

16.65 ACRES ZONED WAREHOUSE IN FLORIDA GROWTH CORRIDOR

7707 AMSTERDAM DR
ORLANDO, FL 32832

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PROPERTY INFORMATION

Property Summary
Complete Highlights
Concept_Plan_1013409_A_close.pdf
Concept_Plan_1013409_A.pdf

LOCATION INFORMATION

Regional Map
Location Maps
Close View Aerial
Area Aerial
Area Attractions
Future Roadway Map

SALE COMPARABLES

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Sale Comps Summary

DEMOGRAPHICS

Demographics Report
Demographics Map

ADVISOR BIOS

1 Advisor Bio & Contact 1

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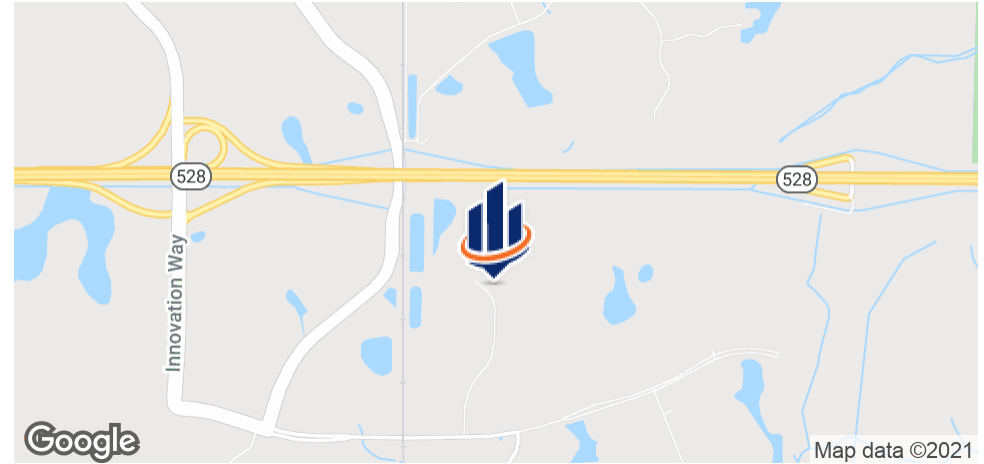
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1 PROPERTY INFORMATION

7707 Amsterdam Drive
Orlando, FL 32832

Property Summary



OFFERING SUMMARY

Sale Price:	Market
Lot Size:	16.65 Acres
Zoning:	Industrial or Warehouse
Market:	Orlando
Submarket:	International Corporate Park / MCO
Price / SF:	+/- \$5.00

PROPERTY OVERVIEW

SVN Florida is proud to present this exclusive opportunity. This ±16.65 acres of office/industrial land is located at 7707 Amsterdam Drive in Orlando, FL and offers Owners, investors and developers a significant value enhancement via development of a wide variety of uses to serve the rapidly growing area.

The Property features an ideal logistics location in Central Florida with highway visibility and excellent accessibility. The Property benefits from highly favorable and flexible commercial zoning and offers investors a huge value-add opportunity through potential development to maximize highest and best use. Initial plans allow for ±220,000 SF of useable space in an area with demand for call centers, office headquarters, distribution and warehouse or cold storage users.

Located in Orange County, the Property benefits from a strategic servicing location within the sub-market and its placement within the Orlando MSA. The Property is located off the busy Highway 528 Toll Road exit @ International Corporate Pkwy and offers strong visibility off Hwy 528 and Aerospace Pkwy. The location benefits from direct new road access to Lake Nona with Aerospace Pkwy expansion. The Property offers close access to all major road arteries including Hwy 528 from I-4 (±30 mins) to Interstate I-95 (±30 mins) , Hwy 417 and Dowden Road in Lake Nona (±15 mins). This Property is positioned near major companies: Disney Cruise Lines, Kratos Defense & Security Solution, Special Logistics Southeast, & Windoor. The Property's 2019 demographics within a 5-mile radius has a population of ±37,155 with an average HH income of ±\$95,297 and total annual consumer spending of ±\$353,707,000. This asset is positioned in a high growth area with population growth of ±37.03% from 2010-2019 and an anticipated ±11.71% growth expected from 2019-2024 within 5-miles of the Property.

