

# **Barkett Realty Group, LLC**

## **Real Estate Brokerage & Development**

**Specializing in finding and creating value  
in Central Florida Real Estate**

**This resume book includes a biographical overview on Barkett Realty Group and Bob Barkett along with a listing of relevant real estate transactions which he has successfully closed during his career. References are available upon request.**

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In January of 2006 DJB Land Company, LLC was created as a vehicle for the development, leasing and brokerage of commercial real estate in and around Central Florida. Then in January of 2103 Mr. Barkett renamed the company to Barkett Realty Group, LLC to take advantage of his track record of success in the Central Florida real estate market. Currently the company is engaged in the brokerage and leasing of a number of commercial properties in Osceola, Orange and Lake Counties. The majority of Barkett Realty Groups clients and business partners have been doing business with Mr. Barkett for many years and together they have completed numerous transactions. These assignments ranged from retail leasing and brokerage to site selection, land management, development and specifically involve both commercial and residential uses with a total value in excess of \$300,000,000.00.

Mr. Barkett spent thirteen years as a director of the Land Services Group of Cushman & Wakefield. As Director, Mr. Barkett specialized in the sale of land, which is generally ready for development, in Central Florida for both institutional and development clients. In addition to his broad-based marketing assignments, Mr. Barkett has represented retailers, shopping center and multi-family and single family developers in the acquisition of sites that would be suitable for their use in developing new projects.

Prior to joining Cushman & Wakefield, Mr. Barkett had specialized in the sales and leasing of properties for retail centers, fast food and convenience store development from 1985 to 1992. With over 30 years of experience in the real estate business, Mr. Barkett has been responsible for completing transactions which had specific site and research requirements along with extended negotiations prior to closing. His experiences have ranged from monitoring and estimating growth in housing markets to working through the rezoning and predevelopment process prior to closing for projects throughout Florida that had both commercial and residential land uses. Additionally, he has completed the redevelopment of a Winn Dixie anchored shopping center in Clermont and teamed on a new development of a Publix anchored shopping center in south Lake County, both of which involved the lease negotiations with the anchors, along with negotiation and coordination of the contractors and design professionals involved in the redevelopment and permitting process.

Mr. Barkett received his Bachelor's Degree in Business Administration from Florida State University and presently holds a Florida Real Estate Brokers License. Mr Barkett has served on various boards and committees, both governmental and professional such as the Central Florida Regional Transportation Authority, International Council of Shopping Centers, Florida State University Real Estate Conference Steering Committee, Leadership Osceola, Growth Management Task Force Osceola County, Transition House and Young Life Leadership Committee Southwest Orlando.

### **Selected Active Accounts**

**DIRT Partnerships:** 13 acres of commercial development land Osceola County, Florida.  
Value \$4,400,000.00

**Lake Region Packing Association:** Various tracts consisting of 41.0 acres of commercial land located in Tavares, Florida. Value \$6,100,000.00

