



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

CHAMPIONSGATE HOTEL

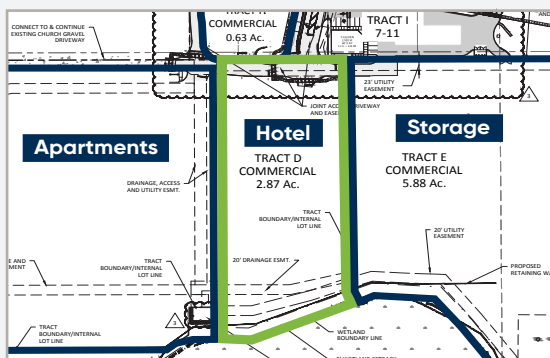
Osceola / Polk Line Road
Davenport, Florida 33896

I-4 INTERCHANGE HOTEL PAD SITE



FOR SALE

- + **Sale Price:** \$2,100,000
- + **Land Size:** 2.69 Acres
- + **Primary Use:** Hotel
- + **Zoning:** AC - Polk County



Highlights

- Instant access and potential signage on Interstate 4
- 120-room hotel opportunity
- Orlando Health's 25-acre campus will bring in 2,000 full time employees in 2020
- 8 Million+ overnight visitors in ChampionsGate (770 Keys) & Reunion Resort (275 Keys), spending \$3.4 billion a year
- Delivery: Pad Ready - Graded, utilities stubbed, master retention & entrance roads
- The site will front a residential development that will include 325 multifamily units
- Across from Reunion Village, a 200,000 SF Retail Center

JP BEAULIEU, CCIM, CLS
Director of Retail Services
(407) 734.7201
JP@BBDRE.com

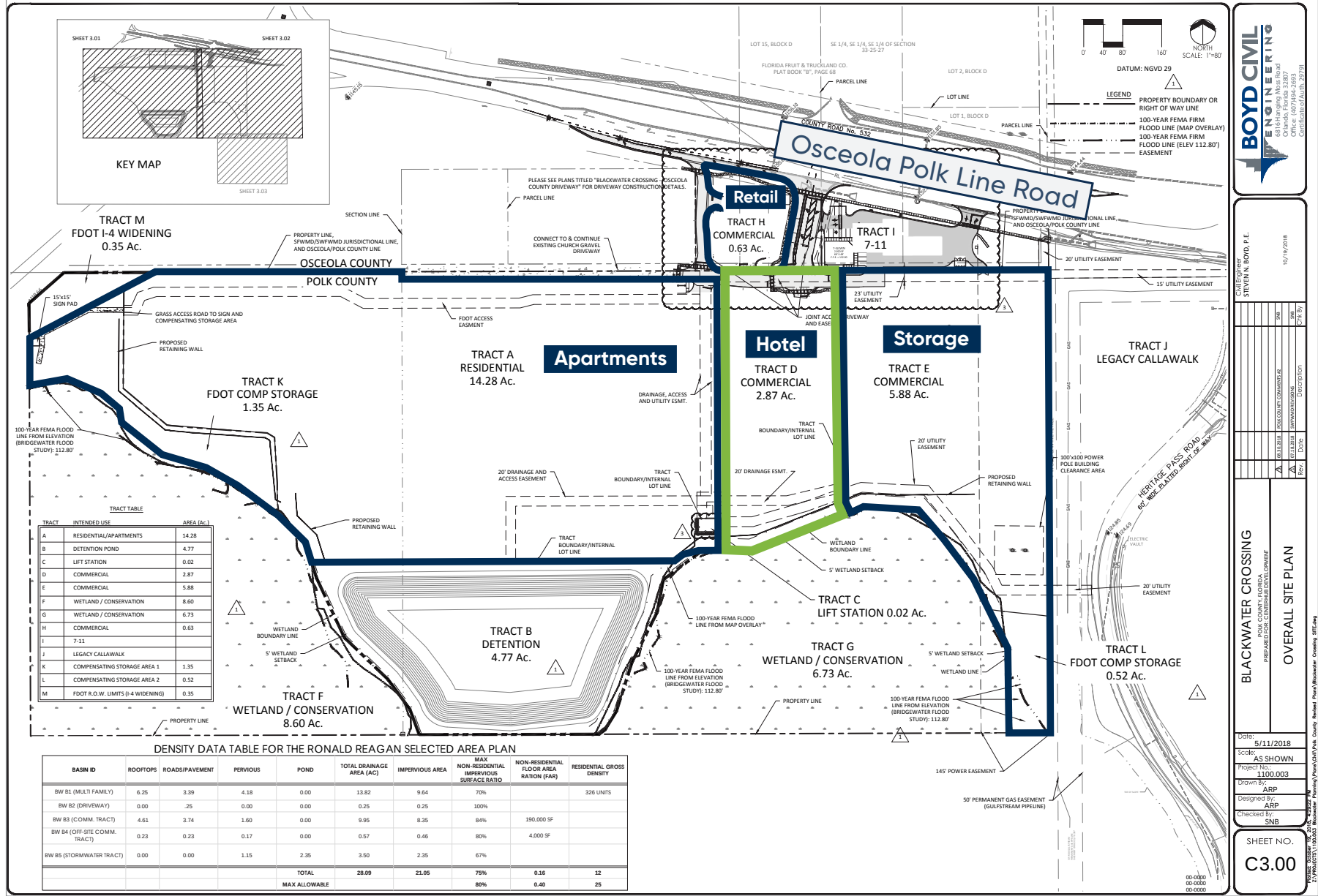
JILL ROSE
Vice President of Retail Services
(407) 734.7204
Jill@BBDRE.com



BISHOP BEALE DUNCAN
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.