Complete Highlights

SALE HIGHLIGHTS

- Expansive Parcel with 217 feet of Frontage
- Only 15 minutes from Orlando International Airport
- Highly favorable and flexible zoning allows for up to 220,000 SF for office, warehouse, distribution or storage
- Excellent highway visibility and accessibility
- Recognized growth corridor with strong demographics within a 5 mile radius
- Rare opportunity to acquire developable acreage at market pricing



Warehouse @ 7707 Amsterdam Dr
Orange County, FL

CONCEPT PLAN "A"



PROJECT DATA

TOTAL PROJECT AREA:
16.65± Acres

JURISDICTION:
ORANGE COUNTY, FL

PROPERTY FUTURE LAND USE:
"I" (INDUSTRIAL)
"WB" (WATER BODY)

PROPERTY ZONING:
"P-D" (INTERNATIONAL CORPORATE PARK)
TRACT "10A" (16.7 AC)
USES ALLOWED: "I-2 ZONING DISTRICT"
FLOOR AREA RANGE: 0.25 - 1.0
181,863 SF - 727,452 S.F.
MAX HEIGHT: 6 STORIES, 80 FEET (INDUSTRIAL)
PERIMETER BUFFER: 50'
SETBACKS:
30' FROM COLLECTOR ROADS
50' FROM ARTERIAL ROADS
ACCESS DRIVEWAYS
MIN SPACING 330' (ON COLLECTORS)

PROPOSED DENSITY:
220,000 SF

PROPOSED PARKING:
221 SPACES (1 SP / 1000 SF)

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

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PROJECT NUMBER: 1013 - 409
SCALE: 1" = 60' DATE: 04-17-18
DRAWN BY: Stuebs PROJ. MGR: Stuebs

PROVIDED FOR...

