



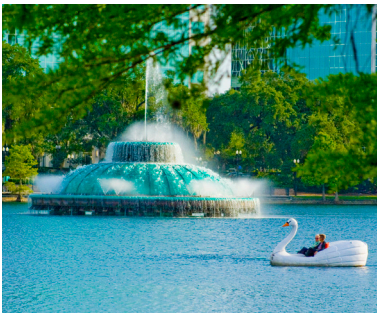
# CITY OF ORLANDO OPPORTUNITY ZONE PROSPECTUS





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# INTRODUCTION

## Redevelopment Opportunity Index

Each Opportunity Zone overall is designated specifically because of development and redevelopment investment opportunities, the index provides a potential indication for specific properties. While many legal, physical, and economic factors ultimately play a role in the viability of redeveloping properties, the general factors used in this index include:

- Property Utilization in terms of a Floor Area Ratio (“FAR”)
- Age of the Improvements
- Relationship between Land and Improvement Value
- Total Market Value including Land and Improvements per square foot of property

Each of these factors for non-residential properties are weighted to provide a measure between 0 and 100. Values closer to 100 reflect factors in favor of redevelopment and values closer to 0 reflect less favorable indicators for redevelopment.

The 12 Opportunity Zones located within the City of Orlando have indexes that range from 10.2 – 56.9, with six of the City’s Opportunity Zones having an index score above 40.0.

## About Opportunity Zones

- The Opportunity Zones Program is a tool to provide tax incentives, including temporary deferrals on capital gains taxes when investors reinvest those gains in qualified Opportunity Funds. These funds are in turn invested in low-income communities from designated census tracts (Opportunity Zones).

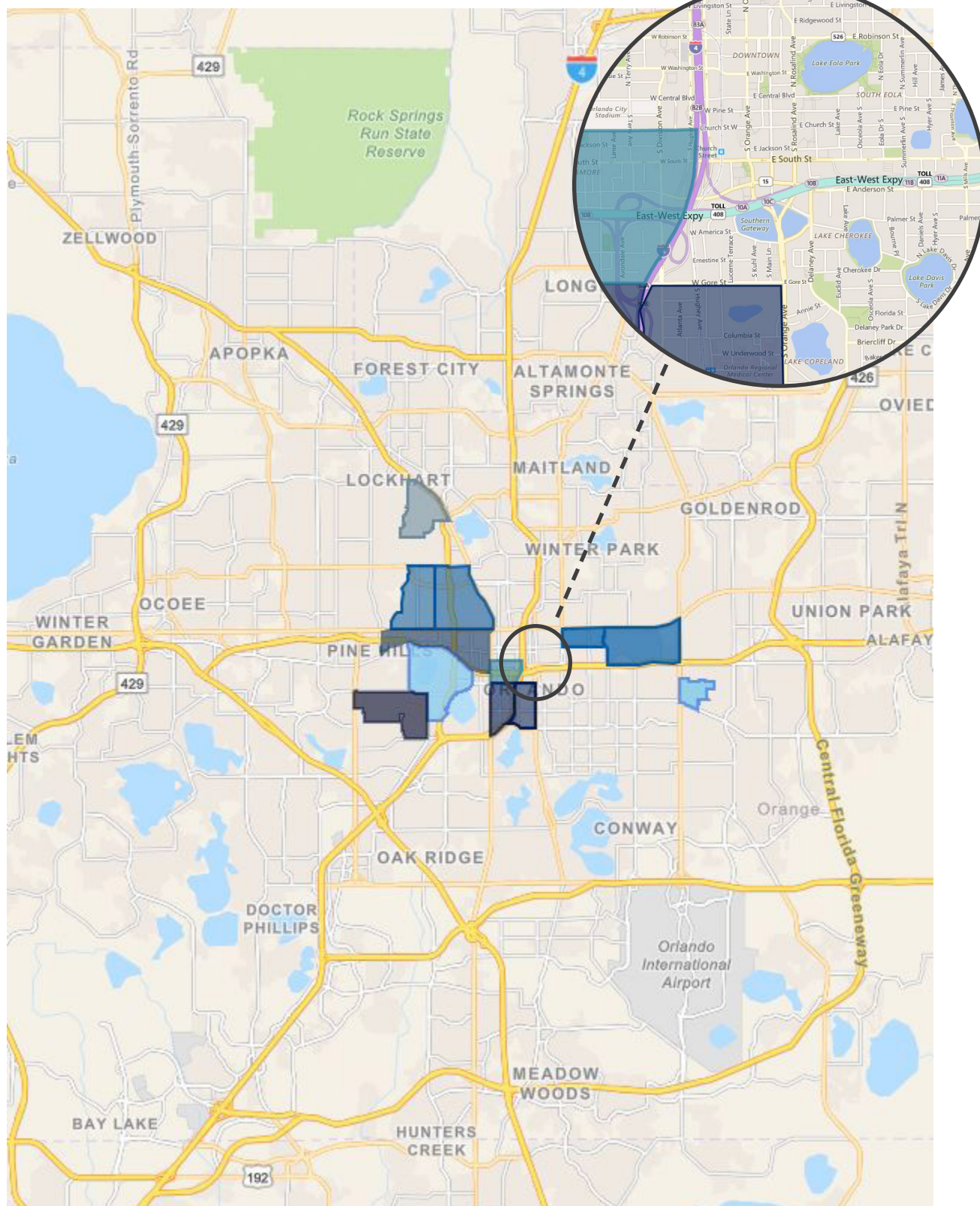
## Orlando is home to 12 of the 427 Opportunity Zones in Florida

- The city's role in the Opportunity Zones program is to connect funding with projects, develop an investable pipeline of projects and to leverage these projects to create new opportunities for residents and encourage upward mobility.
- The city's long-term strategy for success includes layering incentives for specific projects based on compatibility with community goals and creating a development overlay to promote inclusive and equitable growth for existing businesses and residents with the goal of implementing protection from displacement.



# AREA MAP

## Downtown Orlando





## INFRASTRUCTURE



**Orlando International Airport** is one of the region's crown jewels - It ranks as the **No. 1 busiest airport** in Florida, 11th busiest in the U.S., 39th busiest in the world, and the highest airport satisfaction ranking.



**SunRail** is Orlando's **commuter rail** transit system, it stretches 31 miles from the north end of the Orlando region to south Orange County and averages 3,400 riders per weekday.



The core of Orlando's **unmatched infrastructure** is **strong roadways**, providing invaluable connectivity to business. Interstate 4, is getting a 21-mile makeover, that will connect the Gulf of Mexico to the Atlantic Ocean.



Orlando utility services are **No. 1 in reliability** for 20-years in a row. Orlando also has the **most advanced** telecom assets in the southeast. All telecom central offices are **fiber-based** with digital switching.

## RANKINGS

*One of the "Most Dynamic Cities in America"*  
(Worth Magazine)

TOP 5

Large cities for **manufacturing job growth** (New Geography Ranking)

**Competitive business locations** among large U.S. Cities (KPMG)

For future **job growth** (Forbes)

TOP 10

Start-Up cities for **minority entrepreneurs** (Forbes)

Cities for african-american **economic success** (Forbes)

TOP 25

Best cities for new college grads to **live, work & play** (Smart Asset)

**Convention** cities in the U.S. (MeetingSource)

## SIGNIFICANT ACTIVITY



**CREATIVE VILLAGE** in the heart of Downtown Orlando. Innovative urban campus, **UCF** and **Valencia**. **Affordable** and **market-rate** housing. New office space for **high-tech**, digital media and creative companies.

**HEALTH VILLAGE** is a 172-acre mixed use community. New **Diabetes Institute** and Florida Hospital's Transitional **Research Institute** for Metabolism and Diabetes. Next - a new **biosciences** building and 235-unit **apartment** complex.



**LAKE NONA MEDICAL CITY** is a 650-acre health and life sciences park. A **premier** location for medical care, **research** and **education**. **Nemour's** Childrens Hospital, **UCF**, **VA Medical Center**, and **UF Research Center**.



## KEY FACTS



**286,678** POPULATION

**34.6** MEDIAN AGE

**2.3** AVG. HOUSEHOLD SIZE



**140,265** TOTAL HOUSING UNITS

**\$290,400** AVG. HOME VALUE



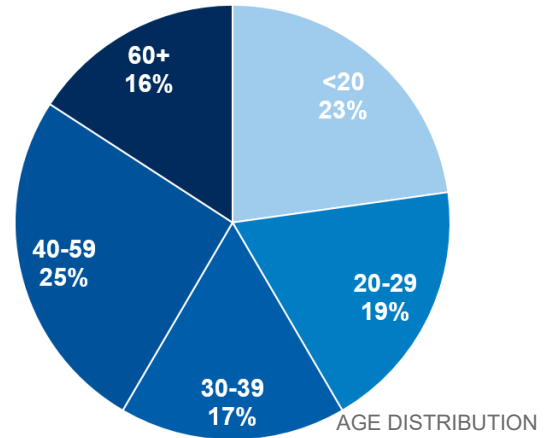
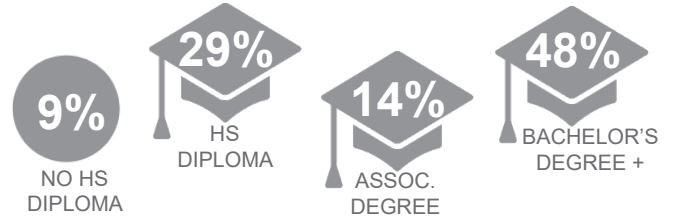
**\$30,283**

PER CAPITA  
INCOME



**\$70,906**

AVG. HOUSEHOLD  
INCOME



## MARKET SUMMARY

### RESIDENTIAL SALES ACTIVITY (2018)

	SINGLE-FAMILY	CONDO
AVG. SALE PRICE	\$315,330	\$152,065
AVG. SALE PRICE/SF	\$116.04	\$131.60



### LEADING EMPLOYERS

UNIVERSAL ORLANDO (COMCAST)	23,000 EMPLOYEES
ADVENTIST HEALTH SYSTEMS	21,815 EMPLOYEES
ORLANDO HEALTH	19,032 EMPLOYEES
GREATER ORLANDO AVIATION AUTH.	18,000 EMPLOYEES

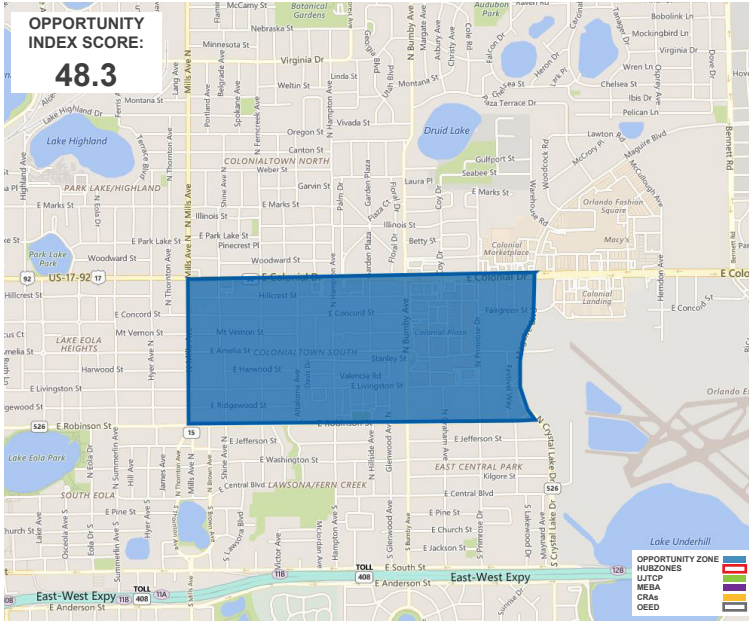
	INDUSTRIAL	OFFICE	RETAIL	APARTMENTS
TOTAL INVENTORY	92.1 MILLION SQ.FT.	48.9 MILLION SQ.FT.	59.4 MILLION SQ.FT.	118,965 UNITS
VACANCY RATE	3.6%	6.2%	4.0%	5.4%
AVG. RENT RATES	\$6.13/SQ.FT.	\$22.29/SQ.FT.	\$18.09/SQ.FT.	\$1.23/SQ.FT.
NET ABSORPTION (2018)	2,489,792	380,557 SQ.FT.	344,910 SQ.FT.	1,887 UNITS



