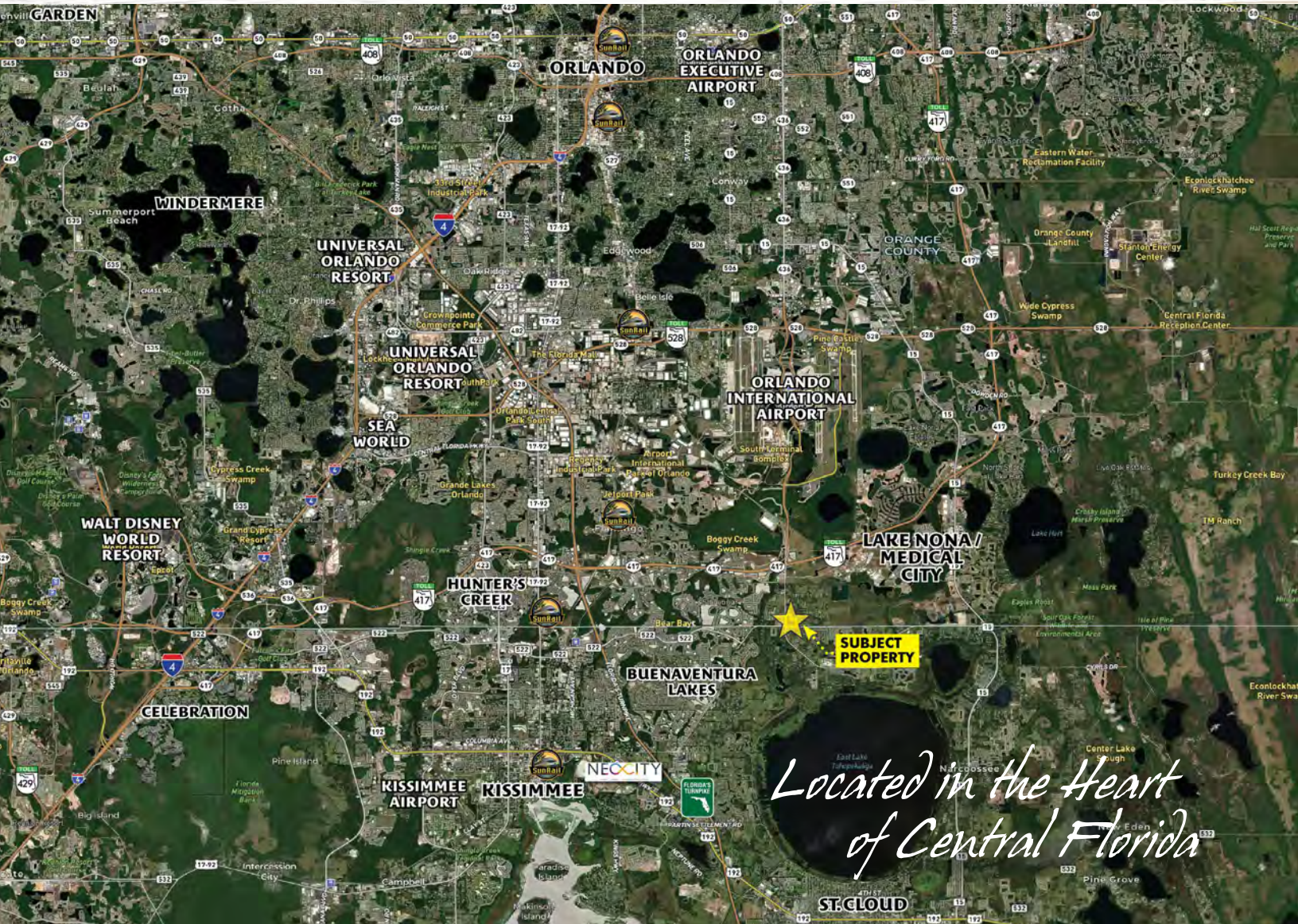


Lake Nona South Medical City

Orlando International Airport Land

34± Acres | Orlando, Florida



Co-Listed By:



**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER

407-422-3144 | maurycarter.com
3333 S. Orange Avenue, Suite 200 | Orlando, FL 32806



Dowd Properties, Inc.