**South Lake Plaza Shopping Center:** Leasing Agent 140,000 sf center Clermont, Florida

**Greenberg Dental:** Site Selection Broker - Orlando, Tampa and South Florida

**Kings Ridge Village Shopping Center:** Leasing Agent 16,750 sf center, Clermont Florida

## COMPLETED MAJOR ASSIGNMENTS

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### *Commercial / Retail*

- Represented Lake Mary Associates in the sale of 155 acres of land known as New Century Park DRI located in Lake Mary, Florida. Value: \$16,750,000.00.
- Represented the Battaglia Group in the lease with Publix for 45,600 sf of space at Golden Eagle Village, Clermont, Florida. Total Lease Value \$13,000,000.00
- Represented the Battaglia Group in various leases at Golden Eagle Village Shopping Center, Clermont Florida Value \$1,500,000.00
- Represented the Hurtak Family Partnership in lease negotiations with Winn Dixie for a 50,000 square foot grocery store and a 45,000 square foot Scotty's Home Center store at South Lake Plaza in Clermont, Florida. Total Lease Value: \$5,325,000.
- Represented the Hurtak Family Partnership in the renovation and redevelopment of its 125,000 square foot retail center. Renegotiated and re-tenanted 30,000 square feet of local space at South Lake Plaza in Clermont, Florida. Lease Values: \$8,500,000.
- Represented Watkins Associated Developers in the acquisition of 105 acres for the development of 7 different Publix anchored shopping centers in Central Florida. Value: \$24,300,000.
- Represented Dirt IV in the sale of 24 acres of commercial land for the development of a Publix anchored shopping center in Osceola County. Value \$2,950,000
- Represented Zom Properties, Inc. in the sale of 10.42 acres of commercial land in Kissimmee, Florida for the development of a Kash N Karry-anchored retail center. Value: \$950,000.
- Represented Zom Properties, Inc. in the sale of 19 acres for the development of a Kash N Karry anchored shopping center in Orlando, Florida. Value: \$900,000
- Represented North American Properties in the acquisition of 12 acres for the development of a 90,000 square foot Publix anchored shopping center in Melbourne, Florida. Value: \$1,200,000.
- Represented Maury Carter & Associates in the purchase of 62 acres of commercial land for investment in Kissimmee, Florida. Value \$2,900,000.00
- Represented Maury Carter & Associates in the purchase of 14 acres of commercial land for investment in Apopka, Florida. Value \$ 1,850,000.00
- Represented Schneeman & Associates in the sale of two retail centers totaling 32,000 square feet in Longwood, Florida. Value: \$2,400,000.00

- Represented Zom Properties in the sale of 21 acres of retail land to Bennigans, OfficeMax, SunTrust, Leisure Bay and Racetrac in Sanford, Florida for the development of a retail project. Value: \$4,650,000.
- Represented the Battaglia Group Inc in the sale of 12 acres of commercial land for the development of a Wal-Mart Neighborhood Grocery store in Orlando Florida. Value: 1,350,000.00
- Represented SunTrust Banks in the sale of a 1 acre commercial parcel for retail development in Apopka Florida .Value \$600,000.00
- Represented Floor & Décor Outlets Inc in the site selection and leasing of 45,000 sf of retail space for its first Orlando retail location. Value \$4,800,000.00
- Represented DIRT V in the sale of 18 acres of land for commercial development in St Cloud Florida. Value \$1,500,000.00
- Represented DIRT V in the sale of 10 acres of commercial land for retail development in St Cloud Florida. Value \$1,100,000.00
- Represented DIRT IV in the sale of 2 acres of commercial land for development of a CVS store in Kissimmee Florida. Value \$1,350,000.00
- Represented Good Capital in the purchase of 3.5 acres of commercial land for retail development in St Cloud, Florida. Value \$1,300,000.00
- Represented Good Capital in the purchase of 5 acres of commercial land for retail development in Kissimmee Florida. Value \$ 1,900,000.00
- Represented Metropolitan Life Insurance Company in the sale of 17 acres of commercial mixed-use land for investment in Melbourne, Florida. Value: \$750,000.
- Represented Alphonse Lambrechts in the sale of 4 acres of tourist commercial land for hotel development in Orlando, Florida. Value: \$1,200,000.
- Represented Zom Properties in the sale of 23.5 acres of commercial land for investment in Oviedo, Florida. Value: \$1,400,000.
- Represented Kentucky Fried Chicken and Boston Market in the acquisition of various sites for development of fast food restaurants. Value: \$1,400,000.
- Represented Zom Properties in the sale of 5 acres of commercial land for retail uses in Ocoee, Florida for mixed use development. Value: \$1,900,000.
- Represented 7-11, Handy Way and Lil Champ in the acquisition of various sites for development of convenience stores. Value: \$1,500,000.