Overall Site Plan



Demographics & Traffic Data

PROJECTED GROWTH:

The population is expected to increase by 3.6% in the next five years. The AADT traffic count has increased over 10% year after year since 2010.

The immediate area is growing rapidly, especially in the residential and hotel markets. The high growth from the international tourist market, the purchasing of vacation homes and vacation rental property, as well as visitors to the resorts has amplified the demand for commercial development.

Radius	Population	Median HH Income	Median Age	Total Households
1-Mile	3,041	\$66,105	36.5	1,141
3-Mile	19,606	\$66,158	35.9	7,352
5-Mile	51,075	\$68,825	35.7	18,875

HISTORIC TRAFFIC COUNTS:

Osceola Polk Line Road	
Year	AADT
2015	24,927
2016	28,000
2017	30,502
2018	33,249
33% INCREASE	

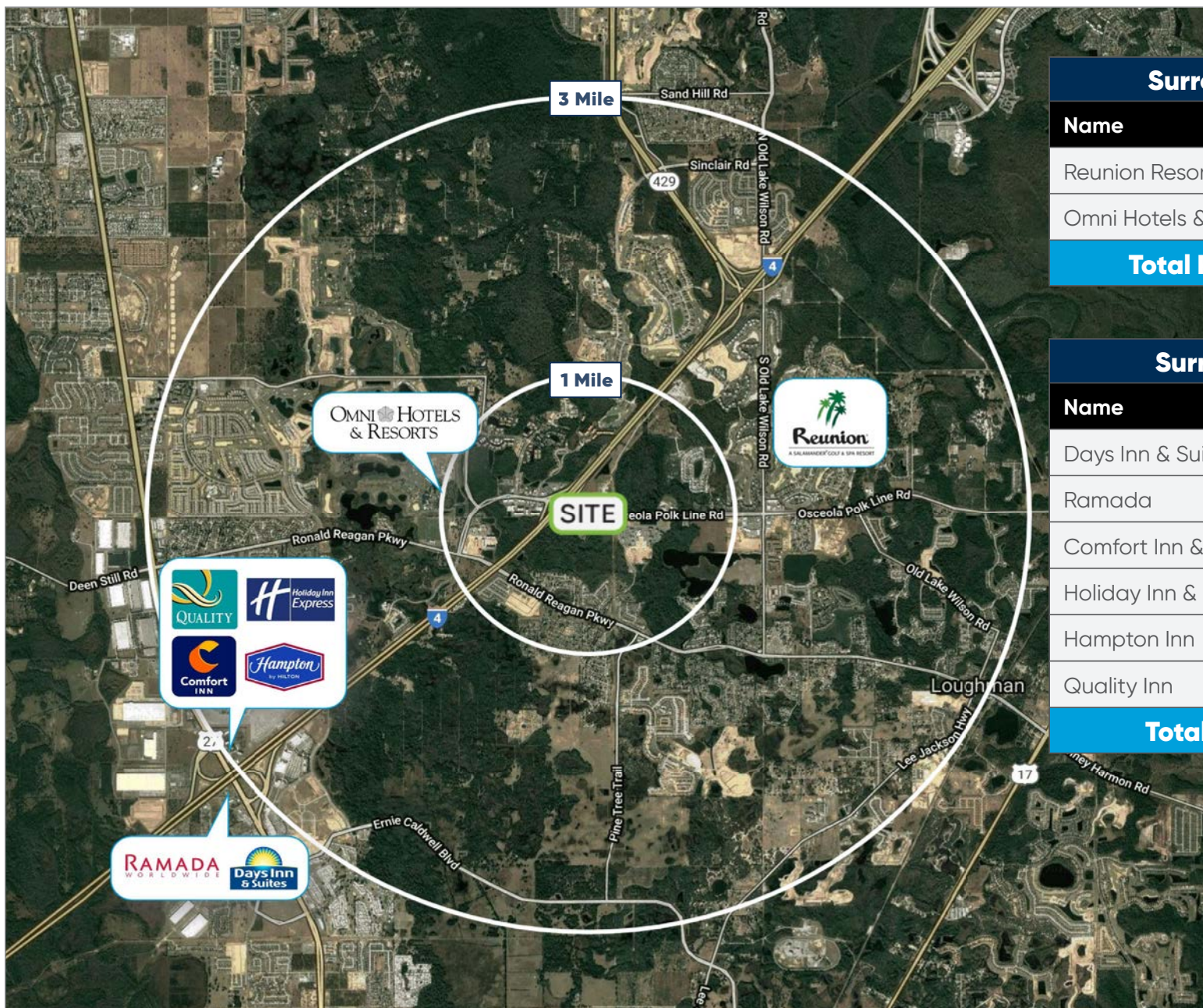
Interstate 4 - West of Site	
Year	AADT
2015	110,500
2016	126,000
2017	131,000
2018	131,000
19% INCREASE	

