

GREEN ISLAND RANCH

A LAKEFRONT DEVELOPMENT COMMUNITY

5,977 ± Acres • St. Cloud, Florida • Osceola County • \$140,000,000



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One of the last large-scale development tracts in Central Florida



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Proposed marina site on one of the best
bass fishing lakes in the country!



GREEN ISLAND RANCH

Green Island Ranch is one of the most extensive tracts in Osceola County, spanning 5,977 ± acres. This scenic property is incredibly unique due to its size, history, and location within one of the fastest-growing regions in the United States and because it is an entitled mixed-use development for up to 17,000 residential units.

For over 100 years, this working ranch has been in the Partin family's ownership and, at one time, was the largest ranch east of the Mississippi at 60,000 acres. This family holds an esteemed position in Florida's history since the first patriarch arrived in 1847. The Partins introduced Brahman cattle and quarterhorses to Florida. Later, their quadrille horsemanship performances morphed into the famous Silver Spurs Rodeo. It is truly a rare moment to be able to purchase a property of such distinction.

The development potential of Green Island Ranch is expansive and open to the unique interpretation of the buyer. In 2008, a Development Regional Impact (DRI) plan for 13,000 residential units with additional commercial and mixed-use projects was approved. In place until 2030, this DRI offers a clear path to rapid development. However, since the sellers received the DRI approval, the Osceola County Commission also added the South Lake Toho Element to

the Osceola County Comprehensive Plan. This more recent plan supports development of up to 17,000 residential units in a higher density residential market than the approved DRI. The county's comprehensive plan includes supportive recreational amenities in conjunction with non-residential uses to create a flexible live, work, and play environment. Please refer to pages 8-13 of this document for detailed information about these two development approaches.

Green Island Ranch is situated amid incredible demographic growth in Central Florida near Orlando, Disney World, and the region's numerous popular destinations. Florida is more than just a place to visit, though. About 900 people per day continue to move into the state, driving demand for residential property and commercial projects that support new communities.

Another exceptional quality of Green Island Ranch is its proximity to a new expressway which is part of a sizable regional connectivity project, and the Florida Turnpike also runs through the property with an exit just six miles away.

This property truly offers a rare opportunity to develop a large, historic tract with highly-desirable location and connectivity in one of the fastest-growing areas in the nation.

HISTORY & CURRENT USE

Owned by the Geech Partin family siblings, Green Island Ranch has been in the family for over 100 years. The Partin family heritage in Florida began in 1847 when Hugh Gilmore Partin traveled into Florida on foot from Georgia, venturing deep into what is now Seminole, Osceola, and Orange counties.

The family grew and prospered in Florida. Hugh's grandson, Henry O. Partin, founded

the Heart Bar Ranch in Kissimmee, the largest ranch east of the Mississippi in its prime encompassing 60,000 acres. They established Florida's first herd of Brahman cattle and brought the first quarterhorse to the state.

In 1943, Henry O. Partin started a riding club that featured a unique quadrille performance which was a unique type of

square dance on horseback. The popularity of the quadrille would later morph into the now world-famous Silver Spurs Rodeo, an iconic event in Osceola County.

Today, the Partin family heritage continues at Green Island Ranch, a working cattle ranch and sod farm with standing timber for harvest.





DEVELOPMENT POTENTIAL

Green Island Ranch is a beautiful property with 2.5 miles of lake frontage on Florida's 7th-largest lake. Over 70% uplands, the property spans 5,977 acres. This is one of the most extensive tracts in Osceola County and provides development options through an approved DRI or the county's master plan.

In 2008, the owners received approval on a DRI, the only development entitlement approach available at the time because Osceola County had not created a development plan as yet that included Green Island Ranch. The vested rights and entitlements in the existing DRI remain in effect until 2030 and offer a direct path to development. Entitlements of the DRI include approximately 13,000 residential units with additional commercial and mixed-use projects, including an approved proposed marina site on the county's best bass fishing lake. Later, in 2010, Osceola County updated its county comprehensive plan for development, which all counties in Florida are required to maintain. After approving the Green Island Ranch DRI and six others to the north of the property, and with recognition of the area's connectivity and proximity to the Florida Turnpike as optimal for future growth, the county amended the comprehensive plan to support and direct development to the area. The amendment is called the South Lake Toho District and encompasses 25,000 acres, including Green Island Ranch. The county's comprehensive plan supports a higher density residential market than the approved DRI with up to 17,000 residential units and supportive recreational amenities in conjunction with non-residential uses to create a flexible live, work, and play environment.