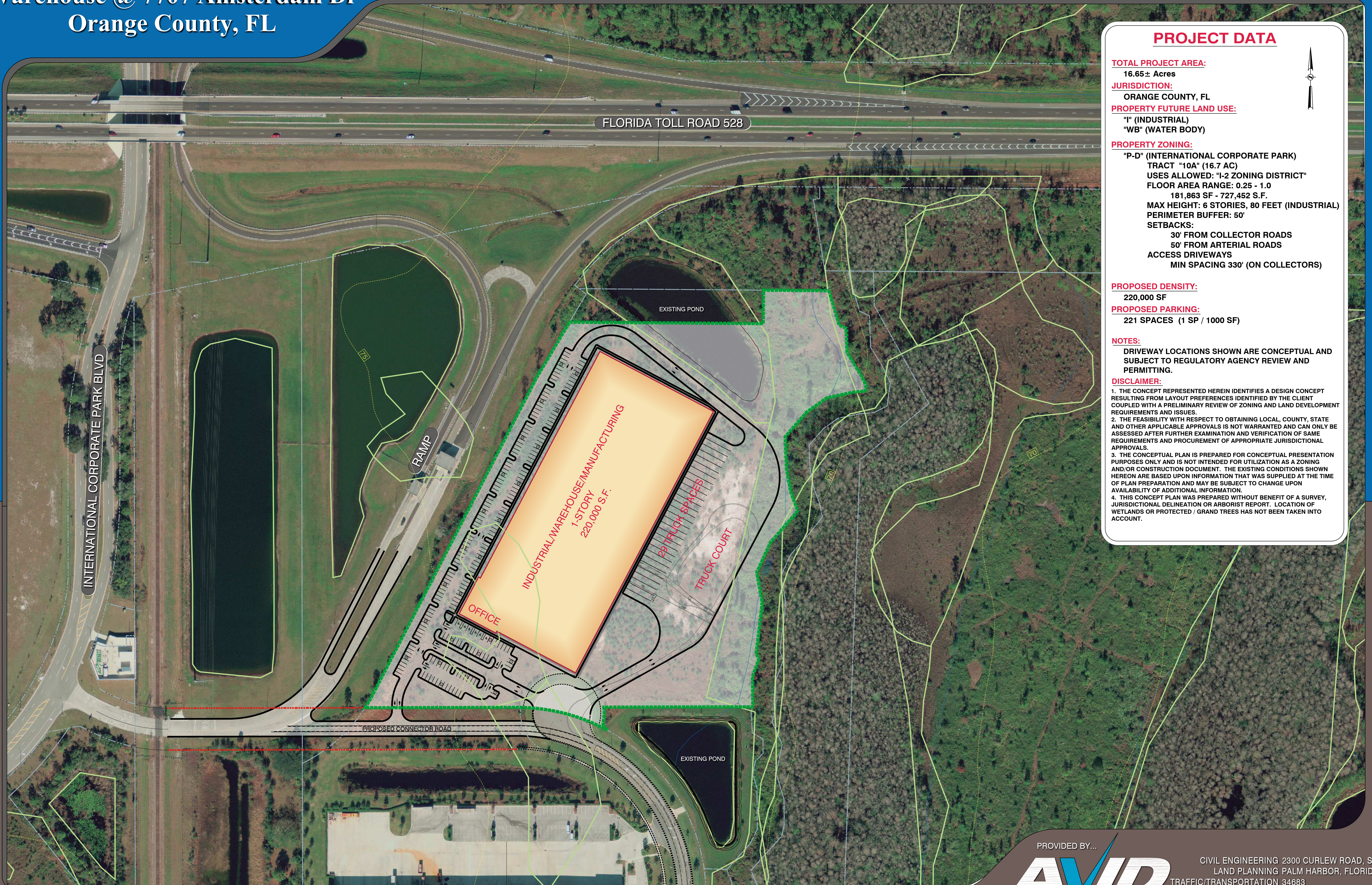
Neo Florida Homes

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SURVEYING PHONE (727) 789-9500
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Warehouse @ 7707 Amsterdam Dr Orange County, FL

