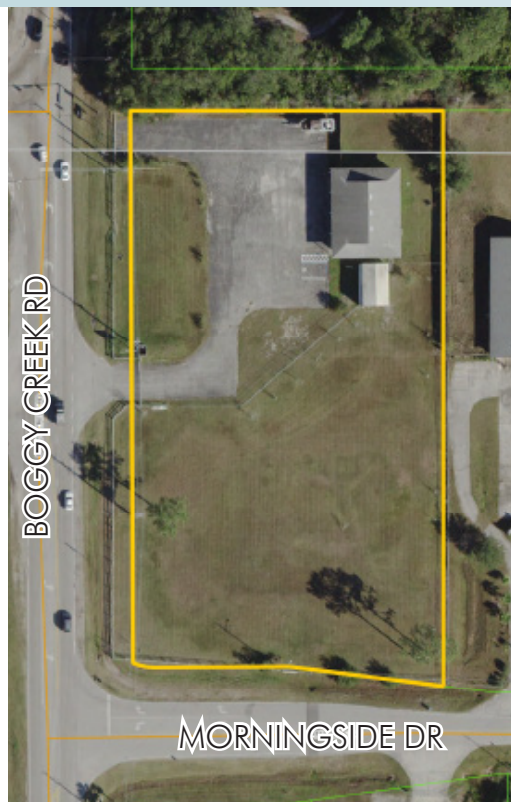


ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

2.16± acres

Osceola County, FL

**UNDER
CONTRACT**



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

LOCATION/DESCRIPTION

3285 Boggy Creek Rd, Kissimmee, FL. Osceola Pkwy Extension land! Located at intersection of Boggy Creek Rd and CR 530, directly adjacent to 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. This site lies within the growth path of southeast Orlando's Medical City/Lake Nona and the Orlando Int'l Airport.

SIZE

2.16± acres

PRICE

\$2,850,000 (\$30.29/sf)

PARCEL ID

03-25-30-4205-0001-0010

ZONING/FLU

Community Restricted Business (CR)/ Commercial

ROAD FRONTAGE

400' ± on Boggy Creek Rd

250' ± on Morningside Dr

UTILITIES

Electric: Kissimmee Utility Authority

Water: Toho Water Authority - 16" Water Main along Boggy Creek Rd on west side of property, to be connected upon completion of residential subdivision to the west of subject.

Sewer: Toho Water Authority - 16" Force Main approx. 87 ft west of property, west side of Boggy Creek Rd.

COMMERCIAL LAND FOR SALE

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

Maury L. Carter & Associates, Inc.

