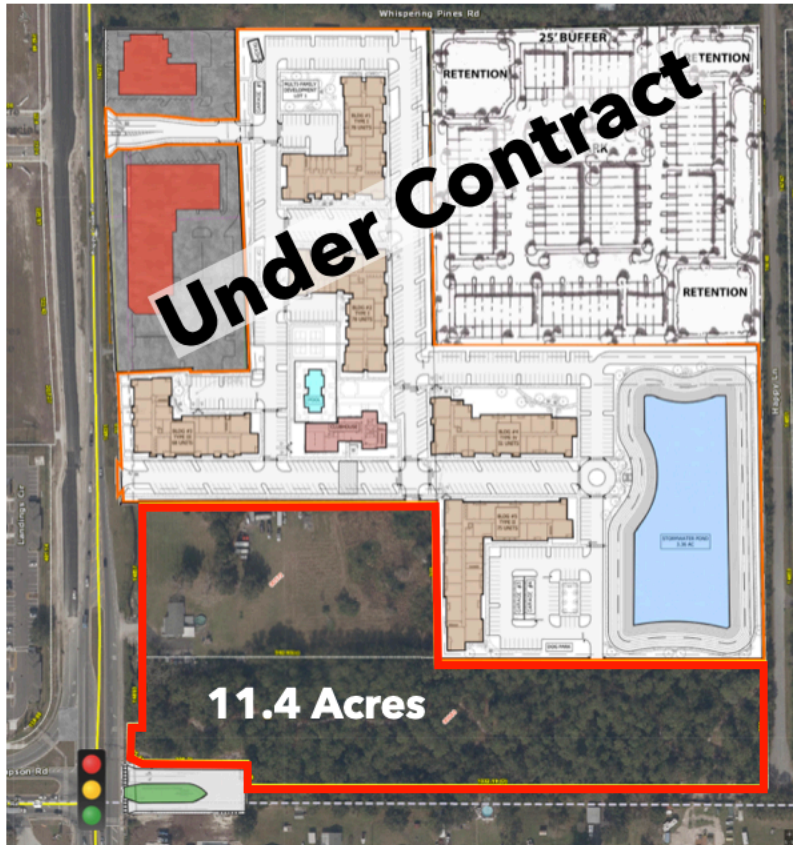


Lake Nona / Medical City Area

11.4 Acres Mixed Use Site

Multi-Family / Commercial / Retail



LOCATION: 1 Mile South of the entrance to Lake Nona on Buggy 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 Buggy 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