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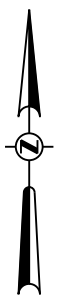
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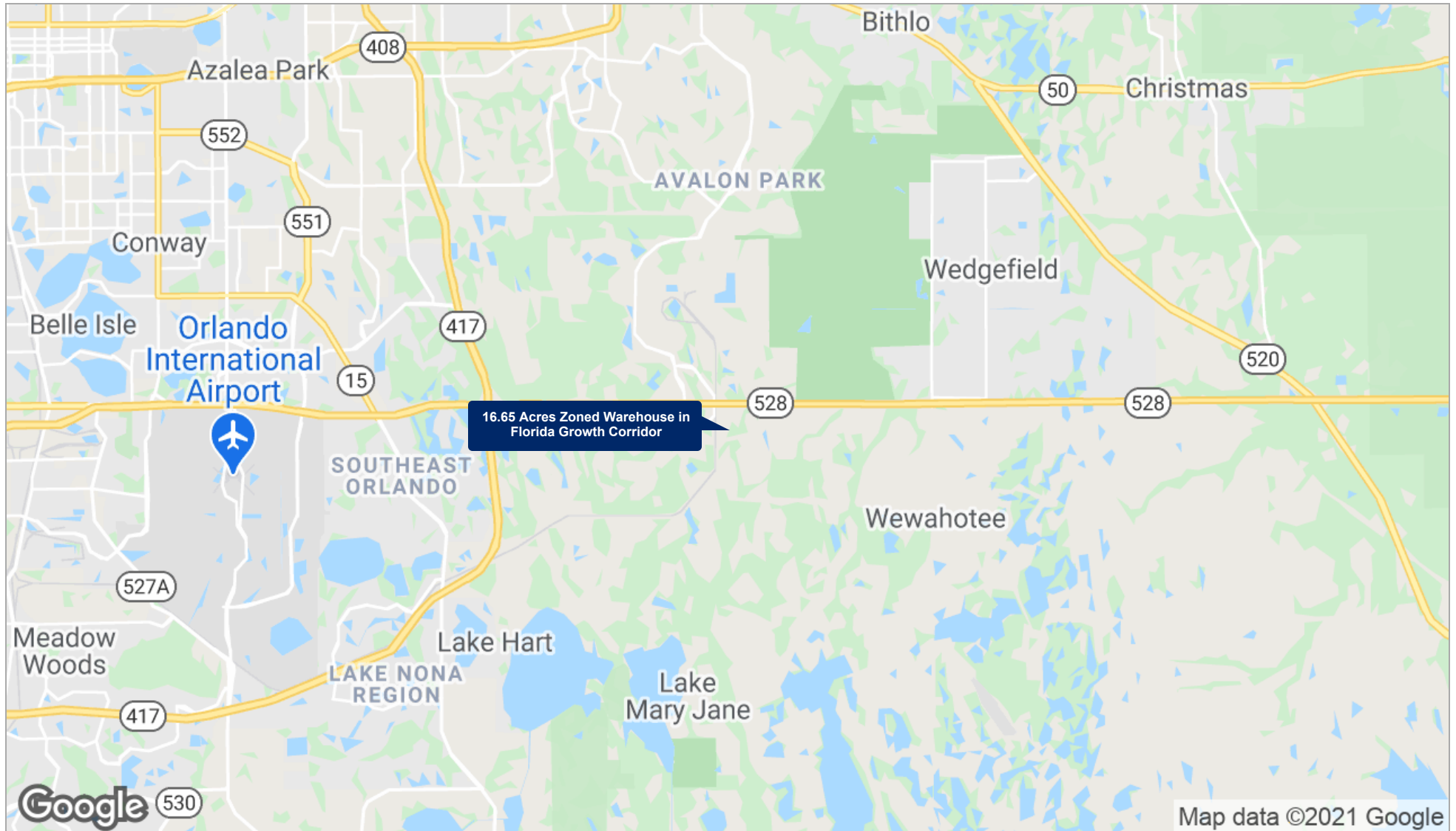
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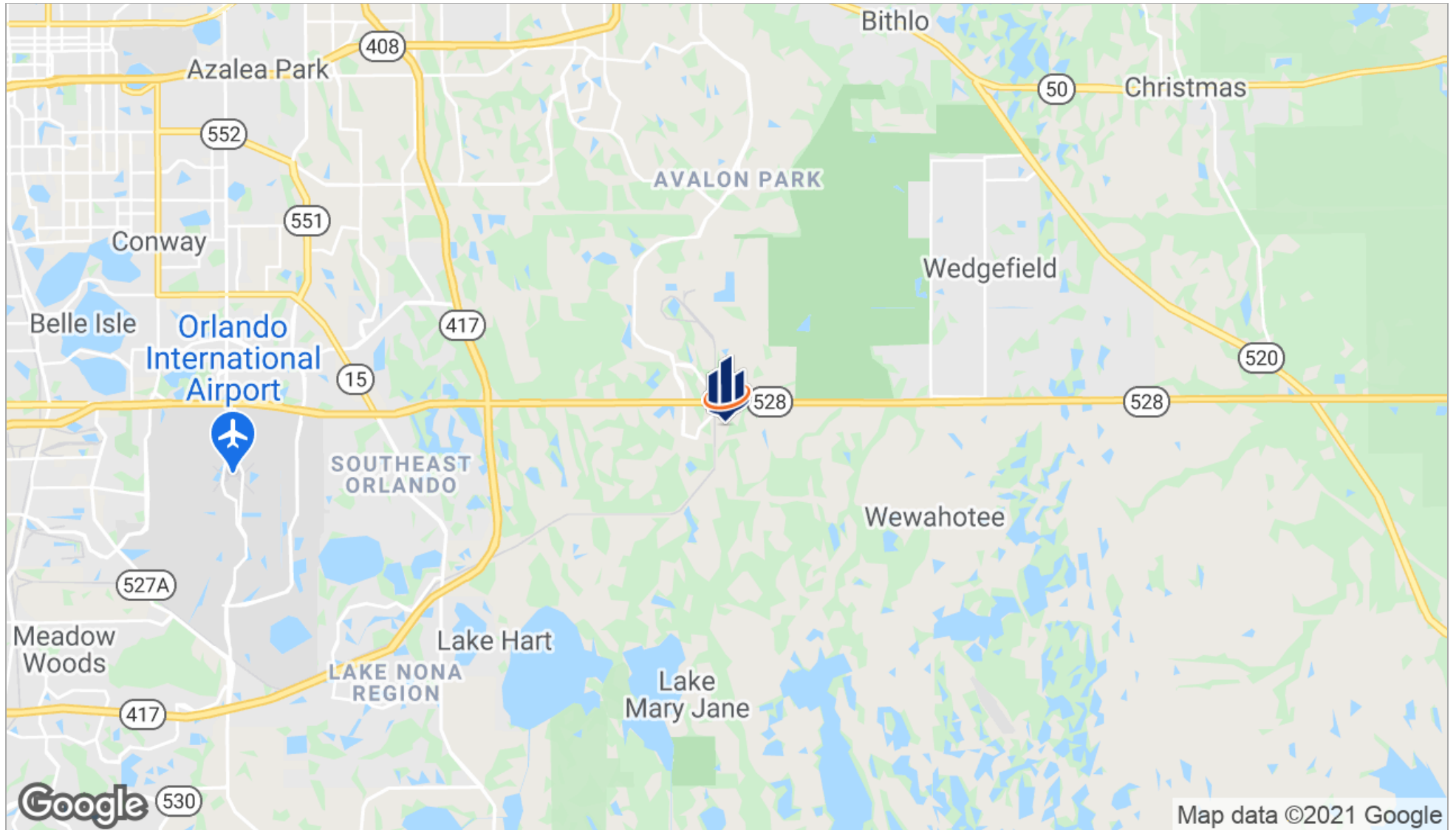
2 LOCATION INFORMATION

