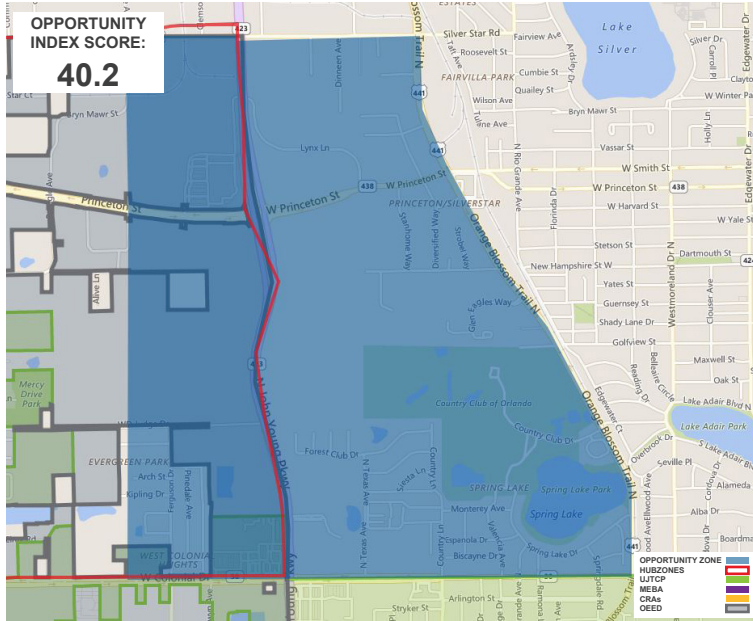




OPPORTUNITY ZONE PROSPECTUS

THE PACKING DISTRICT

"ROOTED IN HISTORY, GROUNDED IN OPPORTUNITY & DIRECTED TOWARD THE FUTURE"



KEY FACTS



1,504 POPULATION



52.8 MEDIAN AGE

2.3 AVG. HOUSEHOLD SIZE

\$555,032 AVG. HOME VALUE

703 TOTAL HOUSING UNITS

6.0%
HOUSEHOLD
UNEMPLOYMENT

8%

NO HS DIPLOMA

34%

HS DIPLOMA

5%

ASSOC. DEGREE

53%

BACHELOR'S DEGREE+

MARKET CHARACTERISTICS



\$78,713

AVG. DISPOSABLE INCOME



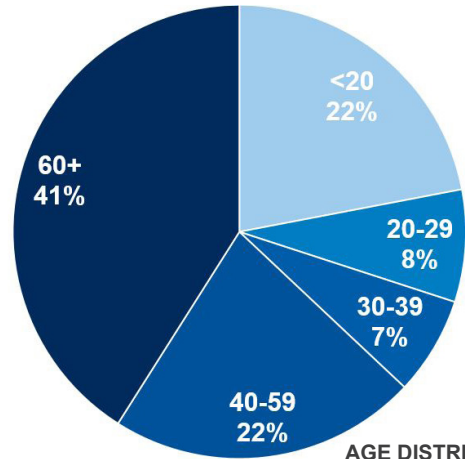
\$46,257

PER CAPITA INCOME



\$104,936

AVG. HOUSEHOLD INCOME



AGE DISTRIBUTION

BUSINESS & EMPLOYMENT



391 TOTAL BUSINESSES

4,855 TOTAL EMPLOYEES

2.25
SQUARE MILES
LAND AREA

POPULATION DENSITY
668.4
PERSONS/SQ.MI.

19%
RESIDENTIAL

MARKET VALUE
PER SQ.MI.
\$436
(MILLIONS)

VISION

As the Packing District continues to develop, the area is most well-suited and in need of regional recreation, mixed-use development, industrial chic designs, adaptive reuse of original packing citrus industry, warehouses, and an urban farm.

The College Park Main Street, an Orlando Main Street Program, created a future plan for the community designed to encourage community wellness from the development of a new regional park to the network of plazas, each connected by pedestrian and bike trails that stitch everything together. The project will preserve and recapture a defining part of our community's history while providing a vibrant base of living and commerce.

CURRENT ACTIVITY

Dr. Phillips Charities, an organization experienced in master planning and implementation, will be leading the development within the Packing District. Development will include: 97 acres of land currently industrial/commercial to be converted to mixed-use and residential, 105 acres of dedicated regional park, including a 40-acre urban farm, and 3,500 units of projected residential with 1 million square feet of projected retail and office space.

Other funding opportunities within the Packing District include:

- HUBZone Program - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- The Orlando Economic Enhancement District Program (OEED)- a Brownfield Designation; utilizes an economic development tool engaging redevelopment of properties by businesses and property owners.

ANCHOR DEVELOPMENT

Some highlights specifically within the Packing District include:

- YMCA Family Center
- Regional Park and Trails
- Food Hall
- 4Roots Farm & Agriculture Center
- Townhomes and Multi-Family Residential

