

HILLS CITY CENTER

MINNEOLA, FL

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Architectural representation for design.
Subject to change.



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LEGEND

BUILDINGS

① COMMERCIAL	1 STORY	58,000 SF
② MIXED-USE COMMERCIAL W/ RESIDENTIAL ABOVE	5 STORY	
- GROUND FLOOR COMMERCIAL		165,000 SF
- UPPER STORY RESIDENTIAL 506 DU		600,000 SF
③ GROCERY STORE		48,000 SF
④ MEDICAL OFFICE	5 STORY	300,000 SF
⑤ CROOKED CAN BREWERY & FOOD HALL		35,000 SF
⑥ WELLNESS CENTER	2 STORY	50,000 SF
⑦ LTAC HOSPITAL	2 STORY	50,000 SF
⑧ HOTEL (155 KEYS)	5 STORY	75,000 SF

PARKING

⑨ PARKING DECK	2,900 SPACES
SURFACE PARKING	700 SPACES
ON-STREET PARKING 3	315 SPACES
TOTAL	3,915 SPACES

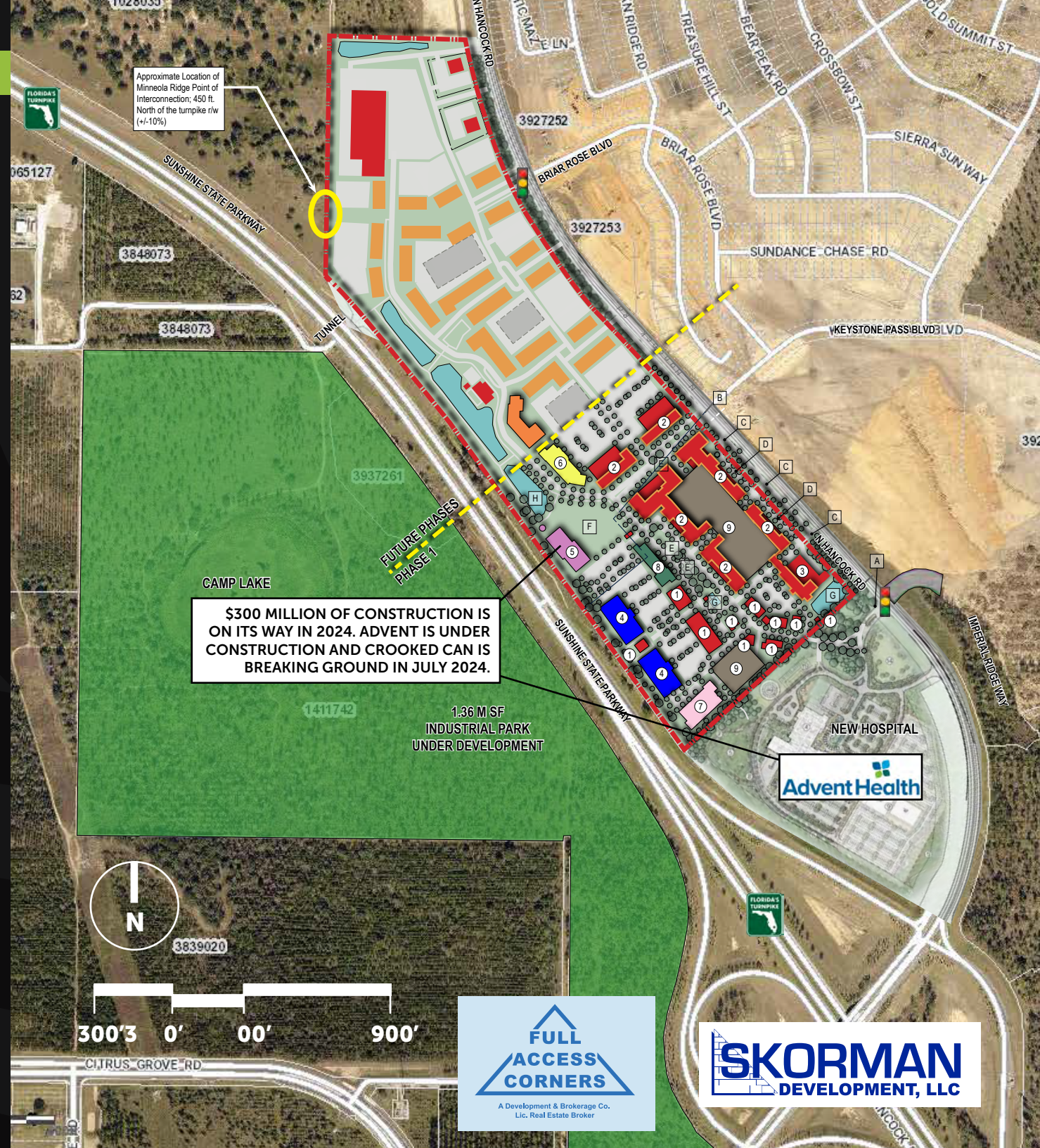
SITE

A SIGNALIZED INTERSECTION	E PUBLIC GREEN
B FULL MOVEMENT W/ PEDESTRIAN TUNNEL	F CROOKED CAN BEER GARDEN/OUTDOOR LAWN
C RIGHT-IN RIGHT-OUT	G POND
D ONE-WAY SLIP STREET	H POND W/ PUBLIC TRAIL

* NO SINGLE GROUND FLOOR COMMERCIAL BUILDING FOOTPRINT TO EXCEED 60,000 SF

PARKING DATA

COMMERCIAL & OFFICE	4 SPACES PER 1,000 SF
HOTEL	171 SPACES
RESIDENTIAL	1.75 SPACES PER DU



Approximate Location of Minneola Ridge Point of Interconnection; 450 ft. North of the turnpike r/w (+/-10%)

\$300 MILLION OF CONSTRUCTION IS ON ITS WAY IN 2024. ADVENT IS UNDER CONSTRUCTION AND CROOKED CAN IS BREAKING GROUND IN JULY 2024.

