



TYSON RANCH
MASTER PLAN

INCREDIBLE GROUND LEASE OPPORTUNITY IN LAKE NONA WEST



Adjacent to
thousands of
new and planned
residential units
PLUS 2 national
brand hotels

3 PAD-READY OUTPARCELS FOR GROUND LEASE

PARCEL 1
1.50 ACERS
AVAILABLE QSR

PARCEL 2
1.03 ACERS
NATIONAL BURGER | DENTAL

PARCEL 3
1.09 ACERS
NATIONAL BANK OR RETAIL

LEASE RATE
CALL FOR DETAILS





**TYSON RANCH
MASTER PLAN**

GREAT LOCATION SURROUNDED BY EXISTING AND 'COMING SOON' MULTIFAMILY



PROPERTY DETAILS

Location: 5974 Highclere St,
Orlando, FL 32824

Lease Rate: **CALL FOR DETAILS**

Available Parcels: Parcel 1: 1.50 AC
Parcel 2: 1.03 AC
Parcel 3: 1.09 AC

Parcel ID: 33-24-30-8540-01-000

Zoning: P-D

Property Use: Retail

HIGHLIGHTS

- Located seconds from the planned lifestyle center at Lake Nona West
- 3 outparcels fronting Boggy Creek Road ready for ground lease
- Offsite Retention
- Part of the Tyson Ranch master-planned development that has two hotels, 317 townhomes, and nearly 650 apartments
- Multiple large single-family and multifamily developments nearby

PRIME PAD-READY OUTPARCELS READY FOR GROUND LEASE

Three outparcels for ground lease at the entrance of the master-planned community, Tyson Ranch. Tyson Ranch is made up of 317 townhomes built by MI Homes, nearly 650 apartments by Arlington Properties, two Hilton Brand hotels, and a climate-controlled self-storage facility. In addition to Tyson Ranch there are over 1,500 additional apartments under construction within a half mile radius of the site.

OFFERED BY:



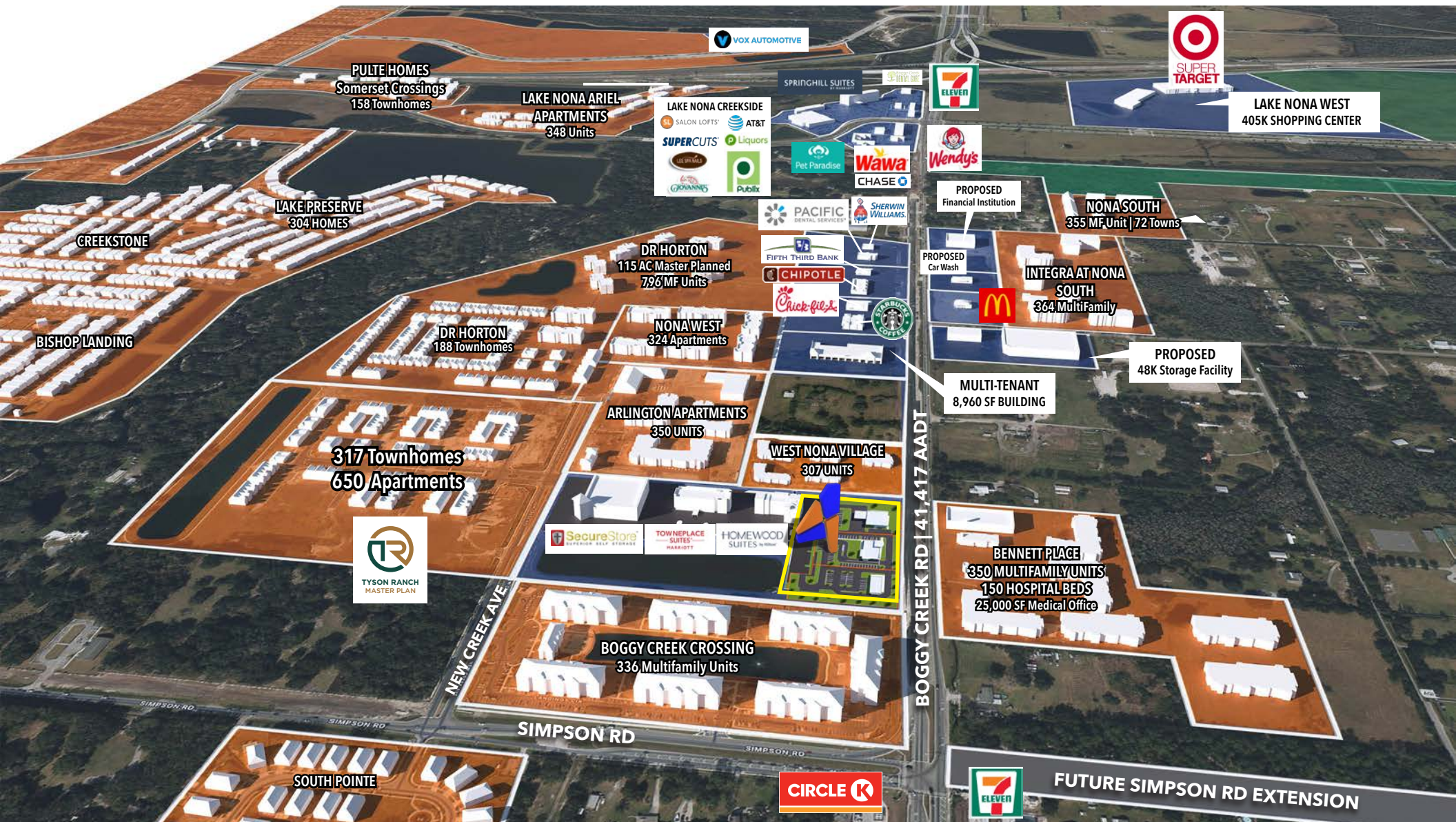
Nicholas Fouraker, ccim

nick@4acre.com
407.601.1466

Colin Chou

colin@4acre.com
850.218.1902

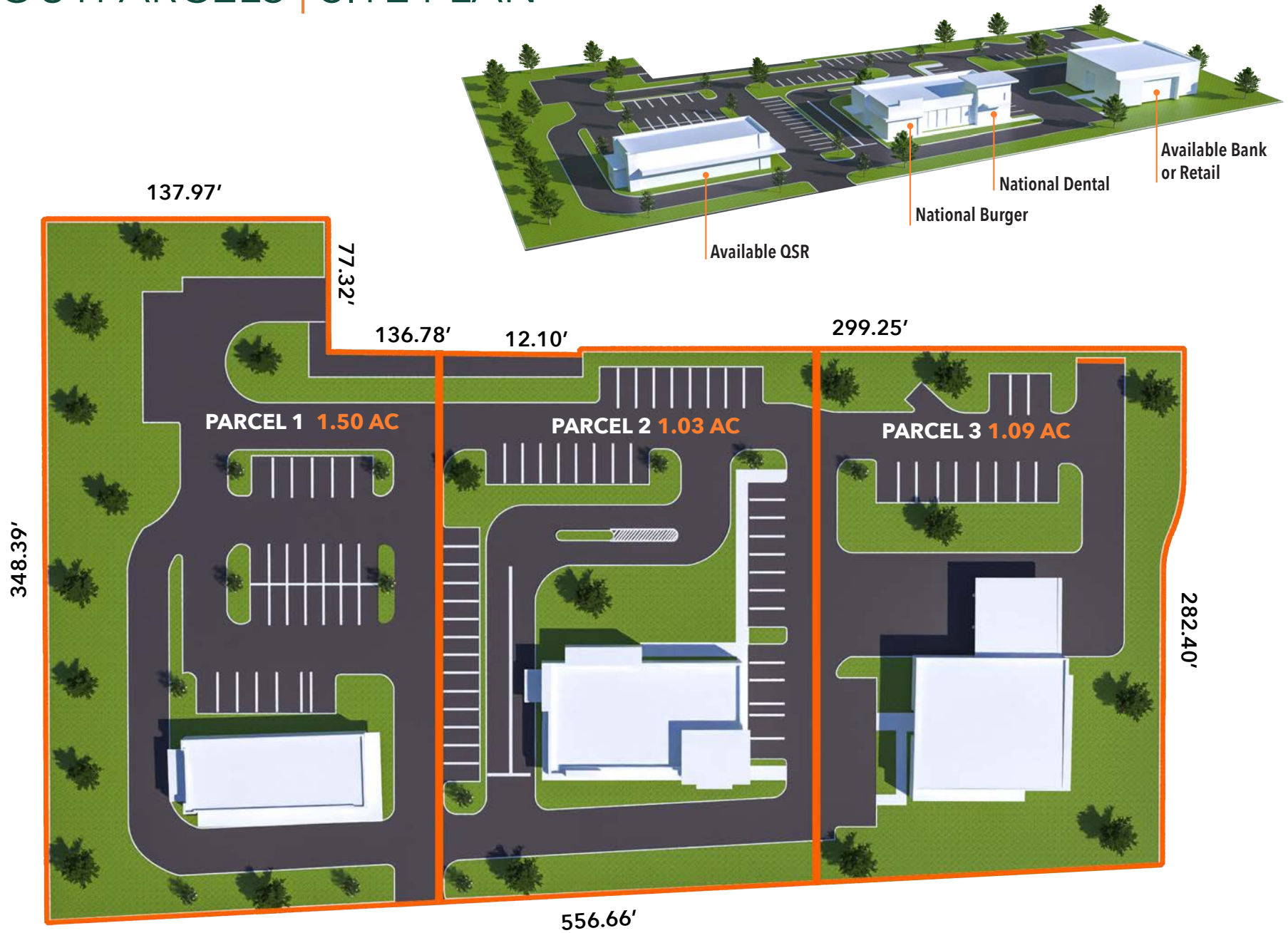
TR OUTPARCELS | TRADE AREA



POINTS OF INTEREST



TR OUTPARCELS | SITE PLAN





PROXIMITY TO LAKE NONA WEST

LAKE NONA WEST



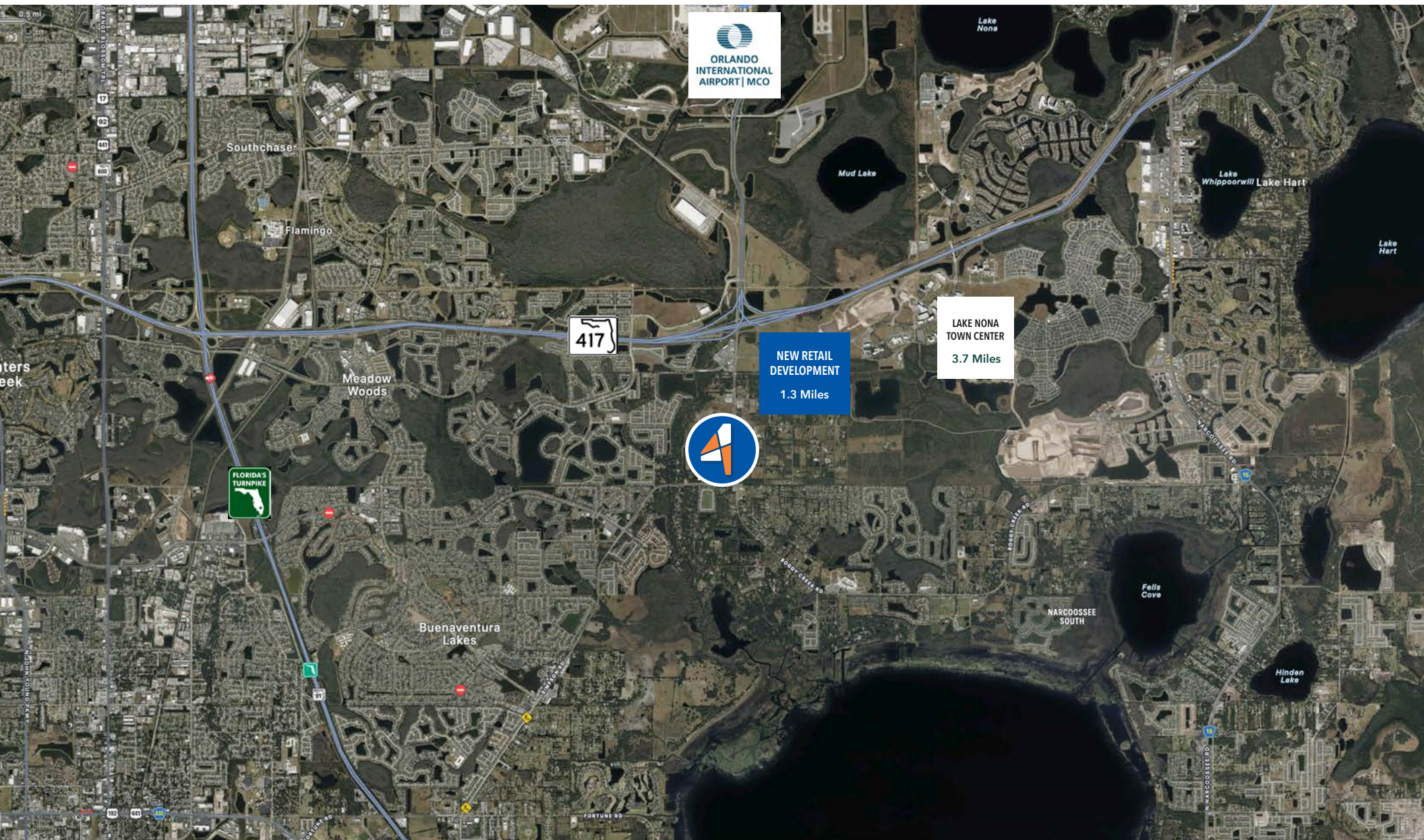
The new Lifestyle Center to be built just West of Lake Nona Town Center is one of the most anticipated retail developments in the area.

PLANS INCLUDE:

- 405,000 SF of open air shops,
- Anchored by a 150,000-SF big box store,
- A specialty grocer
- Several junior anchors and outparcels.
- A "mini-town" main street section with 71,000 square feet of "lifestyle" retail with a curated blend of restaurants and retail shops
- A small bank office on the corner of the parcel.



LOCATION MAP





Nicholas Fouraker, CCIM

nick@4acre.com

407.601.1466

Colin Chou

colin@4acre.com

850.218.1902

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.