## OPPORTUNITY ZONE PROSPECTUS

# COLONIALTOWN SOUTH

"AN ECLECTIC COMMUNITY - THE EPICENTER OF CREATIVITY AND CULTURE"



## KEY FACTS



**1,527** POPULATION



**41.8** MEDIAN AGE

**1.8** AVG. HOUSEHOLD SIZE

**\$419,044** AVG. HOME VALUE

**942** TOTAL HOUSING UNITS

**1.3%**  
HOUSEHOLD  
UNEMPLOYMENT

**8%**

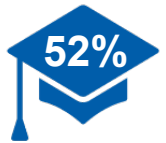
NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$63,419**

AVG. DISPOSABLE INCOME



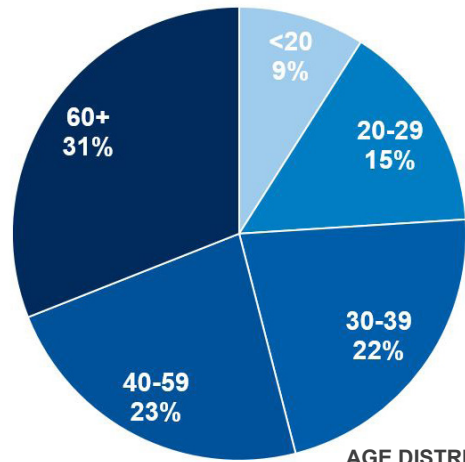
**\$46,181**

PER CAPITA INCOME



**\$81,808**

AVG. HOUSEHOLD INCOME



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**437** TOTAL BUSINESSES

**3,536** TOTAL EMPLOYEES

**0.6**  
SQUARE MILES  
LAND AREA

POPULATION DENSITY  
**2,545**  
PERSONS/SQ.MI.

**38%**  
RESIDENTIAL

MARKET VALUE  
PER SQ.MI.  
**\$998.7**  
(MILLIONS)



# VISION

Colonial Drive is known as **A Place of Beauty**. The Colonialtown South **vision plan** engaged major property owners and the community on fulfilling a coordinated strategy that adds to the economic vibrancy of the corridor.

**The Milk District**, an **Orlando Main Street Program**, is a cultural hub with a progressive lifestyle, music and arts scene which encompasses a large part of **Colonialtown South** - with the vision of transforming an older neighborhood with urban blight by home makeovers, trendy shops, and unique restaurants.

A high intensity mixed-use “town center” supported by inter-connected street networks and a transit system is the long-term goal to encourage growth in the community by bringing in more shoppers, creating higher property values and ultimately resulting in restored neighborhoods.

# CURRENT ACTIVITY

- Apartments and townhomes within the corridor have brought new customers and added pedestrian life.
- Envisioned public improvements include: relocation of Fire Training Facilities, Intersection Improvements, Sidewalk Reconstruction and a Park-to-Park Pedestrian Path.
- Redevelopment within the Milk District consists of rehabbing a building that has sat vacant for over a decade into Alchemy the Salon, or experimenting with unique food concepts such as their new restaurant MX Taco.
- Colonial Lanes, a bowling alley and dive bar staple within Orlando for the last 60 years will also be redeveloped into an “upscale entertainment complex” containing 16 wooden bowling lanes, bar, a potential stage in addition to the new four-story self-storage facility.

# ANCHOR DEVELOPMENT

The Milk District comprises colorful murals, diverse culinary experiences, unique shopping centers and award winning bars and coffee shops.

The old **T.G. Lee Dairy** property and the **Beefy King** restaurant are known landmarks within Colonialtown South. The neighborhood surrounding the T.G. Lee, Hampton Park, has recently blossomed with new rental townhomes and brought in a more youthful community to the district.

This area is well-known for its live music venue, **The Historic Plaza Life** which makes for a perfect night out with friends. Or, feel free to check out Tasty Tuesdays at **The Milk Bar**, weekly trivia at **Barley & Vine Biergarten**, or late night dancing at **Southern Nights**. Follow up the night with breakfast at one of the district’s cozy brunch places, such as **Dixie Dharma**, **Se7enBites**, **A La Cart** and **Valhalla Bakery**.

For family fun, check out the **Orlando Skate Park**. Or, enjoy a stroll thorough **Fesitval Park Community Garden** which has urban plots where you can grow and take home your own veggies.

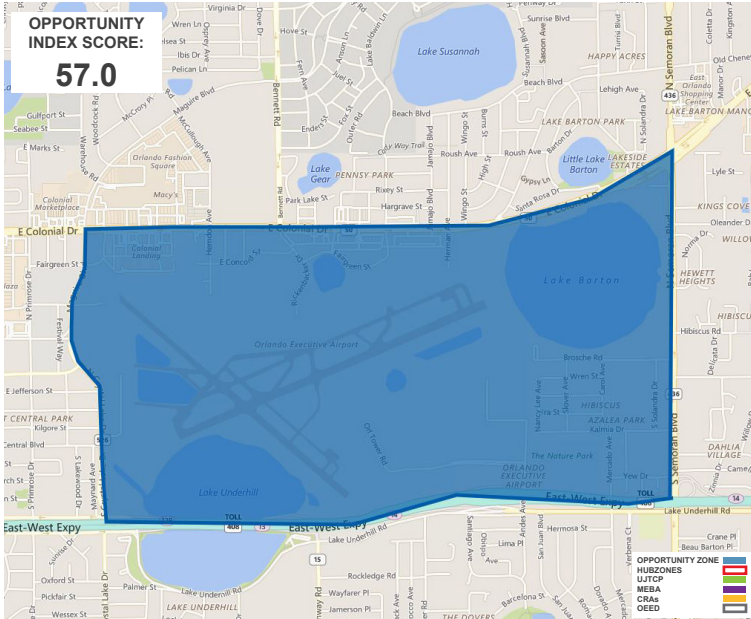




OPPORTUNITY ZONE PROSPECTUS

# EXECUTIVE AIRPORT

"IDEALLY LOCATED FOR THE PERFECT FLIGHT PATH OF THE CORPORATE TRAVELER"



## KEY FACTS



**871** POPULATION



**38.6** MEDIAN AGE

**2.9** AVG. HOUSEHOLD SIZE

**\$159,300** AVG. HOME VALUE

**333** TOTAL HOUSING UNITS

**13.1%**  
HOUSEHOLD  
UNEMPLOYMENT

**21%**

NO HS DIPLOMA



HS DIPLOMA

**22%**

ASSOC. DEGREE

**30%**

BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$52,913**

AVG. DISPOSABLE INCOME



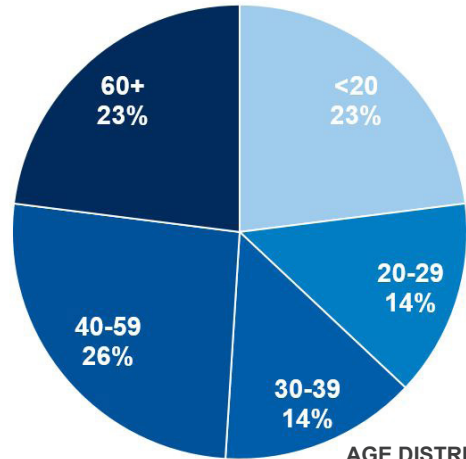
**\$22,529**

PER CAPITA INCOME



**\$65,059**

AVG. HOUSEHOLD INCOME



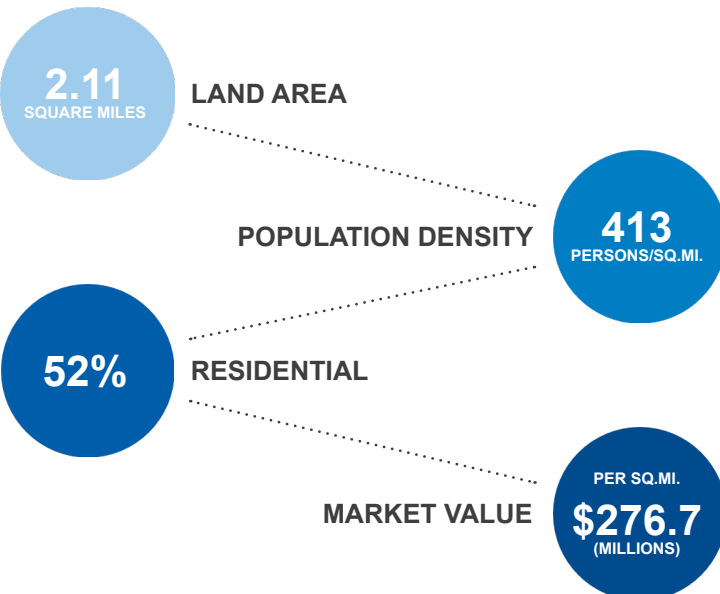
AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**272** TOTAL BUSINESSES

**3,039** TOTAL EMPLOYEES





# VISION

The Greater Orlando Aviation Authority (GOAA) controls a large number of the City-owned properties along the East Colonial Drive corridor between Bumby Avenue and Semoran Boulevard, consists of a patchwork of various sized strip commercial uses.

The vision plan is to refocus development towards a diversity of options including: housing, lodging, office and other uses, ultimately creating a more customer-friendly corridor by expanding the market for commercial activities and lessening the oversupply of retail uses.

# CURRENT ACTIVITY

- The GOAA represent a major opportunity for redevelopment with the possibility to change the shapes, sizes and depths of the parcels within the area, while staying consistent with the OEA Airport Layout Plan (ALP) and FAA Regulations.
- To transform the East Colonial Drive corridor, future redevelopment for new uses of the major parcels such as: Colonial Landing, Fashion Square, Koger Center, Colonial Plaza, Best Buy etc. are under consideration in order to add economic vibrancy to the corridor.
- The Executive Airport currently relies on the funding from the lease income of the commercial properties along the East Colonial corridor.

# ANCHOR DEVELOPMENT

The Orlando Executive Airport is conveniently located just three miles from Downtown Orlando - making it the perfect flight path for the corporate traveler. Additional airport tenants include nationally known rental car agencies, restaurants, shopping centers and manufacturing facilities.

Located within the airport is Sheltair Aviation Services; the leading aviation real estate, development, and FBO network in Florida.

Easy access to all of Orlando's major highways puts the majority of industrial and business centers within minutes of the airport.

Surrounding the airport are retail properties, single-family residential properties, Park of the Americas, and Azalea Park elementary school.