Old Lake Wilson Road	
Year	AADT
2015	13,016
2016	14,200
2017	15,726
2018	20,093
54% INCREASE	

Interstate 4 - East of Site	
Year	AADT
2015	113,000
2016	118,500
2017	123,500
2018	128,500
14% INCREASE	



Hotel Competition Map



Surrounding Resorts

Name	# of Keys
Reunion Resort	275
Omni Hotels & Resort	770

Total Resort Keys: 1,045

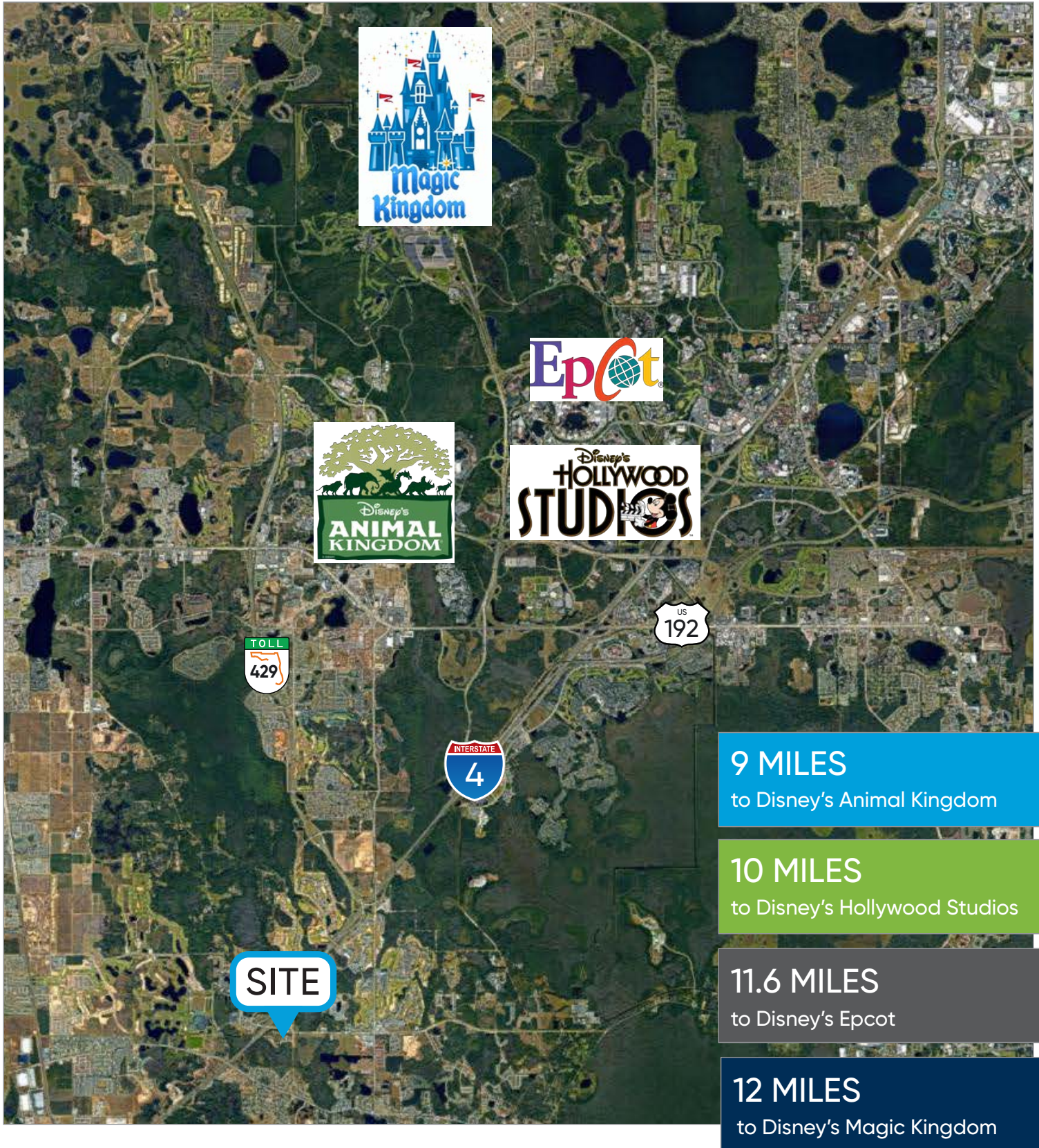
Surrounding Hotels

Name	# of Keys
Days Inn & Suites	102
Ramada	104
Comfort Inn & Suites	74
Holiday Inn & Suites	95
Hampton Inn	83
Quality Inn	150

Total Hotel Keys: 608



Distance to Walt Disney World



Signage Plan