407-592-2352 | DowdLand.com
918 Westpark Dr, Suite B | Celebration, FL 34747

Lake Nona South Property Details

Size: 34± acres

Location: 14831 Boggy Creek Road,
Orlando, Orange County, Florida 32824

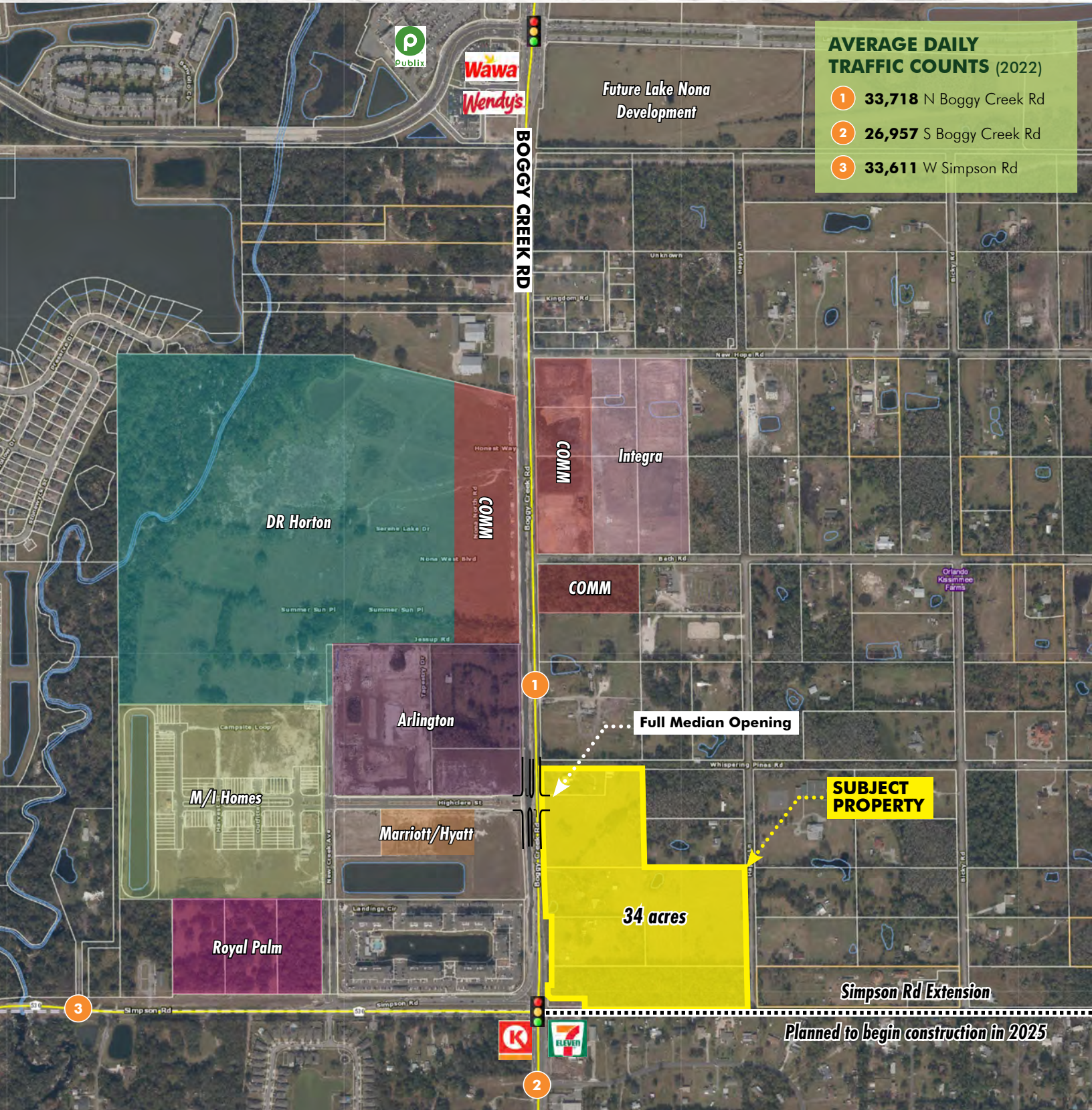
Price: \$34,000,000

Zoning: PD - 20,000 sf Commercial
638 Multi-family units

FLU: PD - Commercial and Multi-family

Utilities: Domestic water main and sanitary
line in Boggy Creek Road (*both being upsized as a
part of the road widening project*).

