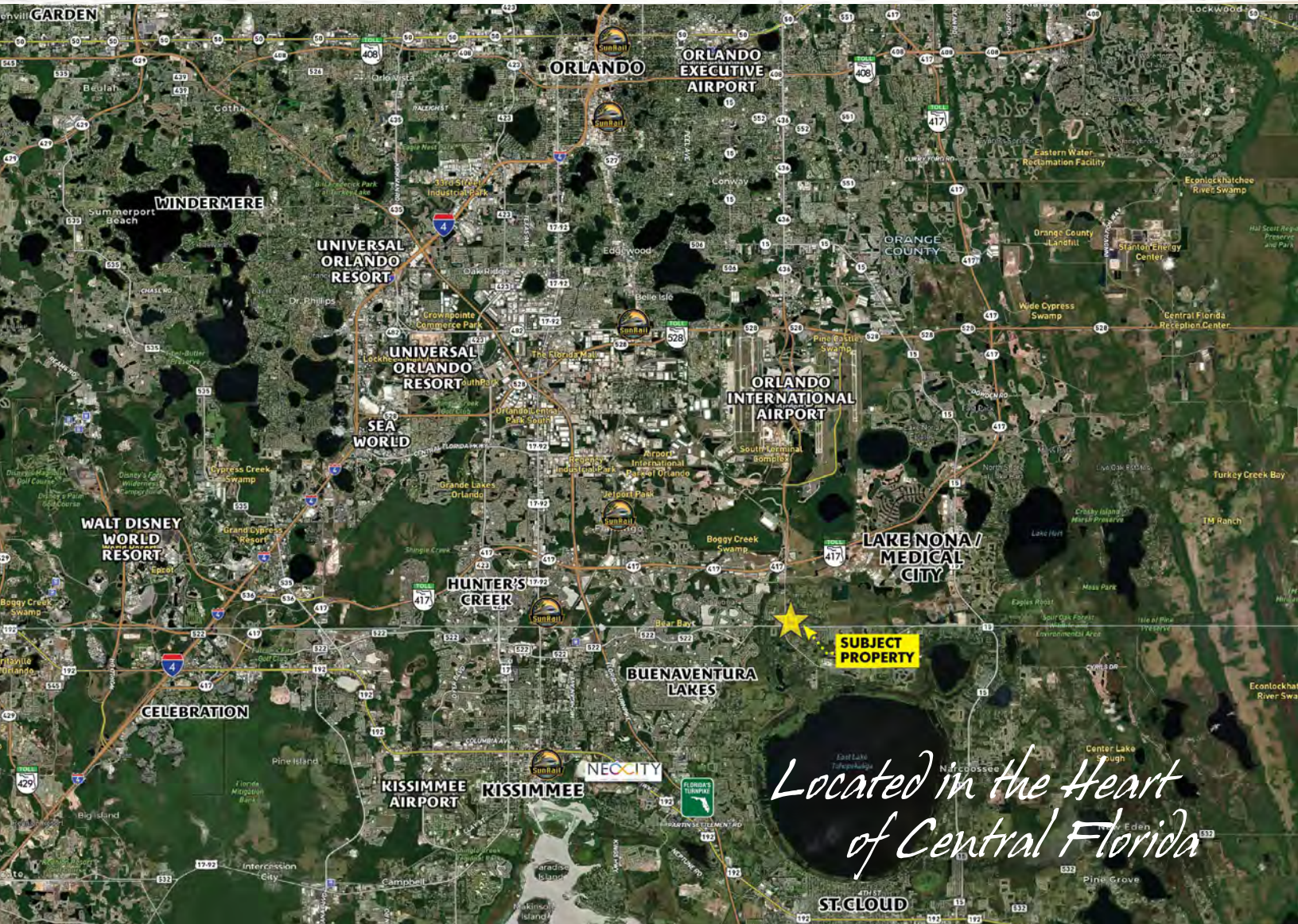


Lake Nona South Medical City

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

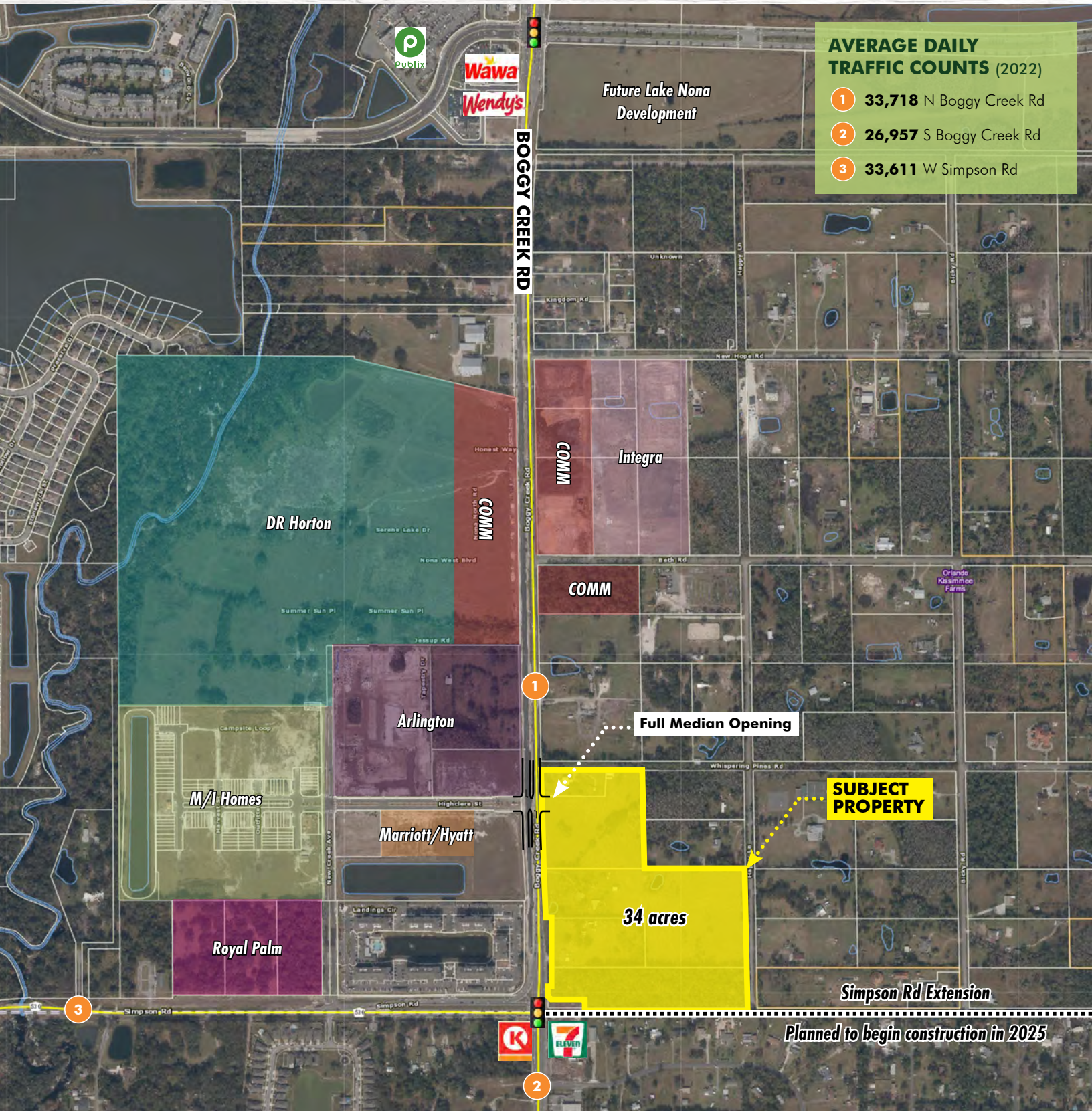
Price: \$34,000,000

Zoning/Future Land Use: Please see page 6
for further details

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





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 6 miles south of the Orlando International Airport, the state's busiest airport, which saw 50 million passengers in 2022. OIA employs 15,783 full-time employees.**
- **Lake Nona Medical City is a 650-acre health and life sciences park, putting Orlando on the map as a global destination for health care, research and medical education.**
Anchored by UCF Health Sciences Campus, VA Medical Center, Nemours Children's Hospital and UF Academic & Research Center.
- **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.**

