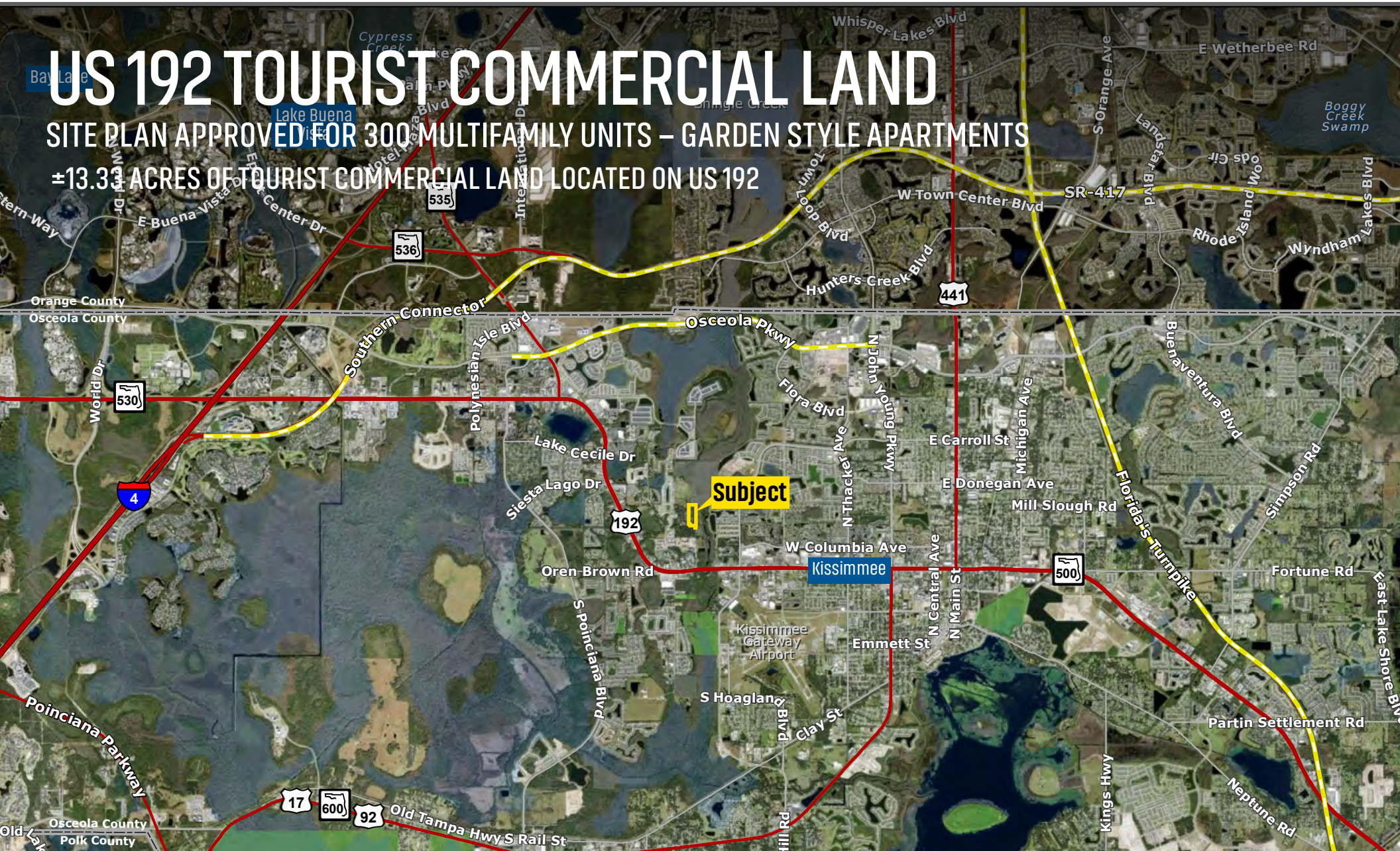


US 192 TOURIST COMMERCIAL LAND

SITE PLAN APPROVED FOR 300 MULTIFAMILY UNITS – GARDEN STYLE APARTMENTS

±13.33 ACRES OF TOURIST COMMERCIAL LAND LOCATED ON US 192



CONTACT FOR MORE INFORMATION

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EXECUTIVE SUMMARY

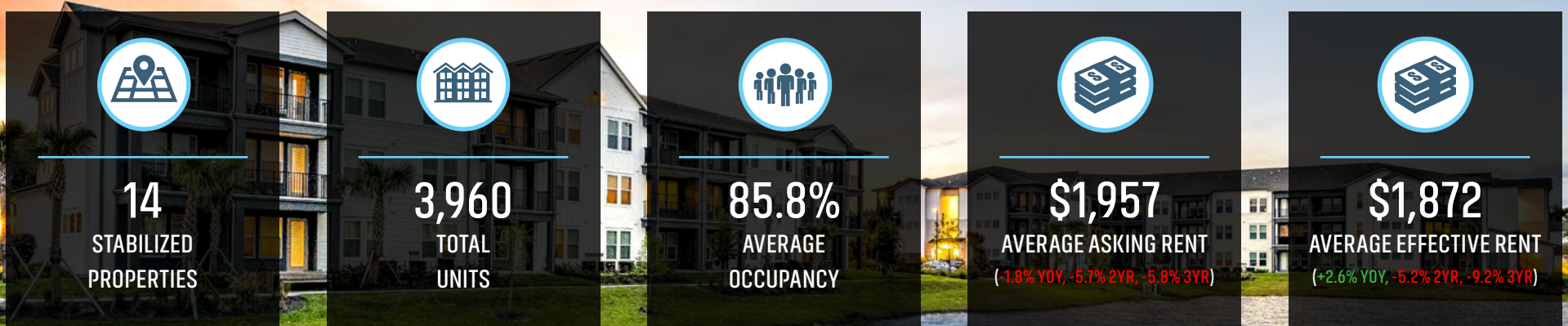


APPROVALS	Site Plan Approval 300 Multifamily Units – Garden Style with surface parking • 5 – 4 Story Buildings • Clubhouse & Pool / Tot Lot
MUNICIPALITY	Unincorporated Osceola County
SIZE	±13 Acres
ZONING	CT – Commercial Tourist
FUTURE LAND USE	Tourist Commercial. The Tourist Commercial Future Land Use Map designation is intended for intense residential and tourist-related housing (e.g., short-term rental and timeshare), as well as non-residential and recreational uses within the County's adopted Short-term Rental Overlay boundary. Typical development may include retail and office activity, theme parks, lodging facilities (hotels and timeshares), restaurants and other ancillary uses to support the tourism industry. Development standards associated with tourist areas and center environments shall be detailed within the Land Development Code and future design guidelines. Minimum density for housing within the Tourist Commercial designation shall be a minimum of five units per one acre, except where higher densities are required along premium transit corridors as defined in the LDC. Maximum density shall be 40 dwelling units per acre, except within one-half mile of West U.S. 192 where the maximum density is 80 dwelling units per acre.
OVERLAY DISTRICT	Osceola CRA – West 192. The West U.S. 192 Development Authority Corridor (W192 Corridor) is intended to enforce key elements of the W192 Design Guidelines, which define a multi-themed vision for the W192 Corridor. In order to achieve the desired character and form for the W192 Corridor, the standards in this Article, paired with the W192 Design Guidelines established by the W192 Development Authority, are intended to guide development and redevelopment to create a sense of place and attract tourism.
PARCEL NUMBERS	182529000000600000, 182529000003120000, 182529211500010032