There are some variances in the distribution of single-family and multifamily development units between the DRI and the county's

comprehensive plan, and the details of each are described on pages 10-13 of this document.

This is a unique situation for the developer of Green Island Ranch. It is rare to have both a DRI and a comprehensive plan option for a property of this size, and unusual that the county's plan provides more units and square feet than the DRI. It is important to note that the DRI is entitled until 2030, while the county's comprehensive plan is subject to change based upon new governance. Additionally, working within the county plan requires permitting and planning that is not necessary if utilizing the DRI. This property offers the developer an opportunity to assess all available options and determine the best approach based on their unique needs and desired outcomes.



ILLISTRATIVE VISION MAP KEY

- Urban Center
- Community Center
- Neighborhood Center
- Neighborhood Type 1
- Neighborhood Type 2
- Employment Center
- Special District
- Open Space District
- Preserved Wetlands
- Stormwater Ponds

**LAKE
TOHOPEKALIGA**



Map Provided by Osceola County South Lake Toho Conceptual Master Plan - Transmittal to DCA, 15 February 2010

2008 DRI PLAN

The Green Island DRI is a mixed-use development which was approved by the Osceola County Board of County Commissioners on April 28, 2008. The DRI was planned as a four-phased project with the land uses identified in the chart to the right.

The buildout date of the DRI is 2030. To date, no development has commenced within the DRI. An Army Core of Engineers (ACOE) Wetland Map was prepared in 2007 for the Green Island property, but has expired and will need to be recertified.

Condition No. 4 of the DRI stipulates that the Master Developer shall amend the DRI Development Order (DO) for consistency with the South Lake Toho Conceptual Master Plan, upon its adoption. On August 16, 2010, the Osceola County Commission adopted Ordinance No. 10-19 which added the South Lake Toho Element of the Osceola County Comprehensive Plan. No amendment to the DRI has been processed to date.

It is important to note that DRIs are no longer required by Florida Statutes and it may be prudent to rescind the Green Island

DRI to create a clean record of development entitlements through the Conceptual Master Plan Adoption versus having dual documents governing the land. Rescissions are approved through the local governing agency. In most cases the development order conditions

of a DRI are transferred to the local zoning or comprehensive planning regulations and conditions of approval. It appears this has already been codified through the Conception and therefore, a rescission may not be difficult.

LAND USES

13,000 Total Residential Units

- 8,500 Single-Family
- 4,500 Multifamily

2,750,000 Total SF Commercial












- 1,550,000 SF Regional Mall
- 450,000 SF Community Center
- 750,000 SF Support Commercial

1,250,000 Total SF Office and Industrial

- 410,000 SF Office Park
- 840,000 SF Research and Industrial

- Multiple school sites
- Preserved wetlands, upland vegetation, and upland wildlife habitat
- Regional and central neighborhood park sites
- Associated infrastructure elements such as the proposed Southern Connector, Toho Parkway and water management areas

GREEN ISLAND DRI MAP KEY

-  School Sites (Elementary, Middle & High)
-  Non-Residential (Mail, Office Park, Retail/ Services, Village Centers, Research, and Industrial Park)
-  Community Centers
-  Preserved Wetlands
-  Parks
-  Misc. Open Space
-  Preserved Native Vegetation and Wildlife Corridor
-  Preserved Upland Trees
-  Wetlands to be Impacted
-  Fee Simple Residential
 - 8,500 Single-Family
 - 4,500 Multifamily
-  Archaeological Site 80S2437



Green Island DRJ

Comprehensive Plan Amendment

Sections 33 & 34, Township 26 South, Range 30 East
 Sections 3-5, 8-17, Township 27 South, Range 30 East

Osceola County, Florida

Revised Map H

Master Development Plan



SOUTH LAKE TOHO DISTRICT CONCEPTUAL MASTER PLAN

The South Lake Toho Conceptual Master Plan, adopted as part of the South Lake Toho Element, encompasses 25,000 acres, which includes the Green Island DRI. Land uses approved as part of the Green Island DRI have been carried over into the South Lake Toho Conceptual Master Plan.

The DRI has not yet been updated to be consistent with the South Lake Toho Master Plan. The entitlements in the DRI are valid but may be changed as outlined in the DRI Development Order. The DRI allows for changes by submitting an application for a Planned Development Amendment (PDA) which addresses a land use conversion table included in the DRI.

The South Lake Toho Element of the Osceola County Comprehensive Plan and the SmartCode for Mixed Use Districts also includes provisions for the preparation, review and approval of Concept Plan and Site Development Plans to implement the South Lake Toho Conceptual Master Plan.

