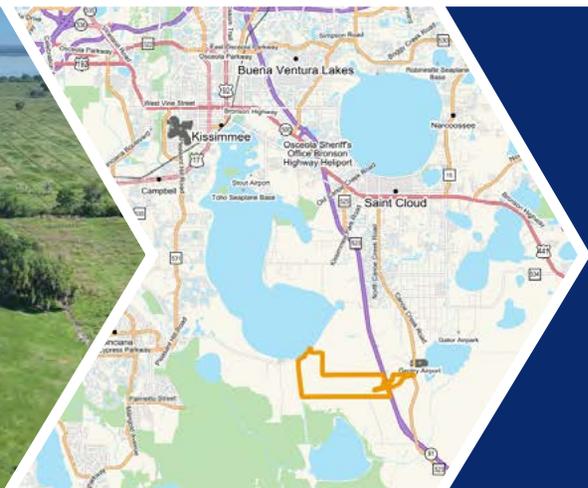


# SOUTH LAKE TOHO DEVELOPMENT TRACT

DEVELOPMENT COMMUNITY IN CENTRAL FLORIDA

3,229 ± Acres • St. Cloud, Florida • Osceola County





LAKE TOHOPEKALIGA

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CANOE CREEK ROAD



## SOUTH LAKE TOHO DEVELOPMENT TRACT

One of the last remaining large tracts of development land, South Lake Toho Development encompasses 3,229 ± acres in Osceola County. This opportunity for development allows for multiple uses within the property, including commercial, industrial, single and multi-family residential.

South Lake Toho Development is situated amid incredible demographic growth in Central Florida near Orlando, Disney World, and the region's numerous popular destinations. Florida is more than just a place to visit. Around 1,000 people per day continue to move into the state, driving demand for residential property and commercial projects that support new communities.

The property lies in the pathway of the planned Southport Connector Expressway

which aims to support the rapid growth of the area. The planned expressway runs West to East along the property's southern border. This planned transportation route offers excellent connectivity to the Central Florida region, bridging Polk County's edge to Osceola County. The planned expressway divides the property into northern and southern areas. It allows for commercial and industrial development in the Special District Area for distribution, as seen on the Osceola County South Lake Toho Conceptual Master Plan on page 7. The county's comprehensive plan includes supportive recreational amenities and non-residential uses to create a flexible environment for life, work, and recreation.



