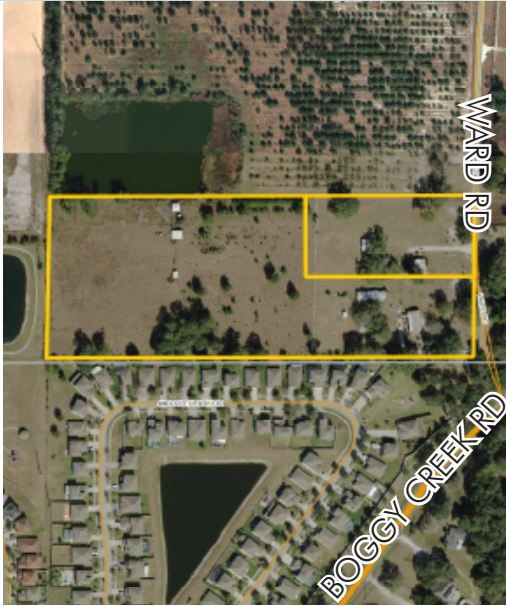


# PRIME DEVELOPMENT LAND NEAR ORLANDO INT'L AIRPORT/MEDICAL CITY

14.6± acres • Orlando, FL

**UNDER CONTRACT**



## LOCATION

Directly adjacent to future Osceola Pkwy Extension! Located on Ward Rd and near Boggy Creek Rd, less than 1 mile west of a future interchange at Boggy Creek Rd. The Osceola Pkwy Extension will connect SR 417 to Florida's Turnpike, dramatically increasing traffic and accessibility to the site.

## SIZE

14.6± acres

## PRICE

\$2,250,000

## DESCRIPTION

Prime development land! This site lies within the growth path of southeast Orlando's Medical City/Lake Nona and the Orlando Int'l Airport.

Surrounded by new residential developments including Lake Preserve by Meritage Homes to the north and a KB Homes subdivision approx. 1,500 ft north of the site on Ward Rd. Neighbored by DR Horton, Adventist Health, Orlando Int'l Airport and KB Home acreage.

## ZONING/FLU

A-2/ Rural

## ROAD FRONTAGE

495± feet along Ward Road

## UTILITIES

Water and sewer: Orange County Utilities. Utility lines to be installed approximately 1,500 ft north of site on Ward Rd at future KB Homes development. Power: Duke Energy.



Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

**Maury L. Carter & Associates, Inc.**  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



LAND FOR SALE

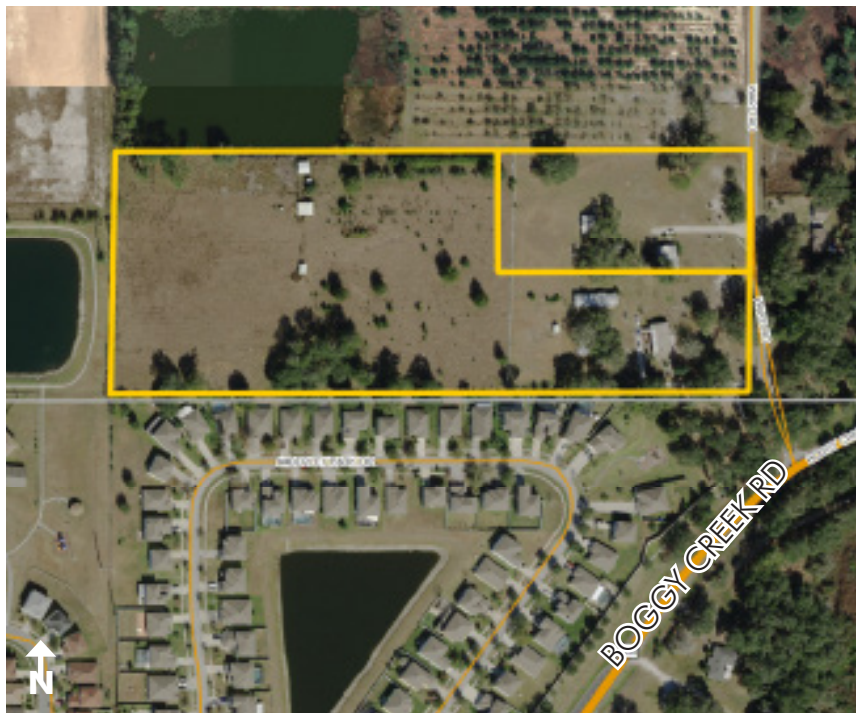
# PRIME DEVELOPMENT LAND NEAR ORLANDO INT'L AIRPORT/MEDICAL CITY

**UNDER  
CONTRACT**

14.6± acres • Orlando, FL



VICINITY MAP



PROPERTY MAP

## DRIVE TIMES

- 5 min to SR 417 with access to Florida's Turnpike
- 7 min to Medical City
- 9 min to Orlando Int'l Airport
- 30 min to Downtown Orlando, Disney Springs and the Tourist Corridor
- 60 min to Cocoa and other east coast beaches