The amount of interpolated development outlined below was based upon the South Lake Toho Comprehensive Plan's SLT 1-4 map series and correlated to the DRI boundaries. The interpolated development quantities have not been verified by our consultants as the County did not provide them methodology for determining the quantities (i.e. assumed density/intensity). However, the quantities appear to be in concert with the mapping and Comprehensive Plan policies.

INTERPOLATED DEVELOPMENT

16,862 Total Residential Units

7,087 DUs Single-Family

9,775 DUs Multifamily

2,540,000 SF Commercial

3,625,000 Total SF Office and Industrial









2,890,000 SF Office

735,000 SF Industrial









1,450,000 SF Civic

1,850 Hotel Rooms

Place Types

 Urban Center	 Neighborhood Type 1
 Community Center	 Neighborhood Type 2
 Employment Center	 Open Space District
 Neighborhood Center	 Special District

Miscellaneous

 SLT Boundary	 Other Jurisdictions
 Urban Growth Boundary	 Regional Facilities
 Preserved Wetlands	 Expressway
 Stormwater Ponds	 Expressway Alternatives

Lake
Tohopekaliga

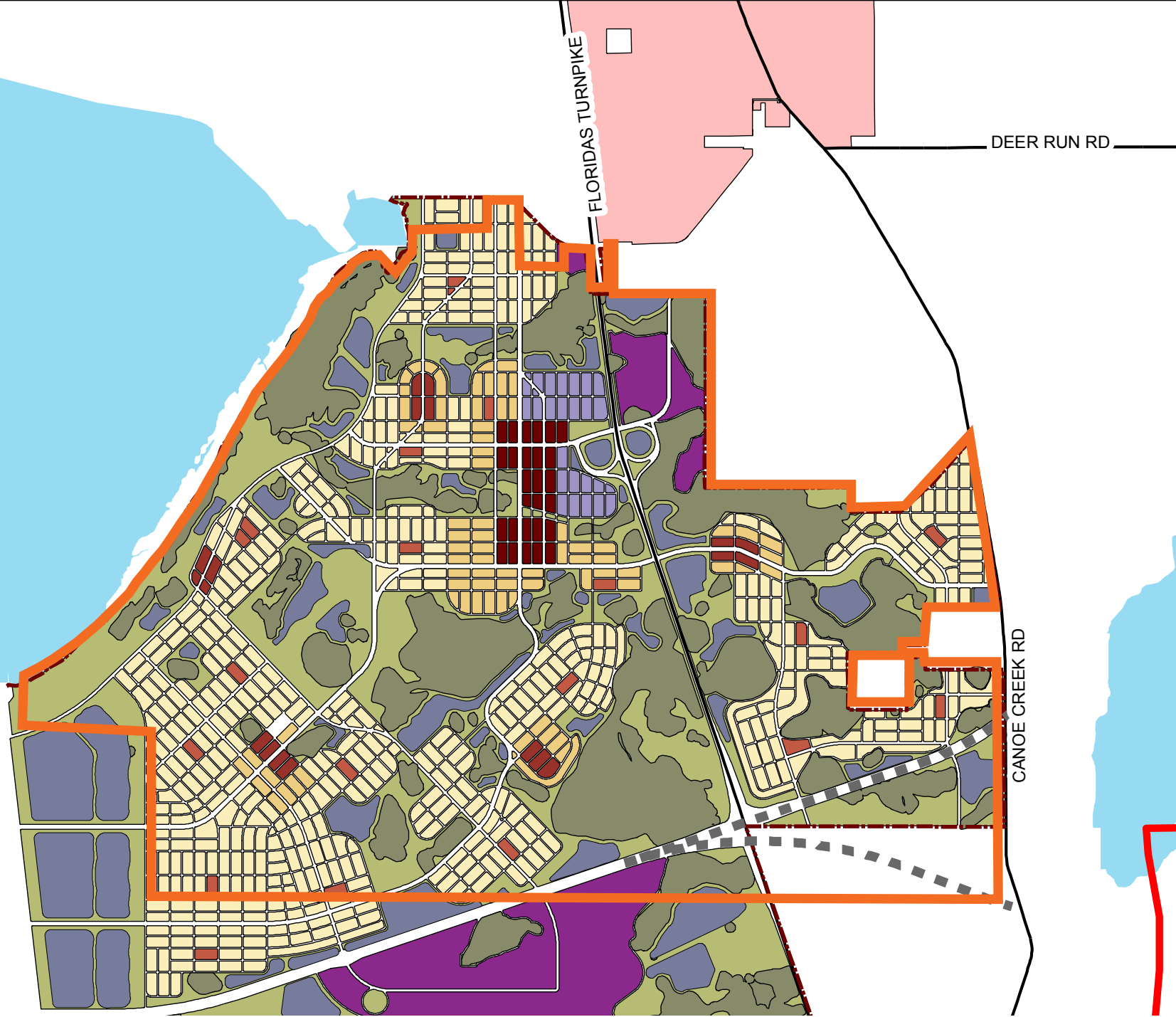
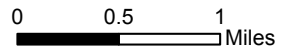
FLORIDAS TURNPIKE