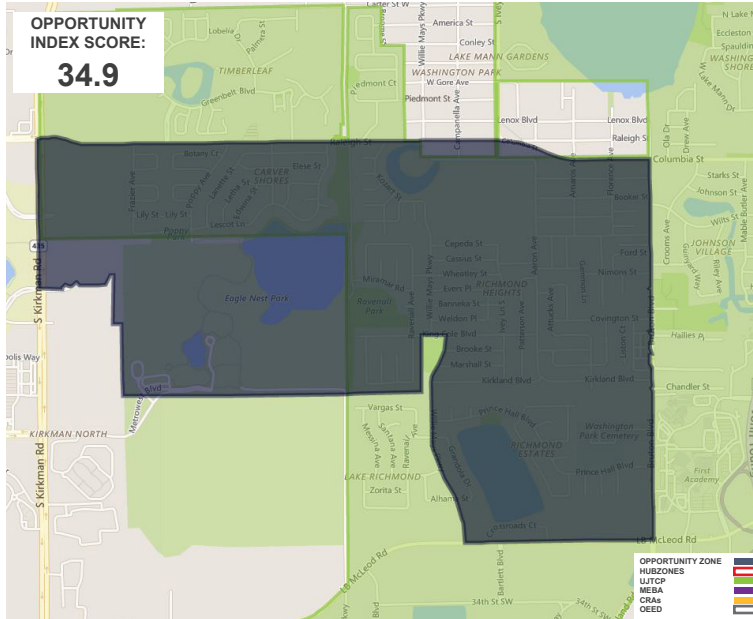




# OPPORTUNITY ZONE PROSPECTUS

# GREATER WASHINGTON SHORES

"A SUBURBAN COMMUNITY - IDEAL FOR A NEIGHBORHOOD BUSINESS DISTRICT"



## KEY FACTS



**9,296** POPULATION

**34.7** MEDIAN AGE

**10.9%**  
HOUSEHOLD  
UNEMPLOYMENT



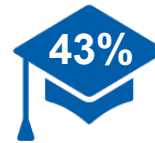
**2.9** AVG. HOUSEHOLD SIZE

**\$141,255** AVG. HOME VALUE

**3,540** TOTAL HOUSING UNITS

**20%**

NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$36,216**

AVG. DISPOSABLE INCOME



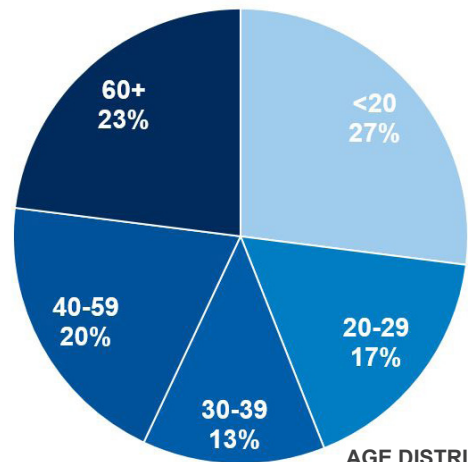
**\$14,793**

PER CAPITA INCOME



**\$42,814**

AVG. HOUSEHOLD INCOME



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**121** TOTAL BUSINESSES

**1,082** TOTAL EMPLOYEES

**1.88**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**4,945**  
PERSONS/SQ.MI.

**84%**

RESIDENTIAL

MARKET VALUE

PER SQ.MI.  
**\$323**  
(MILLIONS)



# VISION

Greater Washington Shores is a suburban community with opportunities in senior housing, a neighborhood business district and a potential town center.

The special plan adopted by the Washington Shores Vision Task Force is to develop guidelines for private development and public improvements in the Washington Shores Neighborhood while adding flexibility via a form-based zoning. These guidelines will help minimize the intrusion of office and commercial uses into the surrounding residential neighborhoods and future redevelopment efforts.

# CURRENT ACTIVITY

The Washington Shores Vision Task Force is planning an outgrowth of the Town Center Plan - Phase One Study (completed August 1995). This plan identifies the continued improvements of the Columbia St. and Bruton Blvd. corridors.

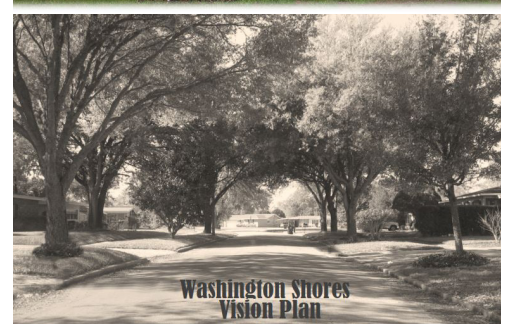
Current funding opportunities within Greater Washington Shores include:

- Urban Job Tax Credit Program (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.

# ANCHOR DEVELOPMENT

The Greater Washington Shores area comprise mostly of single and multi-family housing units, numerous churches and multiple public and private schools. One of the major landmarks in the area is the Lake Fran Urban Wetlands and Eagle Nest Park.

This district is directly accross from Valencia College West Campus, with numerous commercial and retail properties along South Kirkman Road, including: a Walmart Supercenter, various fitness centers, fast-food chains, and bank offices.



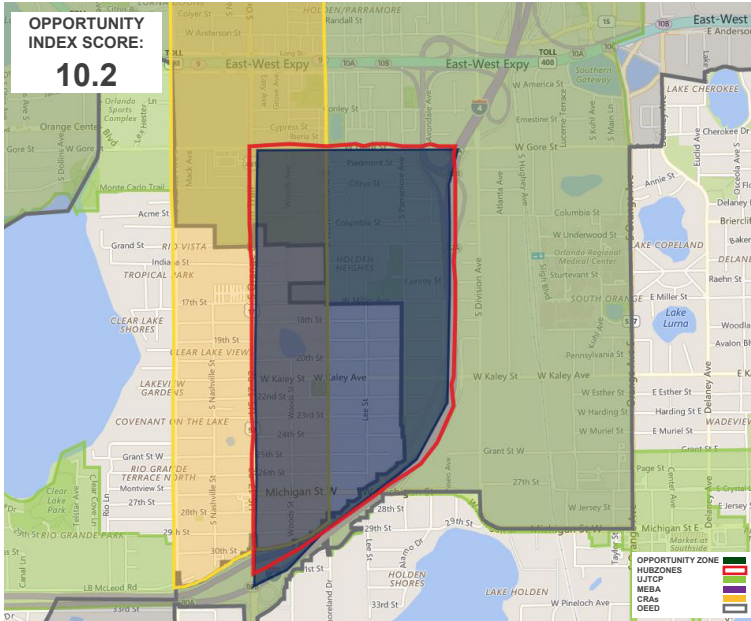




# OPPORTUNITY ZONE PROSPECTUS

# HOLDEN HEIGHTS

"ENVISIONED TO BE A FUTURE HUB FOR HOMES AND BUSINESSES"



## KEY FACTS



**2,734** POPULATION



**37.5** MEDIAN AGE

**2.8** AVG. HOUSEHOLD SIZE

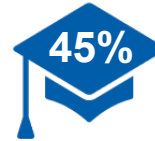
**\$123,052** AVG. HOME VALUE

**1,211** TOTAL HOUSING UNITS

**10.8%**  
HOUSEHOLD  
UNEMPLOYMENT

**35%**

NO HS DIPLOMA



**45%**

HS DIPLOMA



**8%**

ASSOC. DEGREE



**11%**

BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$30,512**

AVG. DISPOSABLE INCOME



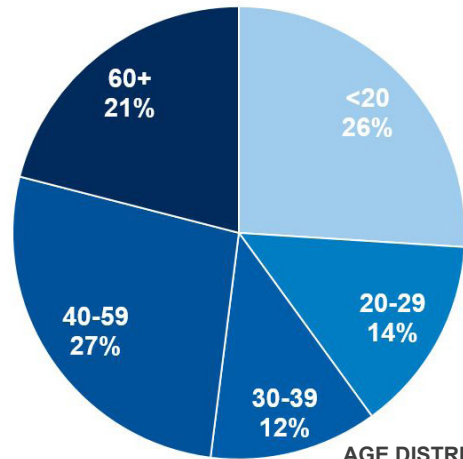
**\$12,951**

PER CAPITA INCOME



**\$35,627**

AVG. HOUSEHOLD INCOME



**0.78**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**3,505**  
PERSONS/SQ.MI.

**68%**

RESIDENTIAL

MARKET VALUE

PER SQ.MI.  
**\$276.9**  
(MILLIONS)

## BUSINESS & EMPLOYMENT



**140** TOTAL BUSINESSES

**1,381** TOTAL EMPLOYEES

# VISION

The vision for Holden Heights is to enhance the integrity of the residential character of the neighborhoods and to provide the supporting systems for children and families. These supporting systems include creating neighborhood education, training, and workforce programs in the areas of design, construction and related industries that provide long term employment opportunities. Ideal for multiplex development, along with multi-family housing, construction industries and workforce training - the current vision plan is to make this area a hub for homes and businesses.

# CURRENT ACTIVITY

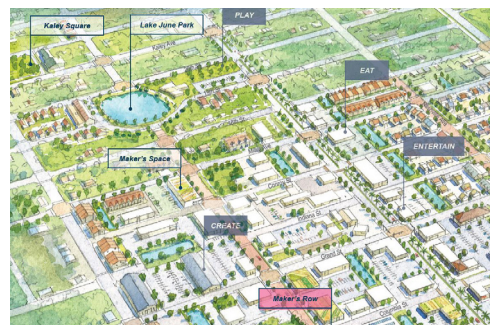
Current funding opportunities within Holden Heights include:

- HUBZone Program - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- Community Redevelopment Agencies (CRA) - Holden Heights is located within the City of Orlando's Orange Blossom Trail CRA boundaries.
- The Orlando Economic Enhancement District Program (OEED) - a State of Florida economic development tool engaging redevelopment of properties by businesses and property owners.

# ANCHOR DEVELOPMENT

Institutional facilities such as Jones High School, Grand Avenue School and Park, Kaley Square, and the recently completed Holden Heights Community Center, are area components which can serve as venues to host programs that strengthen the neighborhood fabric.

There are opportunities to collaborate on a construction incubator and job training utilizing City properties. Additionally, this could accommodate various housing types for workforce housing - whether it is remodeling of the existing housing stock, adding accessory units throughout the neighborhoods, or consolidating properties for more significant redevelopment.



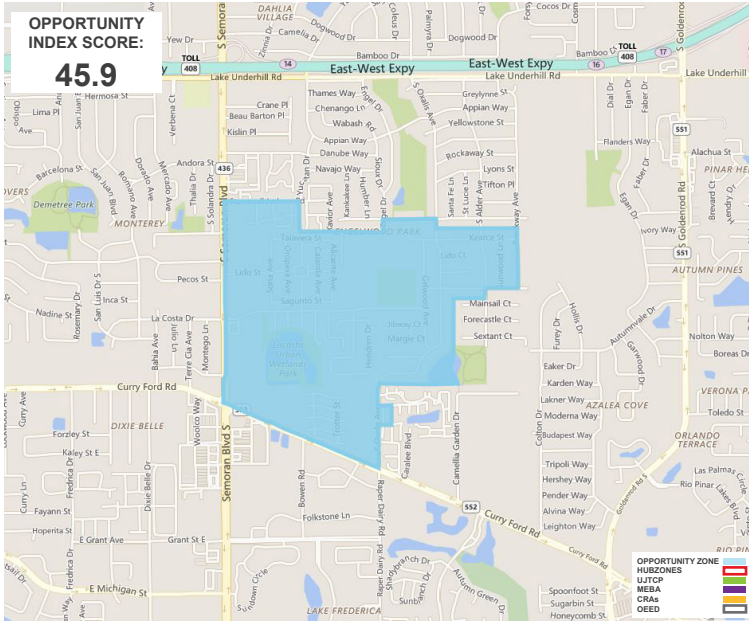




# OPPORTUNITY ZONE PROSPECTUS

# LA COSTA

“THE ‘GATEWAY’ DISTRICT FOR THE ORLANDO INTERNATIONAL AIRPORT”



## KEY FACTS



**3,866** POPULATION



**36.0** MEDIAN AGE

**2.7** AVG. HOUSEHOLD SIZE

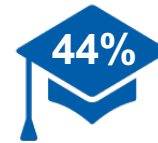
**\$155,566** AVG. HOME VALUE

**1,654** TOTAL HOUSING UNITS

**6.5%**  
HOUSEHOLD  
UNEMPLOYMENT

**9%**

NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$35,832**

AVG. DISPOSABLE INCOME



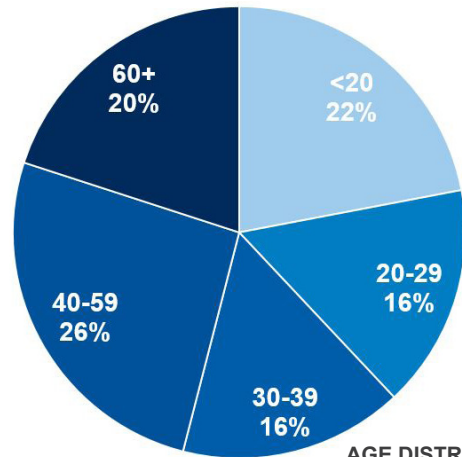
**\$15,416**

PER CAPITA INCOME



**\$42,119**

AVG. HOUSEHOLD INCOME



## BUSINESS & EMPLOYMENT



**81** TOTAL BUSINESSES

**733** TOTAL EMPLOYEES

**0.53**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**7,294**  
PERSONS/SQ.MI.

**81%**

RESIDENTIAL

MARKET VALUE

PER SQ.MI.  
**\$658.7**  
(MILLIONS)

# VISION

La Costa is part of the “gateway” to Orlando International Airport. This area boasts an abundant amount of redevelopment opportunities, and is unique for having housing potential overlooking an urban wetland park.