Frontage: 1,400'± on Boggy Creek Road



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

*Future Lake Nona
Development*

COMM
Integra

COMM

DR Horton

Arlington

M/I Homes

Marriott/Hyatt

Royal Palm

1

Full Median Opening

SUBJECT PROPERTY

34 acres

Simpson Rd Extension

Planned to begin construction in 2025



2

3

Simpson Rd

Simpson Rd



Lake Nona South Location Details

- Located in the Lake Nona submarket, **minutes from one of the nation's top selling master-planned communities.**
- Less than **3 miles south of the Orlando International Airport, which saw 50 million passengers in 2022.**
- Osceola Parkway Extension Project: Property is at the **intersection of Boggy Creek Rd. and the future Simpson Rd. extension that will connect the Orlando International Airport with the Sunbridge community.**
- Disney set to build a **1.8 million square foot corporate campus, which will employ about 2,000 new Florida residents, less than 1 1/2 miles northeast of the property.**

*Easily Accessible to
Major Central Florida
Areas & Amenities*

Lake Nona/Medical City:
5 min, 2.6 miles northeast of
property

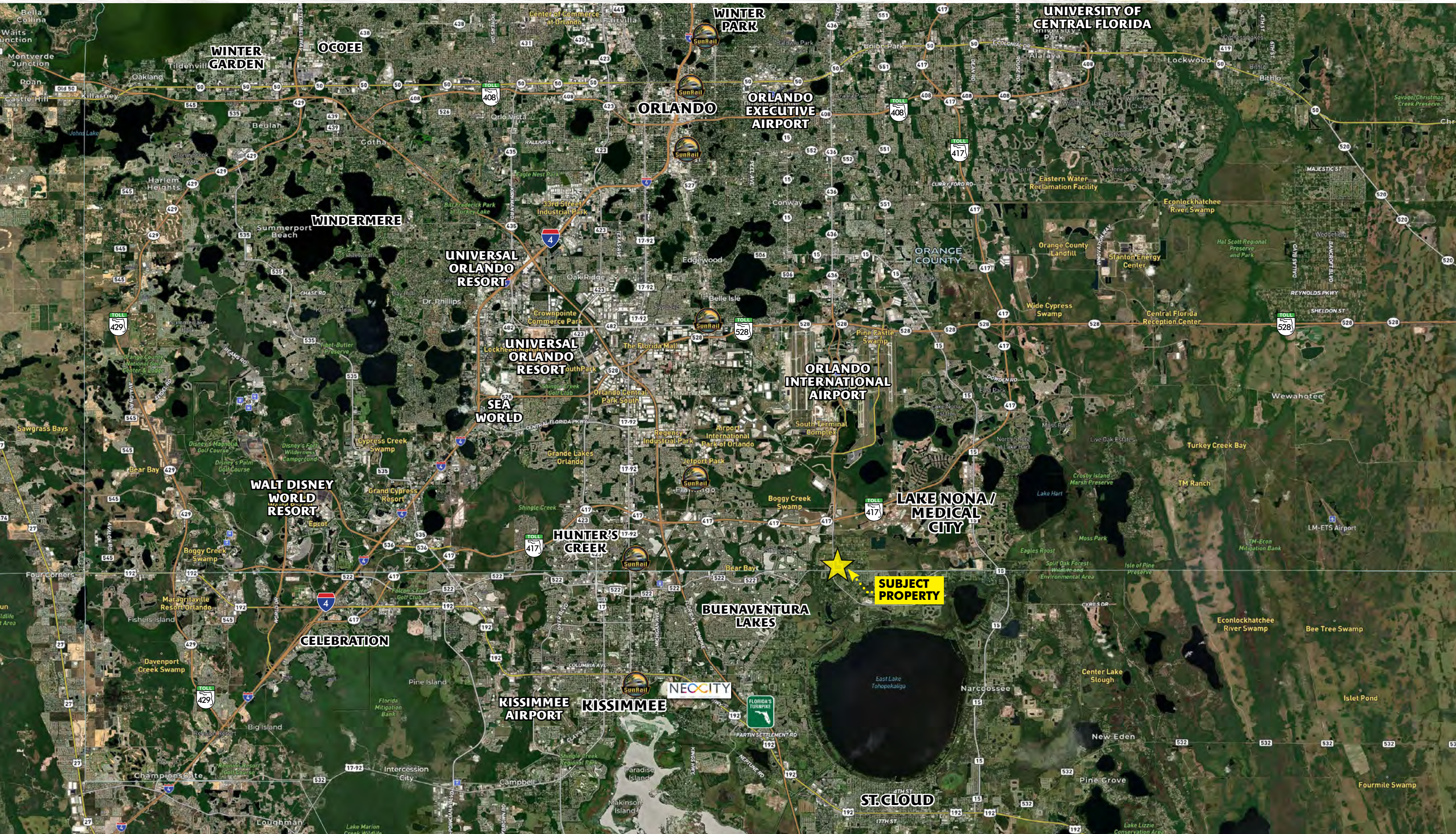
Orlando International Airport:
10 min, 6 miles north of
property