## MARKET STATISTICS

- Lake Nona/Medical City has already generated approx. 5,000 jobs, with 25,000 more expected by 2029.
- It is estimated that by 2017, \$7.6 billion in annual economic activity will be created.
- Approx. 3,000 houses have been built, with 11,000 total expected by 2026. Lake Nona/Medical City has a broad appeal with only approx. 30% of residents working in the Medical City or at the airport.
- Orlando Int'l Airport had approx. 35 million air passengers in 2014.

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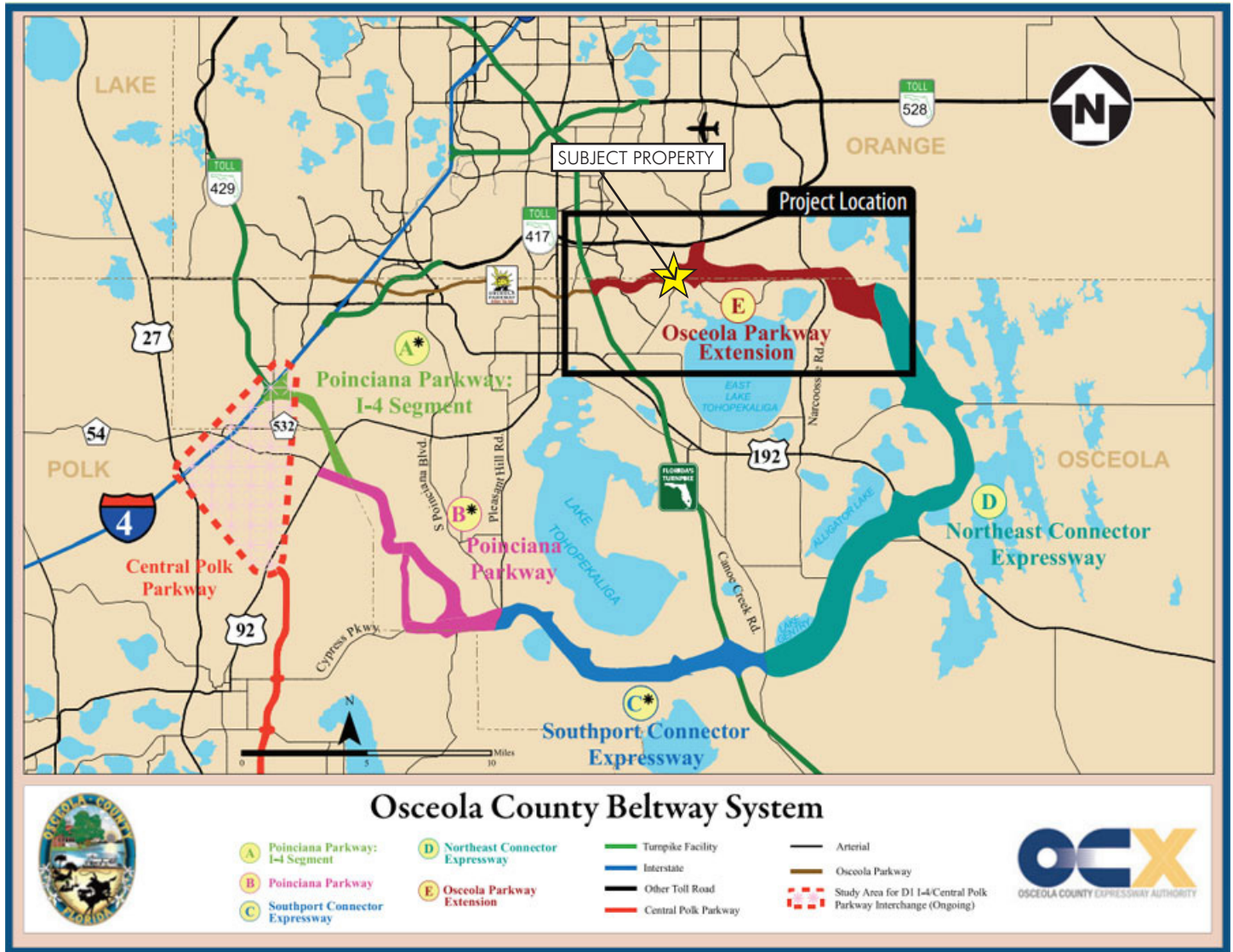