Gateway Orlando District, an Orlando Main Street Program, encompasses a part of the La Costa district along S. Semoran Blvd. The mission of Gateway Orlando is to focus on helping businesses along the Semoran Corridor grow by establishing connections with the surrounding community and with other businesses within the area.



# CURRENT ACTIVITY

Gateway Orlando is helping build awareness of the Semoran Corridor by providing valuable resources to the member businesses and by promoting the businesses from within the district. All while improving safety in the area through their Gateway Gaurdian Program and encouraging beautification projects to improve the experience of people within the community. Current beautification projects include; electrical box and bus shelter art, murals, and boulevard banners to promote a sense of identity within the La Costa area.



# ANCHOR DEVELOPMENT

La Costa offers the distinctive opportunity for housing development overlooking the La Costa Urban Wetlands. Centrally located within the area is the Engelwood Neighborhood Center Park which provides numerous recreational uses for the surrounding neighborhoods.

La Costa has a large Hispanic population and acts as a hub for Hispanic businesses and residential communities, such as; Hola Supermarket, Lechonera Amor Amor, and Caridad Restaurant. As well as, containing numerous churches within the district.

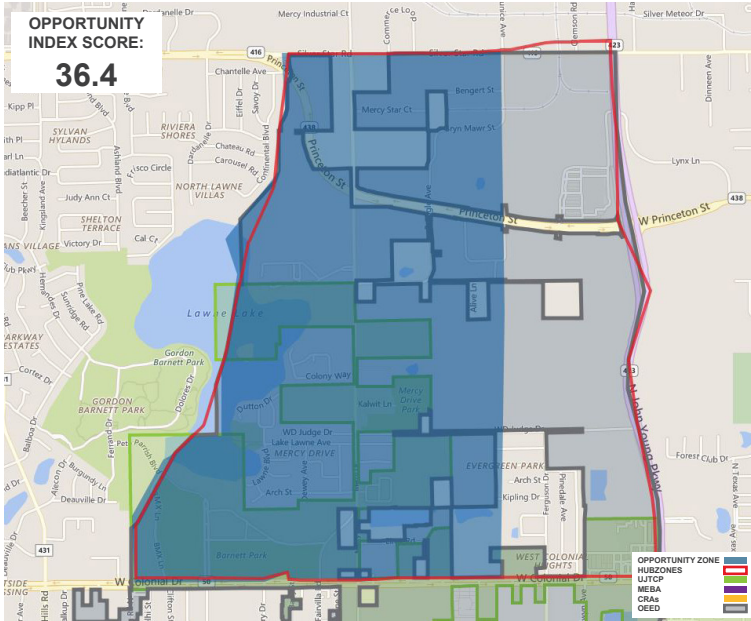




# OPPORTUNITY ZONE PROSPECTUS

## MERCY DRIVE

"A CONNECTED COMMUNITY- EMPOWERING NEIGHBORS TO CREATE TOGETHER"



### KEY FACTS



**4,344** POPULATION

**11.5%**  
HOUSEHOLD  
UNEMPLOYMENT



**29.5** MEDIAN AGE

**2.8** AVG. HOUSEHOLD SIZE

**\$262,075** AVG. HOME VALUE

**1,729** TOTAL HOUSING UNITS

**27%**

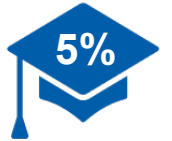
NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+

### MARKET CHARACTERISTICS



**\$24,673**

AVG. DISPOSABLE INCOME



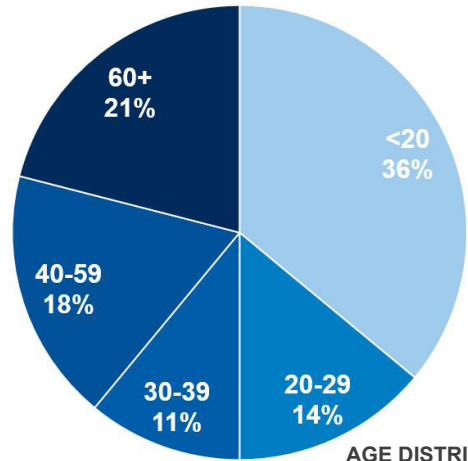
**\$11,307**

PER CAPITA INCOME



**\$28,509**

AVG. HOUSEHOLD INCOME



**1.64**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**2,648**  
PERSONS/SQ.MI.

**30%**

RESIDENTIAL

MARKET VALUE

PER SQ.MI.  
**\$230.9**  
(MILLIONS)

### BUSINESS & EMPLOYMENT



**180** TOTAL BUSINESSES

**3,147** TOTAL EMPLOYEES



# VISION

The Mercy Drive Neighborhood Vision Plan encompasses the non-residential uses and the neighborhoods surrounding the Mercy Drive corridor, this plan includes: Street & Streetscape Enhancements, New Housing Opportunities, Connections to Nature, a New Activity Center, Home Repair Classes and a Tool Lending Library. The plan also engages the community through public events and community-wide public art initiatives which will enhance social cohesion. The community identified a large number of community assets including recreation areas, faith-based institutions, local businesses, and development opportunities for new housing and commercial employment.

# CURRENT ACTIVITY

Current funding opportunities within Mercy Drive include:

- HUBZone Program - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- The Orlando Economic Enhancement District Program (OEED)- a Brownfield Designation; utilizes an economic development tool engaging redevelopment of properties by businesses and property owners.

# ANCHOR DEVELOPMENT

A large majority of the development in this area is comprised of single and multi-family residential subdivisions.

There are pockets of commercial, industrial and institutional developments within the area, such as; Aspire Health Partners, Community Health Center and a fresh produce market. Along with recreational developments as well, these include: Northwest Neighborhood Center, Lake Lawne Park, and the Central Florida Fairgrounds.

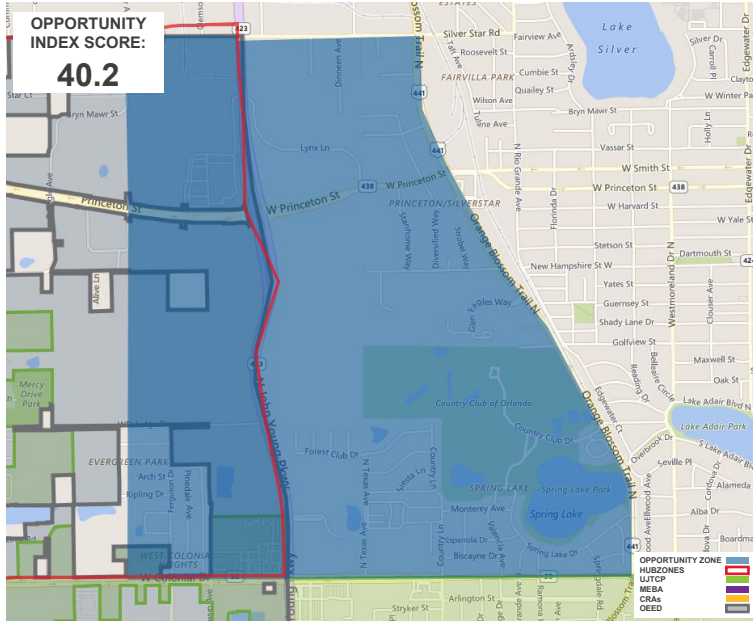




# OPPORTUNITY ZONE PROSPECTUS

## THE PACKING DISTRICT

"ROOTED IN HISTORY, GROUNDED IN OPPORTUNITY & DIRECTED TOWARD THE FUTURE"



### KEY FACTS



**1,504** POPULATION



**52.8** MEDIAN AGE

**2.3** AVG. HOUSEHOLD SIZE

**\$555,032** AVG. HOME VALUE

**703** TOTAL HOUSING UNITS

**6.0%**  
HOUSEHOLD  
UNEMPLOYMENT

**8%**

NO HS DIPLOMA

**34%**

HS DIPLOMA

**5%**

ASSOC. DEGREE

**53%**

BACHELOR'S DEGREE+

### MARKET CHARACTERISTICS



**\$78,713**

AVG. DISPOSABLE INCOME



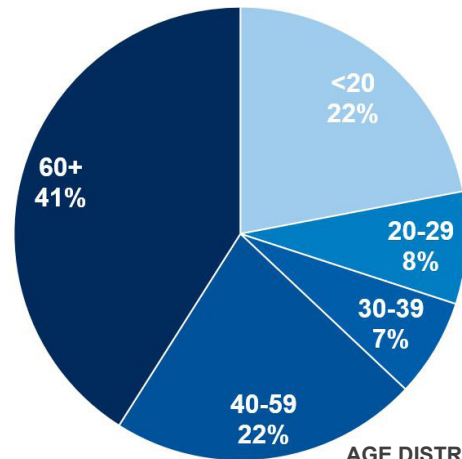
**\$46,257**

PER CAPITA INCOME



**\$104,936**

AVG. HOUSEHOLD INCOME



AGE DISTRIBUTION

### BUSINESS & EMPLOYMENT



**391** TOTAL BUSINESSES

**4,855** TOTAL EMPLOYEES

**2.25**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**668.4**  
PERSONS/SQ.MI.

**19%**

RESIDENTIAL

MARKET VALUE

PER SQ.MI.  
**\$436**  
(MILLIONS)



# VISION

As the Packing District continues to develop, the area is most well-suited and in need of regional recreation, mixed-use development, industrial chic designs, adaptive reuse of original packing citrus industry, warehouses, and an urban farm.

The Packing District, an Orlando Main Street Program, created a future plan for the community designed to encourage community wellness from the development of a new regional park to the network of plazas, each connected by pedestrian and bike trails that stitch everything together. The project will preserve and recapture a defining part of our community's history while providing a vibrant base of living and commerce.

# CURRENT ACTIVITY

Dr. Phillips Charities, an organization experienced in master planning and implementation, will be leading the development within the Packing District. Development will include: 97 acres of land currently industrial/commercial to be converted to mixed-use and residential, 105 acres of dedicated regional park, including a 40-acre urban farm, and 3,500 units of projected residential with 1 million square feet of projected retail and office space.

