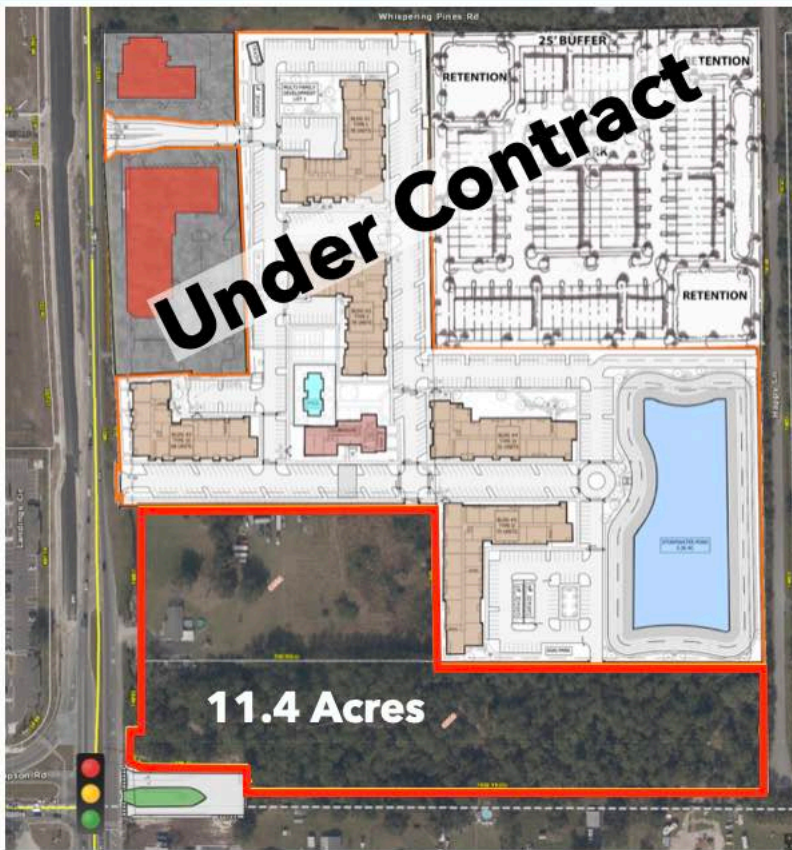


Lake Nona South

11.4 Acres Mixed Use Site

Multi-Family / Commercial / Retail



LOCATION: 1 Mile South of the entrance to Lake Nona on Boggy Creek Rd in Orange County, FL.
Downtown Lake Nona / Medical City - 2.6 Miles, **Orlando International Airport** - 6 Miles
Downtown Orlando - 21 Miles, **Disney Springs** - 16 Miles, **Universal Epic Universe** - 15 Miles

SIZE: 11.4 Acres.

ENTITLEMENTS: Land Use for up to **35 UPA** Residential, **3.0 FAR** Commercial, **5 - Story**.

CONCEPTUAL PLAN: 300+ Apartments, Ground Floor Retail / Commercial, Structured Parking.

UTILITIES: All Utilities will be available.

ACCESS: Off of both Boggy Creek Rd (which is a brand new 4-Lane divided corridor) and Simpson Rd.

GROCERY: Publix is 1.1 miles north of the Property.



Maury L. Carter
& Associates, Inc

407-422-3144 / MauryCarter.com

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3333 S. Orange Ave, Suite 200, Orlando, FL 32824



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407-592-2352 / DowdLand.com

James Dowd: Jim@Dowdland.com

918 Westpark Dr, Suite B, Celebration, FL 34747



SITE

Simpson Rd Extension
Planned to begin construction in 2025

**PULTE TO BUILD
3,000 NEW HOMES**

MF-MDR
MULTI-FAMILY
MEDIUM DENSITY
RESIDENTIAL
4-110.3 AC

**East
Lake
Tohopekaliga**

Florida Greenway

417

Lake Nona West Shopping Center

Future Lake Nona Development

AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 33,718 N Boggy Creek Rd
- 2 26,957 S Boggy Creek Rd
- 3 33,611 W Simpson Rd

