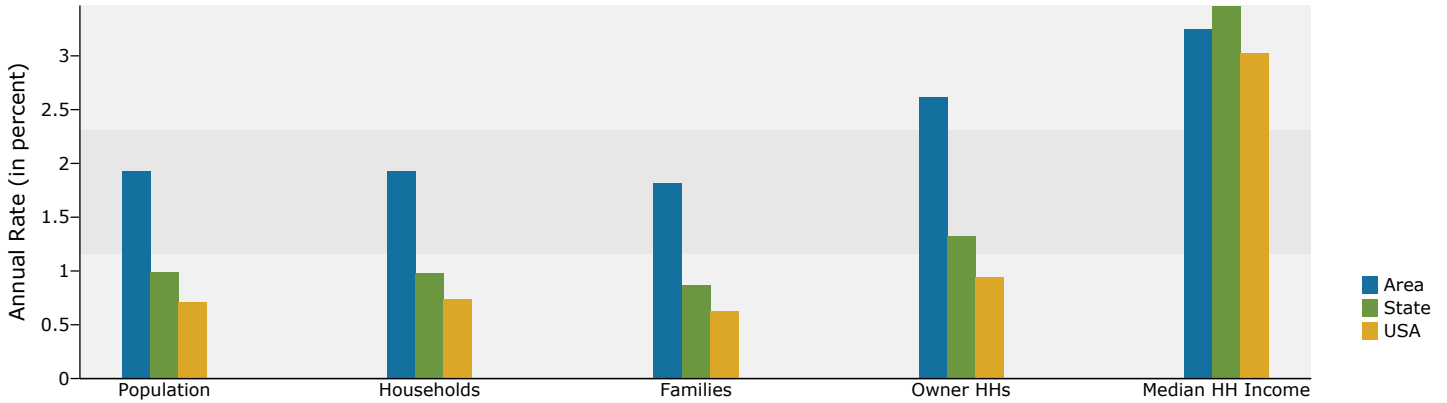


Demographic and Income Profile

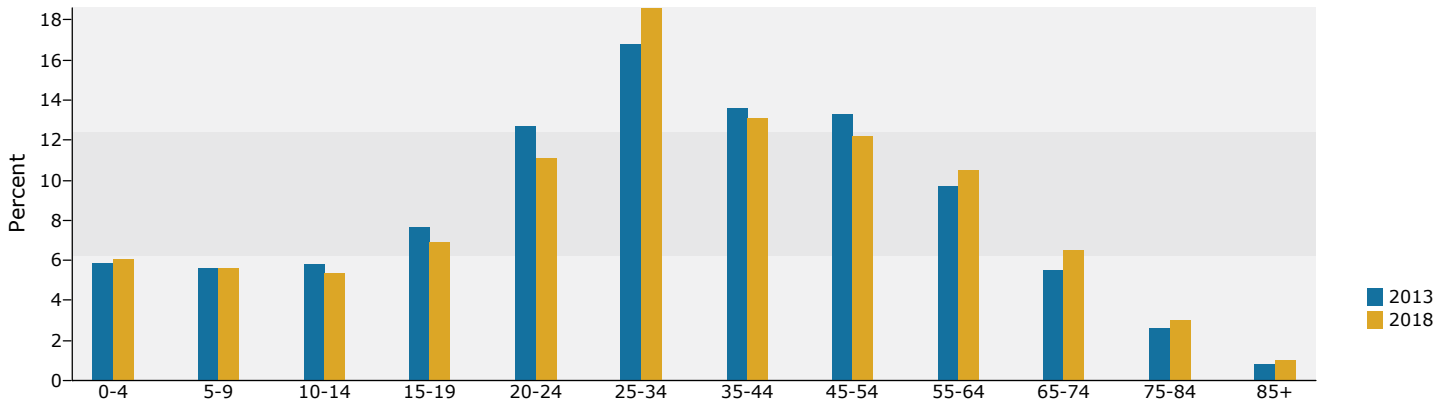
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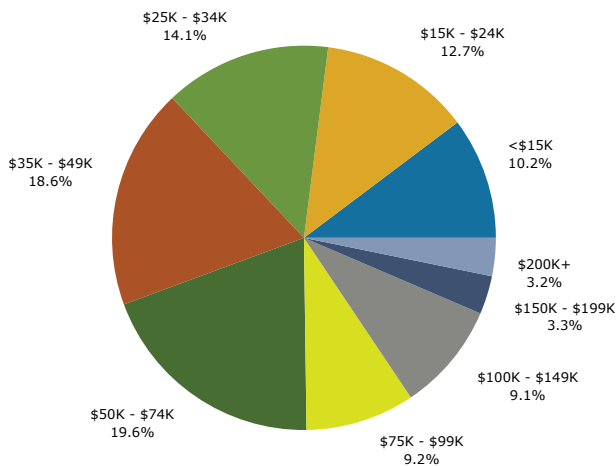
Trends 2013-2018



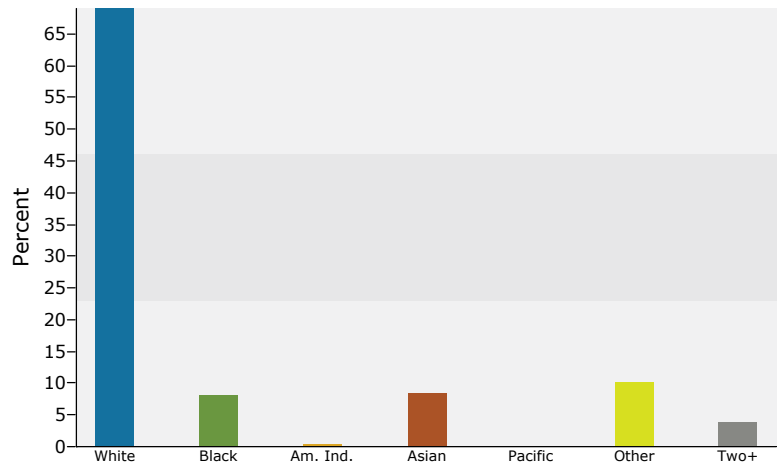
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 43.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.