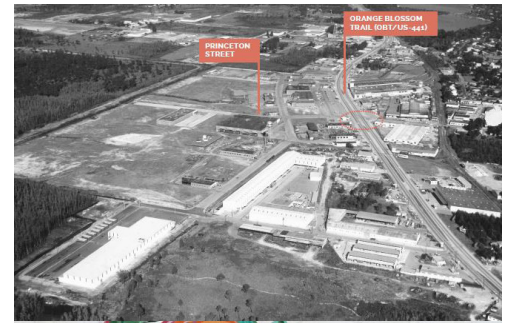
Other funding opportunities within the Packing District include:

- HUBZone Program - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- The Orlando Economic Enhancement District Program (OEED)- a Brownfield Designation; utilizes an economic development tool engaging redevelopment of properties by businesses and property owners.

# ANCHOR DEVELOPMENT

Some highlights specifically within the Packing District include:

- YMCA Family Center
- Regional Park and Trails
- Food Hall
- 4Roots Farm & Agriculture Center
- Townhomes and Multi-Family Residential

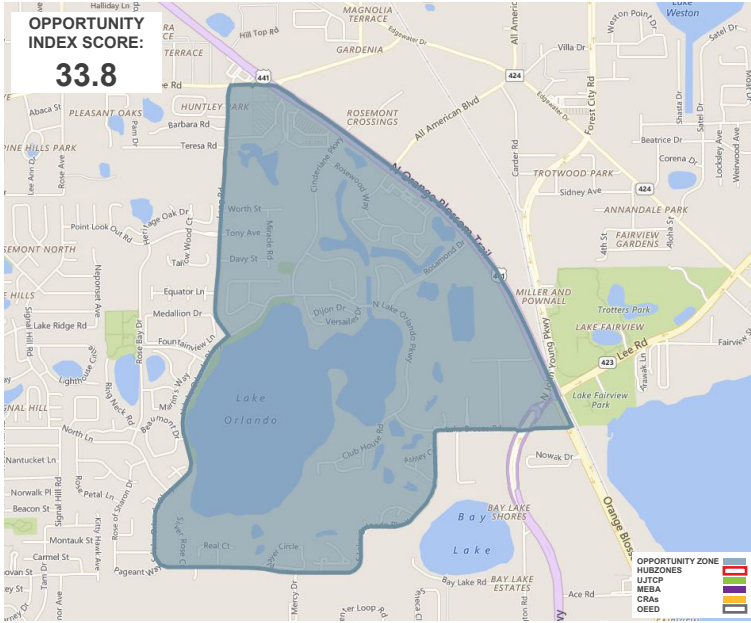




# OPPORTUNITY ZONE PROSPECTUS

# ROSEMONT

"GROWING COMMUNITY WITH GREAT POTENTIAL FOR COMMERCIAL DEVELOPMENT"



OPPORTUNITY INDEX SCORE:  
**33.8**

## KEY FACTS



**5,240** POPULATION

**8.4%**  
HOUSEHOLD UNEMPLOYMENT



**29.9** MEDIAN AGE

**2.3** AVG. HOUSEHOLD SIZE

**\$190,658** AVG. HOME VALUE

**2,875** TOTAL HOUSING UNITS

## MARKET CHARACTERISTICS



**\$39,103**

AVG. DISPOSABLE INCOME



**\$20,682**

PER CAPITA INCOME

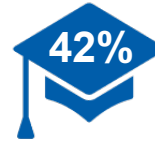


**\$46,312**

AVG. HOUSEHOLD INCOME

**17%**

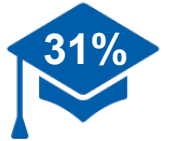
NO HS DIPLOMA



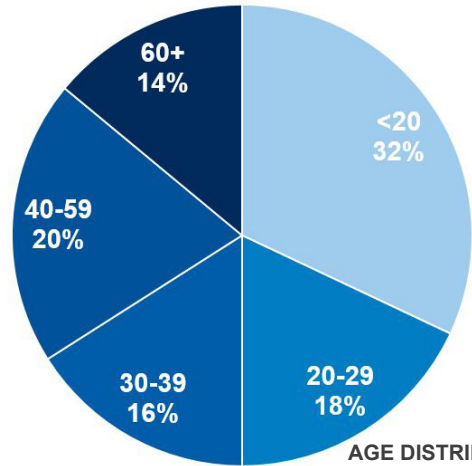
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**198** TOTAL BUSINESSES

**2,563** TOTAL EMPLOYEES

**1.27**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**4,126**  
PERSONS/SQ.MI.

**49%**

RESIDENTIAL

MARKET VALUE

PER SQ.MI.  
**\$385.8**  
(MILLIONS)



# VISION

Rosemont is an urban neighborhood primarily made up of small to medium sized apartment complexes and single-family homes. This area is conveniently positioned along a strong road network, resulting in great potential for numerous commercial development and housing redevelopment opportunities.

# COMMUNITY INVESTMENT

Lake Orlando Homeowners Association (HOA) is a non-profit and non-mandatory group located within the Orlando Rosemont Neighborhood. The mission of the Lake Orlando HOA is to work together to ensure the quality of life in Rosemont through building strong memberships for continued development, improving community infrastructure and by fostering a safe environment.

# ANCHOR DEVELOPMENT

Centrally located within the area is the Rosemont Preserve containing Lake Orlando and the Lake Orlando Golf Course. Rosemont Community Center is another perfect place in town to get outdoors, fully equipped with tennis courts, pavilions, a playground, and even an outdoor pool.

Along N. Orange Blossom Trail there are a few pockets of commercial retail and chain restaurants to accommodate the neighborhoods within the community.



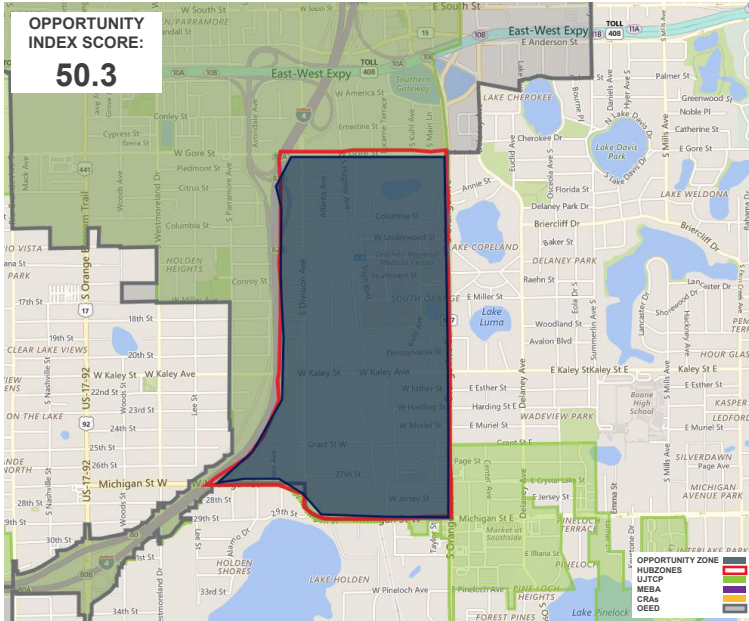




# OPPORTUNITY ZONE PROSPECTUS

# SODO DISTRICT

"AN EMERGING MARKET - IDEAL FOR HIGH-INTENSITY DEVELOPMENT"



## KEY FACTS



**1,118** POPULATION



**31.3** MEDIAN AGE

**1.8** AVG. HOUSEHOLD SIZE

**\$182,407** AVG. HOME VALUE

**553** TOTAL HOUSING UNITS

**1.8%**  
HOUSEHOLD  
UNEMPLOYMENT

**10%**

NO HS DIPLOMA



HS DIPLOMA

**15%**

ASSOC. DEGREE

**40%**

BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$74,857**

AVG. DISPOSABLE INCOME



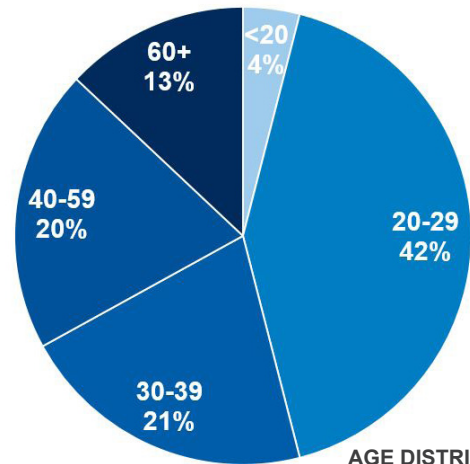
**\$51,947**

PER CAPITA INCOME



**\$98,458**

AVG. HOUSEHOLD INCOME



**0.77**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**1,452**  
PERSONS/SQ.MI.

**9%**

RESIDENTIAL

MARKET VALUE

PER SQ.MI.  
**\$2,352**  
(MILLIONS)

## BUSINESS & EMPLOYMENT



**655** TOTAL BUSINESSES

**37,204** TOTAL EMPLOYEES

# VISION

The **SoDo District** is an innovative community with a strong workforce, otherwise known as “The Urban Lab”. Neighborhoods and property owners have been joining together to revitalize the Orange Avenue and Michigan Street corridors in order to create a more vibrant community where residents can live, shop, work and play.

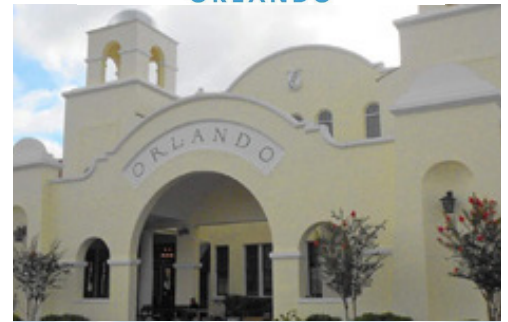
The district also falls within an **Orlando Main Street Program**, with the vision focused on embracing the history of the district while keeping an eye toward the area’s diversity and growth as an economic engine in the region. **The future plan** of the SoDo District includes creating and preserving retail opportunities, walkable destinations, civic spaces, streetscape improvements, business facade enhancements, and overall design and development guidelines.



# CURRENT ACTIVITY

Current funding opportunities within SoDo District include:

- **Downtown South Neighborhood Improvement District (DSNID)** - special purpose local government that supports the redevelopment and improvement within the downtown district.
- **HUBZone Program** - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- **Urban Job Tax Credit Program (UJTCP)** - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- **The Orlando Economic Enhancement District Program (OEED)** - a Brownfield Designation; utilizing an economic development tool engaging redevelopment of properties by businesses and property owners.



# ANCHOR DEVELOPMENT

This business district is surrounded by many of Orlando’s historic neighborhoods known for their lakes, walkable paths and streets. Many large retail chains have recently invested in the SoDo District, through a generous amount of boutique-style shops and diverse restaurants, such as: **Orlando Brewing Company**, **Swirlery Wine Bar**, **Tin & Taco Sodo**, **SoDo Sushi Bar & Grill**, and the **Local Varkers Market**.

The SoDo District is also home to **Orlando Health**, Orlando’s most established hospital and Central Florida region’s only level 1 trauma center. One of Orlando’s historic railroad stations is also nestled within this community. The utilization of the **SunRail Stations** and **Mears Transportation** are a major source of public transit within this district.