SCHOOLS	Knights Point K8 and Celebration High School
TRAFFIC COUNT	Average Annual Daily Traffic Count: 67,390 (U.S. Highway 192; 0.2 Miles E. of Yates Road) <i>Source: Florida Department of Transportation Traffic Online</i>
UTILITIES	Potable Water & Sewer – Toho Water Authority
ASKING PRICE	\$19,000/ unit \$5,700,000 Bring offers. Mike Ripley e: mripley@landadvisors.com p: 407.310.6701. Nancy Surak e: nsurak@landadvisors.com p: 813.299.2587 Sean Myers e: smyers@landadvisors.com p: 407.252.9802

MULTIFAMILY MARKET OVERVIEW



14 multifamily properties within a 3-mile radius, built after 2020 (all asset classes and sizes).



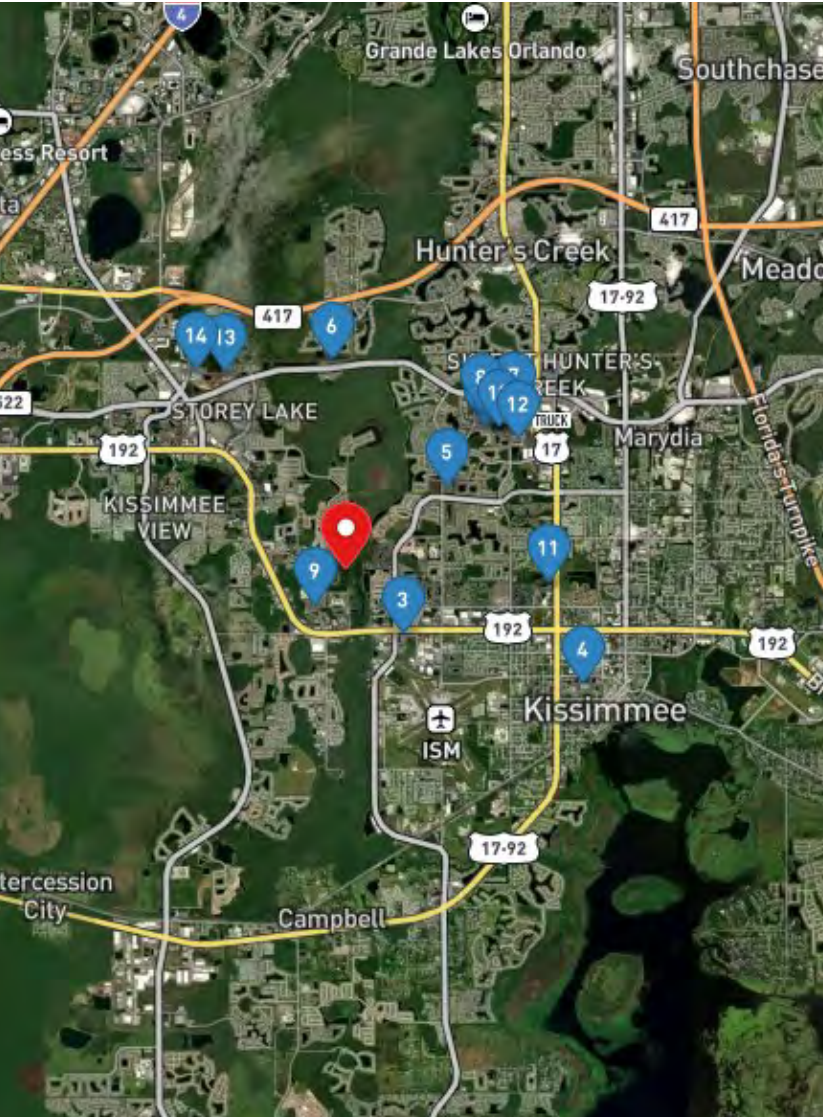
Multifamily Properties

#	PROPERTY NAME	YEAR BUILT	UNITS	STATUS	OCCUPANCY	ASKING RENT	ASKING (1YA)	EFFECTIVE RENT	EFFECTIVE (1YA)	PROPERTY STYLE
1	Infield I	2024	384	Stabilized	84.9%	\$2,034	\$2,086	\$2,034	\$1,788	Garden
2	Cacema Townhomes	2024	176	Stabilized	90.9%	\$2,751	\$2,872	\$2,751	\$2,539	Townhome/Row Home
3	The Flats at Vine Street	2023	223	Stabilized	92.8%	\$995	\$906	\$989	\$906	Garden
4	The Allen I	2025	312	Lease-Up	42.3%	\$1,887	\$2,070	\$1,831	\$1,774	Wrap
5	Ebbtide Villas and Flats	2024	250	Stabilized	87.2%	\$2,124	\$2,168	\$2,113	\$1,897	Garden
6	Tapestry Headwaters	2024	316	Lease-Up	73.1%	\$2,021	\$2,041	\$1,684	\$1,873	Garden
7	Monterosso	2020	216	Stabilized	83.3%	\$1,818	\$1,655	\$1,515	\$1,655	Garden
8	Atlas at the Loop	2024	400	Stabilized	96.5%	\$1,749	\$1,939	\$1,749	\$1,628	Garden
9	Solamar	2023	210	Stabilized	91.4%	\$1,950	\$2,093	\$1,802	\$2,093	Single Family
10	Sonceto I	2020	296	Stabilized	93.6%	\$1,872	\$1,838	\$1,872	\$1,838	Garden
11	The Hamilton at Lakeside	2020	108	Stabilized	85.2%	\$2,021	\$2,166	\$2,021	\$2,166	Garden
12	Atlas Grand Palms	2026	264	Lease-Up		\$1,993		\$1,744		Garden
13	Prime	2021	340	Stabilized	96.2%	\$1,816	\$1,752	\$1,816	\$1,752	Garden
14	The Lucent at Sunrise	2024	465	Stabilized	95.7%	\$2,360	\$2,373	\$2,292	\$2,298	Garden

MULTIFAMILY MARKET OVERVIEW



Multifamily Properties

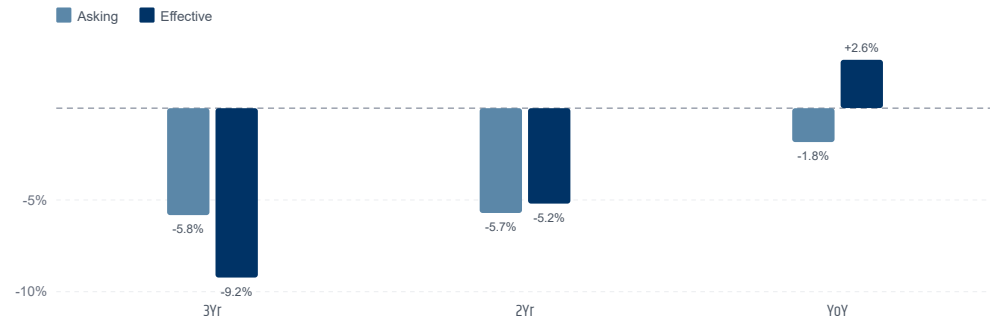


Note: Numbers on the map correspond to the properties in the table on the previous page. Projects in close proximity may overlap on the map.