407-422-3144 | www.maurycarter.com

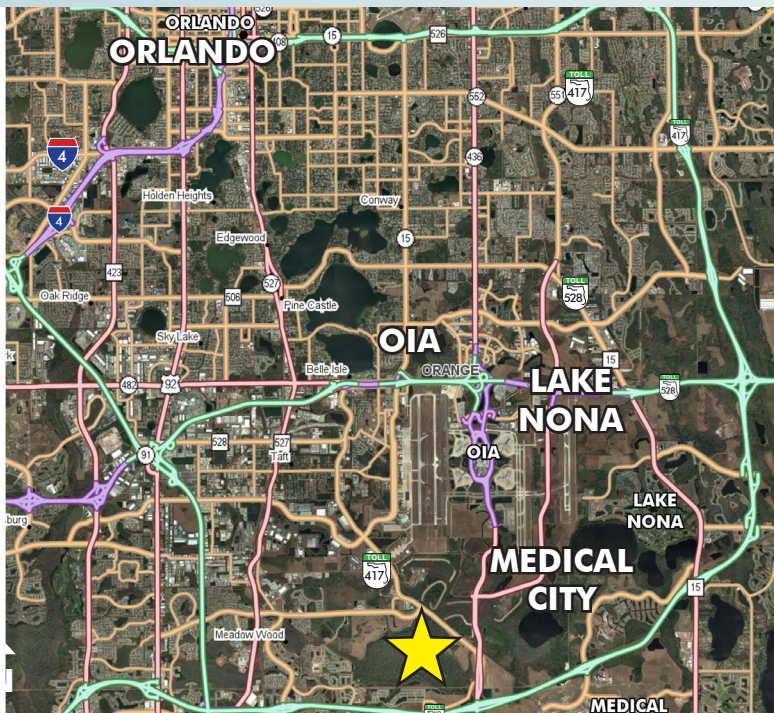


ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

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LOCATION 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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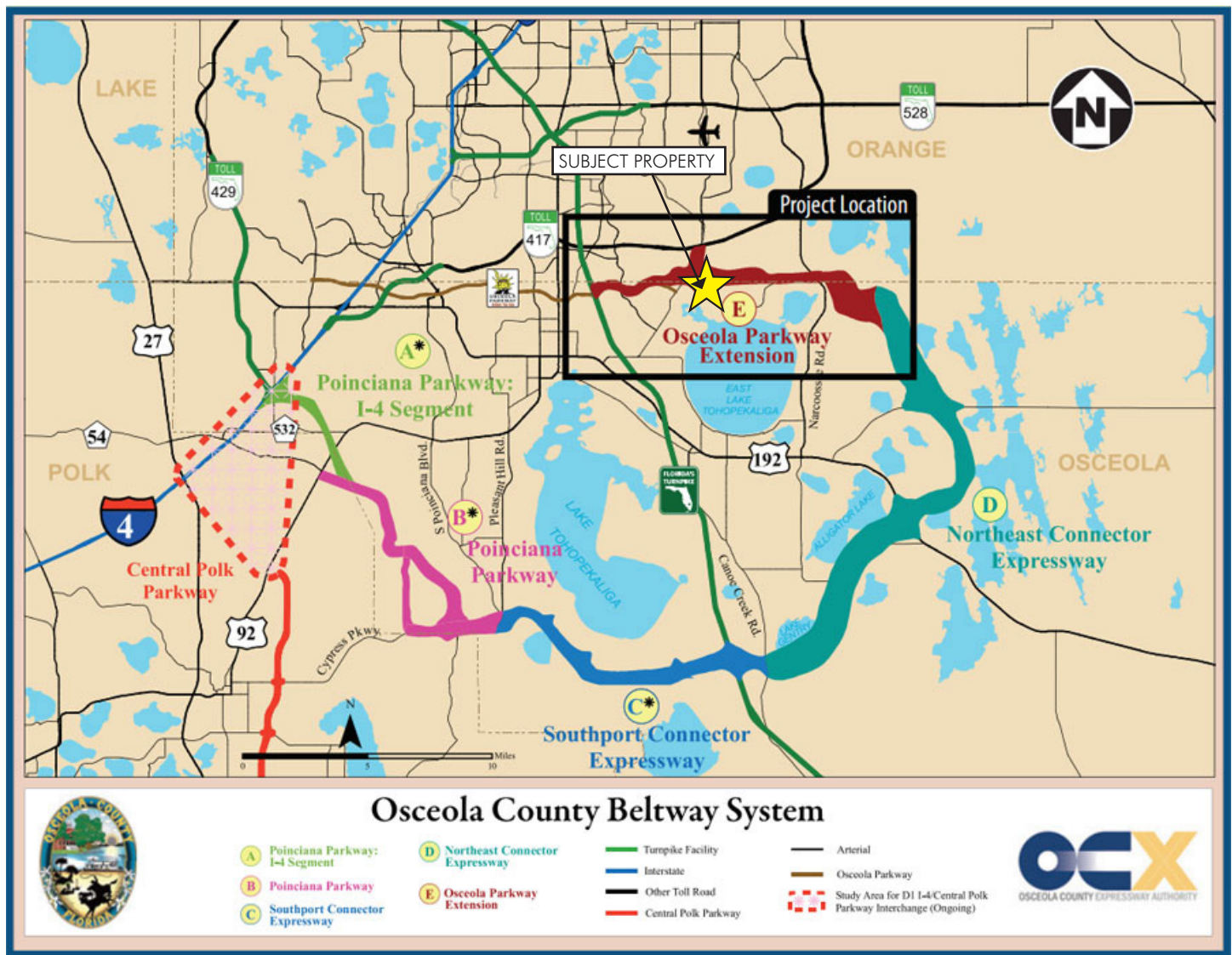
Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