- Represented Xentury City in the long-term ground lease of a pad site to Logan's Roadhouse for the development of a restaurant. Value: \$4,000,000.
- Represented Dinesh Kalidas in the purchase of 5 acres of tourist commercial land for hotel development in Orlando, Florida. Value 4,500,000.00
- Represented Bill Judge in the purchase of 2 acres of commercial land for investment in Kissimmee, Florida. Value \$300,000.00
- Represented Centex Homes in the sale of two parcels of commercial land retail development in Orlando. Florida. Value 2,100,000.00
- Represented Action Nissan in the purchase of 8 acres of commercial land for automotive dealer development in Orlando, Florida. Value \$1,300,000.00
- Represented Zom Properties in the sale of 5.4 acres of commercial land for retail development in Lake Mary, Florida. Value \$3,200,000.00.
- Represented GDC properties in the sale of 1.4 acres of downtown commercial land for office development in Orlando, Florida. Value \$1,250,000.00
- Represented Center State Bank in the acquisition of 4.5 acres of commercial land in St Cloud Florida. Value \$1,600,000.00
- Represented Busch Properties (SeaWorld) in the two ground leases of 7.5 acres of land for the development of various hotel and retail uses, Orlando, Florida. Value \$8,400,000.00
- Represented Greenberg Dental in the site selection and leasing of thirty five new offices for its Orlando, Tampa and South Florida operations Value \$14,00,000
- Represented Windcrest Development in various shop and outparcel leases at Partin Village Shopping Center, Kissimmee Florida Value \$ 2,200,000.00
- Represented 123 Dollar Stores in the site selection and leasing of ten locations in the Orlando area. Value \$15,000,000.00
- Represented 123 Dollar Stores in the purchase of a 45,000 sf office warehouse building for its headquarters in Orlando, Florida Value \$1,500,000.00
- Represented Clermont Crossings in the sale of 5 shopping center outparcels in Clermont, Florida. Value \$3,750,000.00

### **Residential – Single & Multifamily**

- Represented DIRT IV in the sale of 22 acres of multifamily land for development of a 384 unit apartment complex in Kissimmee, Florida. Value \$5,650,000.00
- Represented the Lake Region Packing Association in the sale of 10 acres of multifamily/mixed use land for mixed use development in downtown Tavares, Florida. Value: \$6,000,000.00
- Represented the Battaglia Group in the sale of 16 acres of multifamily land for town-home development in St Cloud Florida. Value \$2,700,000.00
- Represented the Alford Trust in the sale of 13 acres of multifamily land for town-home development in Kissimmee, Florida. Value 2,100,000.00
- Represented Hymen Lake in the sale of 17.5 acres of multifamily land to CED, Inc. for the development of a 280-unit apartment complex. Value: \$1,400,000.
- Represented GDC Properties in the acquisition of 10.7 acres of multifamily land within Celebration, Florida for the development of a 205-unit apartment center. Value: \$2,800,000.
- Represented GDC Properties in purchase of 3.5 acres of residential development land for high rise condominium development in downtown Orlando, Florida. Value: \$2,800,000.00
- Represented Trammell Crow Residential in the purchase of 75 acres of multifamily development land for the development of a 480-unit apartment complex in Kissimmee. Value: \$3,600,000.
- Represented CED Construction in the acquisition of 14 acres in St. Cloud, Florida for the construction of a 231 unit apartment complex. Value: \$600,000.
- Represented Westinghouse Electric in three separate transactions for the sale of 41 acres of single family residential land for single family homes in Apopka, Florida. Value: \$800,000.
- Represented Zom Properties, Inc. in two sales totaling 70 acres of single family residential development land for single family homes in Jacksonville, Florida. Value: \$3,100,000.
- Represented Zom Properties, Inc. in the sale of 159 acres of single family residential land for single family homes in Kissimmee, Florida. Value: \$1,100,000.
- Represented Zom Properties, Inc. in the sale of 44 acres of residential development land for town-homes in Apopka, Florida. Value: \$950,000.

*Miscellaneous*

- Represented Sloan Kettering Memorial Cancer Institute in the sale of 607 acres of agricultural land for investment in Orlando, Florida. Value: \$600,000.
- Represented Rotary International in the sale of 900 acres of land for conservation to the City of Port Orange, Florida. Value: \$300,000.