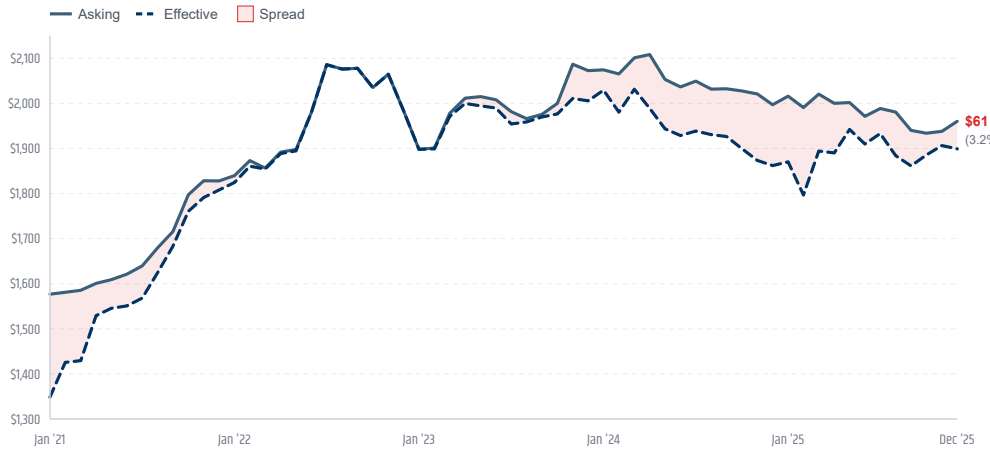
Source: Real Property Analytics

Rent Trends

Year-Over-Year Rent Change



Asking vs Effective Spread



5 MILE RADIUS DEMOGRAPHICS



2025 Total Population

	3 MILES	5 MILES
2025 Total Population	91,668	172,150
2030 Projected Population	104,058	194,631
2025 Total Daytime Population	88,578	180,234
2025 Employees	43,627	86,468



Population 25+ by Education

	3 MILES	5 MILES
Some College/No Degree	17.1%	17.8%
Associates Degree	13.2%	12.8%
Bachelors Degrees	22.2%	23.8%
Masters/Professional/Doctorate Degrees	9.2%	11.1%



Household Income and Size

	3 MILES	5 MILES
2025 Average Household Income	\$82,142	\$89,750
2030 Average Projected Household Income	\$90,984	\$98,876
2025 Total Households	30,902	59,493
2030 Projected Total Households	34,906	66,988
2025 Average Household Size	2.95	2.87

Population by Year (within 5 miles)

2030 PROJECTED
194,631



2025
172,150



2010
113,837



OSCEOLA COUNTY DEMOGRAPHICS



Population by City

CITY	POPULATION
Kissimmee	80,999
St. Cloud	61,033
Unincorporated	129,146

Source: University of Florida, Bureau of Economic & Business Research - April 1, 2021, estimates



Age Distribution

AGE RANGE	POPULATION
0-17	24.4%
18-24	9.4%
25-54	42.2%
55-64	10.9%
65 and over	13.1%
Median Age	36.0

Source: U.S. Census Bureau, 2020 5-Yr Estimates, American Community Survey



Population 25+ by Education

GRADE	POPULATION
Grade K-12 (no diploma)	13.7%
High School Graduate	29.8%
Some College (no diploma)	25.4%
Associate's Degree	9.8%
Bachelor's Degree	15%
Graduate Degree	6.4%

Source: U.S. Census Bureau, 2020 5-Yr Estimates, American Community Survey

Population by Year

2035 PROJECTED²

575,000



2030 PROJECTED²

525,500



2025²

463,500



2020

388,656



Source: U.S. Census Bureau; University of Florida, Bureau of Economic and Business Research - April 1, 2021 estimate¹; projection²

OSCEOLA COUNTY MARKET OVERVIEW



Osceola County sits at the front door of the world's most visited leisure destination and functions as a core demand generator for Central Florida hospitality, retail, and service employment. Travelers come primarily for theme parks and resorts (adjacent to Walt Disney World), youth/sports tourism (tournaments and training facilities), and group travel supported by the area's large inventory of hotels and meeting venues. That visitor mix creates consistent, year-round spending that benefits not only lodging and attractions, but also restaurants, logistics/transportation, and the local small-business ecosystem.

The county is home to ±438,000 residents (recent population estimates) and welcomes 10.5 million+ visitors annually (2024 reported), underscoring a unique "resident + visitor" economy that supports both consumer-serving and tourism-driven industries. Quality of life and travel appeal are reinforced by climate fundamentals. Osceola County averages ±236 sunny days per year, which support year-round visitation patterns and outdoor recreation and help keep seasonal swings in demand less severe than in many U.S. markets.

438,000 HAVE MADE OSCEOLA COUNTY THEIR HOME | **236** DAYS OF SUNSHINE EACH YEAR | **10.5** MILLION TOURISTS ANNUALLY



The county is widely projected to be approaching ±500,000 residents by 2030, reflecting sustained in-migration and continued housing demand along major growth corridors.



Tourism is a major economic engine. Osceola County tourism has been cited at roughly a \$10B+ annual economic impact (Tourism Economics research released via Experience Kissimmee), supported by ±\$6.5B in visitor spending in recent reporting.



The Orlando-Kissimmee-Sanford metro (including Osceola County) has recently led Florida in private-sector job gains, reported at +29,000 jobs year-over-year (+2.1%) (May 2025), reinforcing strong demand drivers for housing, retail/services, and industrial/logistics tied to population and visitor growth.

AREA EMPLOYMENT



Osceola County has emerged as a national leader for sensor R&D and advanced manufacturing technology, receiving \$50.8 million from the U.S. Economic Development Administration's Build Back Better Regional Challenge. The once-in-a-generation investment funds the expansion of facilities at Osceola County's 500-acre master planned campus, NeoCity; the development of a robust semiconductor talent pipeline, and a governance structure modeled after the Central Florida Cluster Initiative, Cenflurence.