7707 Amsterdam Drive
Orlando, FL 32832

Regional Map



Location Maps



Close View Aerial



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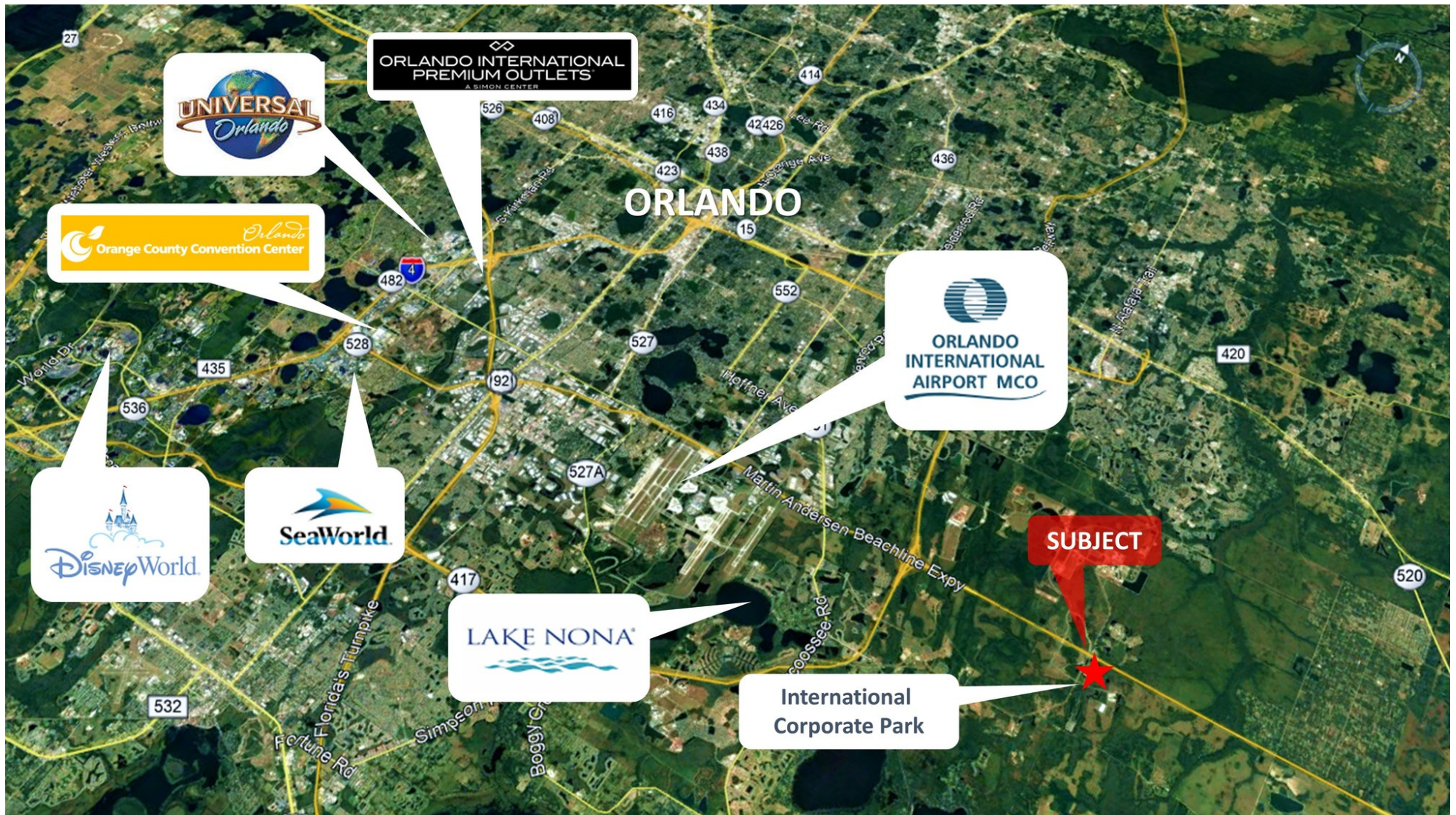
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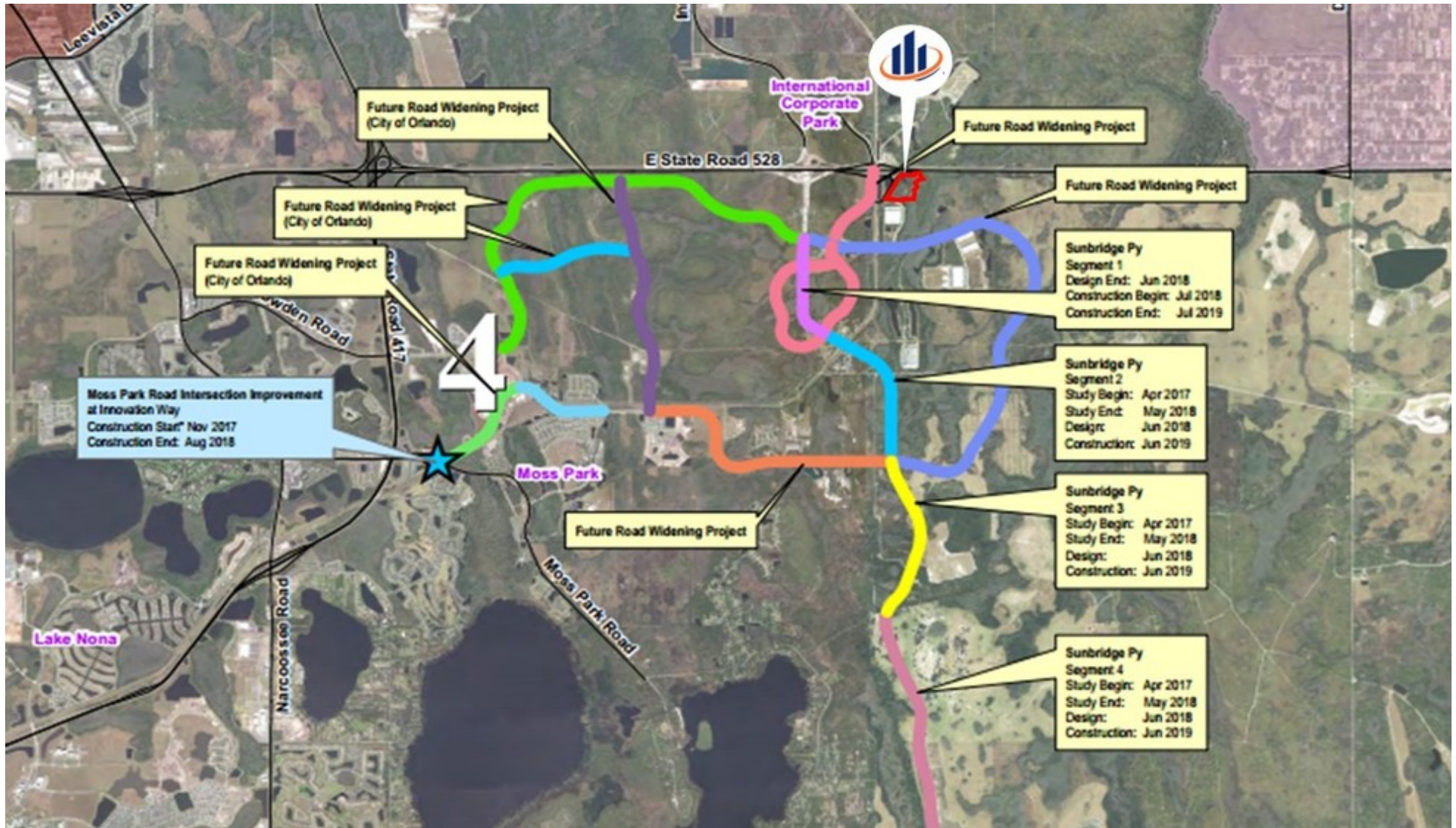
Area Aerial



