

Westside Corners

West US 192 @ Westside Boulevard, Osceola County, Florida

The Property

Westside Corners is a 56-acre development at the intersection of West US 192 and Westside Boulevard (the southerly extension of CR 545). Westside Boulevard is a primary north/south parallel arterial to US 27 (and connecting to US 27 via Florence Villa Road), ultimately tying in to SR 54 (through Stoneybrook South and Champions Gate).

The roadway improvements and residential growth along the Westside Boulevard corridor combine to make this a prominent intersection for commercial activity.

Current co-tenants include: Walgreens (owns the southeast corner), FifthThird Bank (open), and Racetrac (Gas / Convenience—closed on parcel purchase January 2010 with commencement of construction planned for June 2010).

K&B WESTSIDE INVESTORS, LLC
C/O BOYD DEVELOPMENT CORPORATION

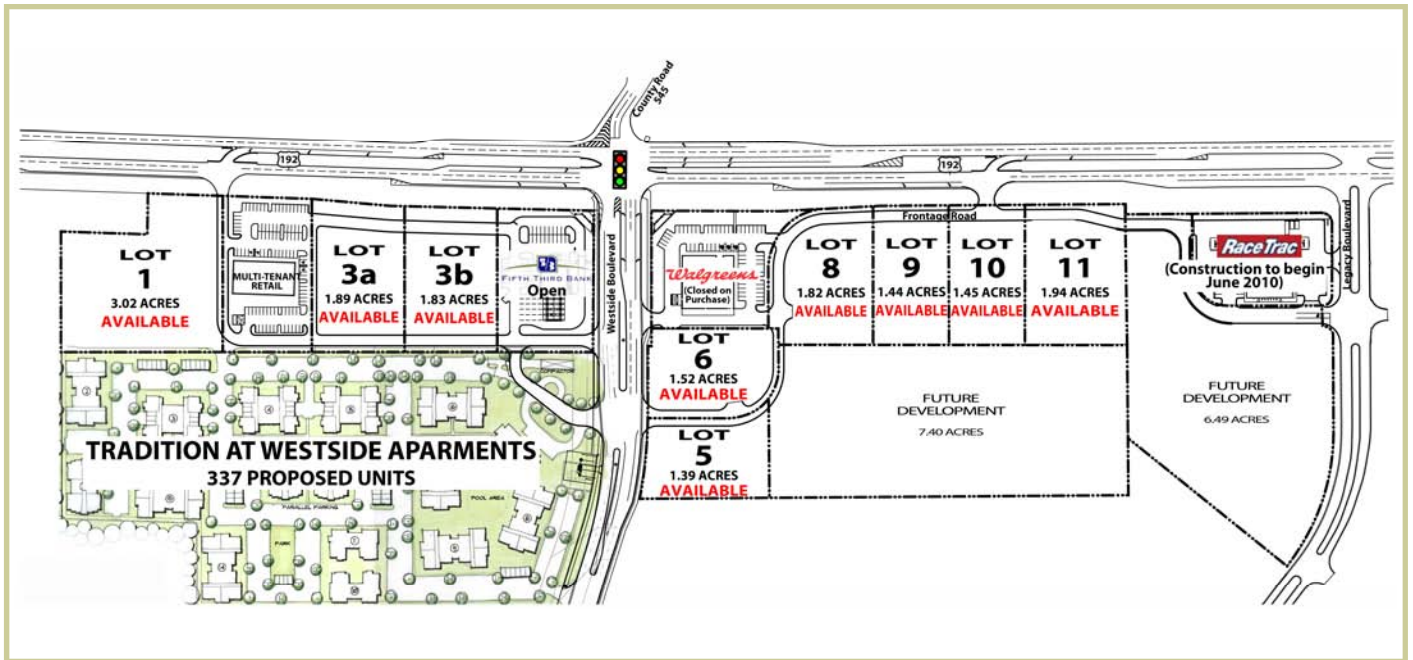
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Commercial Outparcels Available
Restaurant / Retail / Shop Space
Ground Lease / Build-to-Suit / Sale





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HIGHLIGHTS

- Located in the expanding Four Corners residential/tourist market along West US 192.
- Approximately 1/2 mile of frontage along US Highway 192.
- Signalized intersection at CR 545 / Westside Boulevard.
- The master developer of the Westside DRI is constructing and has planned nearly 3,300 residential units (including single-family, multi-family and condo-resort) south of the site.

Traffic Counts

Nearly 55,000 vehicles per day through the intersection.

The total household population for 2010 in the market area is approaching 27,000 ppl. This, coupled with the estimated hotel/time-share count of 6,387 units, bring the regional trade area to over 45,000 ppl.