RANKING	OSCEOLA COUNTY LEADING EMPLOYERS	EST. # OF EMPLOYEES
1	School District of Osceola County	7,900
2	Walt Disney Company - Disney Destinations LLC	3,400
3	AdventistHealth System	2,600
4	HCA Healthcare - Osceola Regional Medical Center	2,190
5	Osceola County Government	1,410
6	Buena Vista Construction Co.	1,296
7	McLane/Suncoast Distribution	1,270
8	Lowe's Distribution Center	1,035
9	Jr. Davis Construction	928
10	Omni Orlando Resort at ChampionsGate	831
11	CFI Resorts Management Inc.	778
12	City of Kissimmee	700
13	GMRI	699
14	City of St. Cloud	645
15	Orlando Health	520
16	Gaylord Palms Resort & Convention Center	464

Source: Orlando Business Journal - November 2022



OSCEOLA COUNTY LOCAL AMENITIES



DISNEY & ATTRACTIONS

Osceola County is one of the world's top travel destinations, renowned for its concentration of world-class theme parks and entertainment resorts. At the center is Walt Disney World Resort, offering immersive rides, live shows, and beloved characters. Nearby, Universal Orlando Resort features high-energy attractions, including The Wizarding World of Harry Potter, while SeaWorld Orlando combines roller coasters with marine life exhibits and conservation-focused experiences.

With its mix of iconic theme parks, water parks, and nonstop entertainment, it would take about 67 consecutive 8-hour days to experience everything the area has to offer.



ART & CULTURE

Arts and culture in Osceola County thrive through a vibrant, diverse creative scene. At its center is Osceola Arts, serving the community since 1960 with theater productions, exhibitions, and educational programs. The county offers a strong mix of live performances, local galleries, and public art—murals and rotating exhibits in everyday spaces like libraries and downtown areas.

Beyond formal venues, Osceola's culture is shaped by its rich history and multicultural roots. Museums, historic sites, and community festivals celebrate everything from pioneer life to Native American heritage, while public art programs and local showcases keep creativity accessible, fostering a lively and inclusive cultural identity.



CONVENTION CENTER

Gaylord Palms Resort & Convention Center extends that economic impact in Kissimmee/Osceola County by capturing large-scale group business in an "under-one-roof" format—substantial meeting space integrated with on-site lodging and resort amenities—converting conference demand into multi-night stays, banquet/catering revenue, and off-site visitation across Central Florida. The property typically hosts approximately 150,000 to 400,000+ convention/event attendees per year and is frequently selected for large association and corporate conferences that prioritize operational efficiency, strong attendee experience, and on-property programming.

Orange County Convention Center (OCCC) is a major driver of Orlando's visitor economy, bringing in approximately 1.5 million convention/event attendees per year and supporting substantial spillover demand for hotels, restaurants, transportation, and entertainment throughout the International Drive corridor and greater Orange County.

