



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

East Plant Street  
Winter Garden, Florida 34787

## HOTEL DEVELOPMENT OPPORTUNITY



## For Sale

- + Land Size: 3.9 Acres
- + Primary Use: Hotel

### Highlights

- For Sale: 3.9 Acres
- 250-Key Dual-Brand Hotel
- 2.5 Miles from Downtown Winter Garden
- This site is part of a larger vision to bring together shopping, dining, entertainment living and working in one master planned community.
- 429 Expressway connectivity with 73,000 cars driving by the site daily
- Located less than 3-miles from Downtown Winter Garden
- 17,000 AADT on Plant Street

Winter Garden is  
Ranked by Forbes  
as one of the  
*fastest growing suburbs*  
in the Country.

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

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Winter Garden, Florida 34787

**TITLE**

*Available*



**Summary**

Winter Garden is a 27-acre master planned community that will bring together shopping, dining, entertainment living and working, perfecting the tenant mix to address today's lifestyle.

**Amenities**

- + 27-acres with 241,500 SF of retail, 78,000 SF of office, a 300-unit multifamily development and a townhome component of about 100 homes
- + Pocket parks and community gathering spaces throughout the development
- + 429 Expressway connectivity with 73,000 cars driving by the site daily
- + Located less than 3-miles from Downtown Winter Garden
- + Master planned development with retail, grocery, entertainment, office, multifamily and townhome components

**201,500 SF**

Grocery, Retail & Restaurant Space

**78,000 SF**

Professional Office Space

**40,000 SF**

Entertainment Facility

**300 Unit**

Multifamily Apartments

**250 Room Hotel**

Dual-Branded Site

**96 Units**

Townhomes

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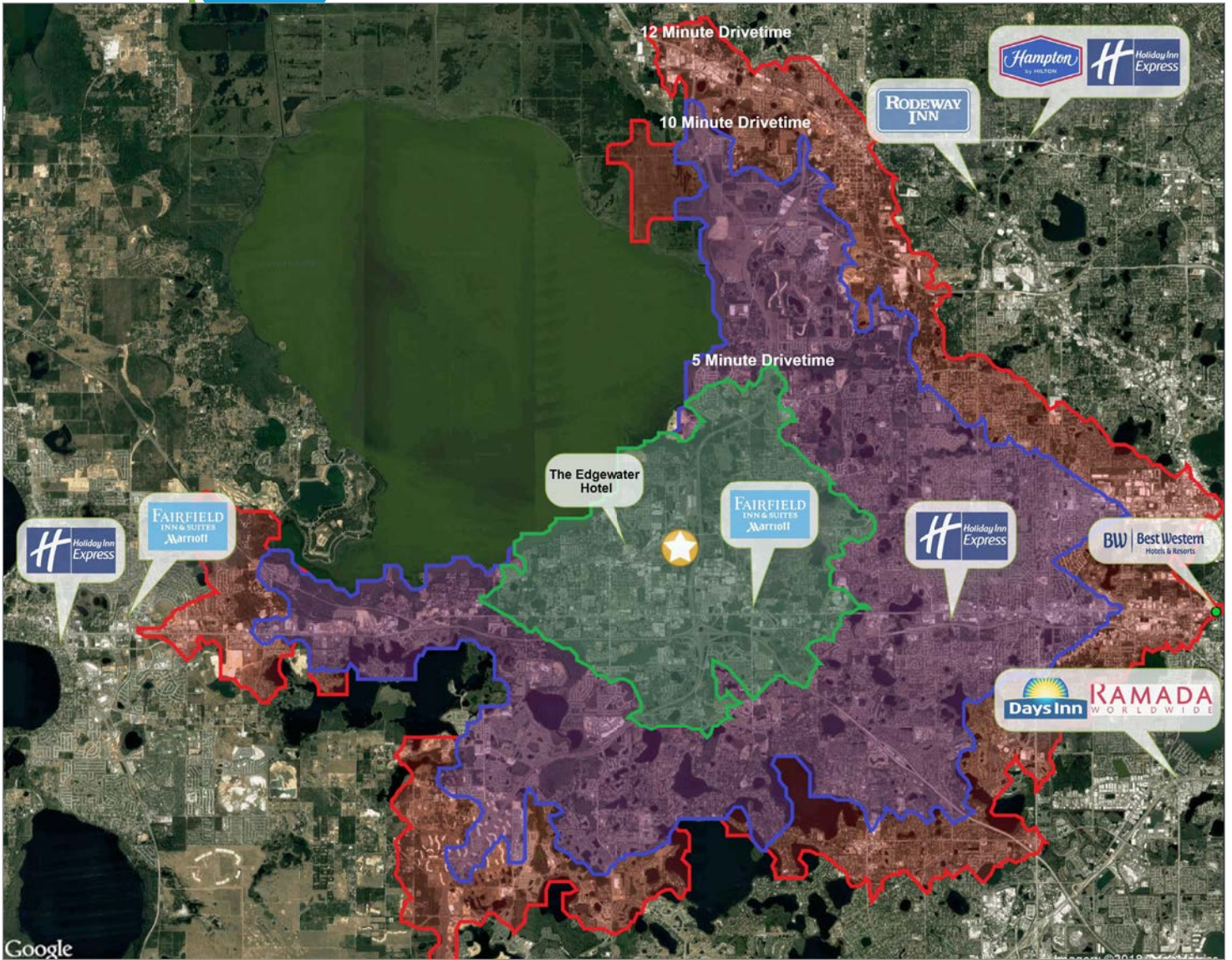


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# Hotel Competition Map



Hotel Name	# of Keys or Units
The Edgewater Hotel	15
Fairfield Inn & Suites - Orlando Ocoee	80
Fairfield Inn & Suites - Clermont	85
Holiday Inn Express - Orlando Ocoee East	128
Holiday Inn Express - Orlando Apopka	111
Holiday Inn Express - Clermont	69
Rodeway Inn	100
Hampton Inn & Suites - Clermont	87
Days Inn	200
Ramada	200
Best Western	107
<b>Total Number of Rooms</b>	<b>1,182</b>

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# Location Aerial

**211,634 POPULATION**

within 10 minutes of the Site

**72,370 HOUSEHOLDS**

within 10 minutes of the Site

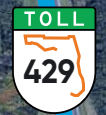
**\$78,574 AVG INCOME**

within 10 minutes of the Site



30 Minutes from Downtown Orlando

SITE



Historic Downtown Winter Garden

17,000 AADT Plant St

Plant St

73,000 AADT SR 429

Downtown Pavilion

2.5 Miles from Winter Garden's Downtown Pavilion