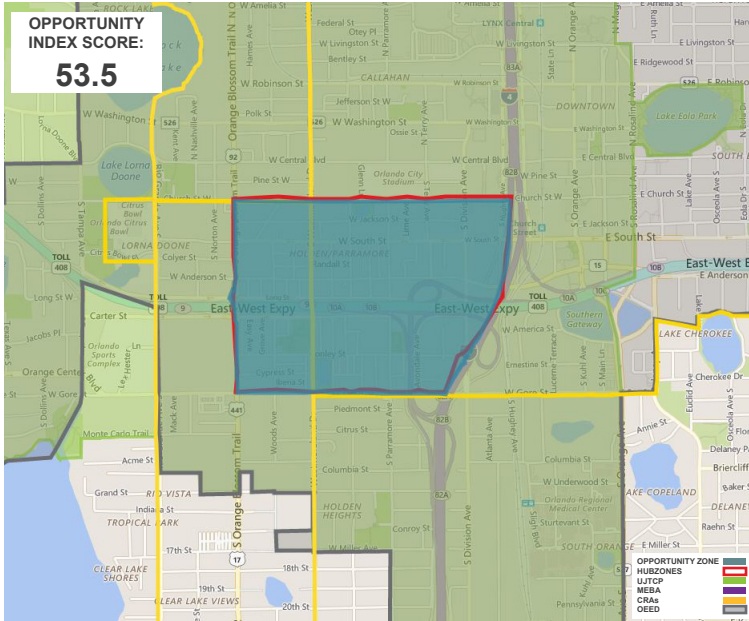




# OPPORTUNITY ZONE PROSPECTUS

# SOUTH PARRAMORE

"EVOLVING COMMUNITY AS THE CITY'S ENTERTAINMENT & SPORTS DISTRICT"



## KEY FACTS



**2,582** POPULATION



**37.7** MEDIAN AGE

**2.4** AVG. HOUSEHOLD SIZE

**\$151,020** AVG. HOME VALUE

**1,329** TOTAL HOUSING UNITS

**16.2%**  
HOUSEHOLD  
UNEMPLOYMENT

**30%**

NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$23,317**

AVG. DISPOSABLE INCOME



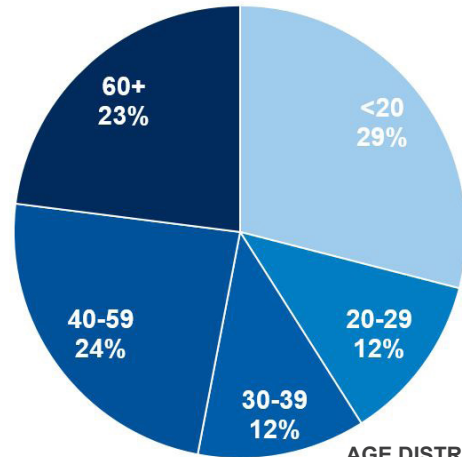
**\$11,197**

PER CAPITA INCOME



**\$26,593**

AVG. HOUSEHOLD INCOME



AGE DISTRIBUTION

**0.52**  
SQUARE MILES

LAND AREA

POPULATION DENSITY

**4,965**  
PERSONS/SQ.MI.

**68%**

RESIDENTIAL

MARKET VALUE

PER SQ.MI.  
**\$3,002**  
(MILLIONS)

## BUSINESS & EMPLOYMENT



**106** TOTAL BUSINESSES

**483** TOTAL EMPLOYEES



# VISION

The Parramore Comprehensive Neighborhood Plan focuses on creating a healthy, sustainable and vibrant community that prepares for the future while enhancing, preserving, and celebrating the culture and heritage of Parramore. The Plan is an integral component of the Project DTO - Advancing Downtown Orlando initiative, and is also an important continuation and further refinement of the Pathways for Parramore initiative.

Through numerous community forums and extensive public engagement, Ten Healthy Community Design Principles were established and endorsed - providing special emphasis on promoting inclusive growth, particularly in minority and low-income neighborhoods adjacent to several of the SunRail stations.

South Parramore includes, The Church Street District, which focuses on enhancing this corridor through special events such as car shows and art festivals, in order to promote the area's unique establishments.

# CURRENT ACTIVITY

Current funding opportunities within South Parramore include:

- HUBZone Program - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- Minority Women Entrepreneur Business Assistance Program (MEBA) - a financial assistance program established to retain existing minority-owned businesses and to attract new businesses within the target area.
- Community Redevelopment Agencies (CRA) - South Parramore is located within the City of Orlando's Downtown CRA and Orange Blossom Trail CRA boundaries.
- The Orlando Economic Enhancement District Program (OEED)- a Brownfield Designation; utilizing an economic development tool engaging redevelopment of properties by businesses and property owners.

# ANCHOR DEVELOPMENT

South Parramore has blossomed into the city's entertainment and sports district, being home to the Orlando City Soccer Stadium, Amway Center and the Dr. Phillips Center for Performing Arts. South Parramore also encompasses the City of Orlando Police Department Headquarters and the City View apartment building.

The Church Street District is located in the heart of Downtown Orlando. It was developed around the City's original train station, still containing the Old Orlando Railroad Depot which is known as a local historic landmark.

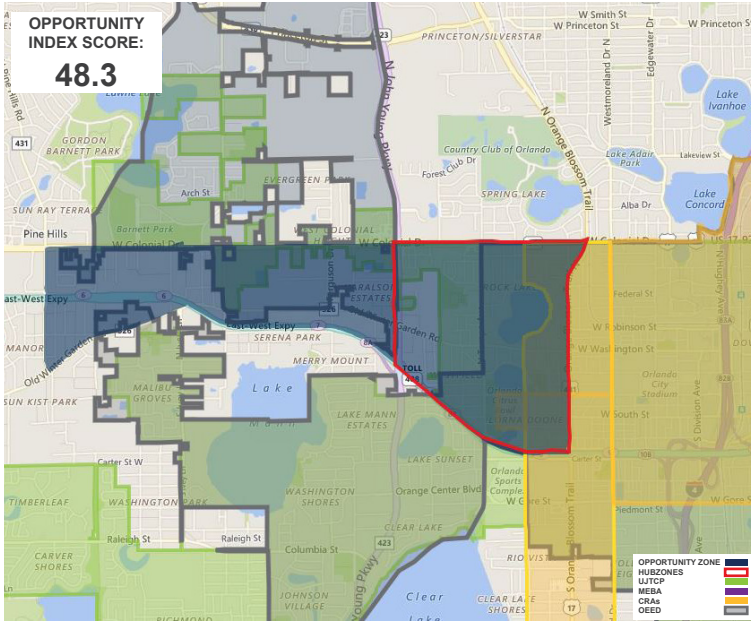




# OPPORTUNITY ZONE PROSPECTUS

# WEST COLONIAL

"UP-AND-COMING COMMUNITY - HOME OF THE CAMPING WORLD STADIUM"



## KEY FACTS



**3,038** POPULATION

**12.4%**  
HOUSEHOLD  
UNEMPLOYMENT

**43.1** MEDIAN AGE



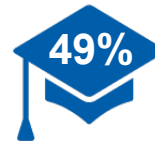
**2.5** AVG. HOUSEHOLD SIZE

**\$157,735** AVG. HOME VALUE

**1,246** TOTAL HOUSING UNITS

**20%**

NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$42,468**

AVG. DISPOSABLE INCOME



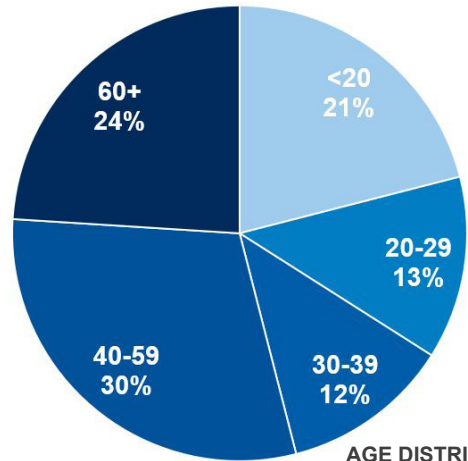
**\$22,669**

PER CAPITA INCOME



**\$50,454**

AVG. HOUSEHOLD INCOME



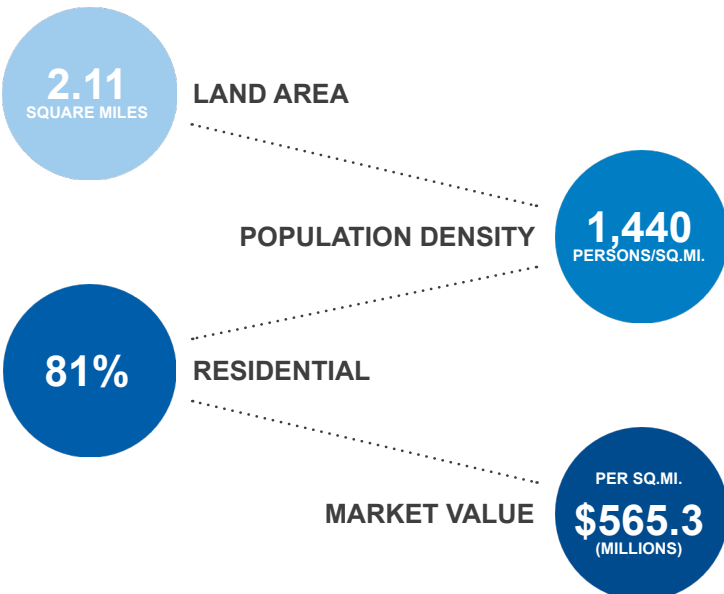
AGE DISTRIBUTION

## BUSINESS & EMPLOYMENT



**607** TOTAL BUSINESSES

**5,975** TOTAL EMPLOYEES





# VISION

West Colonial is a prospering community and is home to the Camping World Stadium, which helps add to the economic vibrancy within the district. The future goal for the businesses directly adjacent to West Colonial Drive have potential for mixed-use and housing development.

# COMMUNITY INVESTMENT

Current funding opportunities within West Colonial include:

- HUBZone Program - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- Community Redevelopment Agencies (CRA) - West Colonial is located within the City of Orlando's Downtown CRA and Orange Blossom Trail CRA boundaries.
- The Orlando Economic Enhancement District Program (OEED) - a Brownfield Designation; utilizing an economic development tool engaging redevelopment of properties by businesses and property owners.

# ANCHOR DEVELOPMENT

West Colonial has a strong retail automotive presence, the area is adjacent to several auto dealerships and some commercial and industrial uses, such as; the Greyhound Package Express and the HD Supply Facility.

The Camping World Stadium, formerly known as the Tangerine Bowl and the Florida Citrus Bowl, lies within the West Colonial district. The stadium contains Tinker Field, McCracken Field and Lorna Doone Park. The Rock Lake Park Neighborhood Center is another recreational center in which the community can enjoy.



