

On deck: Developer reveals plans for metro Orlando softball complex

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An Orlando developer is warming up plans for a mixed-use project on a softball field complex in Osceola County.

Elevation Development LLC is under contract with Osceola County for roughly 25 acres at 1900 Ball Park Road near the intersection of John Young Parkway, Owais Khanani, a partner at Elevation Development, told Orlando Business Journal. The developer plans to build apartments, a hotel, a self-storage facility and potentially an assisted-living facility.

An estimated cost for the project wasn't disclosed and specific plans still are being discussed, Khanani said. Elevation Development will pay \$8.1 million for the property, and the land sale is expected to occur Oct. 1, according to Osceola County documents.

"There's significant activity in that corridor," Khanani said as to why Elevation was interested in the land.

An architect and general contractor haven't been selected. Mason Urbanski with Orlando-based Incite Commercial, a subsidiary of Elevation Development, represented the developer in the deal. Kissimmee-based Ken Baker Real Estate Inc. represented the county.

The Osceola County board of commissioners started trying to sell the property, known as the John Young Parkway Softball Complex, last summer for \$9 million. Elevation Development II LLC "presented the most favorable terms and supporting financials," according to county documents.

The complex opened in January 1996 and hosted several state and national tournaments, according to its website. It was the East Coast training home for the U.S. Women's Fast Pitch Olympic softball team.

Meanwhile, a number of new apartment projects have been proposed in Osceola County, the second-fastest-growing county in Florida. The south-2 apartment submarket, which includes the softball complex, had a 4.1 percent vacancy rate compared to the Orlando area's average 3.7 percent vacancy rate, according to Charlotte, N.C.-based Real Data Inc. In addition, the submarket's \$1,277 average monthly rent is lower than the Orlando area's \$1,302 per month average.

"It's one of the highest growth areas in the [region] — and we haven't seen any slowdown," Luke Wickham, senior vice president in Orlando's CBRE Inc. (NYSE: CBRE) office who was not involved in the deal, previously told OBJ.

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