Area Attractions



Future Roadway Map



3 SALE COMPARABLES

7707 Amsterdam Drive
Orlando, FL 32832

GRANTOR: Suburban Land Reserve, Inc.

GRANTEE: Correct Craft Real Estate, II LLC

SALE DATE: September 16, 2019

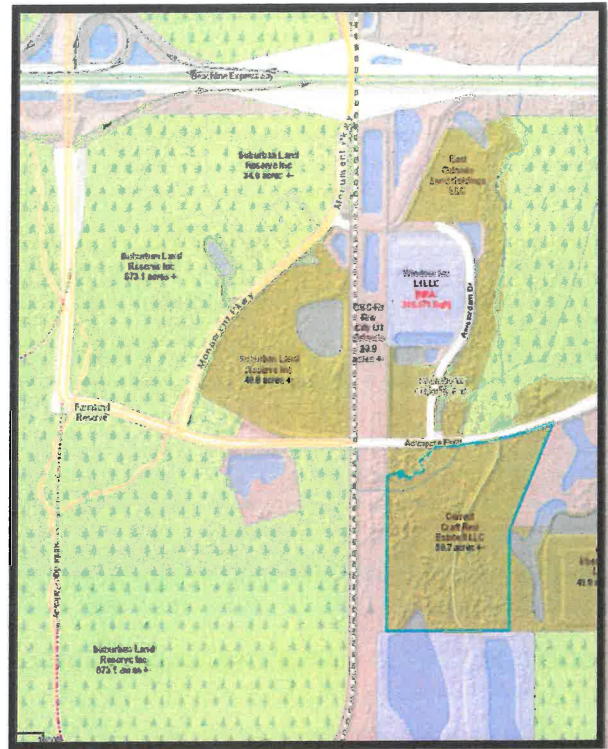
SALE PRICE: \$2,194,600 Purchase Price
+ \$1,000,000 Ext. Dev. Costs
\$3,194,600

LAND SIZE: 59.73 Gross Acres
14.66 Net Usable Acres

UNIT PRICE: \$53,484/Gross Acre
\$217,913/Net Usable Acre

RECORDED: Document No. 20190575324
Public Records of Orange
County, Florida

INSTRUMENT: Special Warranty Deed

**LOCATION:**

The sale property is located along the south side of Aerospace Parkway, south of the intersection of Aerospace Parkway and Amsterdam Drive, in unincorporated Orange County, Florida. The sale property is further identified as being located within the Sunbridge Park Planned Development.

LEGAL DESCRIPTION:

Lengthy, see Special Warranty Deed.

PARCEL IDENTIFICATION NUMBERS:

31-23-32-0000-00-005

ACCESS:

The sale property is located along the south side of Aerospace Parkway, a two-way, four lane, divided roadway with a center turn lane at the sale property.




LAND SHAPE:

The sale property is irregular in shape.

UTILITIES:

All required public utilities and services including sewer, water, electricity and telephone were available to this site.

Sale Comps Summary

SUBJECT PROPERTY		PRICE	LOT SIZE	PRICE/SF	PRICE/AC	
	16.65 Acres Zoned Warehouse in Florida Growth Corridor 7707 Amsterdam Drive Orlando, FL 32832	Subject To Offer	16.65 Acres	-	-	
SALE COMPS		PRICE	LOT SIZE	PRICE/SF	PRICE/AC	CLOSE
	1 Aerospace Pkwy Orlando, FL 32832	\$3,194,000	14.66 Acres	\$5.00	\$217,871	09/13/2019
	2 Transport Dr Orlando, FL 32832	\$1,934,000	9.67 Acres	\$4.59	\$200,000	01/20/2021
		PRICE	LOT SIZE	PRICE/SF	PRICE/AC	CLOSE
Totals/Averages		\$2,564,000	12.17 Acres	\$4.84	\$210,682	