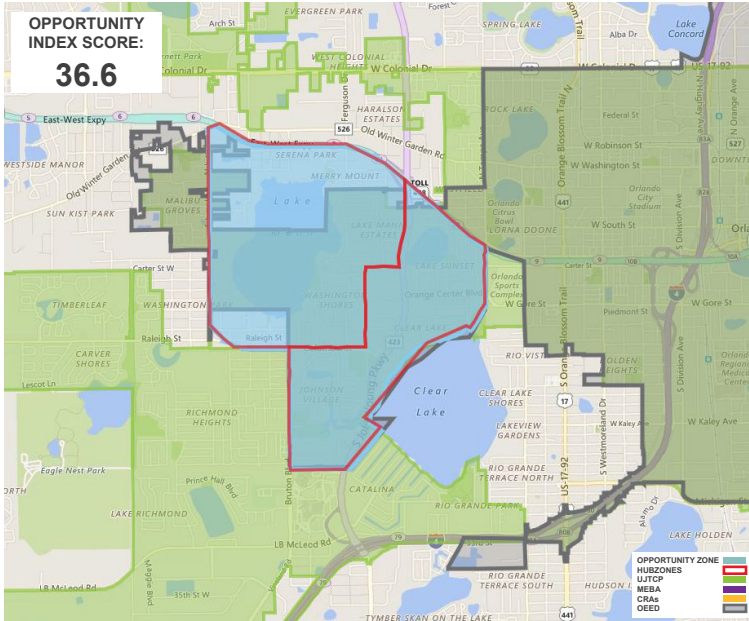




# OPPORTUNITY ZONE PROSPECTUS

# WEST LAKES

"GROWING COMMUNITY UTILIZING HOLISTIC NEIGHBORHOOD REVITALIZATION"



## KEY FACTS



**8,067** POPULATION



**36.4** MEDIAN AGE

**2.7** AVG. HOUSEHOLD SIZE

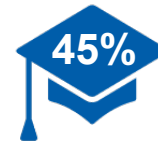
**\$152,557** AVG. HOME VALUE

**3,534** TOTAL HOUSING UNITS

**11.9%**  
HOUSEHOLD  
UNEMPLOYMENT

**24%**

NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+

## MARKET CHARACTERISTICS



**\$31,027**

AVG. DISPOSABLE INCOME



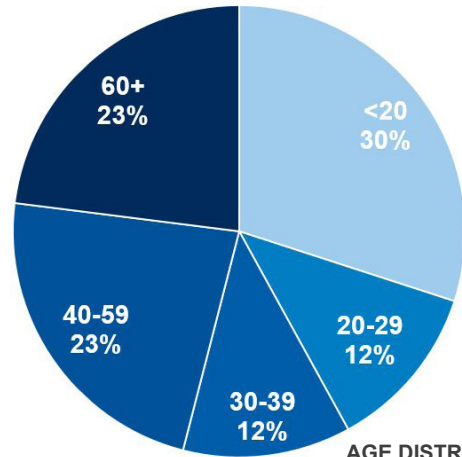
**\$13,909**

PER CAPITA INCOME



**\$36,381**

AVG. HOUSEHOLD INCOME

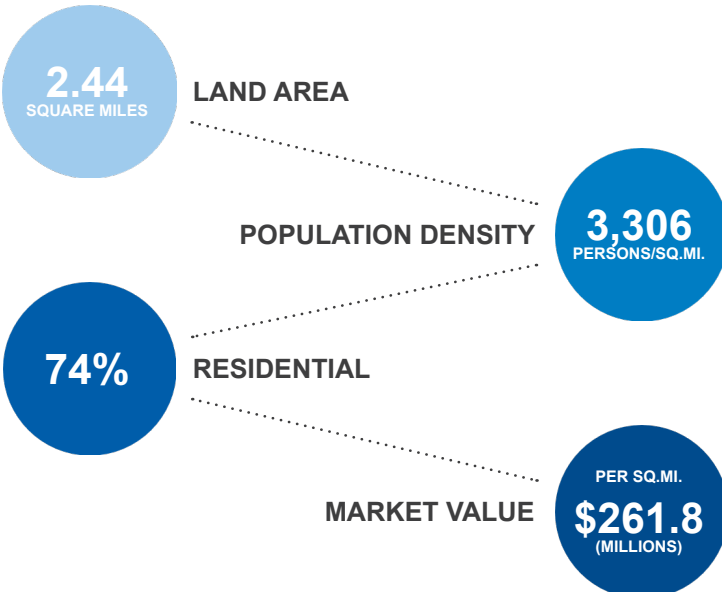


## BUSINESS & EMPLOYMENT



**167** TOTAL BUSINESSES

**1,276** TOTAL EMPLOYEES



# VISION

West Lakes is a community who receives growth support through LIFT Orlando, a non-profit organization committed to transforming the communities of West Lakes. LIFT Orlando helps families build better lives for themselves through education, mixed-income housing, community health & wellness and economic development.

The LIFT Orlando vision is to partner with residents and break the cycle of poverty through holistic neighborhood revitalization. The West Lakes community is in need of a call center and training program, affordable housing, commercial and neighborhood retail and a food hub/culinary arts program.



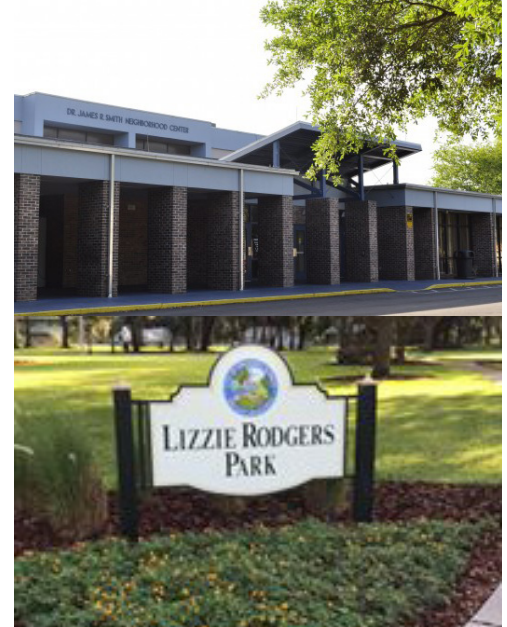
# CURRENT ACTIVITY

Current LIFT Orlando development initiatives includes:

- A new Early Learning Center
- Pendana Affordable Apartments
- A SunTrust Financial Well-Being Center
- Senior Housing Project
- Boys and Girls Club

Other funding opportunities within West Lakes include:

- HUBZone Program - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- The Orlando Economic Enhancement District Program (OED)- a Brownfield Designation; utilizing an economic development tool engaging redevelopment of properties by businesses and property owners.



# ANCHOR DEVELOPMENT

LIFT Orlando utilizes a geographically focused approach to address community issues and is committed to creating pathways of opportunity for low-income neighbors in the areas surrounding the Camping World Stadium. The Pendana at West Lakes, a 200-unit mixed-income development is the first major development utilizing this approach in the West Lakes area.

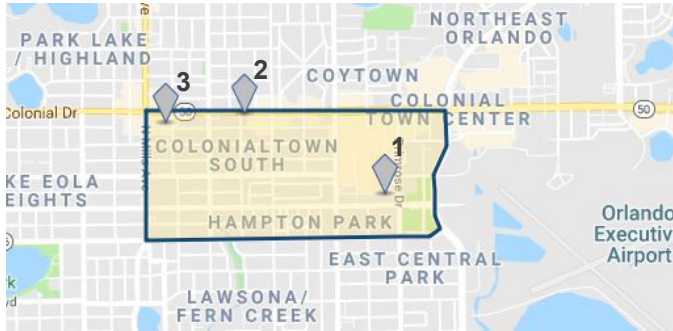
The West Lakes district also provides the Dr. James R. Smith Neighborhood Center and the L. Claudia Allen Senior Center for the nearby communities.





# INVESTMENT AND REDEVELOPMENT OPPORTUNITIES

## COLONIALTOWN SOUTH

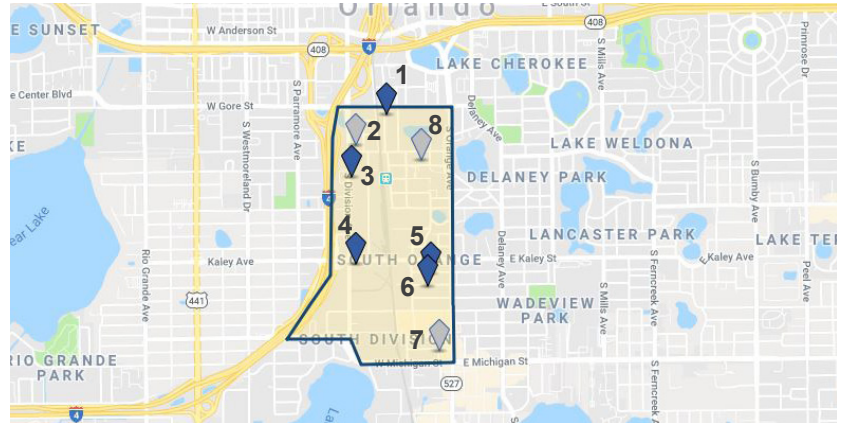


- 400 N. PRIMROSE DRIVE**  
 BUILDING SIZE: 18,713 SF      LAND AREA: 2.47 AC  
 ZONING: AC-3                      USE: BOWLING ALLEY  
 FLU: M-AC                          (200 DU/AC OR 3.0 FAR)
- 1830 E. COLONIAL DRIVE**  
 BUILDING SIZE: 7,303 SF      LAND AREA: 0.68 AC  
 ZONING: MU-2/T                  USE: OFFICE  
 FLU: MUC-MED                      (200 DU/AC OR 1.0 FAR)
- 1239 HILLCREST STREET**  
 BUILDING SIZE: 3,298 SF      LAND AREA: 0.12 AC  
 ZONING: AC-1                      USE: RETAIL  
 FLU: C-AC                          (40 DU/AC OR 0.7 FAR)

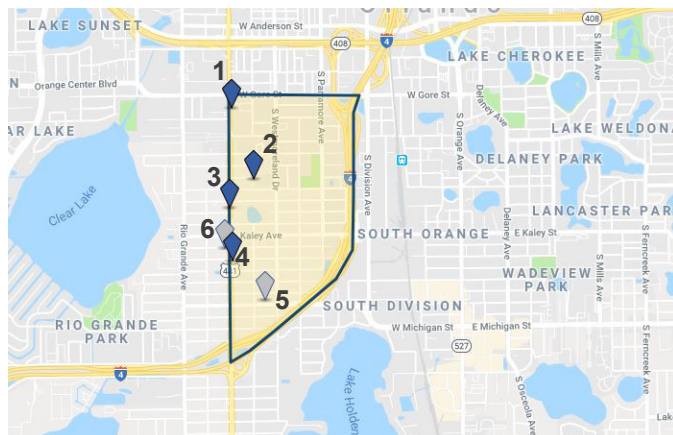
## SODO DISTRICT

- 915-1005 SLIGH BLVD.**  
 LAND AREA: 47,916 SF      1.10 AC  
 ZONING: O2/T/AN                  USE: INDUSTRIAL LAND  
 FLU: OFFICE-MED                  (40 DU/AC OR 0.7 FAR)
- 1128 ATLANTA AVE.**  
 BUILDING SIZE: 9,762 SF      LAND AREA: 1.23 AC  
 ZONING: I-G/T/AN                  USE: INDUSTRIAL  
 FLU: INDUST.                      (40 DU/AC OR 0.7 FAR)
- 1309 S. DIVISION AVE.**  
 BUILDING SIZE: 10,284 SF      LAND AREA: 0.83 AC  
 ZONING: I-G/T/AN                  USE: UTILITY SUB-STATION  
 FLU: INDUST.                      (40 DU/AC OR 0.7 FAR)
- 438 W. KALEY STREET**  
 BUILDING SIZE: 44,000 SF      LAND AREA: 1.81 AC  
 ZONING: I-G/T                      USE: INDUSTRIAL WAREHOUSE  
 FLU: INDUST.                      (40 DU/AC OR 0.7 FAR)
- 36 W. ESTHER STREET**  
 BUILDING SIZE: 5,211 SF      LAND AREA: 0.32 AC  
 ZONING: R-3B/T/SP                USE: RESIDENTIAL (ASSISTED LIVING)  
 FLU: RES-MED                      (30 DU/AC OR 0.3 FAR)
- 40 W. HARDING STREET**  
 LAND AREA: 48,352 SF      1.11 AC  
 ZONING: R-3B/T/SP                USE: COMMERCIAL LAND  
 FLU: RES-MED                      (30 DU/AC OR 0.3 FAR)

- 18 W. JERSEY STREET**  
 LAND AREA: 3,700 SF      0.30 AC  
 ZONING: AC-2/SP                  USE: OFFICE  
 FLU: U-AC                          (100 DU/AC OR 1.0 FAR)
- 63 W. UNDERWOOD STREET**  
 LAND AREA: 4,101 SF      0.50 AC  
 ZONING: AC-2/T/AN                USE: OFFICE  
 FLU: U-AC                          (100 DU/AC OR 1.0 FAR)