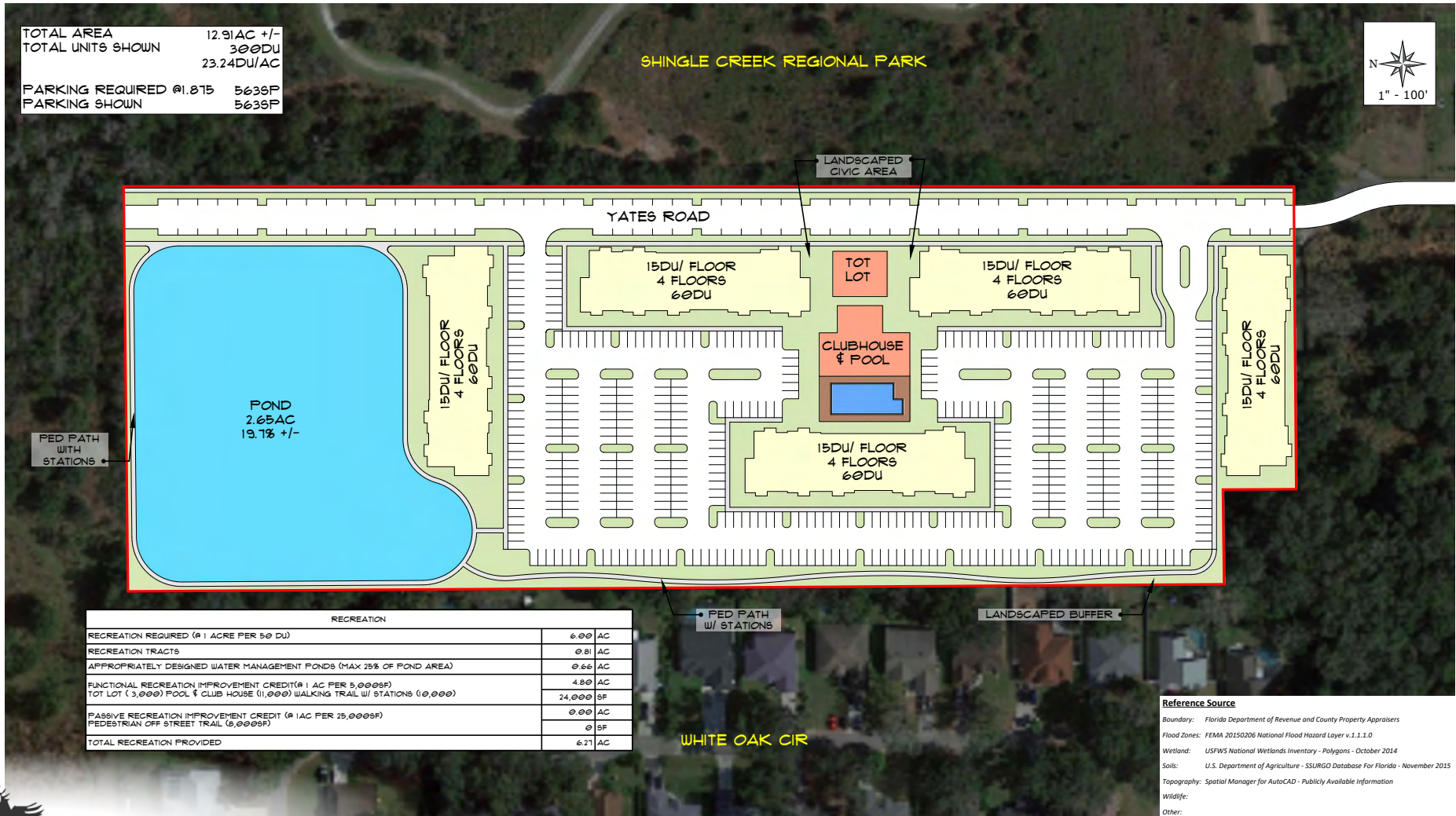
SITE PLAN



SHINGLE CREEK BAY LLC

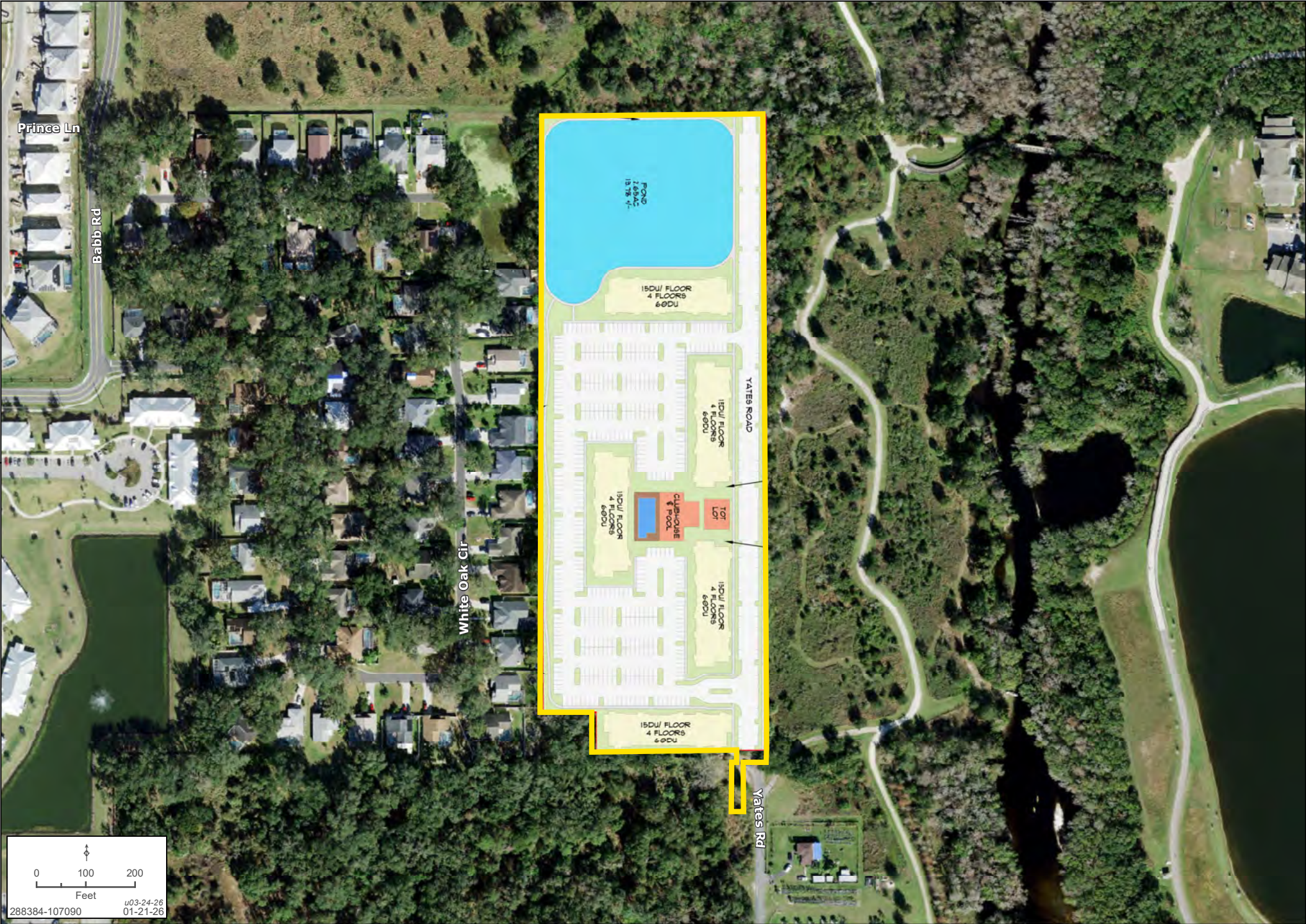
January 17, 2023

SITE PLAN DRAFT



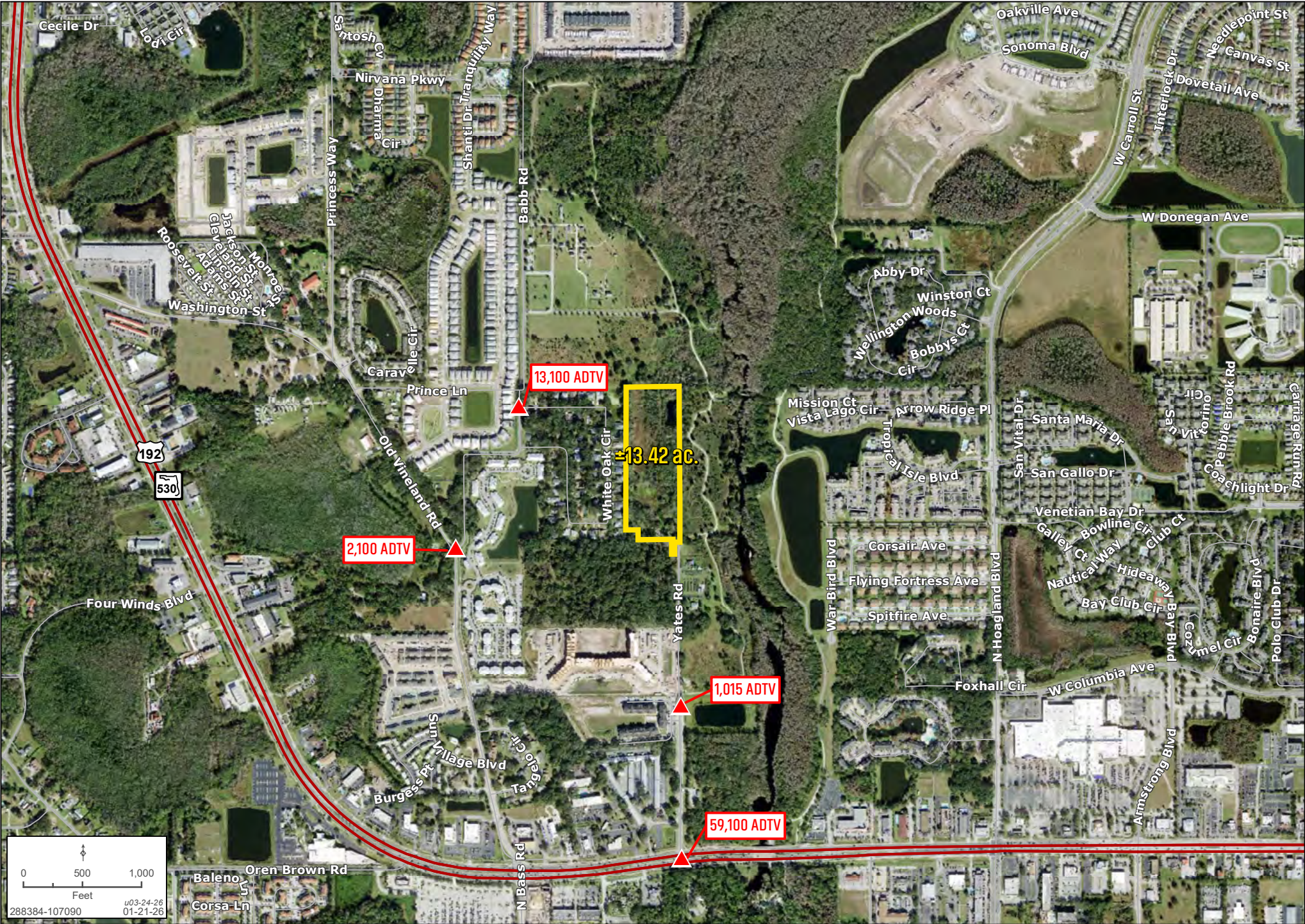
SITE PLAN | US 192 TOURIST CORRIDOR LAND