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OSCEOLA PKWY EXTENSION PROJECT MAP

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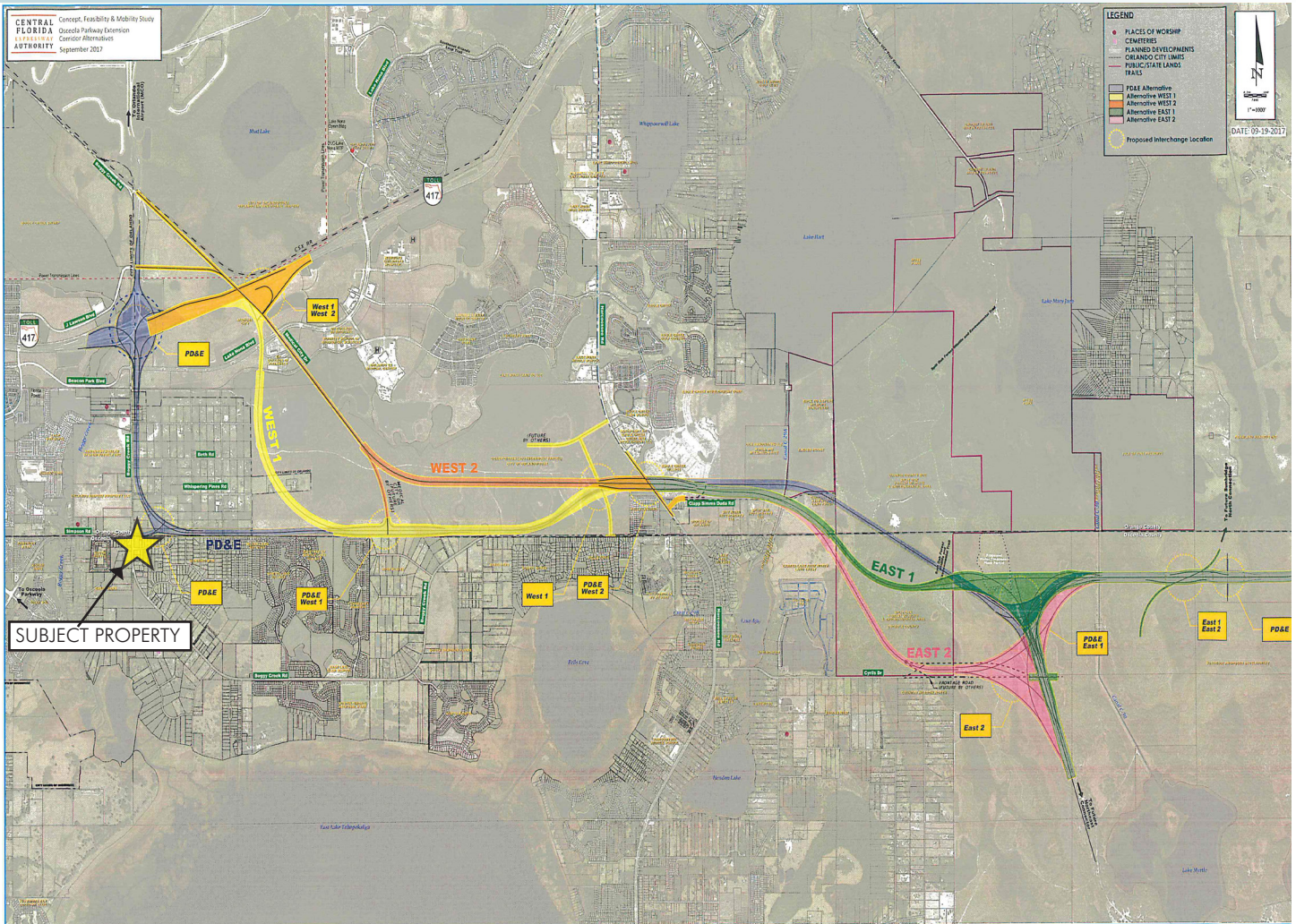


ORLANDO INT'L AIRPORT/MEDICAL CITY AREA

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OSCEOLA PKWY EXTENSION ALTERNATIVES

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