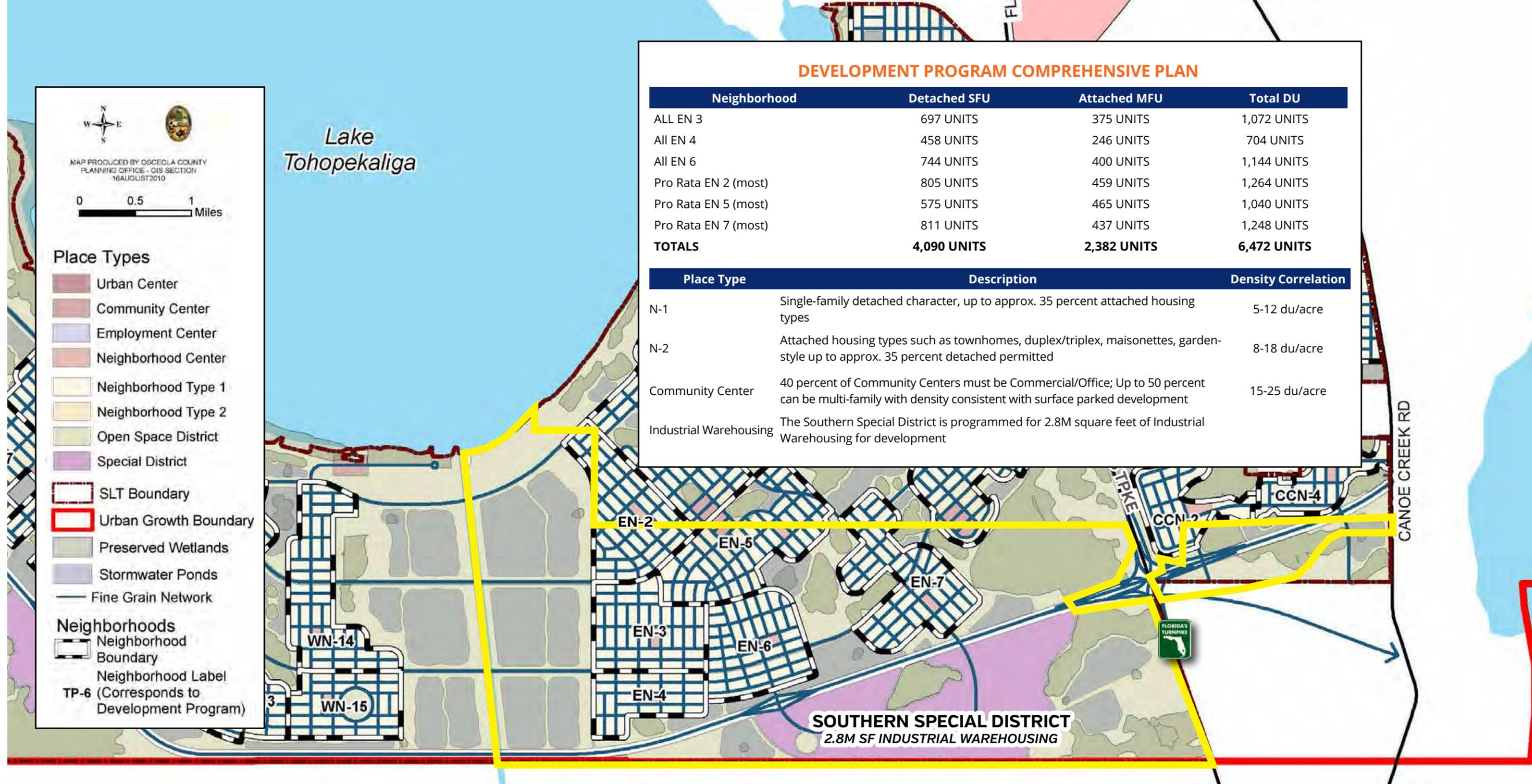
## CONCEPTUAL MASTER PLAN

The South Lake Toho Conceptual Master Plan is adopted as part of the South Lake Toho Element, encompasses 25,000 total acres. Included in the total acreage, 3,229 acres of the South Lake Toho Development property is the last remaining acreage to purchase.

The goal of the South Lake Toho Conceptual Master Plan is to balance social, environmental and economic sustainability to form enduring places for people to live and thrive. This goal can be achieved by using long-range, large-scale planning to accommodate sustainable economic development and contribute to a sound tax base, alleviate the pressure for urban sprawl, and reduce vehicle miles traveled by linking road and transit networks. The plan also will provide a variety of housing options; protect environmentally sensitive lands, wildlife corridors and upland habitat, and create a strong sense of place through street layout, open space arrangements, streetscape appearance, and linkage of neighborhoods to commercial services and jobs.

The South Lake Toho Element of the Osceola County Comprehensive Plan and the SmartCode for Mixed-Use Districts also includes provisions for the preparation, review, and approval of Concept Plan and Site Development Plans to implement the South Lake Toho Conceptual Master Plan.

The number of density units outlined below was based upon requested information from Osceola County's Planning and Zoning Department. The following figures express the development program outlined in the Comprehensive Plan as amended by CPA18-0004 (Ordinance 18-82) and CPA18-0010 (Ordinance 19-41) approved in 2019. The development program should be considered a baseline for development and may be adjusted through the Concept Plan process.



