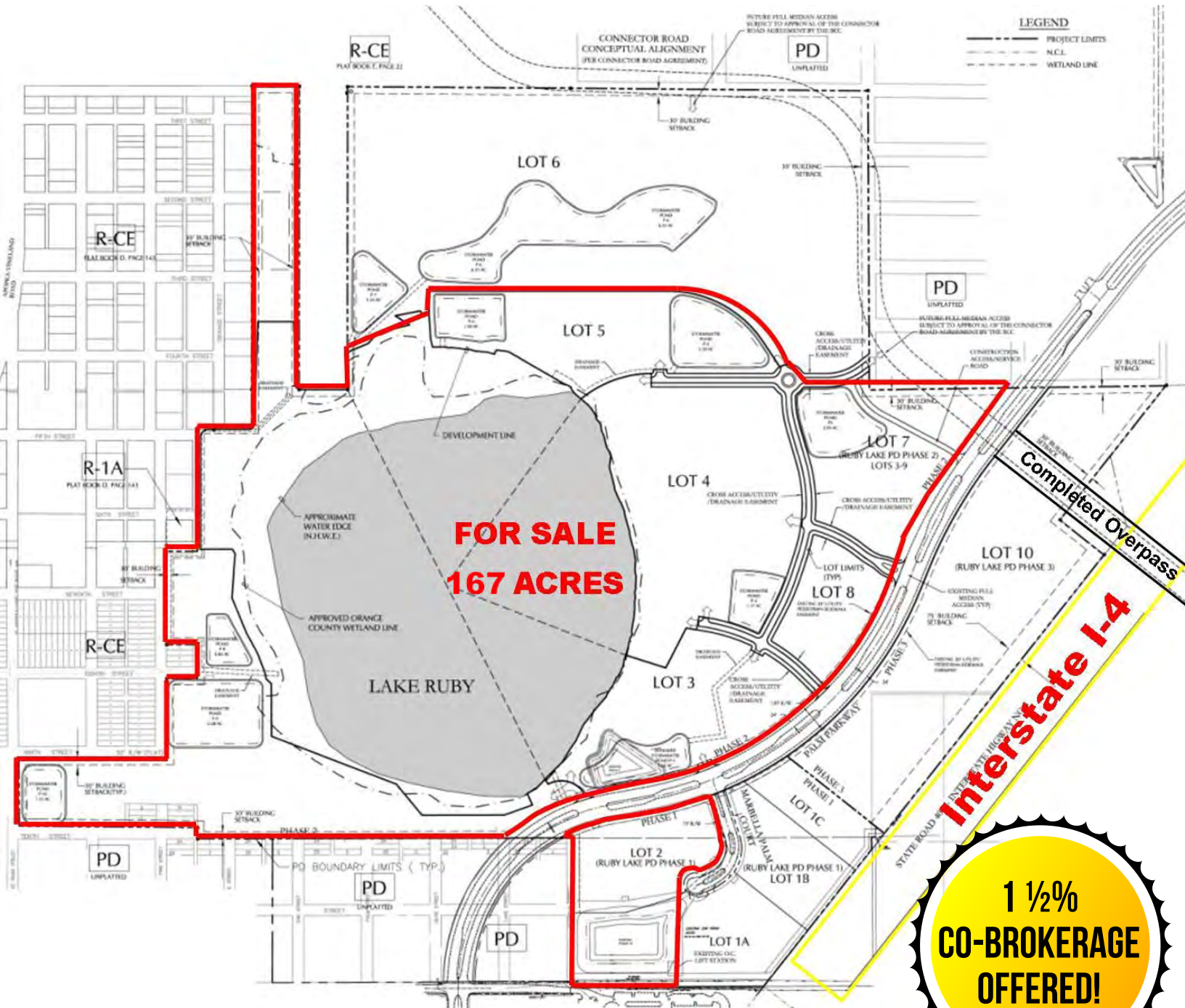


# Planned Mixed Use Development

## Disney – Universal – Sea World Area

167 +/- acres \* Approximately 2 miles to Disney World Entrance



Blackbird Asset Services, LLC  
Tel. 716-632-1000  
Florida Broker License #CQ1045441



