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From the Orlando Business Journal:

<https://www.bizjournals.com/orlando/news/2017/08/31/horizon-west-hooks-more-than-200m-in-commercial.html>

Crane Watch

Horizon West hooks more than \$200M in commercial construction

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It's been 62 years since Elvis Presley water-skied on Lake Butler in what is now known as Horizon West — a community near Walt Disney World with ample natural resources and rising economic impact.

A series of freezes in the 1980s devastated what was then a vast number of orange groves in west Orange County. Eventually, several owners who had grown weary of replanting crops partnered with the county in 1993 to develop a master plan for more than 20,700 acres consisting of six "villages."

Fast forward to today, and that vision is coming to life in a big way — including more than \$200 million in commercial construction either underway or coming soon.

The residential community is growing fast, as 51 percent of Orange County permits for single-family homes and townhomes filed since the beginning of this year — or 1,265 — were in Horizon West.

Shops, restaurants, apartments and medical projects also are cropping up to support the growing population of 20,000. In the last two years, Horizon West recorded 12 new commercial projects valued at \$1 million or more, county research showed.

The largest to date is the new \$1 billion Hamlin, a mixed-use development by Orlando-based Boyd Development Corp. that at buildout will include 1 million square feet of homes, shops, eateries, offices and a 25-acre medical campus.

It's just one of the things that makes Horizon West one of Central Florida's hottest communities for economic growth.

And there's still so much more ahead.

"I can't go into a lot of detail, but over the next 18 months you're going to see some partnerships between our local government and the private sector that will knock your socks off," said Kurt Ardaman, one of the original members of Horizon West Inc., an entity created to develop the area while preserving its natural resources in southwest Orange.

Orlando Business Journal's Crane Watch feature on active commercial construction in the region compiled some recent Horizon West work. Check out the following pages for a closer look.



ESRI
Horizon West

Horizon West closer look

Completed residential projects in Horizon West villages:

5,202 acres; 8,915-unit Lakeside Village

4,223 acres; 10,450-unit Village of Bridgewater

In the works:

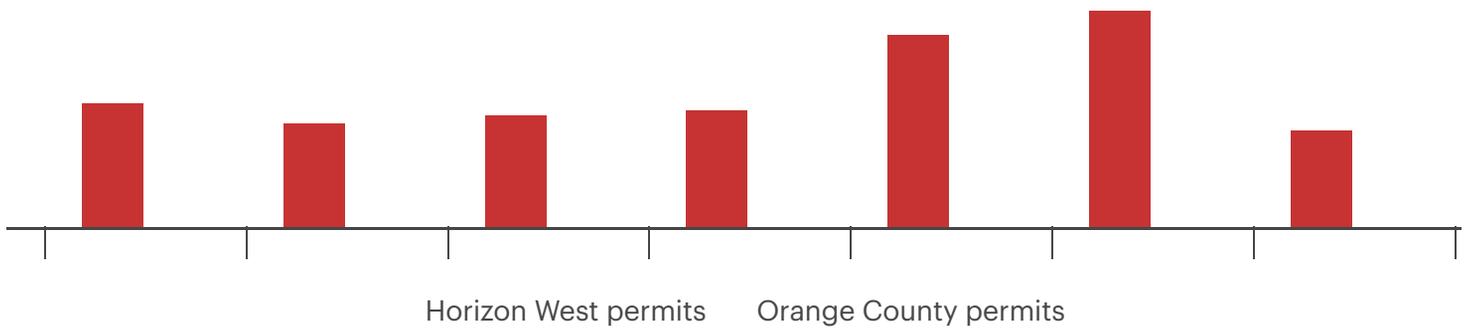
3,624 acres; 4,870-unit Town Center — which contains the 640-acre Hamlin development

2,551 acres; 3,891-unit Village F

2,975 acres; 6,548-unit Hickory Nut

2,129 acres; 5,608-unit Village I

2017 HORIZON WEST RESIDENTIAL HOUSING PERMITS VS. ORANGE COUNTY



Source: Orange County

Venetian Isle townhomes and apartments

346-unit high-end multifamily project in Lakeside Village. This is the residential piece of the \$107 million, mixed-use development in Lakeside Village.