BOGGY CREEK RD

DR Horton

COMM

COMM

Integra

COMM

1

Arlington

M/I Homes

Marriott/Hyatt

Royal Palm

Under Contract

11.4 Acres

SITE

Simpson Rd Extension

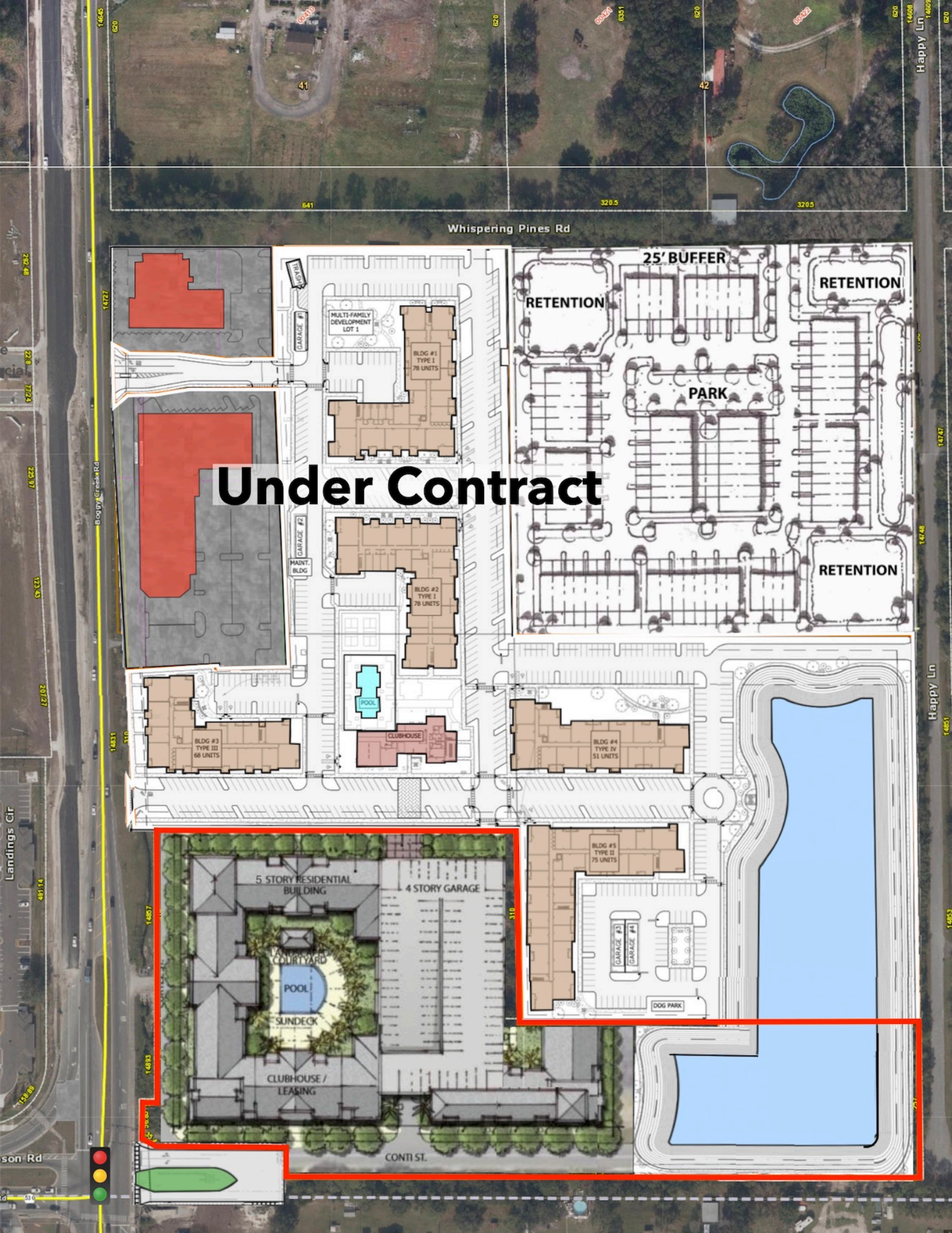
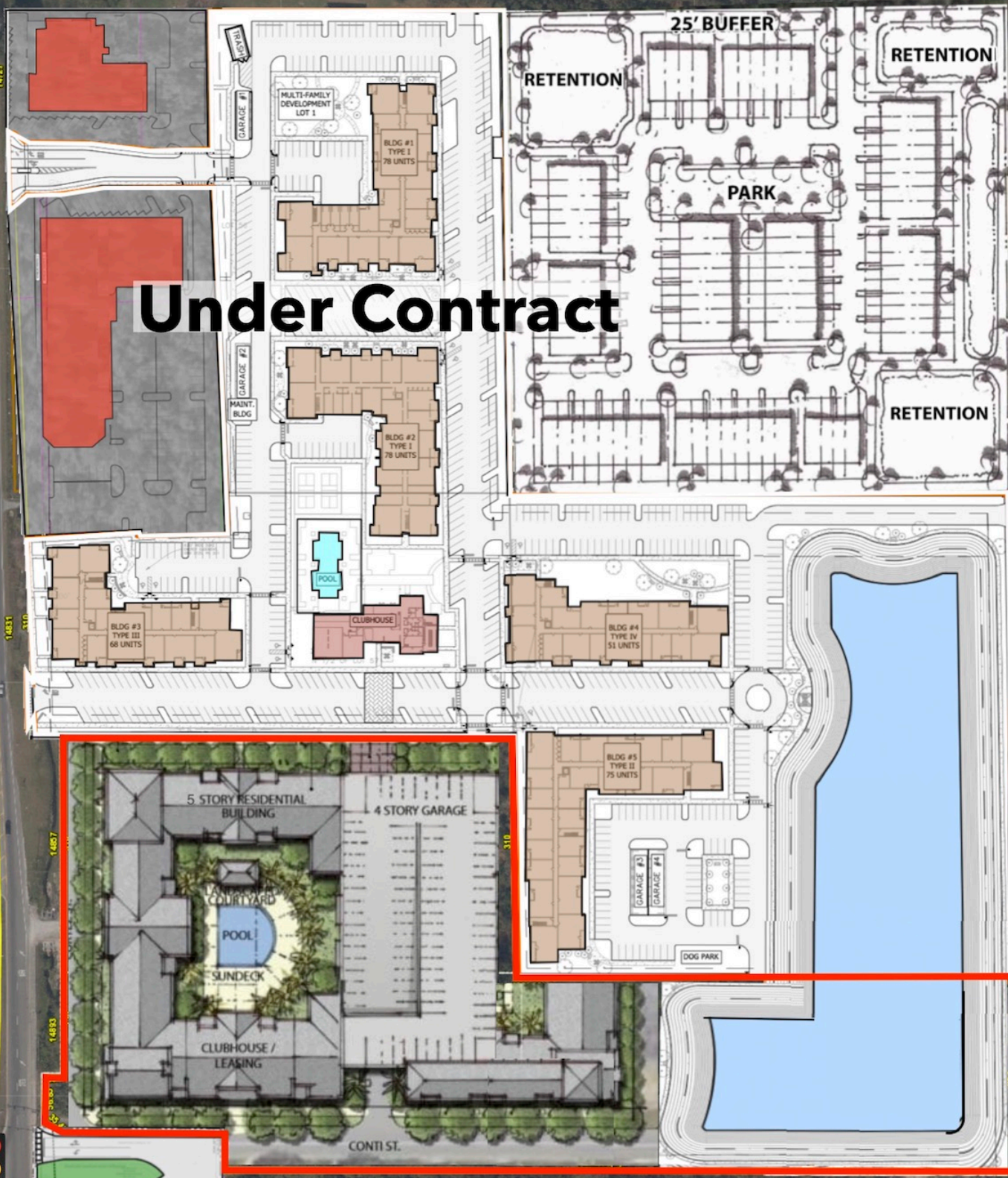
Planned to begin construction in 2025

K

7-ELEVEN

2

Under Contract





Happy Lane

Simpson Rd

Boggy Creek Rd