## HOLDEN HEIGHTS

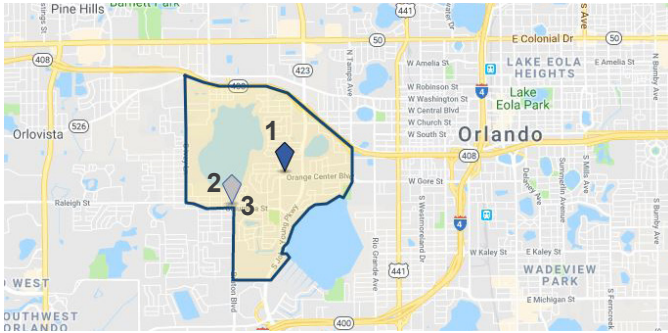


- 1420 S. WESTMORELAND DR. LOTS 1A-5A**  
 LAND AREA: 579,348 SF      13.30 AC  
 ZONING: R-3A/AN                  USE: VACANT SINGLE-FAMILY  
 FLU: RES-LOW                      (12 DU/AC OR 0.30 FAR)
- 1877 S. ORANGE BLOSSOM TRAIL**  
 BUILDING SIZE: 5,500 SF      LAND AREA: 0.48 AC  
 ZONING: NC                          USE: RETAIL  
 FLU: N-AC                          (30 DU/AC OR 0.3 FAR)
- 2301 S. ORANGE BLOSSOM TRAIL**  
 BUILDING SIZE: 4,050 SF      LAND AREA: 0.64 AC  
 ZONING: C-2                          USE: RETAIL  
 FLU: N-AC                          (30 DU/AC OR 0.3 FAR)
- 1017 W. MICHIGAN STREET**  
 BUILDING SIZE: 1,362 SF      LAND AREA: 0.31 AC  
 ZONING: N-AC                      USE: RETAIL  
 FLU: N-AC                          (30 DU/AC OR 0.3 FAR)
- 1001 S. ORANGE BLOSSOM TRAIL**  
 BUILDING SIZE: 7,525 SF      LAND AREA: 0.69 AC  
 ZONING: AC-1/T                      USE: RETAIL  
 FLU: C-AC                          (40 DU/AC OR 0.7 FAR)
- 2201 S. ORANGE BLOSSOM TRAIL**  
 BUILDING SIZE: 8,585 SF      LAND AREA: 0.96 AC  
 ZONING: C-2                          USE: COMMERCIAL  
 FLU: NAC                          (25 DU/AC)



# INVESTMENT AND REDEVELOPMENT OPPORTUNITIES

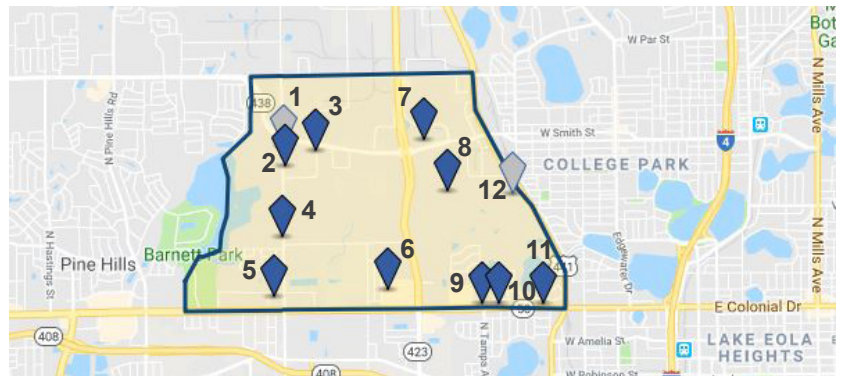
## WEST LAKES



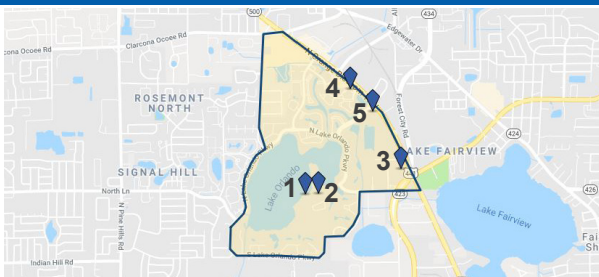
1. **3121-3205 ORANGE CENTER BLVD.**  
 BUILDING SIZE: 19,020 SF      LAND AREA: 1.49 AC  
 ZONING: R-3B/SP              USE: RESIDENTIAL (MULTI-FAMILY)  
 FLU: RES-MED                  (30 DU/AC OR 0.30 FAR)
2. **3918 COLUMBIA STREET**  
 BUILDING SIZE: 2,400 SF      LAND AREA: 0.12 AC  
 ZONING: AC-1                  USE: COMMERCIAL  
 FLU: C-AC                      (40 DU/AC OR 0.7 FAR)
3. **3916 COLUMBIA STREET**  
 BUILDING SIZE: 2,457 SF      LAND AREA: 0.13 AC  
 ZONING: AC-1                  USE: COMMERCIAL  
 FLU: C-AC                      (40 DU/AC OR 0.7 FAR)

## MERCY DRIVE + THE PACKING DISTRICT

1. **2100 MERCY DRIVE**  
 LAND AREA: 1,089,000 SF      25.00 AC  
 ZONING: R-3B/W              USE: COMMERCIAL LAND  
 FLU: RES-MED                  (30 DU/AC OR 0.30 FAR)
2. **3929 W. NEW HAMPSHIRE STREET**  
 LAND AREA: 186,001 SF      4.27 AC  
 ZONING: O-1/W                USE: COMMERCIAL LAND  
 FLU: OFFICE-LOW              (21 DU/AC OR 0.4 FAR)
3. **2001 BREngle AVE.**  
 BUILDING SIZE: 29,200 SF      LAND AREA: 4.27 AC  
 ZONING: I-P/W                USE: INDUSTRIAL LAND  
 FLU: INDUST.                  (40 DU/AC OR 0.7 FAR)
4. **1415 MERCY DRIVE**  
 LAND AREA: 38,333 SF      0.88 AC  
 ZONING: R-3B/4-W            USE: VACANT RESIDENTIAL  
 FLU: RES-MED                  (30 DU/AC OR 0.30 FAR)
5. **800 MERCY DRIVE**  
 BUILDING SIZE: 59,198 SF      LAND AREA: 2.65 AC  
 ZONING: I-G/W                USE: OFFICE  
 FLU: INDUST.                  (40 DU/AC OR 0.7 FAR)
6. **3255 W. COLONIAL DRIVE**  
 LAND AREA: 562,360 SF      12.91 AC  
 ZONING: AC-2/W              USE: COMMERCIAL LAND  
 FLU: UR-AC                    (100 DU/AC OR 1.0 FAR)
7. **2405 W. PRINCETON STREET**  
 BUILDING SIZE: 7,556 SF      LAND AREA: 7.33 AC  
 ZONING: AC-2/W              USE: INDUSTRIAL WAREHOUSE  
 FLU: UR-AC                    (100 DU/AC OR 1.0 FAR)
8. **1584 COLLEGE PARK BUSINESS CENTER RD.**  
 BUILDING SIZE: 20,000 SF      LAND AREA: 2.88 AC  
 ZONING: I-G/RP                USE: INDUSTRIAL LAND  
 FLU: INDUST./RES-PRO        (40 DU/AC OR 0.7 FAR)
9. **1999 W. COLONIAL DRIVE**  
 BUILDING SIZE: 8,018 SF      LAND AREA: 0.55 AC  
 ZONING: O-1/T                USE: OFFICE  
 FLU: OFFICE-LOW              (21 DU/AC OR 0.4 FAR)
10. **1801 W. COLONIAL DRIVE**  
 BUILDING SIZE: 5,334 SF      LAND AREA: 0.42 AC  
 ZONING: O-1/T                USE: OFFICE  
 FLU: OFFICE-LOW              (21 DU/AC OR 0.4 FAR)
11. **1301 W. COLONIAL DRIVE**  
 BUILDING SIZE: 8,700 SF      LAND AREA: 0.28 AC  
 ZONING: O-1/T                USE: OFFICE  
 FLU: OFFICE-LOW              (21 DU/AC OR 0.4 FAR)
12. **1500 N. ORANGE BLOSSOM TRAIL**  
 BUILDING SIZE: 12,277 SF      LAND AREA: 1.68 AC  
 ZONING: I-G                  USE: INDUSTRIAL WAREHOUSE  
 FLU: INDUST.                  (40 DU/AC OR 0.7 FAR)



## ROSEMONT



1. **4224 CLUBHOUSE ROAD**  
 LAND AREA: 5,575,680 SF      128.00 AC  
 ZONING: H/W                  USE: GOLF COURSE  
 FLU: PUB-REC-INST
2. **4404 CLUBHOUSE ROAD**  
 LAND AREA: 498,762 SF      11.45 AC  
 ZONING: R-3B/W              USE: VACANT MULTI-FAMILY  
 FLU: RES-MED                  (30 DU/AC OR 0.30 FAR)
3. **4700-4720 N. ORANGE BLOSSOM TRAIL**  
 LAND AREA: 95,832 SF      2.20 AC  
 ZONING: AC-1/W              USE: COMMERCIAL LAND  
 FLU: C-AC                      (40 DU/AC OR 0.7 FAR)
4. **5320 N. ORANGE BLOSSOM TRAIL**  
 BUILDING SIZE: 4,500      LAND AREA: 1.38 AC  
 ZONING: AC-1                  USE: RESTAURANT  
 FLU: C-AC                      (40 DU/AC OR 0.7 FAR)
5. **5104 N. ORANGE BLOSSOM TRAIL**  
 BUILDING SIZE: 28,934      LAND AREA: 3.38 AC  
 ZONING: O-2                  USE: OFFICE  
 FLU: OFFICE-MED              (40 DU/AC OR 0.7 FAR)

# REFERENCES AND ACKNOWLEDGEMENTS

## Redevelopment Opportunity Index:

GAI Consultant's ("GAI") Community Solutions Group ("CSG") has developed a weighted index that can be used to identify potential redevelopment opportunities for properties located within an Opportunity Zone relative to all properties within that area. These redevelopment opportunities generally represent developed properties that may be in active use and are most likely not currently on the market for sale. While many legal, physical, and economic factors ultimately play a role in the viability of redeveloping properties, the general factors used in this index include:

- 1) Property Utilization in terms of a Floor Area Ratio ("FAR")
- 2) Age of the Improvements
- 3) Relationship between Land and Improvement Value
- 4) Total Market Value including Land and Improvements per square foot of property

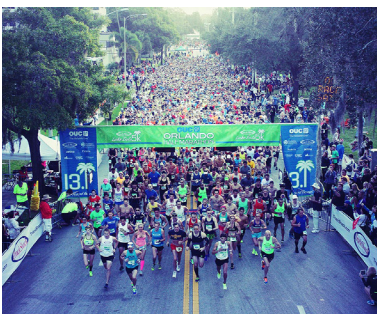
Each of these factors for non-residential properties are weighted to provide a measure between 0 and 100. Values closer to 100 reflect factors in favor of redevelopment and values closer to 0 reflect less favorable indicators for redevelopment. This index is also only comparable among properties located within the same Opportunity Zone.

## SOURCES:

2018 ESRI ESTIMATES

ORANGE COUNTY 2018 PROPERTY APPRAISAL TAX ROLL

GAI CONSULTANTS





# CITY OF ORLANDO

CITY OF ORLANDO

ECONOMIC DEVELOPMENT DEPARTMENT

<http://beta.orlando.gov/Initiatives/Opportunity-Zones>

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