

LAND LETTER

CENTRAL FLORIDA LAND NEWS AND VIEWS

WRITTEN BY: Margery Johnson, CCIM, CIPS Senior Director, Land Brokerage, Cushman & Wakefield



SPRING 2013

SOLD! Representative Commercial Sales

Osceola County

Chick-fil-A paid \$865,285 for a one acre outparcel to Wal-Mart on US 192 between Commerce Center Drive and Old Canoe Creek Road in Saint Cloud. *February 2013.*

Orange County

Gissy Holdings purchased the 57 acre REO parcel at SR 535 and SR 536 fronting SR 417 for \$5,000,000. International Drive is planned to cut through the property. *January 2013.*

Fun Spot, the amusement center on North International Drive, is expanding again. At the end of December 2012, they purchased 9.6 acres across Touchstone Drive from their existing park for \$1,500,000.

Luxury Orlando Imports purchased 5 acres on Vineland Road from Florida Hospital for \$6,000,000. The parcel is across Conroy Rd. from the Holy Land Experience and west of I-4 and other luxury car dealerships near the Mall of Millenia. *January 2013.*

Florida Migration and Demographics

65 and Older = fastest growing cohort (also true for China and Japan)

Florida = #3 – Florida is now the 3rd most populous state (or will be soon)

45% from international immigration
45% from domestic migration
5% more births than deaths

JOBS = #1 reason for migration to Florida, followed by relocating retirees

+19,200,000 = Florida's population

SOLD! Representative Residential Land Sales

Orange County

Hanover Black Lake LLC purchased almost 15 acres at 14362 Siplin Road, off CR 545 in Winter Garden, just north of Black Lake, for \$800,000. *January 2013.*

Osceola County

Equity Investment of Boca Raton bought 205 finished town home lots at Oak Ridge in Saint Cloud for \$1,400,000, brokered by Margery Johnson and Andy Slowik. *January 2013.*

Jen Florida bought 168 acres from Dill Investment Partnership in the Davenport area for \$5,500,000. *February 2013.*

Residential land with an eye toward future development is attracting more attention, as platted lots, not to mention finished lots, are hard to find at inexpensive rates close to Orlando..

Legal Brief

The Coalition for Property Rights warns of a new Obama administration Secretarial Order, "The National Blueways System," in which the Secretary of the Interior establishes a whole river and watershed-wide approach to river management, from "headwaters to mouth." A group of Congressmen has protested this apparent effort to manage non-navigable waters by a federal agency rather than the states as well as the lack of Congressional input. See www.proprights.com.

Town Homes Are Making a Comeback

Emerson International at **Eagle Creek Golf Club** community (293 town homes in Phase1); **Park Square Homes**: 30 new town homes at Prairie Lake in Ocoee; **Mattamy Homes**, inveterate town home developers, at Tapestry (south of Hunters Creek).

Town homes for second homes / vacation rentals are also being developed by Park Square, Lennar, and Magic Village. PAC Land Development will build town homes as well as rental apartments at Oviedo on the Park.

RENOVATIONS / REPLACEMENTS

RIDA Development surprised Orlando over 23 years ago when it demolished and rehabbed to create new development, such as the Renaissance Centre next to the Altamonte Mall; nearly all development then occurred on vacant land. Now part of Renaissance Centre will be demolished to build a Whole Foods Market.

BREVARD COUNTY NOTES

In mid-March, Brevard County Commissioners voted to continue the moratorium on transportation impact fees through the end of 2014. All Brevard cities have followed suit, except for Melbourne and Palm Bay, which lowered their fees last year.

NEW INFRASTRUCTURE

North International Drive from Universal Blvd. to W. Oakridge Road will be revitalized with dedicated bus lanes, new landscaping, bike lanes and pavement improvements to bring the route up to par with South International Drive at a cost of \$7.7 million, taking 18 months to complete.

The Osceola County Expressway Authority has developed a plan for a beltway system of new roads, including Poinciana Parkway, the Southport Connector, running south of Lake Toho, the Northeast Connector, running east of Alligator Lake, and the phase currently under study, the Osceola Parkway Extension in a corridor extending west of Boggy Creek Road to connect with the future Northeast Connector. Worth checking out at www.osceola-parkway.com.

RESIDENTIAL MARKET FACTORS

Mostly good news these days about the residential market. Rising prices for existing and new single family homes are critical, as buyers hesitate to buy if they fear their new home will lose value. A significant factor has been investor purchasing of foreclosed or short sale homes. Initially these buyers were local, but now institutional buyers have organized to buy, rent, and later sell.

The ultimate impact turn to negative, but for now, these groups are helping to clear out the existing inventory of distressed homes, even driving up prices. With Florida leading the country in the number of vacant, abandoned homes, more institutional interest in buying up foreclosures is expected, in spite of the challenges of property management on a large scale.

For Florida, rising home prices will mean retirees are able to sell and move south, something that seems to be already happening. Business climate and job availability affect others' decision to move here. The *Wall St Journal* recently reported on American migration, with most counties in Florida showing in-migration.

UPCOMING MEETINGS

ULI has announced a number of events for 2013:

- April 17: Igniting Innovation in Urban Retail
- April 24: Community Developers—Women's Leadership Initiative
- June 12: Directions and Outlook in Single and Multi-family Housing
- June 19: International Business in Central Florida

Locations, fees and times vary. Visit <http://centralfloridauli.org>

HOSPITALITY CORNER

Transfers:

Celebration Hotel, known as the Bohemian Hotel, is now owned by Inland American with a recorded transfer at \$17,500,000. *February 2013.*

The **Holiday Inn Express** on Palm Parkway, built in 1988, is now owned by Canadian Banc US Real Estate Development, transferred at \$10,100,000. *February 2013.*

The Lord Hotel at 5859 American Way at the Kirkman Road. ramp to I-4 sold its 192 rooms for \$5,250,000. *February 2013.*

The Radisson Inn at the Parkway, Kissimmee, built in 1987, was sold out of receivership to Varde Partners of Minneapolis for \$17,000,000. *January 2013.*

The Grand Bohemian Hotel in downtown Orlando went to Inland American for \$77,000,000. *December 2012.*

C&W LAND BROKERAGE TEAM for East Central Florida: JOHNSON & SLOWIK

Margery Johnson, CCIM, CIPS (Certified Commercial Investment Member and Certified International Property Specialist) has been representing sellers and providing brokerage services in the Orlando area for over 24 years. She is now joined by **Andy Slowik**, a UCF Real Estate and Finance graduate who has been at C&W since May 2011. Together they assist owners in the valuation, positioning and disposition of properties, and buyers and tenants in identifying the right land purchase.