DEER RUN RD

CANOE CREEK RD



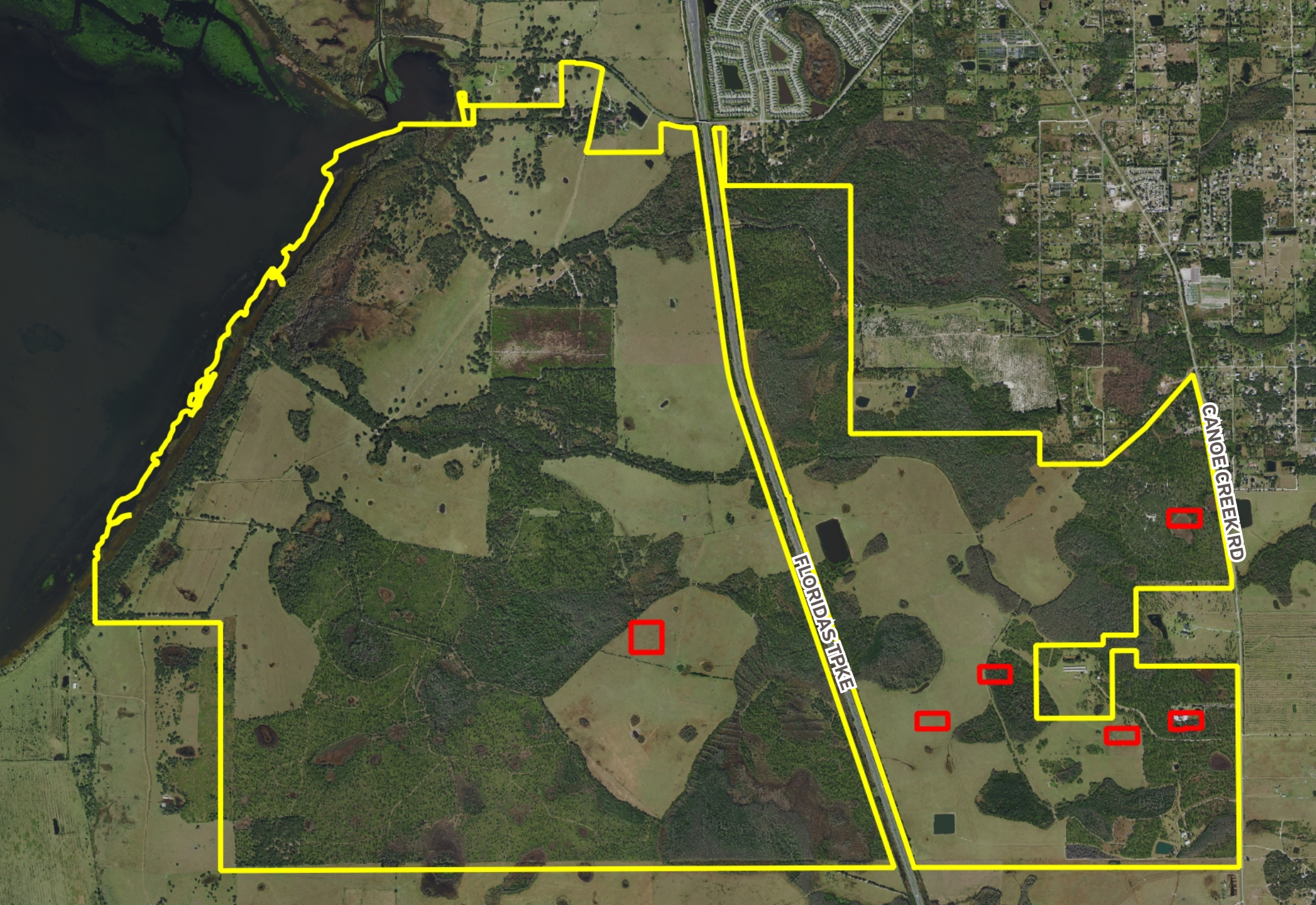
MAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
25 FEBRUARY 2013



Map Provided by Osceola County Community Development - GIS Section - 25 February 2013