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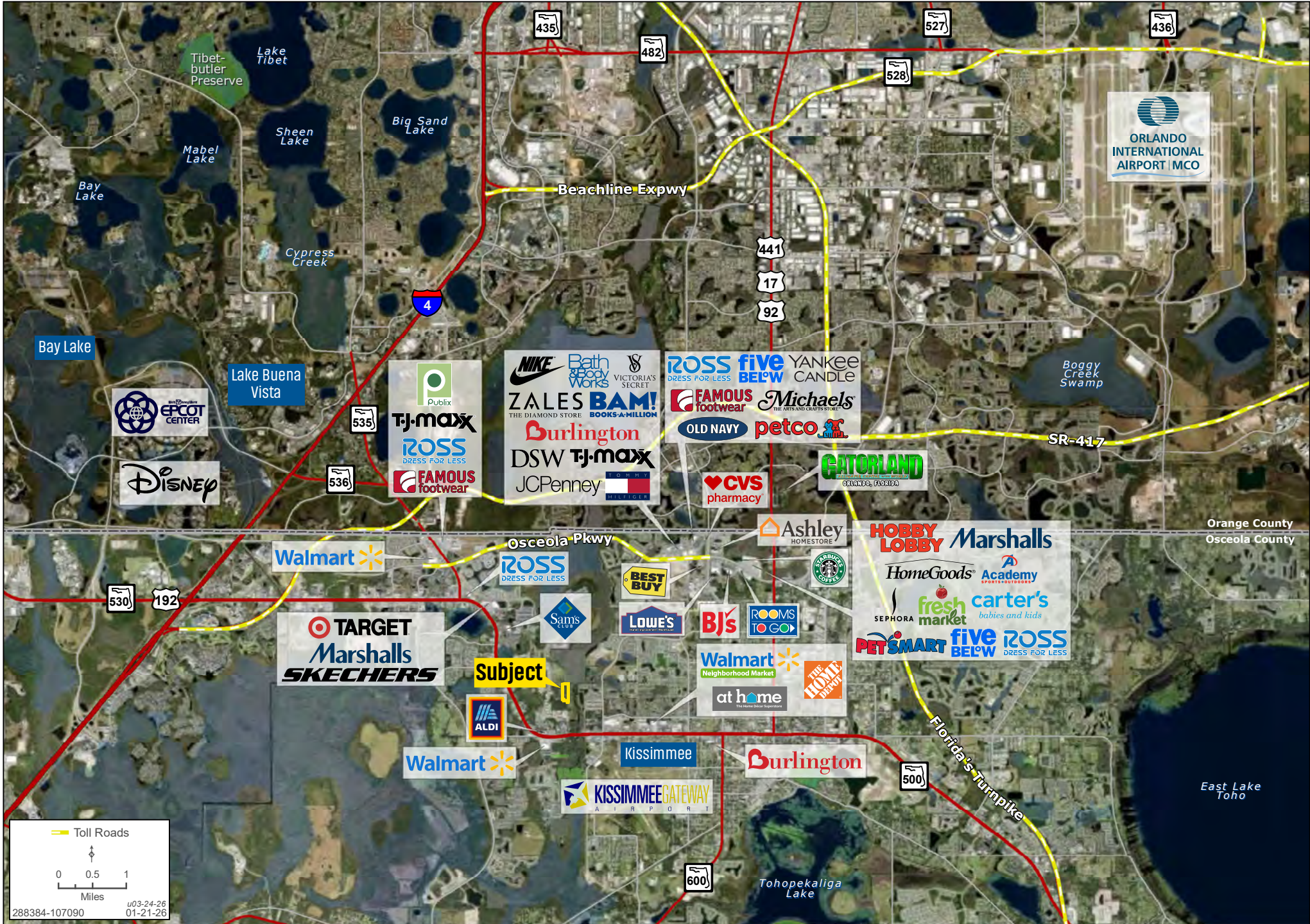
DETAIL | US 192 TOURIST CORRIDOR LAND

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RETAIL | US 192 TOURIST CORRIDOR LAND