Downtown Orlando:
25 min

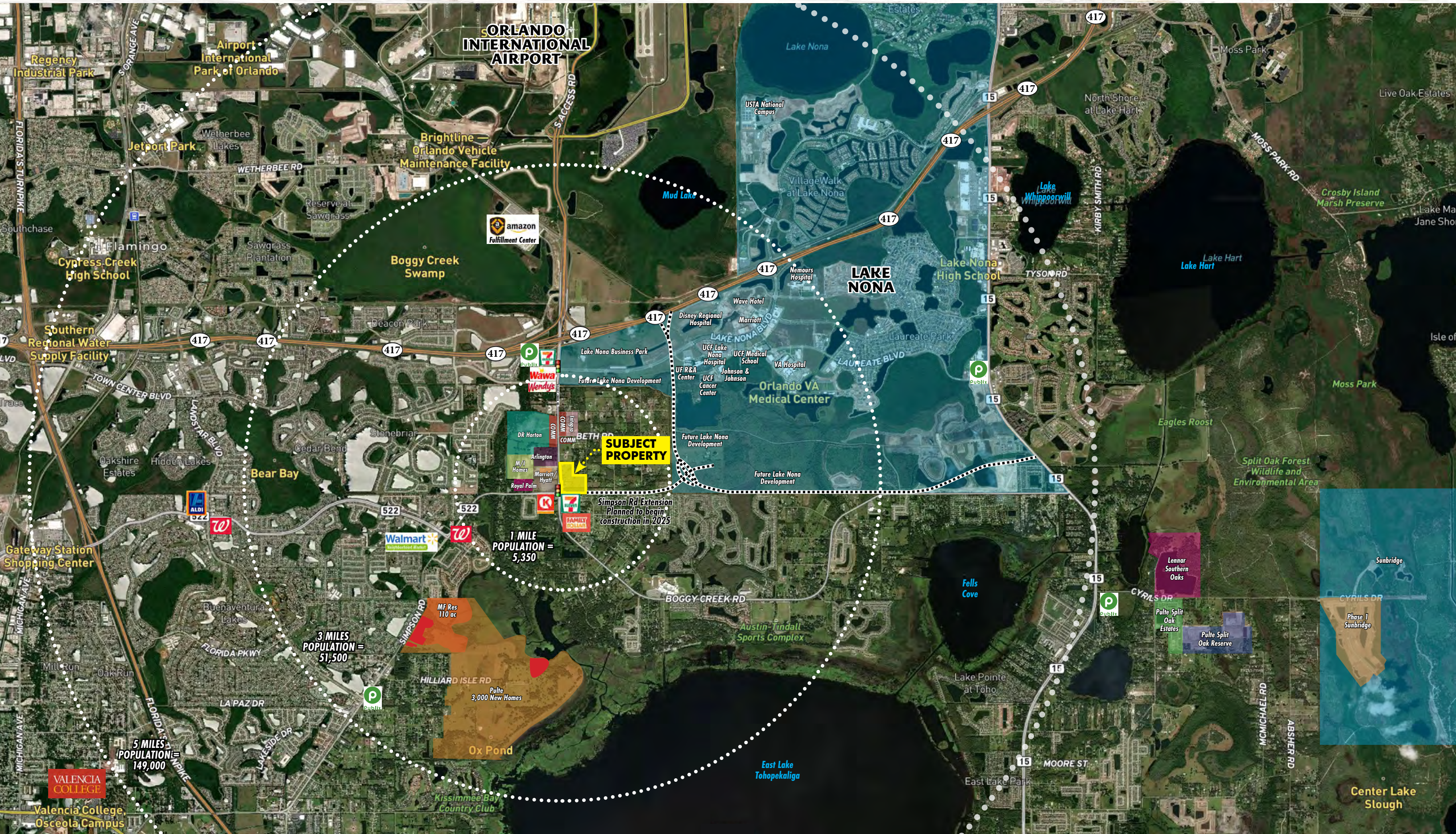
Walt Disney World Resort:
25 min

East Coast / Space Coast:
1 hour

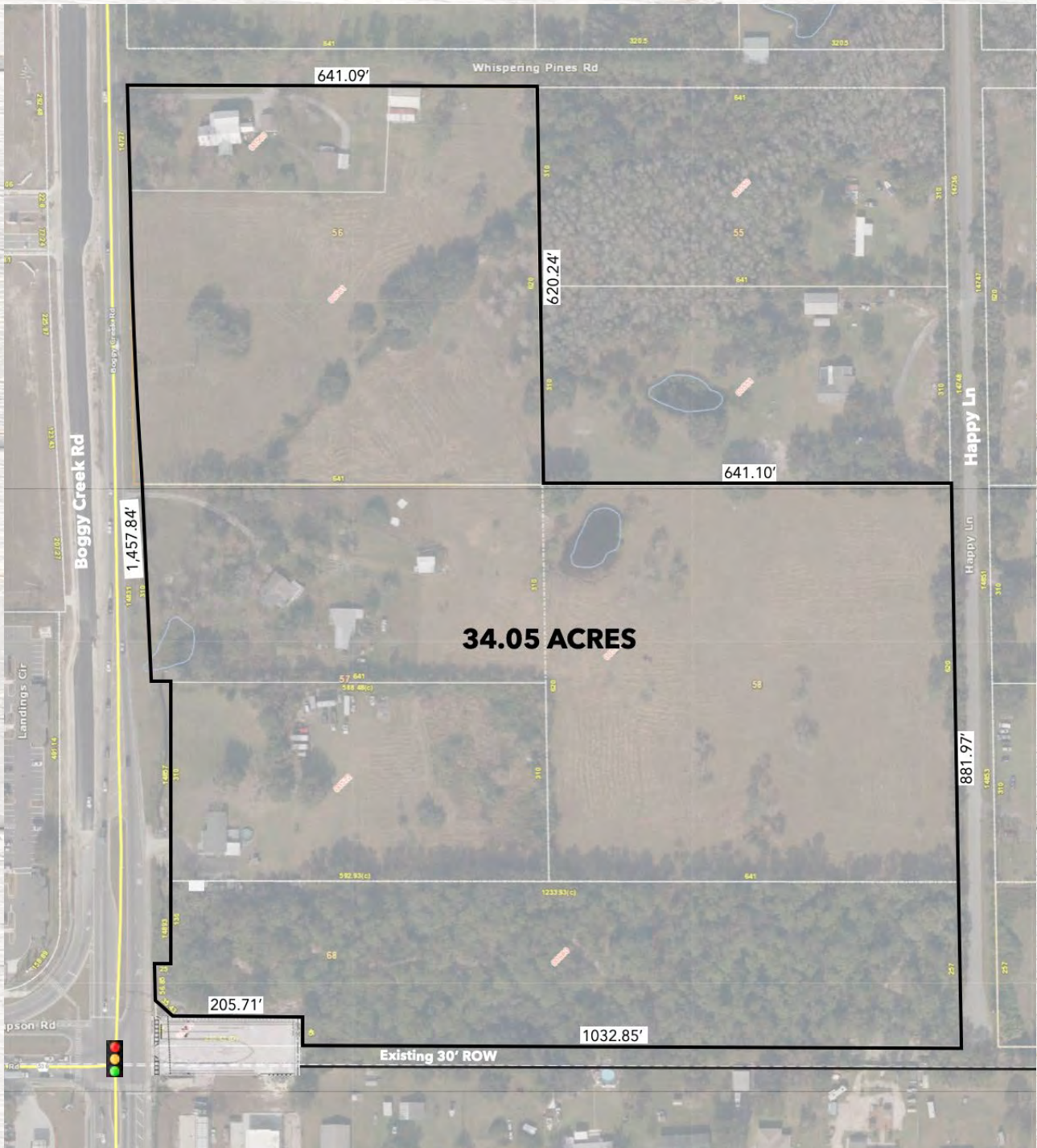
Lake Nona South Central Florida Regional Map



Lake Nona South Nearby Development Map



Lake Nona South Property Survey



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