GREEN ISLAND RANCH AERIAL MAP





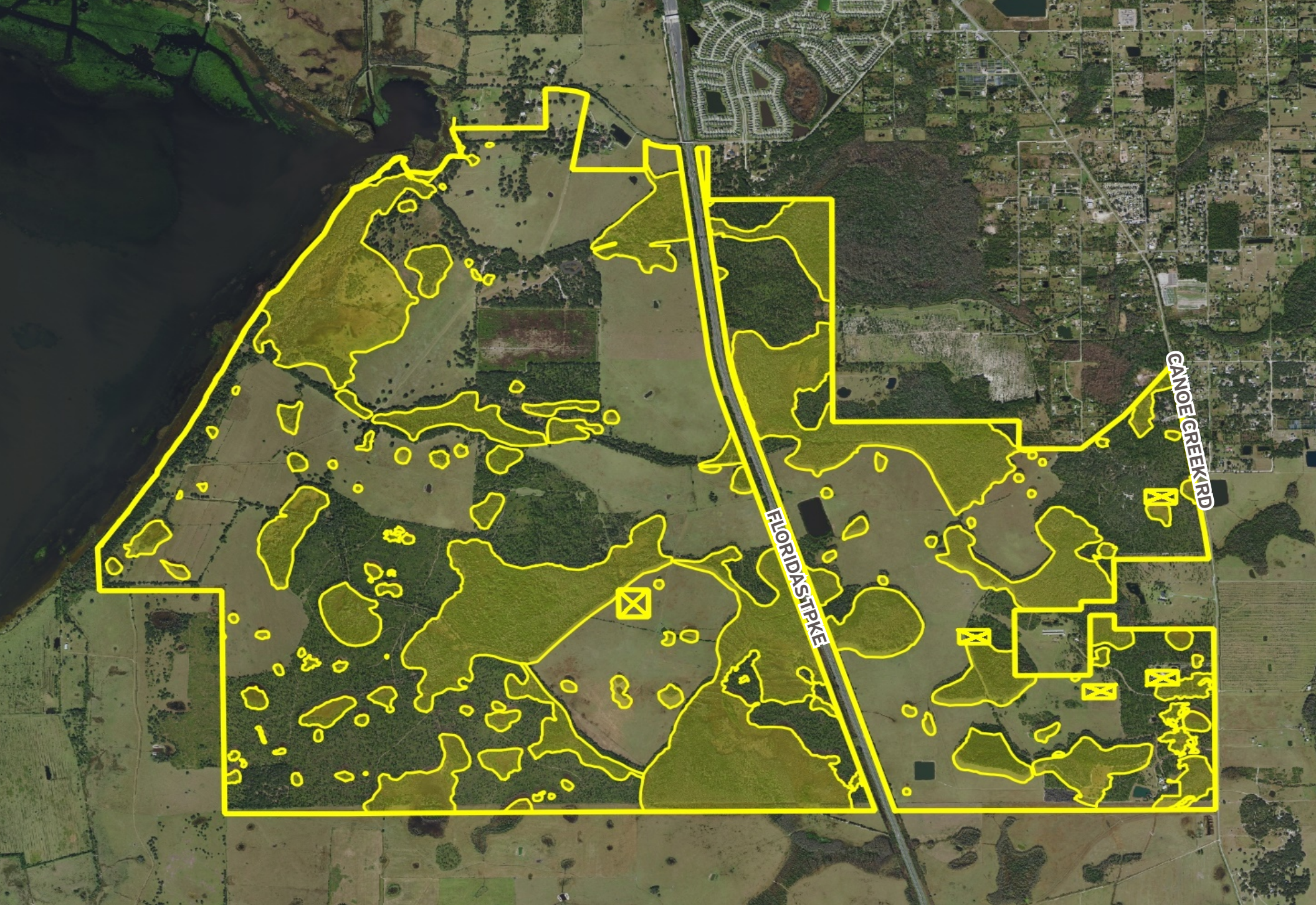
Aerial Map Provided by SVN | Saunders Ralston Dantzler Real Estate

GREEN ISLAND RANCH AERIAL WETLANDS MAP

TYPES	ACREAGE
Forested	1,461.1
Herbaceous	324.8
Total Wetland Acres	1,788.9
Percent of Projected Area	29.6%

Out parcels are marked with an X





Aerial Wetlands Map Provided by SVN | Saunders Ralston Dantzler Real Estate





SPECIFICATIONS & FEATURES

Acreage: 5,977 ± Acres

Listing Price: \$140,000,000

Price Per Acre: \$23,423.12

County: Osceola County

Uplands/Wetlands: 70% uplands and 30% wetlands

Lake & Water Features: 2.5 + miles of lake frontage on Lake Tohopekaliga

Planning/Improvements: Opportunity to develop up to 17,000 residential units with additional commercial and mixed-use projects