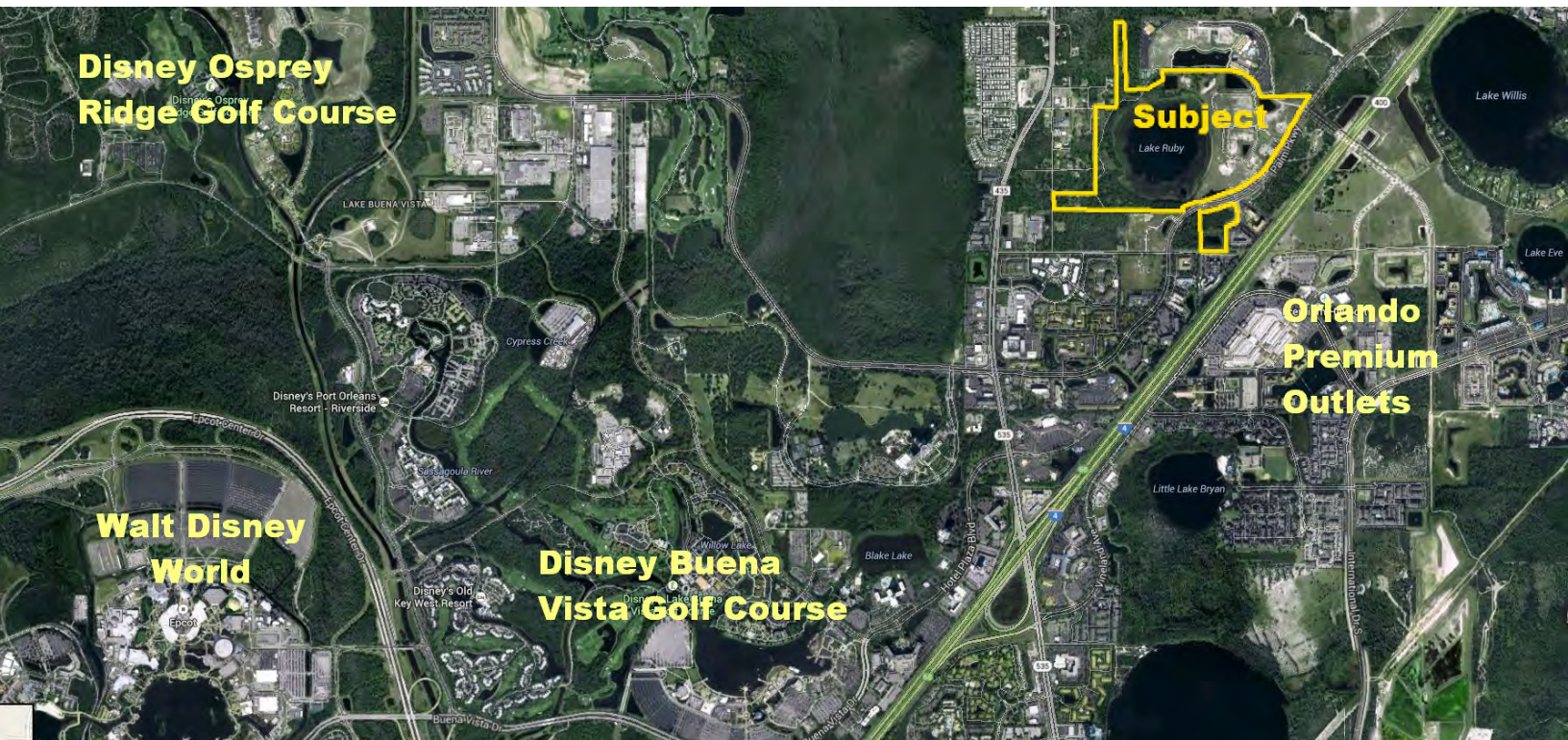
blackbird

www.lakeruby.com

# Planned Mixed Use Development

## Disney – Universal – Sea World Area

167 +/- acres \* Approximately 2 miles to Disney World Entrance



### MARKET OVERVIEW:

The Ruby Lake development is approximately 2 ½ miles from the main entrance to Walt Disney World, just North of the Orlando Premium Outlets. Orlando Premium boasts sales in excess of \$1,600/sqft, one of the top five in the country. The property is south of the Orange County Convention Center, the second largest convention center in the United States hosting approximately 1.5 million attendees annually. The Orlando area welcomed 58.158 million visitors in 2012 (most recent data).