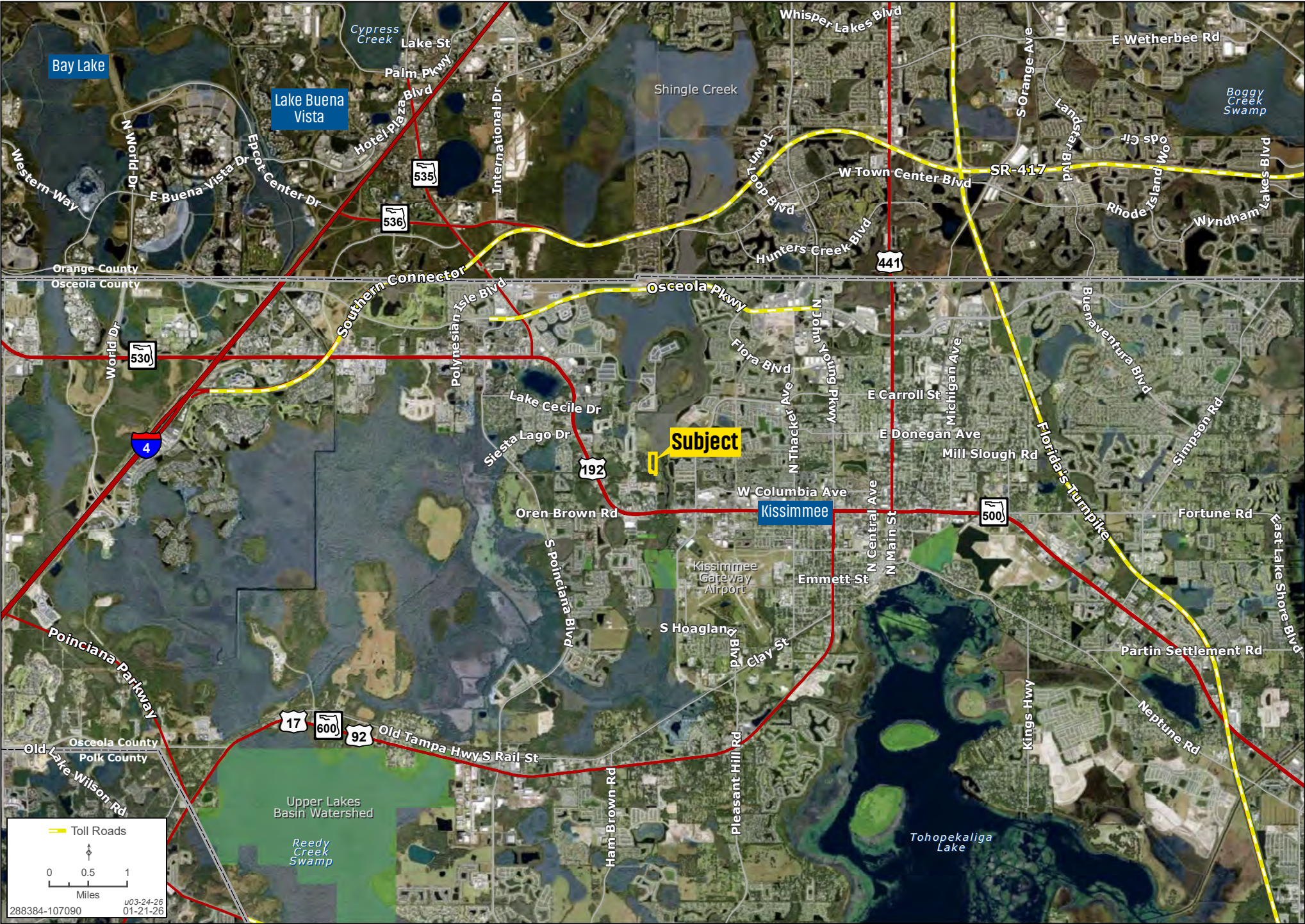
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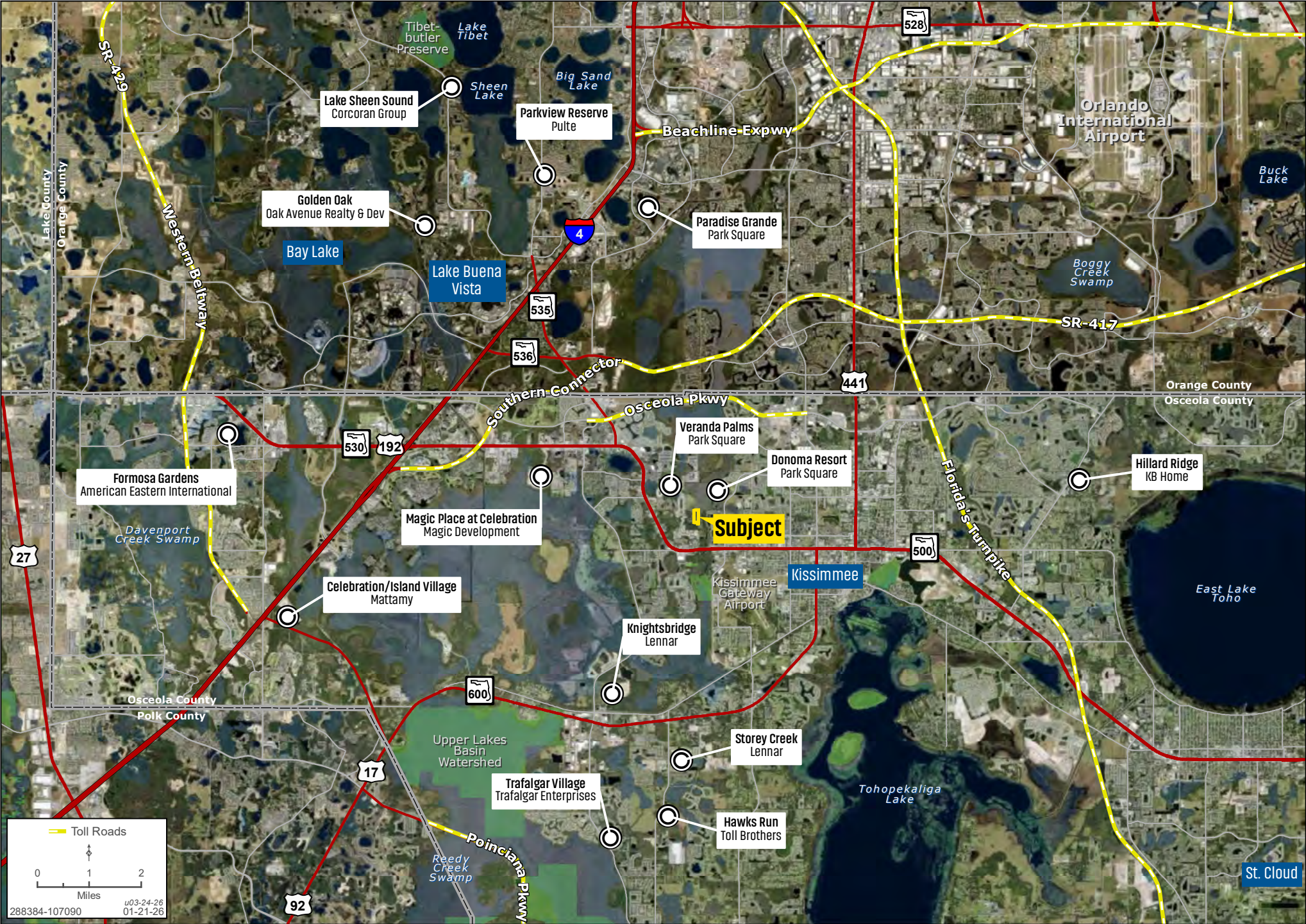
REGIONAL | US 192 TOURIST CORRIDOR LAND