Nearest Points of Interest:

- Less than 2 miles from a Winn Dixie and Publix, with gyms, salons, restaurants, veterinary services, McDonalds, Wendy's, and Taco Bell nearby
- Near the city of St. Cloud, Disney World, and Orlando attractions
- Orlando International Airport is 25 minutes from property

Nearest Intersection: Friars Cove/Deer Run, and Canoe Creek Rd





REGIONAL GROWTH & DEMOGRAPHICS

Osceola County is in Central Florida's I-4 corridor. With over 21 million people, Florida is the third most populated state in America and grows by almost 900 people per day and Central Florida grows by about 1,500 people per week. Florida boasts the world's 17th-largest economy at \$1.1 trillion.

The I-4 corridor includes the five-county area of Osceola, Lake, Polk, Orange, and Hillsborough counties. These five counties total about 4.3 million people, with a population growth rate almost 2.5 times the national rate and 1.5 times the Florida rate.

Housing growth continues to be extremely strong across the I-4 corridor. Currently, demand exceeds supply, so residential development of houses, townhomes, and apartments will continue to increase, along with commercial properties and businesses to serve the booming population. Housing prices will also continue to grow, and there is a need for almost 100 new housing units every day across the five-county area.

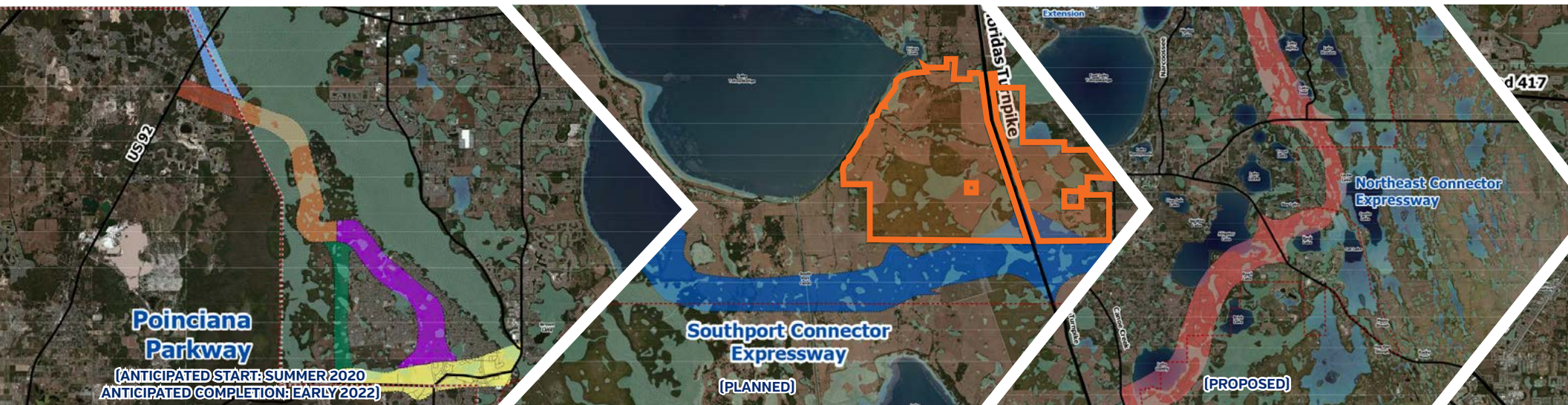
Located amid this incredible growth, Green Island Ranch presents an extraordinary development opportunity just 25 minutes from Orlando International Airport and Disney World. It includes approved plans for large scale residential and commercial development or the possibility of a theme park in one of the world's most popular destinations.

LOCATION, CONNECTIVITY AND PROPOSED ROADWAYS

The property is proximal to Lake Nona, Medical City, and the Narcoossee Road/ CR 15 Corridor. Green Island Ranch is near approved, planned, and proposed roadways for improved connections between tourism, recreation, jobs, and commerce opportunities. This is an exceptional location for a stellar planned community.