### CO-BROKERAGE:

A 1 ½% co-brokerage fee is being offered



Blackbird Asset Services, LLC  
Tel. 716-632-1000  
Florida Broker License #CQ1045441



blackbird

www.lakeruby.com

# Planned Mixed Use Development

## Disney – Universal – Sea World Area

167 +/- acres \* Approximately 2 miles to Disney World Entrance



### DESCRIPTION:

Incredible opportunity known as Ruby Lake, this 167 acre planned development parcel is located on Palm Parkway, Orange County, Florida. The property includes a 56 acre lake and is situated for many development uses on the remaining 110 acres of developable land. Hilton Grand Vacation purchased one plot of land from the original offering (48 acres) and has constructed 3 towers for timeshares with 4 more buildings planned.

### WEBSITE:

[www.lakeruby.com](http://www.lakeruby.com)

### SIZE:

167 acres including a 56 acre lake

### PRICE:

\$30,000,000

### LOCATION:

Located (primarily) on the west side of Palm Parkway at the new Fenton Street overpass between Walt Disney World and Sea World. There is a 5.8 acre parcel on the East side of Palm Parkway at the corner of Marbella Palm Court that neighbors the Midtown Development of a Hilton Garden Inn, a Homewood Suites and Residence Inn. The Fenton Street overpass (over I-4) connects the development with International Boulevard and is approved by FDOT for an interchange scheduled for construction in 2017.

### ZONING/FUTURE LAND USE:

Zoned as part of Ruby Lake PD as Activity Center Mixed Use (ACMU) and Resort Residential. There is an approved subdivision plan that would further subdivide the property into 8 lots with residential/resort, 900 room hotel, 480,000 sqft commercial, 72,000 sqft office. No formally platted lots have been approved.

Blackbird Asset Services, LLC  
Tel. 716-632-1000  
Florida Broker License #CQ1045441



blackbird

[www.lakeruby.com](http://www.lakeruby.com)

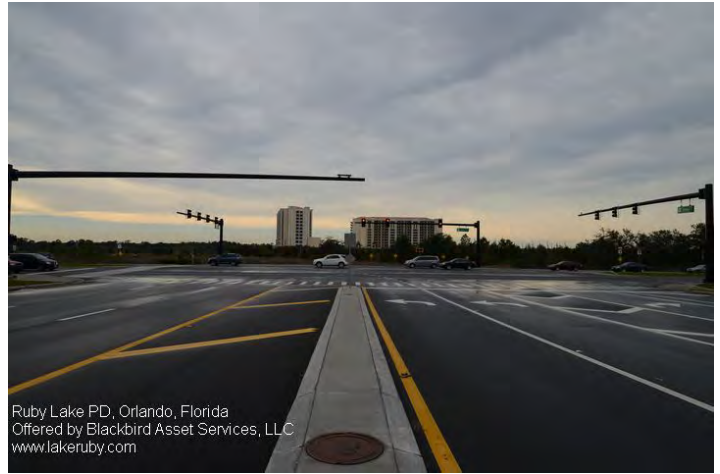
# Planned Mixed Use Development

## Disney – Universal – Sea World Area

167 +/- acres \* Approximately 2 miles to Disney World Entrance



Ruby Lake PD, Orlando, Florida  
Offered by Blackbird Asset Services, LLC  
[www.lakeruby.com](http://www.lakeruby.com)



Ruby Lake PD, Orlando, Florida  
Offered by Blackbird Asset Services, LLC  
[www.lakeruby.com](http://www.lakeruby.com)



Ruby Lake PD, Orlando, Florida  
Offered by Blackbird Asset Services, LLC  
[www.lakeruby.com](http://www.lakeruby.com)



Blackbird Asset Services, LLC  
Tel. 716-632-1000  
Florida Broker License #CQ1045441



blackbird

[www.lakeruby.com](http://www.lakeruby.com)

# Planned Mixed Use Development

## Disney – Universal – Sea World Area

167 +/- acres \* Approximately 2 miles to Disney World Entrance



blackbird

Blackbird Asset Services, LLC  
Tel. 716-632-1000  
Florida Broker License #CQ1045441

www.lakeruby.com

