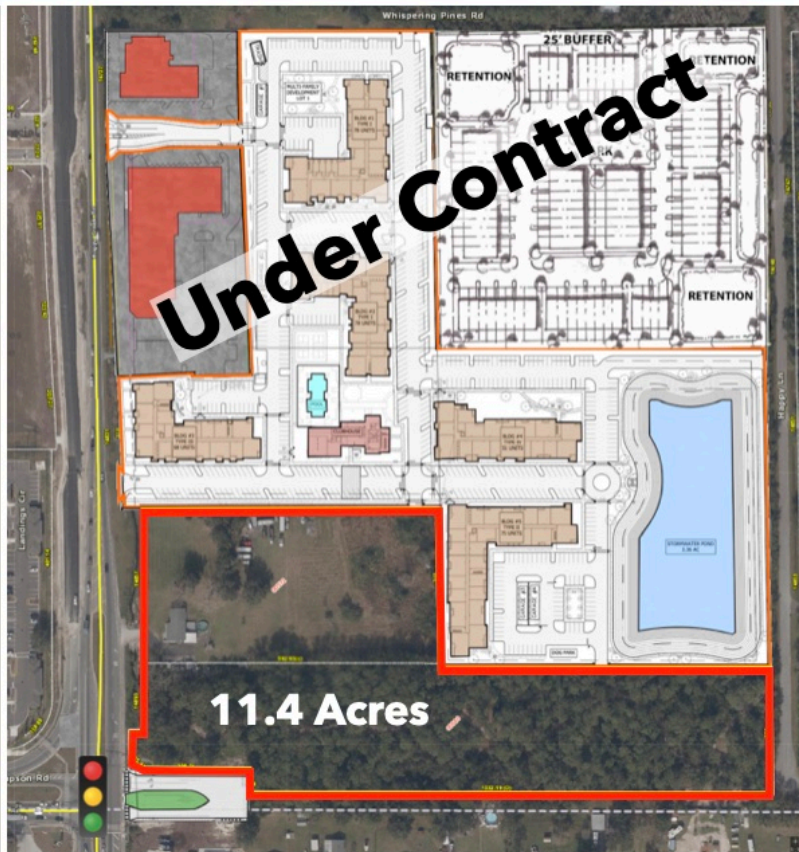


Lake Nona South Town Center

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



Dowd Properties, Inc

407-422-3144 / MauryCarter.com

407-592-2352 / DowdLand.com

Daryl Carter: DCarter@MauryCarter.com

James Dowd: Jim@Dowdland.com

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

918 Westpark Dr, Suite B, Celebration, FL 34747



Lake Nona

Buck Lake

Red Lake

Mud Lake

Lake Whippoorwill

SITE

Simpson Rd Extension
Planned to begin construction in 2025

PULTE TO BUILD
3,000 NEW HOMES

East Lake
Tohopekaliga

MP-100R
MULTI-FAMILY
MEDIUM-DENSITY
RESIDENTIAL
1.5-15.0 AC

UNDESIGNATED
WATERWAYS

LEE JANZEN DR

TERMINAL C SERVICE RD

HEINTZELMAN BLVD

BEE RD

Amazon

Boggy Creek

BOGGY CREEK RD

JEFF FUQUA BLVD

LAKE NONA BLVD

NEW HOPE RD

BETH RD

SETH RD

GORDON ST