Map Provided by Osceola County Planning Office - GIS Section - 16 August 2010

## EXPRESSWAY & TRANSPORTATION PROJECTS

### Expressway & Transportation Projects

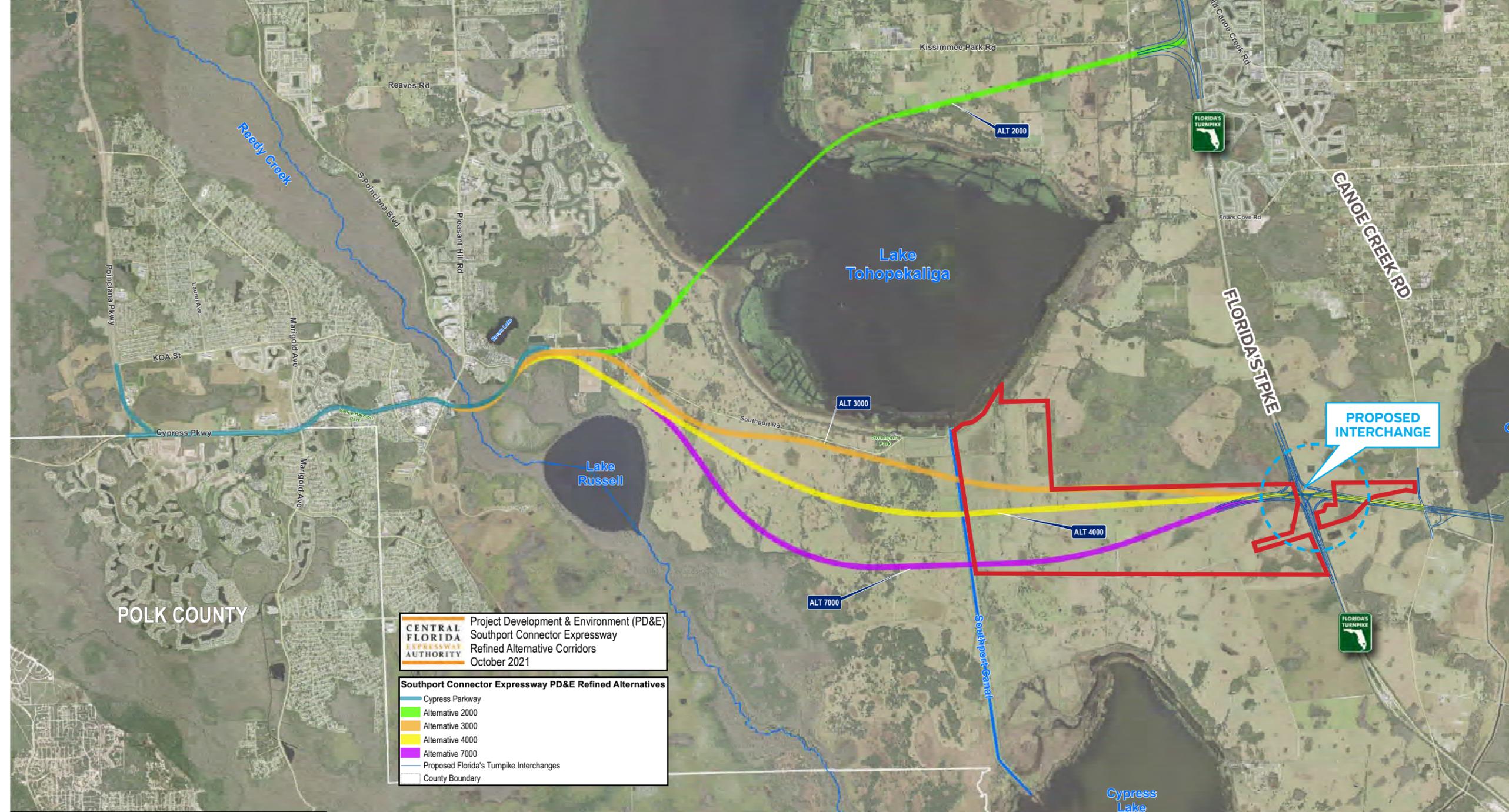
South Lake Toho Development is north of a planned 6-lane expressway called the Southport Connector Expressway. The new road is part of a regional transportation project connecting, from west to east, I-4, US 17- 92, the Poinciana community, Southport, Florida's Turnpike, Canoe Creek Rd, US 192-441, and State Road 417. The development land is also just a few miles from the Florida Turnpike exit at Kissimmee Park Road. The Central Florida Expressway Authority continues to make expansions as nearby development grows.

