

Lake Bryan Mixed Use

12526-12540 SPLENDID PL, ORLANDO, FL 32821

Property Highlights

- Raw, level land ideal for immediate commercial development
- Flexible parcel size accommodates diverse commercial programs
- Utilities accessible to support expedited development
- Cleared site minimizes pre-construction timelines
- Pad-ready condition reduces preliminary infrastructure cost
- Simple ingress and egress configuration potential

FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

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EXECUTIVE SUMMARY

ORLANDO, FL 32821

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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	9 Acres
Lot Size:	33.6 Acres

PROPERTY OVERVIEW

This unrestricted land parcel at Splendid Place offers investors a rare opportunity to shape future commercial development. The level, cleared terrain simplifies entitlement and construction planning, while flexible dimensions accommodate multiple site plans. Utilities are readily accessible, minimizing initial infrastructure costs. The parcel's condition supports expedited delivery schedules, making it ideal for investors seeking a high-impact land play. A dedicated pad-ready position ensures clear visibility for future tenants or sales prospects. This strategic offering provides a blank canvas to align with market demands, whether for a boutique commercial campus, mixed-use enclave, or institutional facility.

PROPERTY HIGHLIGHTS

- Raw, level land ideal for immediate commercial development
- Flexible parcel size accommodates diverse commercial programs
- Utilities accessible to support expedited development
- Cleared site minimizes pre-construction timelines
- Pad-ready condition reduces preliminary infrastructure costs
- Strategically positioned for strong future tenant visibility

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ADDITIONAL PHOTOS

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Proposed Concept Option 3 - Development Summary

POD A: Hotel / Resort (12.5 AC Developable Area)	
A1: Hotel Tower (0.35 AC)	Rooms: 340 Floors: 11 Required Parking: 227 spaces
A2: Hotel Tower (0.49 AC)	Rooms: 480 Floors: 11 Required Parking: 320 spaces
A3: Hotel Tower (0.60 AC)	Hotel Rooms: 480 Floors: 11 Required Parking: 320 spaces
POD A Totals	Parking Deck: Up to 500 spaces (3 stories) Hotel Rooms: 1,300 Required Parking: 867 spaces
POD B: Mixed-Use (5.3 AC Developable Area)	
B1: Mixed Use (0.34 AC)	Rooms: 150 Floors: 5 Commercial: 4,000 SF
B2: Mixed Use (0.32 AC)	Rooms: 150 Floors: 5 Commercial: 4,000 SF
POD B Totals	Rooms: 300 Units Commercial: 8,000 SF Required Parking: 280 spaces

POD C: Mixed-Use (3.1 AC)	
C1: Mixed Use (0.41 AC)	Rooms Floors: Comm Requir
Total Development Summary	
	1,750+ Comm Requir
	Total S Presen Total C Densit Storm

* = Stormwater percentage of develop



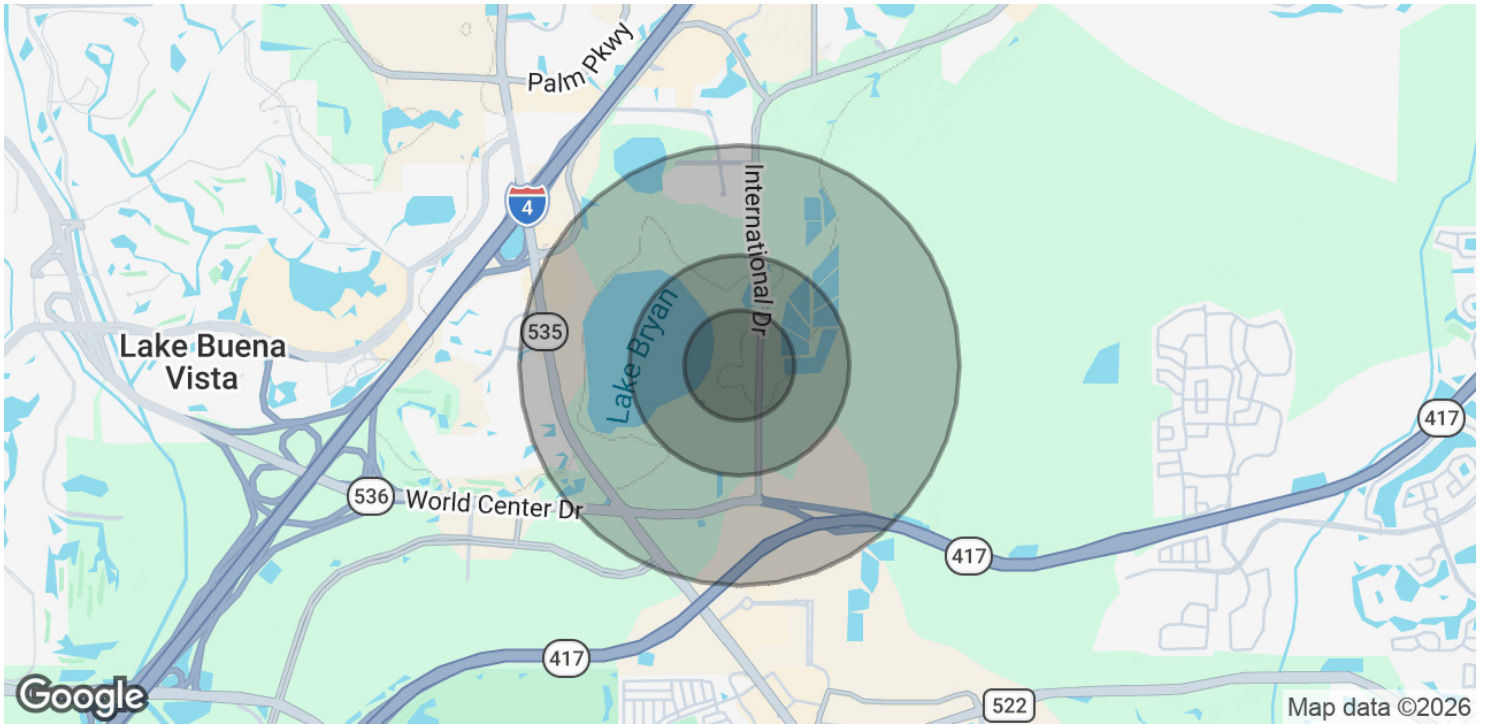
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	130	542	2,697
Average Age	30.1	28.8	27.2
Average Age (Male)	35.2	33.0	29.6
Average Age (Female)	27.0	26.2	26.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	63	254	1,072
# of Persons per HH	2.1	2.1	2.5
Average HH Income	\$81,343	\$78,089	\$78,877
Average House Value	\$122,965	\$123,353	\$178,290

2023 American Community Survey (ACS)

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