*Easily Accessible to
Major Central Florida
Areas & Amenities*

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

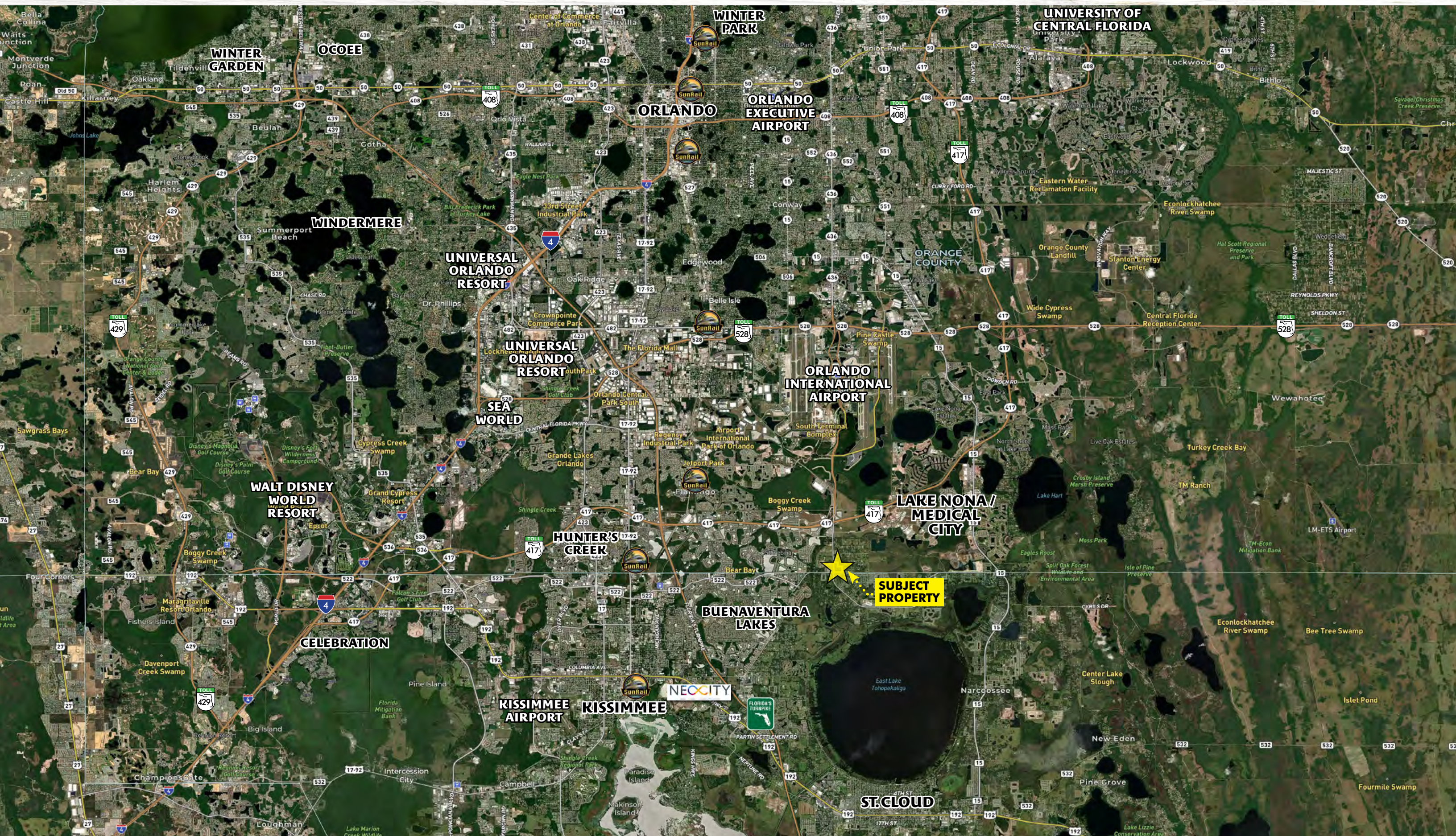
Orlando International Airport:
10 min, 6 miles north of
property

