

MAJOR PRICE REDUCTION! NOW \$950,000

LOCATION. LOCATION. LOCATION.

**17 ACRES HEART OF DISNEY WORLD REGION
MAJOR HIGHWAY FRONTAGE AND 75/TURNPIKE
(RESIDENTIAL/COMMERCIAL REDEVELOPMENT OPPORTUNITY)**

**BRING ALL OFFERS! NOW \$950,000! CONSIDER THIS ONCE IN LIFETIME OPPORTUNITY TO
GET INTO THE BOOMING, HUGELY PROFITABLE, FAMILY THEME PARK BUSINESS IN FLORIDA.**

RECESSION RESISTANT. RECURRING REVENUE. MULTIPLE REVENUE STREAMS.

- Over \$2.5M spent on land assembly and infrastructure
- Prototype for three locations. Covid closed first location March 2020
- Was to be fully launched as first drive-in family gator park
- Zoned AG and Classified R8
- Add additional revenue streams - Restaurant, Gift Shop, Petting Zoo, other Wildlife
- Would consider JV or partnership



**CLICK HERE TO
WATCH THE VIDEO!**



BUSINESS DESCRIPTION

- Alligator based adventure park. A unique, authentic & incredible experience for the whole family.
- This new premier Florida tourist destination is located in the heart of the Disney World region.
- Situated on 17 acres, major highway frontage, one mile from 75/Turnpike. Disney, Universal, Orlando, Orlando Airport and The Villages (population 120,000+) all close-by.
- Over \$2.5M spent on land assembly and infrastructure and support facilities. Closed since Covid.
- Home to over 250 alligators (alive!)
- Location: Wildwood, FL 34785 | Year Established: 2018 | Support/Training: Owner will train for 4 weeks, no cost | Reason for Selling: Discuss with Seller | FF&E: \$50,000 | Inventory: \$500,000
- Quick, easy and affordable way to interact with an alligator. On-the-way-by-the-way. Drive-in/thru model promotes ease of access instead of day-long trips.
- Interacting with an alligator consistently ranks among most popular activities year-long.
- Central Florida is the #1 most popular tourist destination in the world.
- All cash, no inventory, no receivables, low overhead, few employees and high return.
- Add multiple revenue streams with different tour packages and additional features, services and products.
- Provide your own brand to drive high growth and profits of this authentic adventure park.
- Supported by Wildlife Organizations and enthusiasts.
- Prototype for three locations. Confidential Investor Presentation available.
- Soft-opening, not fully launched and not operating since Covid.
- This unique business opportunity is presented as an asset sale, no financials available.
- Add a cafe or casual restaurant in Jungle-like setting, a gift/souvenir shop and introduce additional animals & wild-life, Petting Zoo Fun.



Seller has asked that a prospective purchaser be informed that CONFIDENTIALITY IS VERY IMPORTANT. Questions to be referred to Broker. Do not contact Seller or employees. The numbers represented are based on information from Seller. Buyer should verify all information during due diligence.



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