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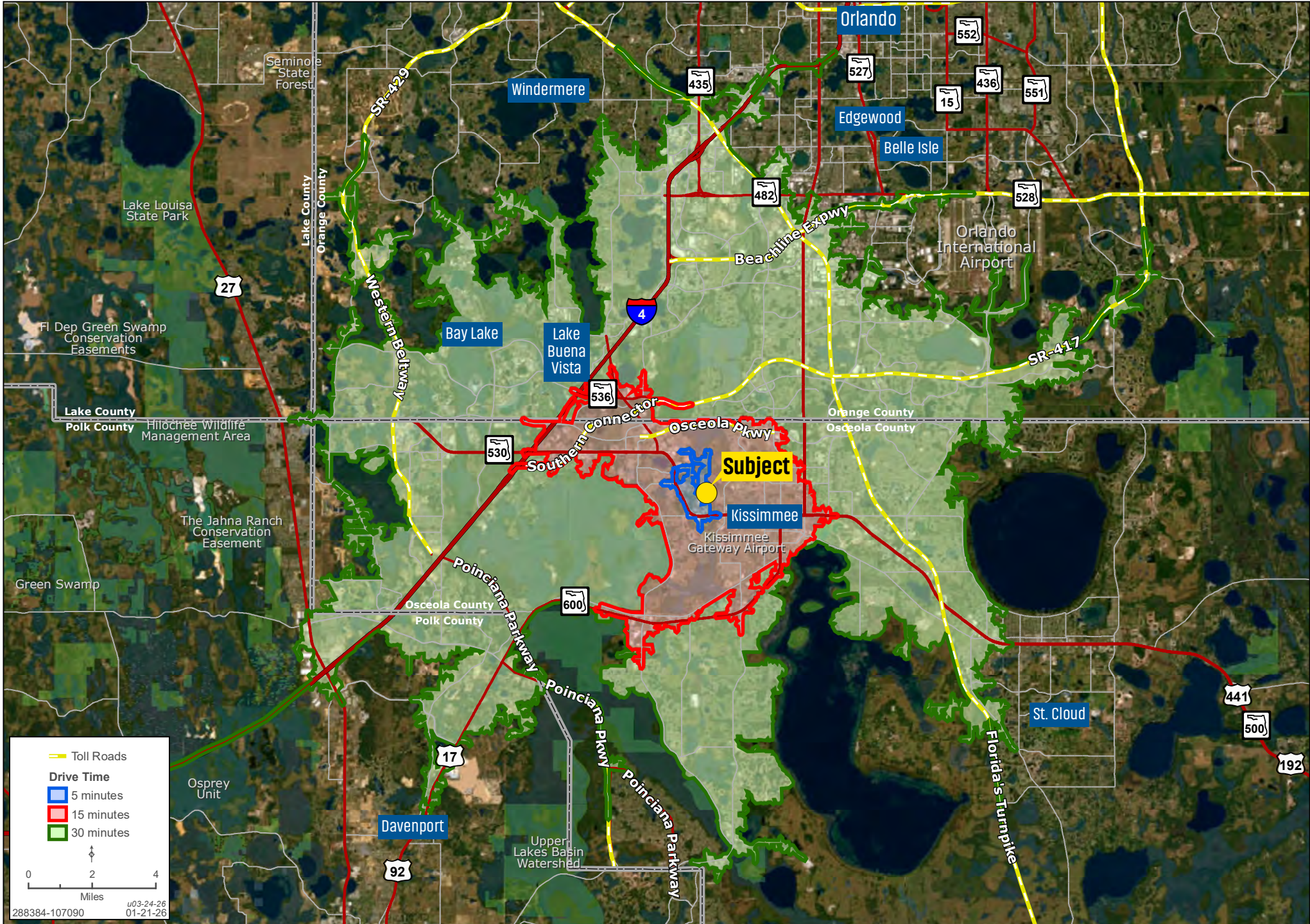
ACTIVE SUBDIVISIONS | US 192 TOURIST CORRIDOR LAND

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DRIVE TIME | US 192 TOURIST CORRIDOR LAND

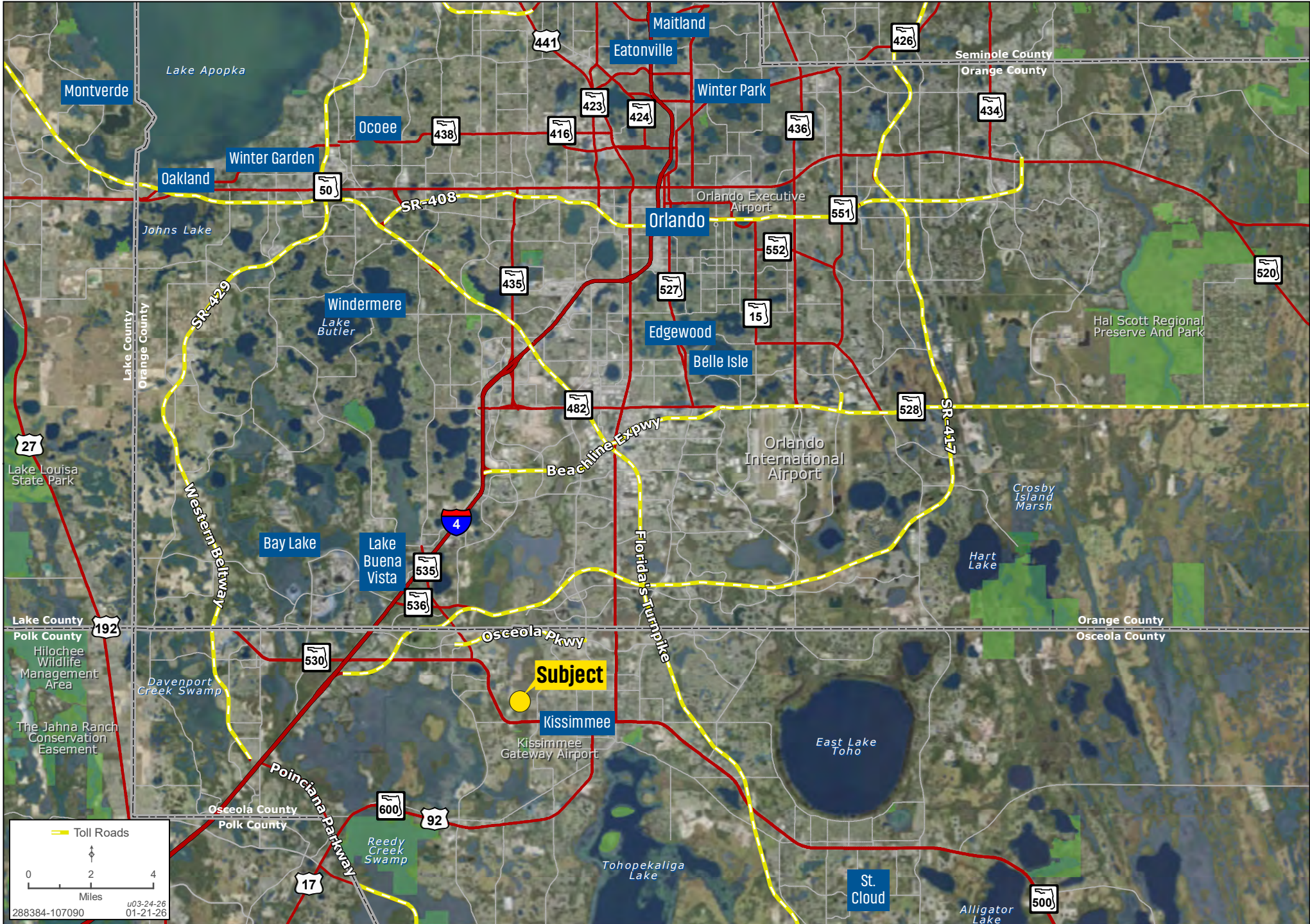
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METRO | US 192 TOURIST CORRIDOR LAND

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CONCEPTUAL ELEVATIONS



JDM- SHINGLE CREEK BAY

January 23, 2023
4443-20230123-Egozi-JDM Shingle Creek Bay CSP CRA Elevations HD
Conceptual Elevations



CONCEPTUAL ELEVATIONS



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