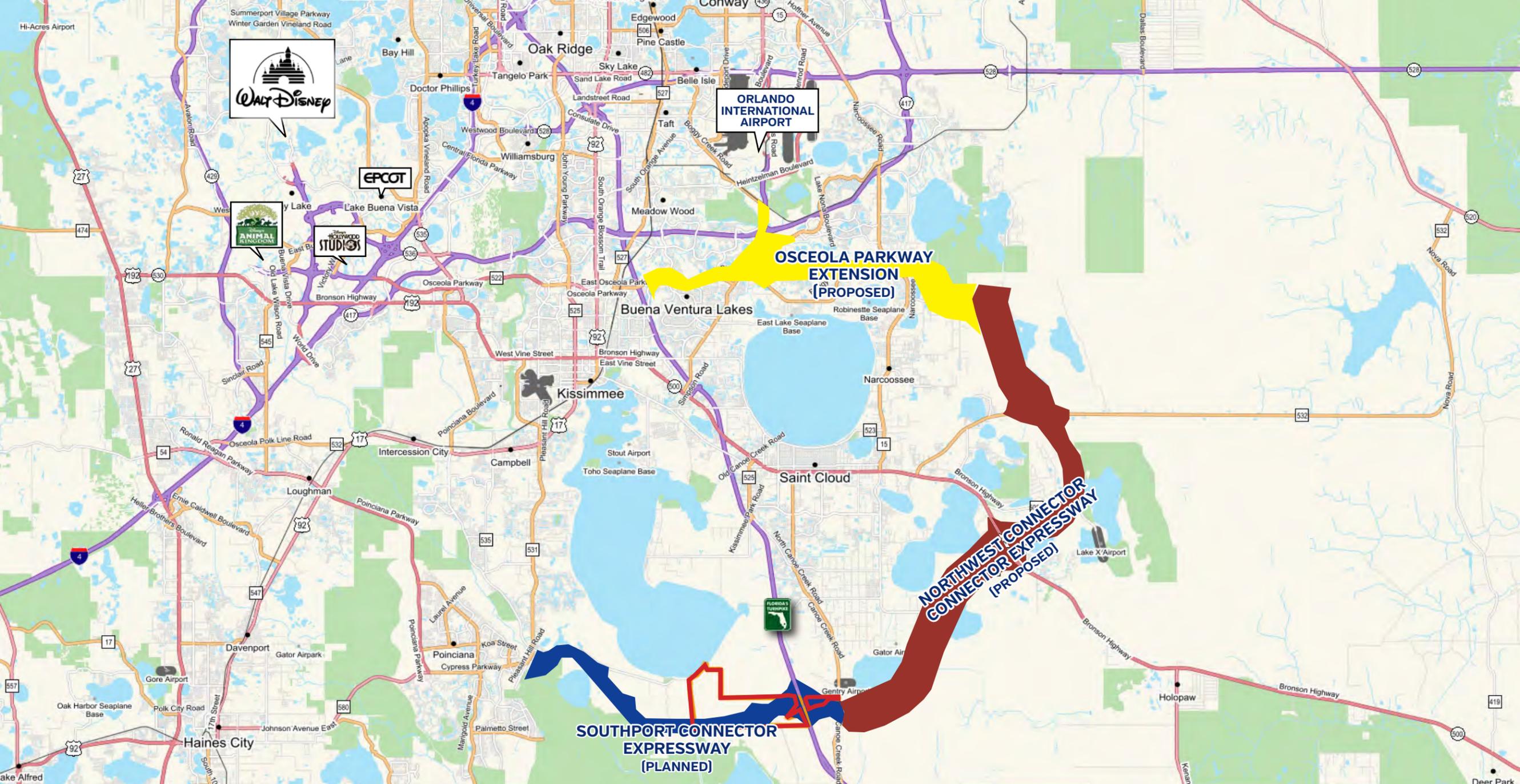
### Location, Connectivity & Proposed Roadways