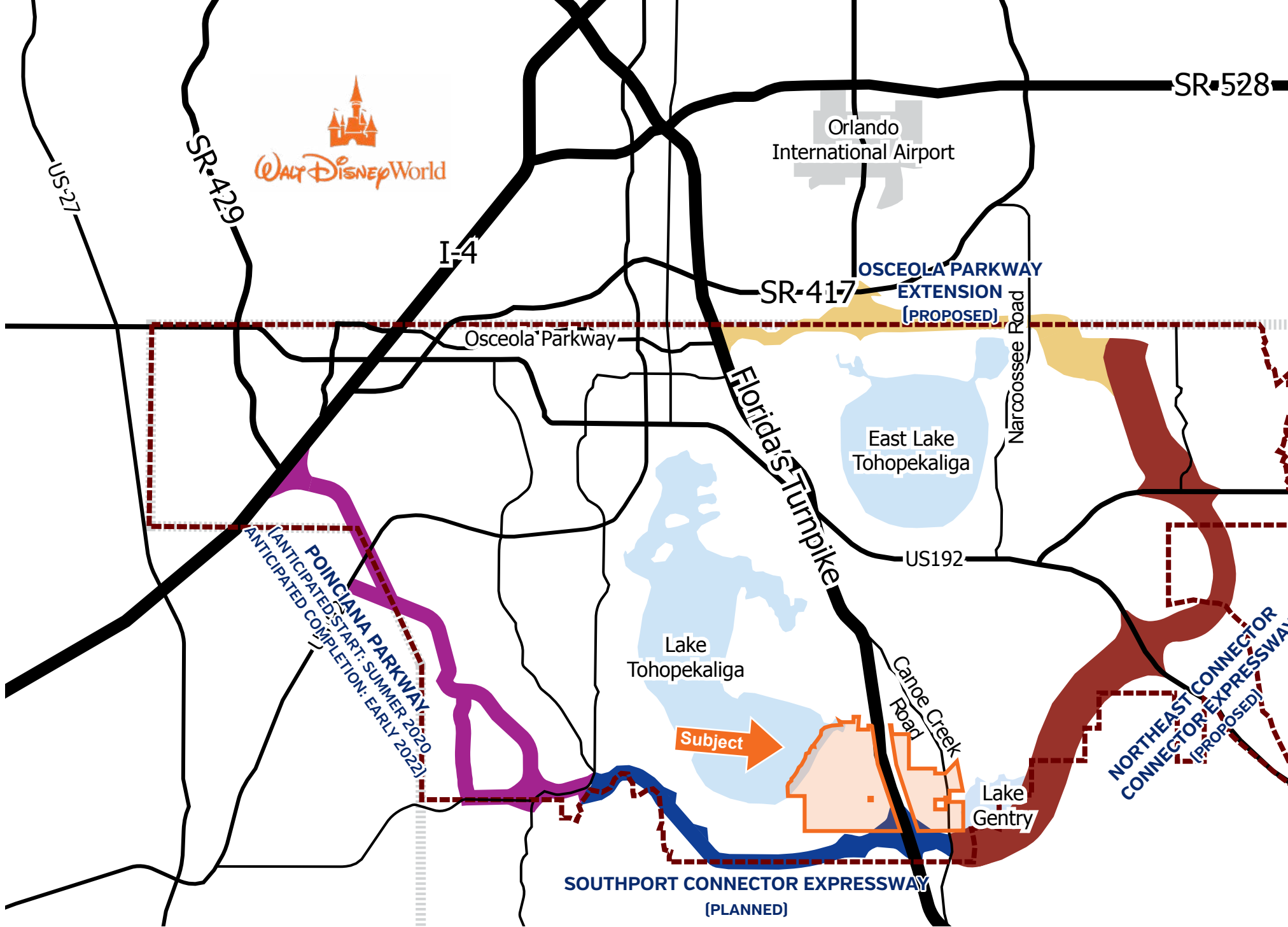
Currently, people traveling from Miami and South Florida take the Florida Turnpike, connect to the 417 and go west to Disney World. This current route is not ideal due to the heavily-trafficked area and lack of alternate routes. A proposed expressway to support travel is in the process of being finalized, and expected increase in traffic

around Green Island Ranch will support expansive development. The Southport Connector Expressway and Poinciana Parkway will significantly improve travel times to larger, more frequently visited destinations, adding value to surrounding areas.