Location: Northwest corner of State Road 535 and Lakeside Village Lane

Owner/developer: Unicorp National Developments Inc.

Cost: \$42.3 million

Estimated completion: December

Westside Shoppes

Retail center totaling 48,000 square feet, part of a planned \$107 million mixed-use development of shops, eateries and apartments in Lakeside Village

Location: Northwest corner of State Road 535 and Lakeside Village Lane

Owner/developer: Unicorp National Developments Inc.

Cost: \$20 million

Estimated completion: September

Orlando Health Emergency Room and Medical Pavilion

A \$30 million, two-story, 78,000-square-foot freestanding emergency room and a \$90 million, 103-bed, 214,000-square-foot, six-story hospital tower on 37 acres. The medical campus is expected to attract other high-caliber health care businesses to the area.

Location: Near State Road 429 and New Independence Lane

Owner/developer: Orlando Health

Cost: \$120 million

Estimated completion: Freestanding ER: fourth-quarter 2018; hospital tower to start construction in early 2019

ProVision Proton Therapy Center in Hamlin

Proposed new proton-therapy center in a 17-acre medical campus that will be the first piece of the 130-acre Hamlin West Town Center. The medical campus is expected to attract ancillary cancer care centers and offshoots from those types of businesses, generating a new workforce for Hamlin.

Location: East side of SR 429 and across New Independence Parkway from the Cinepolis theater

Owner/developer/operator: A joint venture between Knoxville, Tenn.-based Provision Healthcare and Hamlin Retail Partners West LLC (Boyd Development Corp. and Schrimsher Properties of Central Florida Inc.)

Cost: N/A

Estimated completion: Late 2018

Publix plaza in Hamlin

The Publix opened Aug. 31 and the rest of the 200,000-square-foot shopping center is being built in stages. Here is what's in the works:

Buildings 1, 2 & 3 are 30,000 square feet, and will be complete this fall and filled with tenants toward the end of the year.

Buildings 4 & 5 are 17,000 square feet and construction will begin before end of the year.

Building 6 is 3,500 square feet and construction is starting in early 2018.

Location: Southeast corner of New Independence Parkway and State Road 429

Owner/developer: Boyd Development

Cost: Estimated \$30 million

Estimated completion: Publix opened Aug. 31

Walmart Supercenter in Hamlin

A shopping center anchored by a 193,000-square-foot Walmart Supercenter that opened in November 2016 in the \$1 billion Hamlin mixed-use development in west Orange County's Horizon West community. Additional retail is in the works, including tenants like Starbucks and Wendy's.

Location: Northeast corner of New Independence Parkway and State Road 429

Owner/developer: Boyd Development

Cost: Estimated \$20 million

Estimated completion: 2017

Cinepolis luxury theater in Hamlin

A 10-screen Cinepolis luxury movie theater with fully reclining leather seats, in-theater waiter service, gourmet dining and a full bar that will bring an entertainment element to Hamlin. The theater will be part of a waterfront lifestyle center that's planned for up to five restaurants, outparcels, a hotel and nearby apartments.

Location: Southeast corner of New Independence Parkway and Hamlin Groves Trail

Owner/developer: Boyd Development

Cost: N/A

Estimated completion: Spring 2018

LakeWalk at Hamlin

A 316-unit complex on Lake Hancock that will be the first luxury apartments to be built as part of the \$1 billion mixed-use Hamlin development in west Orange County. The complex will be adjacent to the new Cinepolis luxury movie theater on New Independence Parkway.

Location: South of New Independence Parkway and east of Hamlin Groves Trail

Owner/developer: Boyd Development

Cost: Estimated \$55 million

Estimated completion: Phase 1 expected completion Fall 2017

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