South Lake Toho Development Tract is located near approved, planned, and proposed roadways for improved connections between

tourism, recreation, jobs, and commerce opportunities.

Currently, people traveling from Miami and South Florida take the Florida Turnpike, connect to the 417, and go west to Disney World. This current route is not ideal due to the heavily-trafficked area and lack of alternate routes. A proposed expressway to support travel is in the process of being finalized, and an expected increase in traffic around South Lake Toho Development Tract will support expansive development. The Southport Connector Expressway and Poinciana Parkway will significantly improve travel times to larger, more frequently visited destinations, adding value to surrounding areas.





## REGIONAL GROWTH & DEMOGRAPHICS

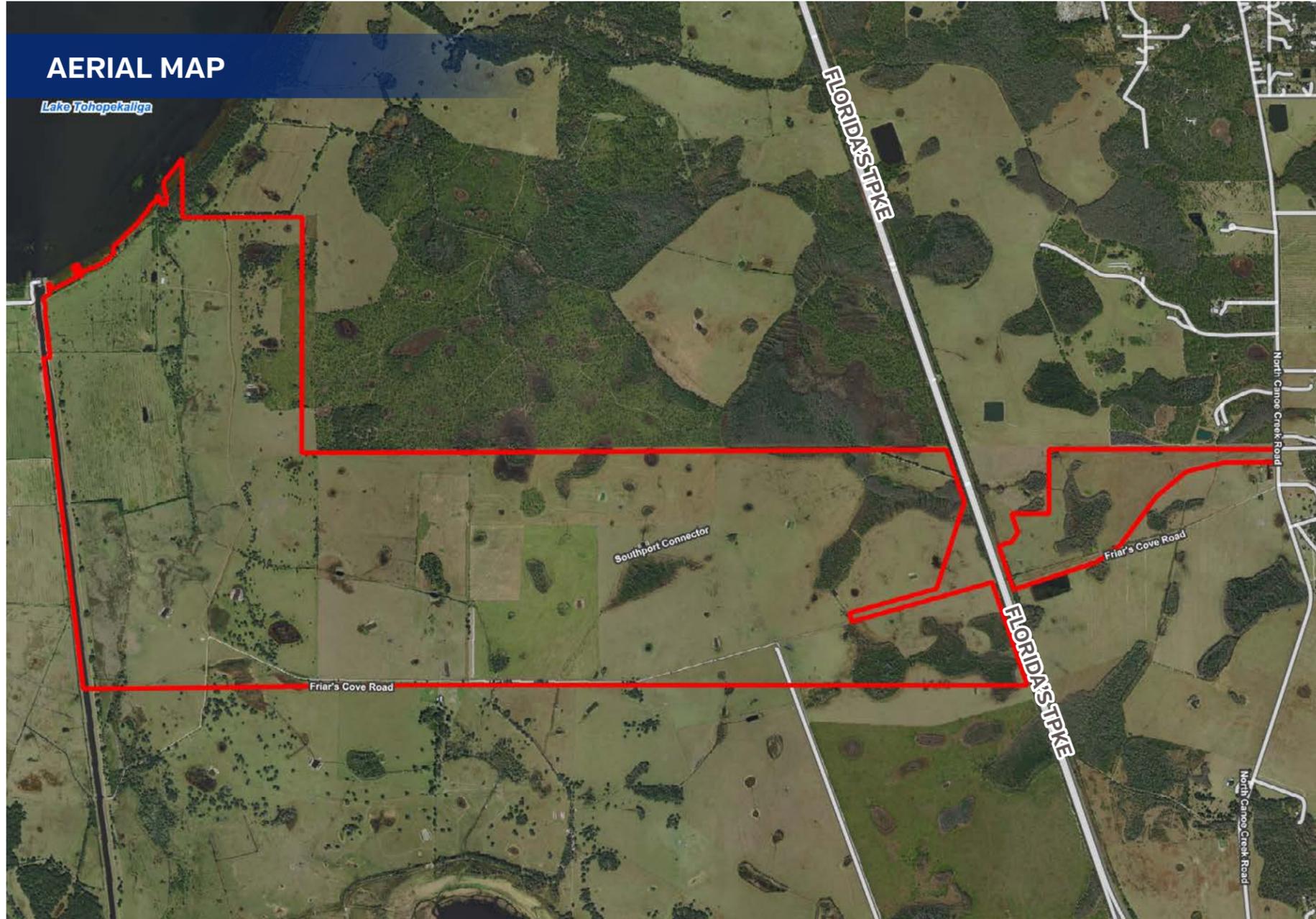
Osceola County is in Central Florida's I-4 corridor. With over 21 million people, Florida is the third most populated state in America and grows by almost 1,000 people per day and Central Florida grows by about 1,100 people per week. Florida boasts the world's 15th-largest economy at \$1.2 trillion.