DR Horton

Integra

Comm

Arlington

M/I Homes

Royal Palm

Marriott / Hyatt

Comm

Comm

Comm

Comm

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Comm

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Comm

USTA

Drive Shack

Nemours Hospital

Wave Hotel

Disney

UF Pharmacy School

Johnson & Johnson

UCF Hospital

UCF Med School

VA Hospital

Southlake Community Park Phase III West Lake

Southlake Community Park - Phase II East Lake

Poitras Neighborhood Parks

Lake Nona Future Development

Lake Nona Future Development

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DR Horton

Integra

Comm

Arlington

M/I Homes

Royal Palm

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

Integra

Arlington

Under Contract

M/I Homes

Marriott/Hyatt

SITE

Royal Palm

11.4 Acres

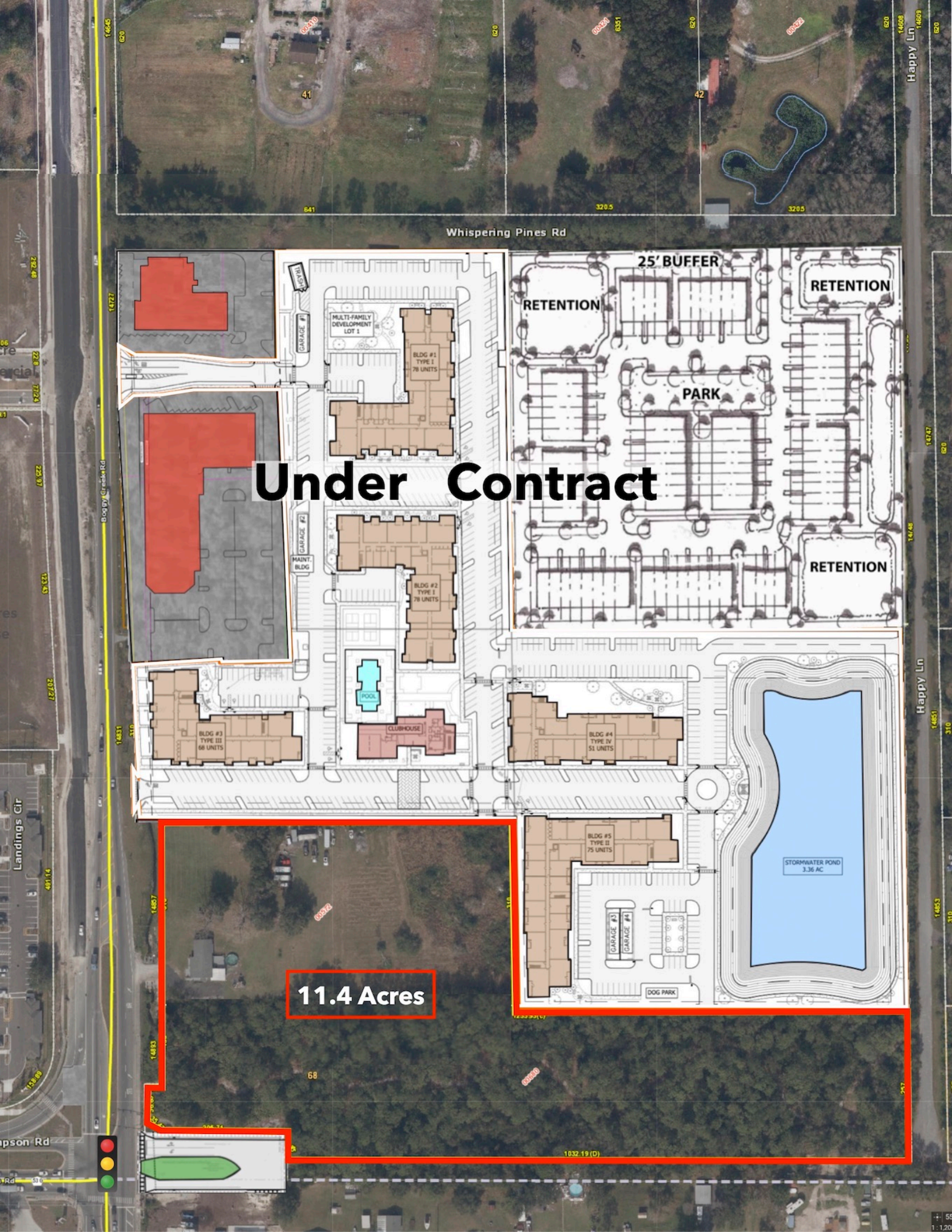