1.36 M SF INDUSTRIAL PARK UNDER DEVELOPMENT

NEW HOSPITAL



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DEMOGRAPHIC SUMMARY

DRIVE TIME OF 20 MINUTES



134,295
POPULATION

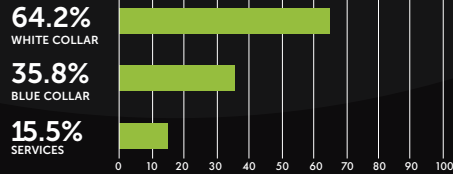


51,033
HOUSEHOLDS



\$86,274
MEDIAN DISPOSABLE
INCOME

EMPLOYMENT



1.8% UNEMPLOYMENT RATE

HOUSEHOLD INCOME



INCOME

Median Household Income **\$86,274**

Per Capita Income **\$41,240**

Estimated Avg. Net Worth **\$512,684**



126 ACRE MIXED USE DEVELOPMENT IN THE HEART OF MINNEOLA WITH OVER 1,000+ FT OF FRONTAGE ON THE FLORIDA TURNPIKE



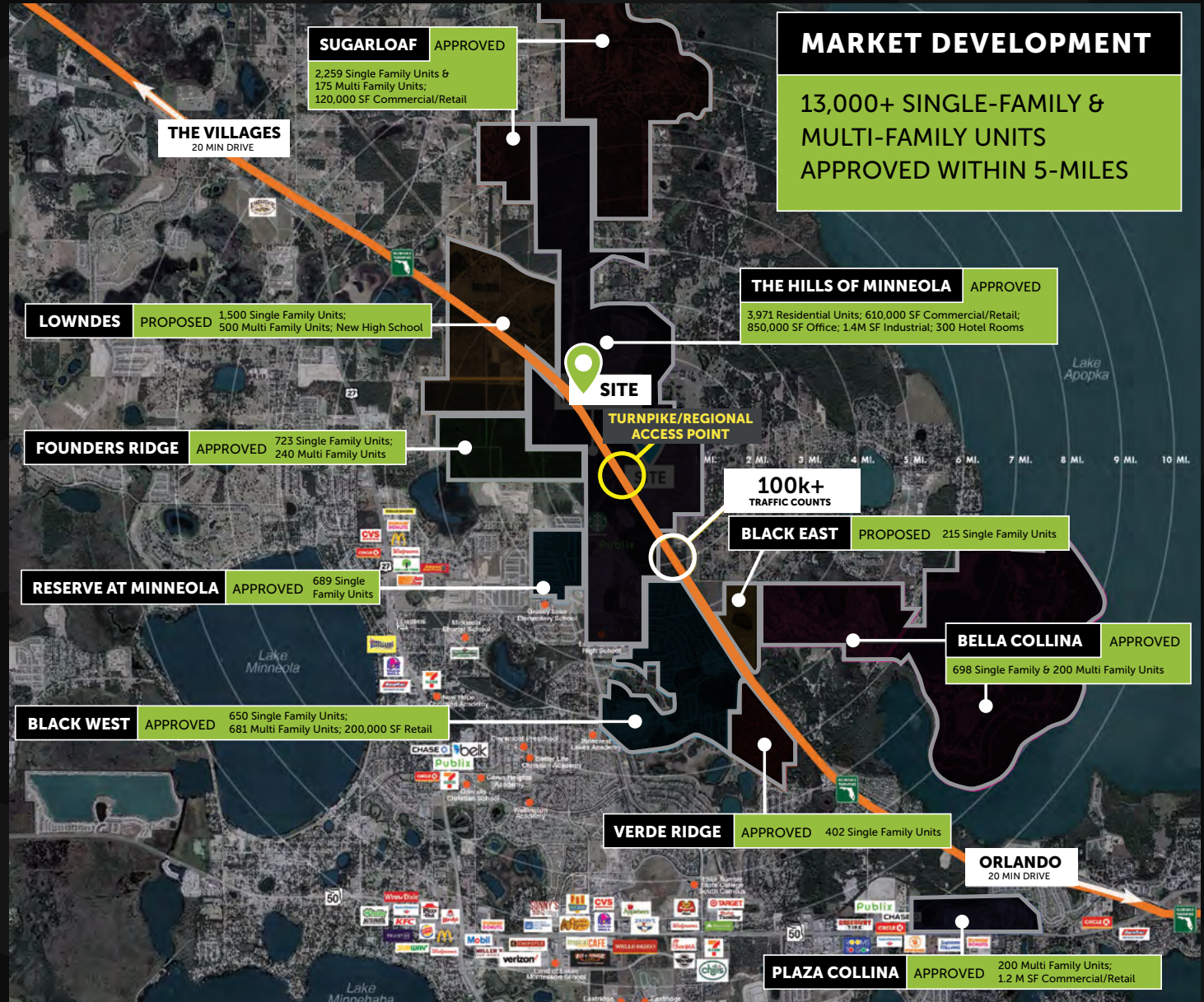
DIRECTLY NEXT TO NEW ADVENT HEALTH HOSPITAL



+/- 600,000 SF (RETAIL)
+/- 500,000 SF (MEDICAL)
1,039 MULTIFAMILY UNITS



90,000+ VPD OFF OF THE FLORIDA TURNPIKE & HANCOCK RD WITH 3 BILLBOARDS ON THE FLORIDA TURNPIKE



MARKET DEVELOPMENT

13,000+ SINGLE-FAMILY & MULTI-FAMILY UNITS APPROVED WITHIN 5-MILES

Source: NHRD



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