# PRIME DEVELOPMENT LAND NEAR ORLANDO INT'L AIRPORT/MEDICAL CITY

14.6± acres • Orlando, FL

**UNDER CONTRACT**



OSCEOLA PKWY EXTENSION PROJECT MAP

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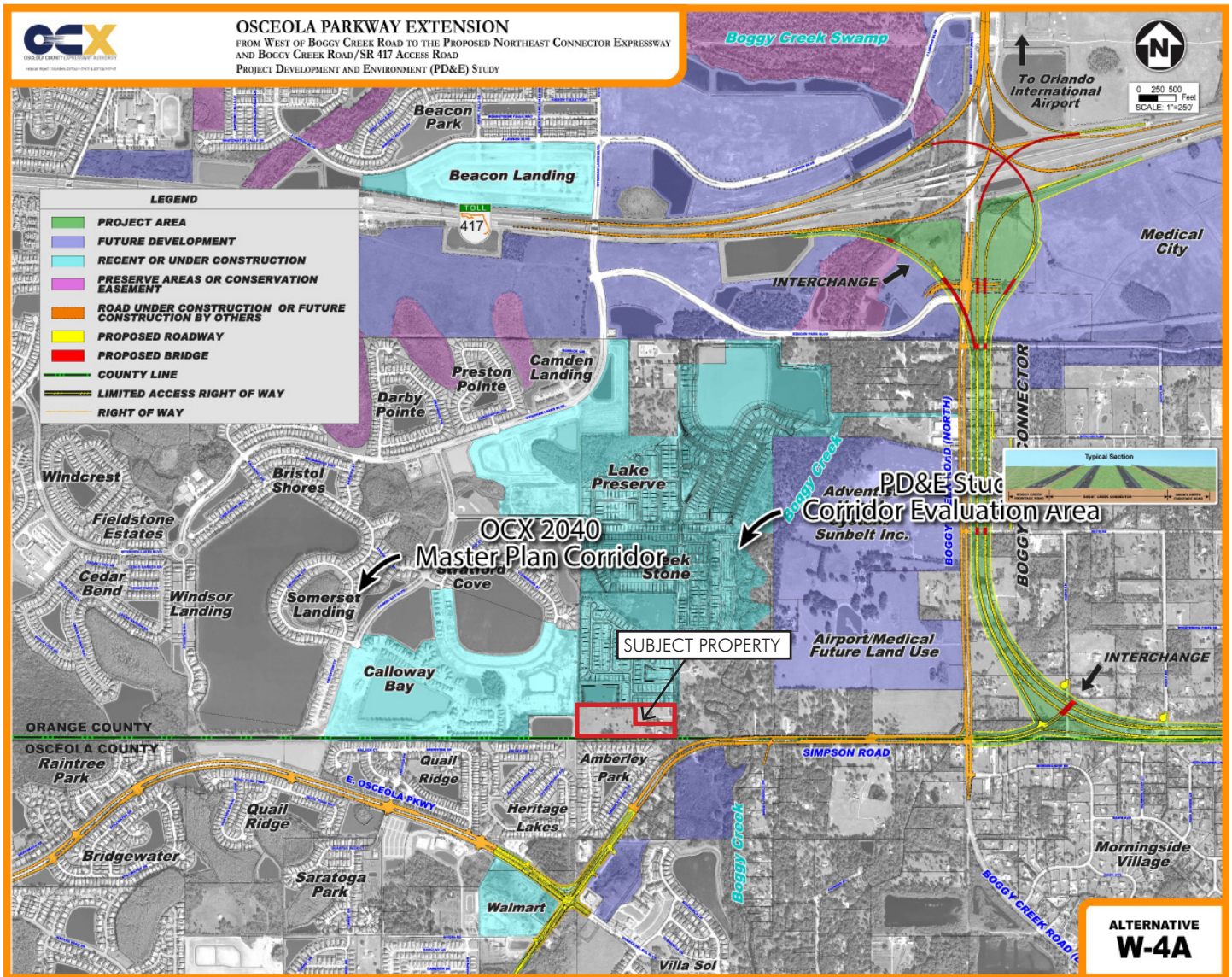




# PRIME DEVELOPMENT LAND NEAR ORLANDO INT'L AIRPORT/MEDICAL CITY

14.6± acres • Orlando, FL

**UNDER CONTRACT**



OSCEOLA PKWY EXTENSION W-4A ALTERNATIVE

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