Simpson Rd Extension

Planned to begin construction in 2025



1

2



Under Contract

11.4 Acres

Whispering Pines Rd

25' BUFFER

RETENTION

RETENTION

PARK

RETENTION

MULTI-FAMILY DEVELOPMENT LOT 1

BLDG #1
TYPE I
78 UNITS

BLDG #2
TYPE II
78 UNITS

BLDG #3
TYPE III
68 UNITS

CLUBHOUSE

BLDG #4
TYPE IV
51 UNITS

POOL

BLDG #5
TYPE V
75 UNITS

STORMWATER POND
3.36 AC

GARAGE #3

GARAGE #4

DOG PARK

GARAGE #1

MAINT. BLDG

Landings Cir

Spson Rd

Happy Ln

Happy Ln

14640

620

620

6351

620

620

620

14608

14609

41

42

641

320.5

320.5

232.48

22.8

17.24

22.97

13.13

20.27

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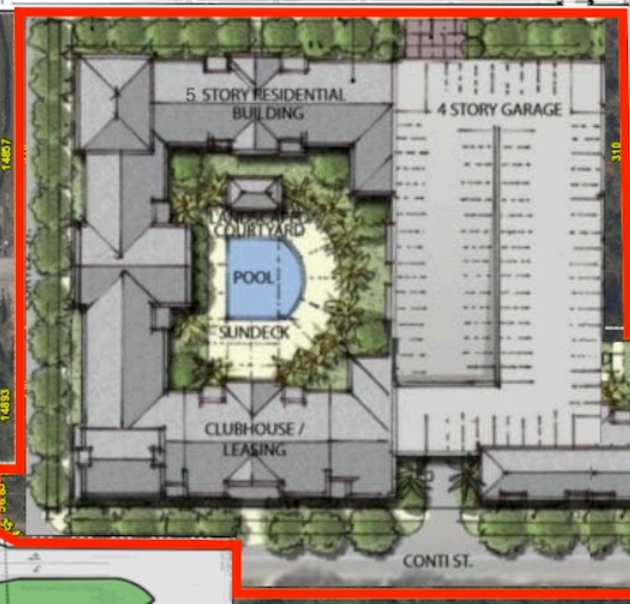
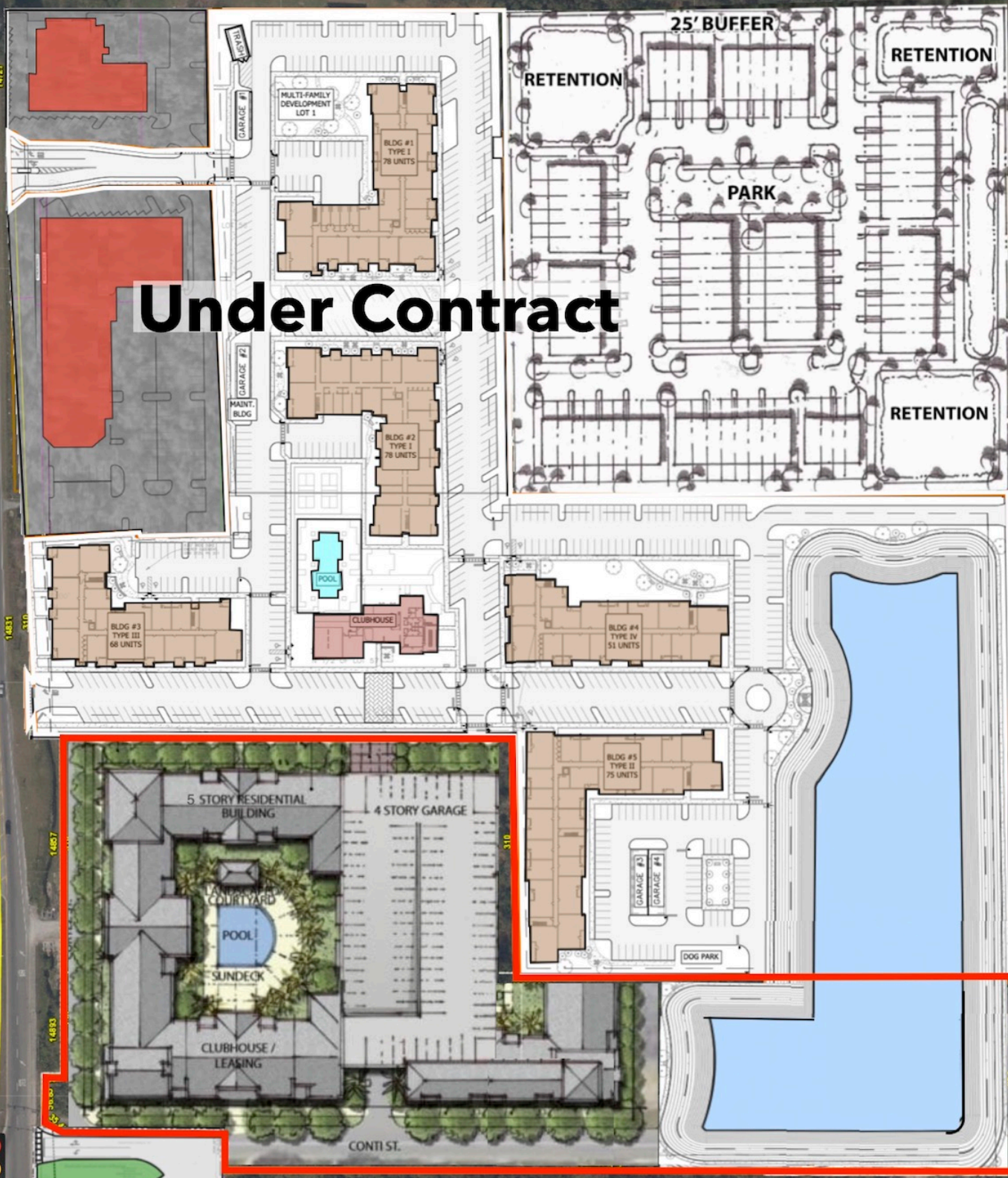
14.48

14.48

1032.19 (D)

55

Under Contract





Happy Lane

Simpson Rd

Boggy Creek Rd







