

HOTEL DEVELOPMENT OPPORTUNITY

±3 ACRES FOR SALE

12245 Regency Village Dr, Orlando, FL 32821



PROPERTY DESCRIPTION

LOCATION

Orlando's Tourist
Corridor

ADDRESS

12245 Regency Village Dr,
Orlando, FL 32821

LAND AREA

3 Acres

ZONING & LAND USE

RC-3 - Hotel

AMENITIES

Surface Parking, Outdoor
Pool, Patio, Hotel Bar,
Fitness Room

ROOMS

4 Story - 151 Guestrooms

INCENTIVES

Key Money Available

A fully entitled, permit-ready hotel development site in Orlando's Tourist Corridor is available for acquisition. The current developer is exiting and offering the land packaged with everything a buyer needs to break ground — approved entitlements, a full set of previously permitted plans, and an executed brand commitment from Choice Hotels International for a 151-room, 4-story Cambria Hotels property on approximately 3 acres

AREA OVERVIEW



AERIEL VIEW



ORLANDO VINELAND PREMIUM OUTLETS

	VERSACE	JIMMY CHOO	
	BURBERRY	TORY BURCH	
	BROOKS BROTHERS FACTORY STORE	GUCCI	
			OFF 5TH
	BOSS HUGO BOSS	PRADA	COACH

Holiday Inn
— BY IHG —

HOME 2
SUITES BY HILTON

SPOT HOTEL
ORLANDO

OUTBACK
STEAKHOUSE

SITE

PUBLIX AT REGENCY VILLAGE

LOCATION DISTANCE & DRIVE TIMES



A CLEAR LEADER IN TOURISM

#1 STATE FOR DOMESTIC TOURISM IN 2023

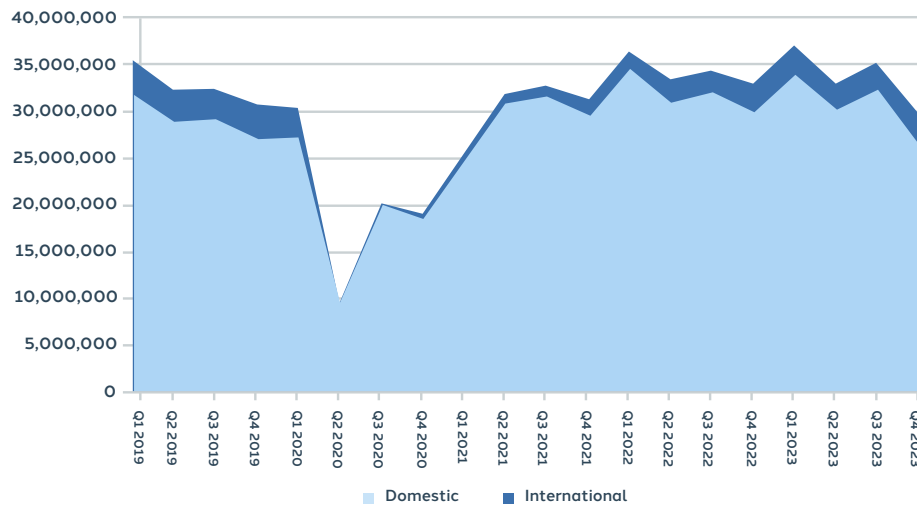
with Florida's share of domestic visitors increasing to 14.8% from 13.8% in 2022.

#2 STATE FOR INTERNATIONAL TOURISM IN 2023

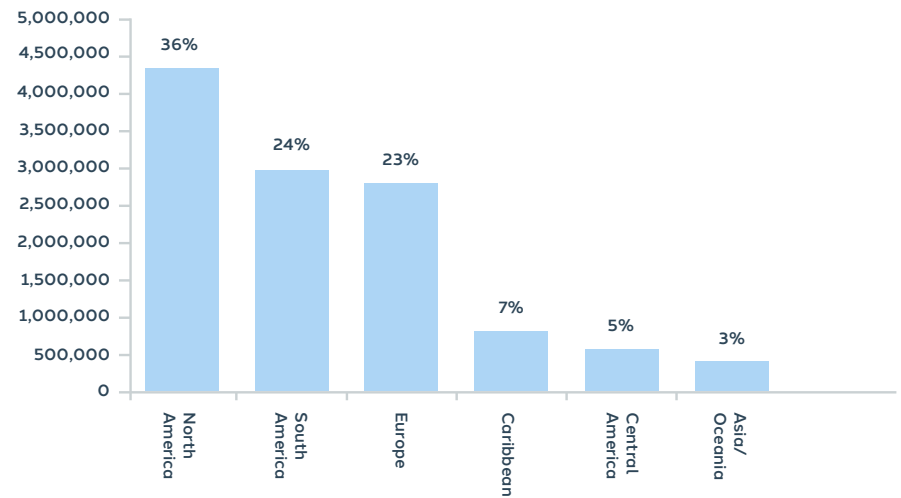
with Florida's share of overseas travelers at 25.2% in March 2024, overseas visitation to Florida surpassed pre-pandemic levels for the first time, up to 1.7% compared to March 2019.



VISITORS TO FLORIDA



INTERNATIONAL ORIGIN (2023)



MAJOR DEMAND GENERATORS

within 20-minutes of the Hotel Land Opportunity



ORANGE COUNTY CONVENTION CENTER

- 2nd largest convention center in the United States
- Hosted nearly 173 events & 1.8 million attendees (2025)
- 7 million total square feet of space: 2+ million square feet of exhibit space and 471,000+ square feet of dedicated meeting space
- 74 meetings rooms & 232 breakout rooms
- Center generates approximately \$3.9 billion annually in economic impact for the Central Florida economy (2025)



UNIVERSAL ORLANDO RESORT

- 21+ million visitors annually
- Orlando's 3rd largest employer with 25,000 employees
- 1,291-acre resort, including the new Epic Universe
- 3 theme parks: Universal Studios Florida, Universal's Islands of Adventure, and Universal Orlando's much-anticipated fourth theme park, Epic Universe that is now open
- 1 water park: Volcano Bay
- 11 hotels and resorts



WALT DISNEY WORLD RESORT

- 49.1 million visitors in 2024
- 40-square mile resort
- 4 theme parks: Magic Kingdom, Epcot, Disney's Hollywood Studios, Disney's Animal Kingdom
- 40 resort hotels, 4 golf courses, 2 water parks
- Orlando's #1 largest employer with over 74,000 Cast Members



SEAWORLD ORLANDO

- 4.35 million visitors in 2024
- Consists of SeaWorld Orlando, Discovery Cove and Aquatica water park
- Ranked in the Top 15 amusement park in the United States



**FOR MORE INFO ABOUT THE
HOTEL DEVELOPMENT OPPORTUNITY,
PLEASE CONTACT:**

JOE RAMSBERGER

Vice President

+1 407 404 5045

joe.ramsberger@cbre.com



**12245 Regency Village Dr
Orlando, FL 32821**

CBRE

©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.