Downtown Orlando:
25 min

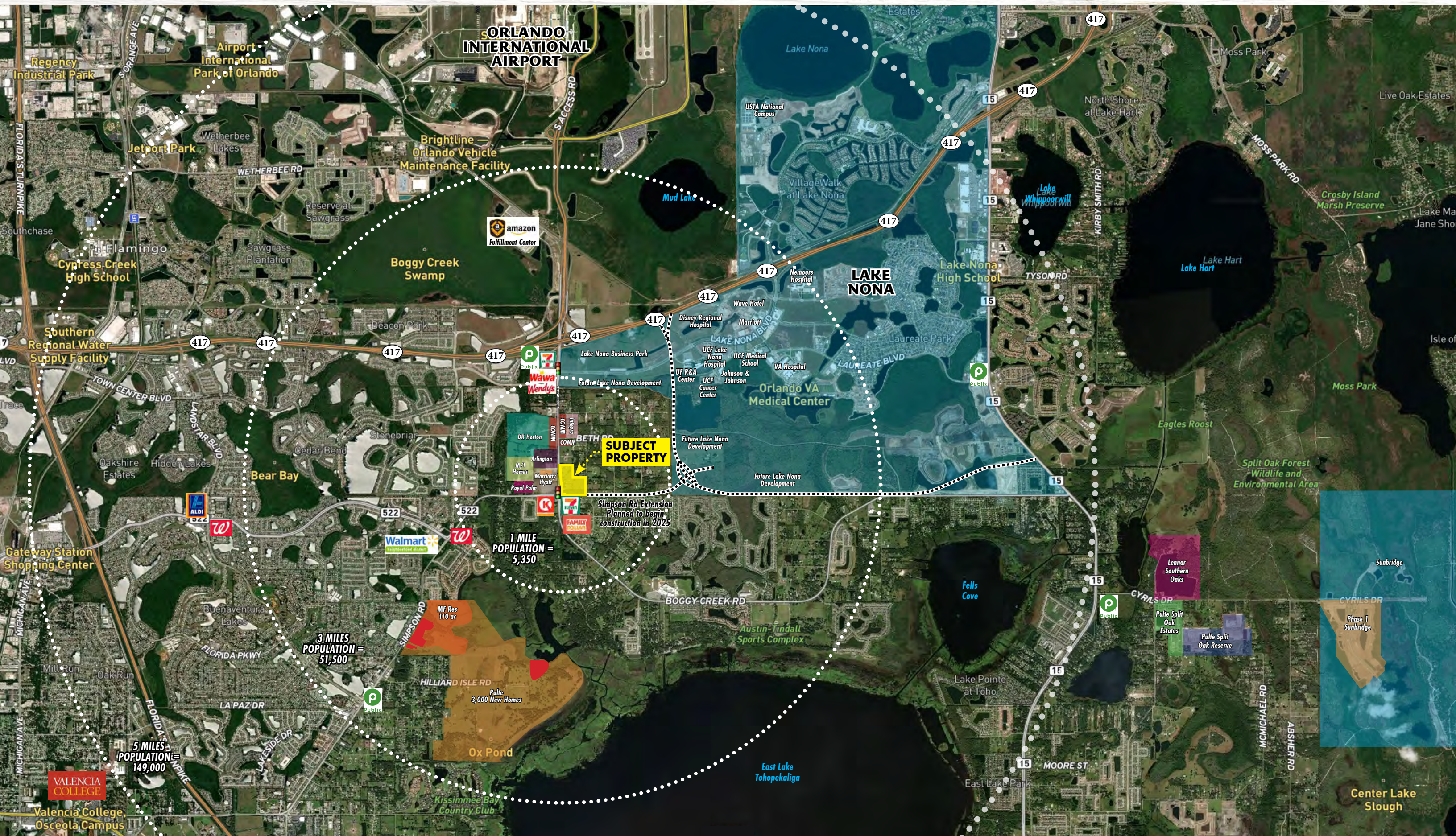
Walt Disney World Resort:
25 min

East Coast / Space Coast:
1 hour

Lake Nona South
Central Florida Regional Map



Lake Nona South
Nearby Development Map



Lake Nona South Property Survey / Zoning



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