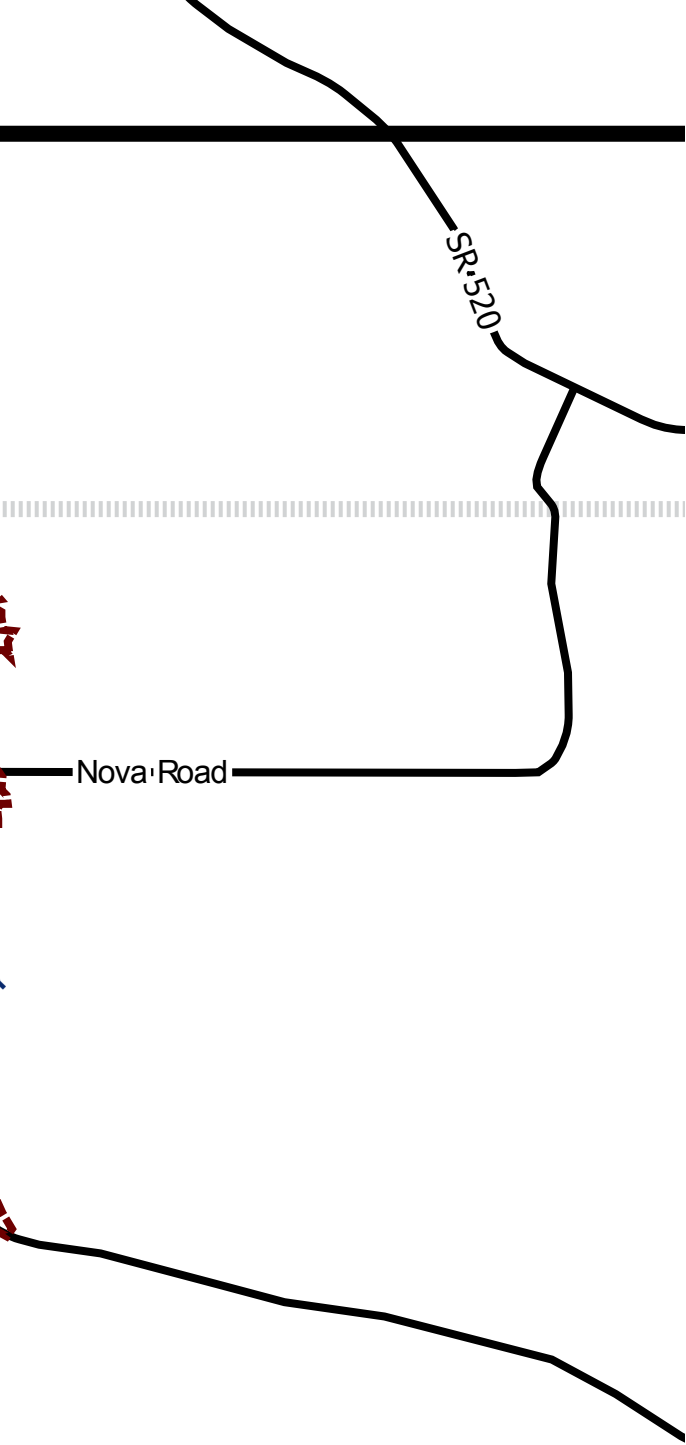


Maps Provided by the Osceola County Expressway Authority [OCX] Master Plan 2040





Map Provided by the Osceola County Expressway Authority (OCX) Master Plan 2040



EXPRESSWAY & TRANSPORTATION PROJECTS

Green Island Ranch is adjacent to a planned 6-lane expressway called the Southport Connector Expressway. The new road is part of a regional transportation project connecting, from west to east, I-4, US 17- 92, the Poinciana community, Southport, Green Island Ranch, Florida's Turnpike, Canoe Creek Rd, US 192-441, and State Road 417. Green Island Ranch is also just six miles from the

Florida Turnpike exit at Kissimmee Park Rd, with 4,200 ± acres on the west side of the turnpike and 1,800 ± acres on the east side between the turnpike and Canoe Creek Rd. The Central Florida Expressway Authority continues to make expansions as nearby development grows.





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Dusty grew up in the land, cattle, and grove business working on ranches since the age of six, and brings years of industry experience to his role in real estate. He has worked in ranch and grove management, development project management, land sales and acquisitions, and entitlement processes.

As a 6th-generation Floridian from a pioneering family in Osceola County, Dusty has a lifetime of reliable networking throughout Florida and the Southeastern United States. He has helped ranchers, farmers, timber companies, domestic and foreign investors, hedge funds, residential and commercial developers, tourism developers, hunters, conservationists, celebrities, family, and friends sell or acquire land of all types.



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Dean specializes in Florida agricultural land and conservation easements. He served in the U.S. Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to U.S. Senator Lawton Chiles, then Governor Chiles (D-FL) and was instrumental in the creation of Florida's first conservation easement legislation.

Dean earned the APEX 2018 Top National Producer Award for the highest transaction volume of land brokers in the U.S. He also was named one of Florida Trend's Florida 500 in 2019 and 2020 for his work in the real estate industry.



ABOUT SVN | SAUNDERS RALSTON DANTZLER REAL ESTATE

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