



Property Address: 1051 West Sand Lake Road,
Orlando, FL 32809

Project Type: Gut Renovation / Redevelopment

Square Footage: 25,000 Square Feet

Acquisition Date: January 2021

Construction Start Date: May 2021

Construction Completion Date: September
2021

Sales Price: \$10,800,000



Project Summary

Originally constructed as a Borders Bookstore in 1998, TRG acquired the property situated on 3+ acres in the middle of the COVID-19 pandemic. The goal was challenging – perform a gut renovation to transform the site into Tesla’s first collision center in Florida. Our team encountered every obstacle imaginable including extended supply chain delays, labor shortages, inflationary pressures, transportation delays, permitting delays, etc.

Due to TRG’s relentless commitment to delivering high quality projects on time, we worked countless hours, including some 24-hour days, to ensure a timely delivery to Tesla. We successfully obtained our permits in May 2021 and completed construction, including the issuance of a Certificate of Occupancy, in September 2021. From start to finish, we completed this gut renovation redevelopment in a remarkable five (5) months.

Given our deep real estate investing, construction, and development experience, we acquired the property prior to securing the necessary entitlements in assist in Tesla’s rapid expansion throughout the United States.

Examples of TRG Work Performed

- Acquired the property and negotiated the Tesla lease without any broker involvement
- Renegotiation of an existing REA agreement to allow for automotive collision repairs as a permitted use
- Major interior and selective exterior demolition
- Relocation and replacement of rooftop HVAC units
- Utility power upgrade including the installation of a new transformer with FP&L
- Roof penetrations for the installation of an intake/exhaust system for paint booths
- Wall penetrations and structural reinforcement for new rollup doors for interior vehicular access
- Exterior façade enhancements and full exterior paint, canopies, etc.
- New monument and building signage
- Parking lot lighting LED upgrades
- Installation of a perimeter fence and gate system to secure vehicular inventory
- Site work including a new ramping system to allow for vehicular access into the building, ADA compliance entry, new landscaping islands with new irrigation runs, etc.
- Interior trenching for car wash drains, plumbing for new bathrooms and mop sinks, etc.
- New electrical runs to mission critical equipment including superchargers, paint booths, vehicular lifts, etc.
- New TPO roof overlay with 2-inch IsoBoard