The I-4 corridor includes the five-county area of Osceola, Lake, Polk, Orange, and Hillsborough counties. These five counties total about 4.5 million people. Osceola County's estimated population is 397,636 with a growth rate of 1.87% in the past year according to the most recent United States census data. Osceola County is also Florida's 18th largest county with a population of 269,837 and has seen a growth of 47.36% since 2010.

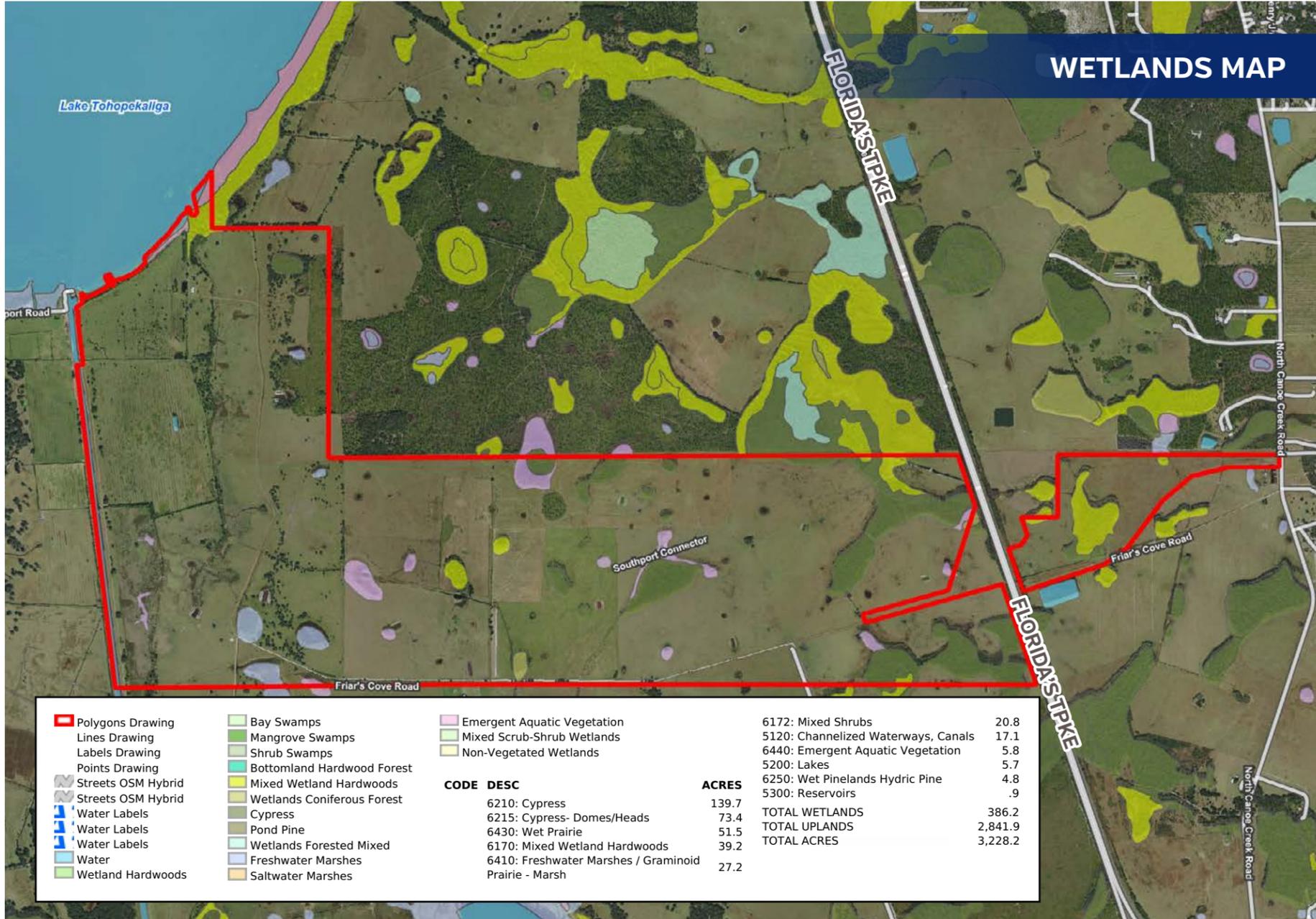
Housing growth continues to be extremely strong across the I-4 corridor. Currently,

demand exceeds supply. Residential development of houses, townhomes, and apartments continues to increase, along with commercial properties and businesses to serve the booming population. Housing prices also continue to grow, and there is a need for almost 100 new housing units every day across the five-county area.

Located amid this incredible growth, South Lake Toho Development Tract presents an extraordinary development opportunity just 25 minutes from Orlando International Airport and Disney World. It includes approved plans for large-scale residential and commercial development or the possibility of a theme park in one of the world's most popular destinations.



Aerial Map Provided by SVN | Saunders Ralston Dantzler Real Estate



Aerial Map Provided by SVN | Saunders Ralston Dantzler Real Estate



## CONTACT THE LISTING ADVISORS



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Dusty has worked in ranch and grove management, development project management, land sales and acquisitions, and entitlement processes. Dusty brings years of industry experience to his role in real estate.

In 2021, he closed almost \$200 million in properties. Some of his current listings include a 12,006-acre ranch and recreational property in Taylor County, a 4,647-acre ranch and timberland tract in Chiefland as well as several development properties in Osceola County. He is also brokering a \$1 million property in New Mexico, a 293-acre ranch in Oklahoma, and most recently closed on Green Island Ranch, a 5,977-acre family legacy property in Osceola County that sold for \$150,000,000.



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Dean specializes in Florida agricultural land and conservation easements. He served in the U.S. Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to U.S. Senator Lawton Chiles, then Governor Chiles (D-FL) and was instrumental in the creation of Florida's first conservation easement legislation.

Dean earned the APEX 2021 Top National Producer Award for the highest transaction volume of land brokers in the U.S. He also was named one of Florida Trend's Florida 500 in 2020 and 2019 for his work in the real estate industry.



CANOE CREEK  
SERVICE PLAZA



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