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DEMOGRAPHICS

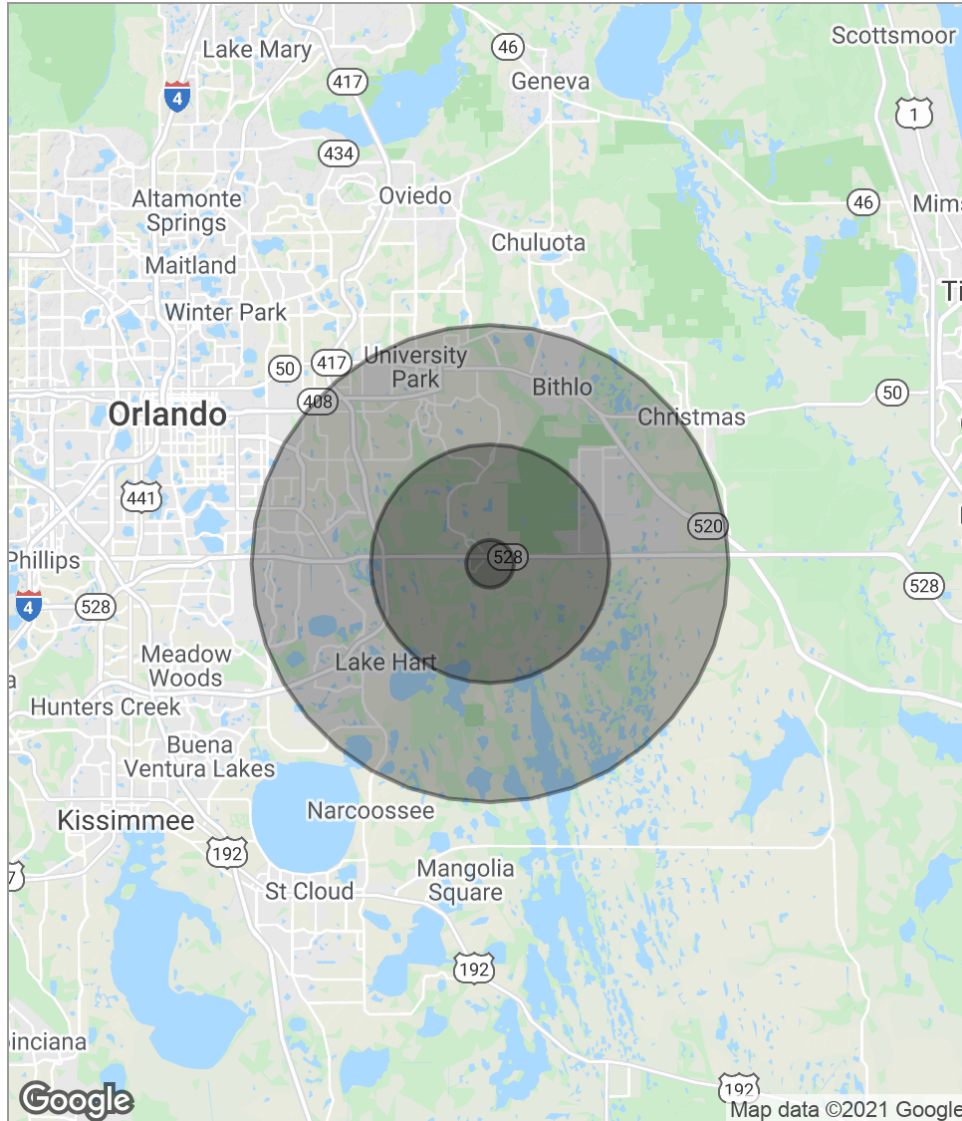
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Orlando, FL 32832

Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	615	27,252	199,108
Median age	30.6	31.0	32.2
Median age (male)	30.7	30.3	30.8
Median age (female)	30.7	31.7	33.5
Total households	173	8,064	66,683
Total persons per HH	3.6	3.4	3.0
Average HH income	\$84,441	\$85,398	\$68,844
Average house value	\$284,950	\$293,297	\$282,748

** Demographic data derived from 2010 US Census*

Demographics Map



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5 ADVISOR BIOS

7707 Amsterdam Drive
Orlando, FL 32832

Advisor Bio & Contact 1

ALI MUSHTAQ

Senior Advisor

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PROFESSIONAL BACKGROUND

Ali Mushtaq was awarded 2018 SVN Presidents Circle, Where he placed 43rd Nationally & 11th in Florida. Ali Mushtaq serves as a Top Producer Senior Advisor for SVN Florida specializing in the Investment Sales & Development of Retail, Commercial, Residential, Mixed Use Land in [Orlando MSA] With 18+ years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee. Ali's recent transactions include many Multi Million Dollar Transactions:

- *Park Square Plaza 1.41 Acres land \$1,870,000
- *Champions Crossing Publix Lease value \$15,000,000
- *Trinity Plaza Parcel "B" Dollar Tree \$840,000
- *Trinity Plaza Parcel "C" Wendys \$1,200,000
- *6001 S. OBT Davenport, FL \$700,000
- *Rinehart Hotel Parcel \$1,675,000
- *24Hr Fitness Lease value \$12,498,970
- *Hickman Rd Hotel Parcel \$1,650,000
- *Maingate Flea Market sale \$6,500,000
- *PDQ Chicken Lease East Orlando value \$3,240,000
- *Land Sale Osceola Pkwy/Dyer Blvd, Kissimmee \$2.1M
- *CVS Ground Lease W192/Sherberth Rd, Kissimmee value \$9M

He has several Multi Million Dollars contracts in pending status for 2020 &, 2021

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

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