Daryl Carter: DCarter@MauryCarter.com

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

407-592-2352 / DowdLand.com

James Dowd: Jim@Dowdland.com

918 Westpark Dr, Suite B, Celebration, FL 34747



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

COMM

COMM

Integra

COMM

Arlington

Marriott/Hyatt

M/I Homes

Royal Palm

Under Contract

11.4 Acres

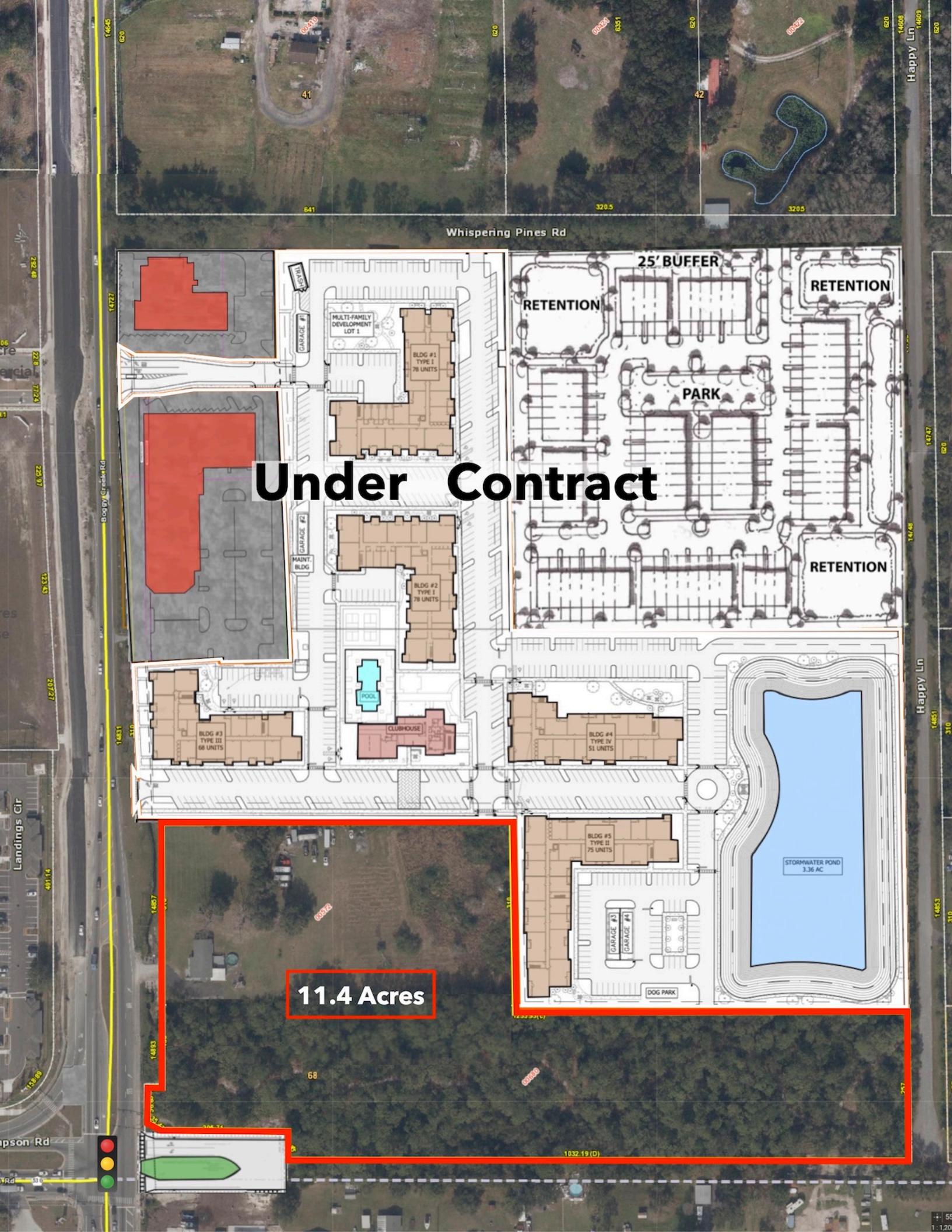
SITE

Simpson Rd Extension

Planned to begin construction in 2025



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 I
78 UNITS

BLDG #3
TYPE III
68 UNITS

CLUBHOUSE

BLDG #4
TYPE IV
51 UNITS

BLDG #5
TYPE II
75 UNITS

GARAGE #3
GARAGE #4

DOG PARK

STORMWATER POND
3.36 AC

Happy Ln

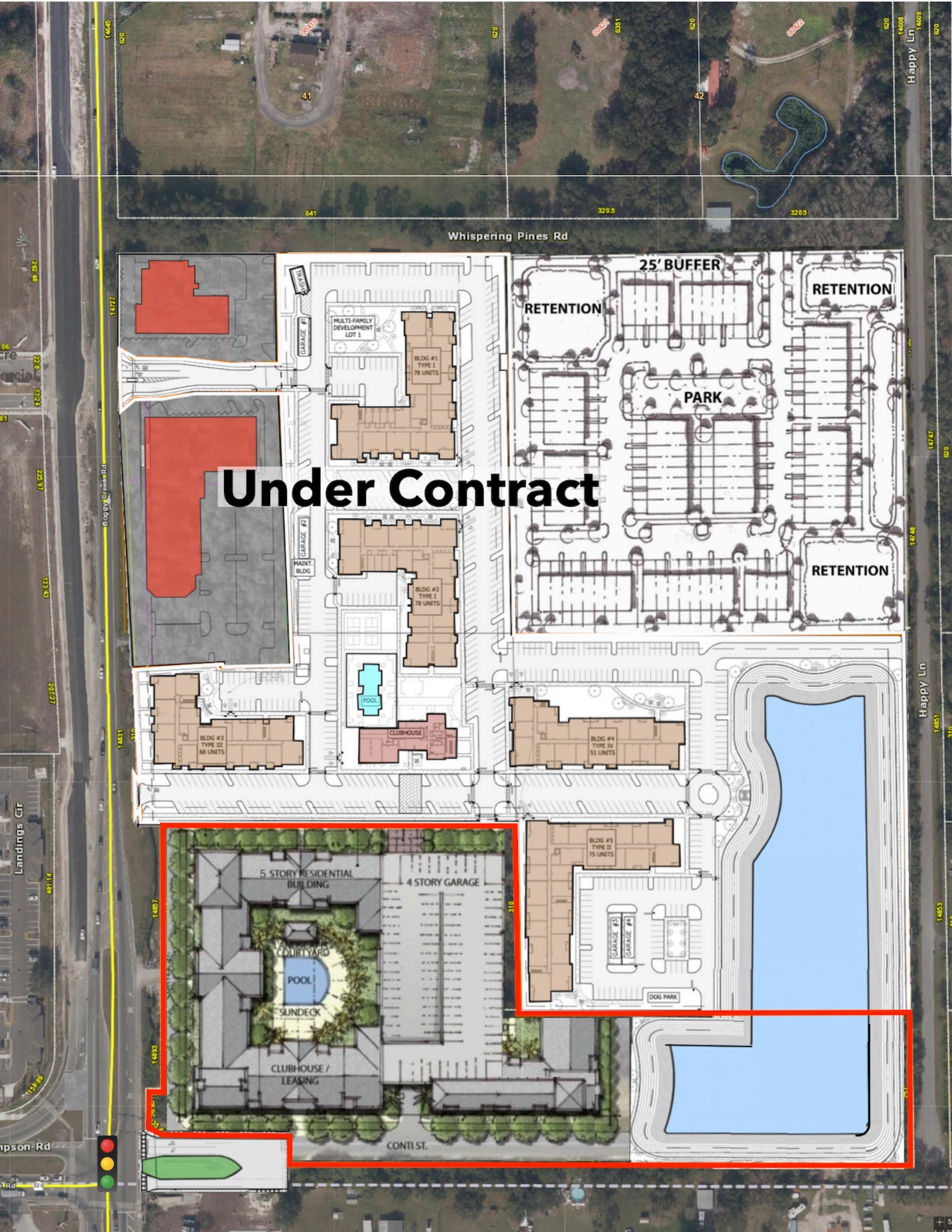
Happy Ln

Boddy Creek Rd



Landings Cir

mpson Rd



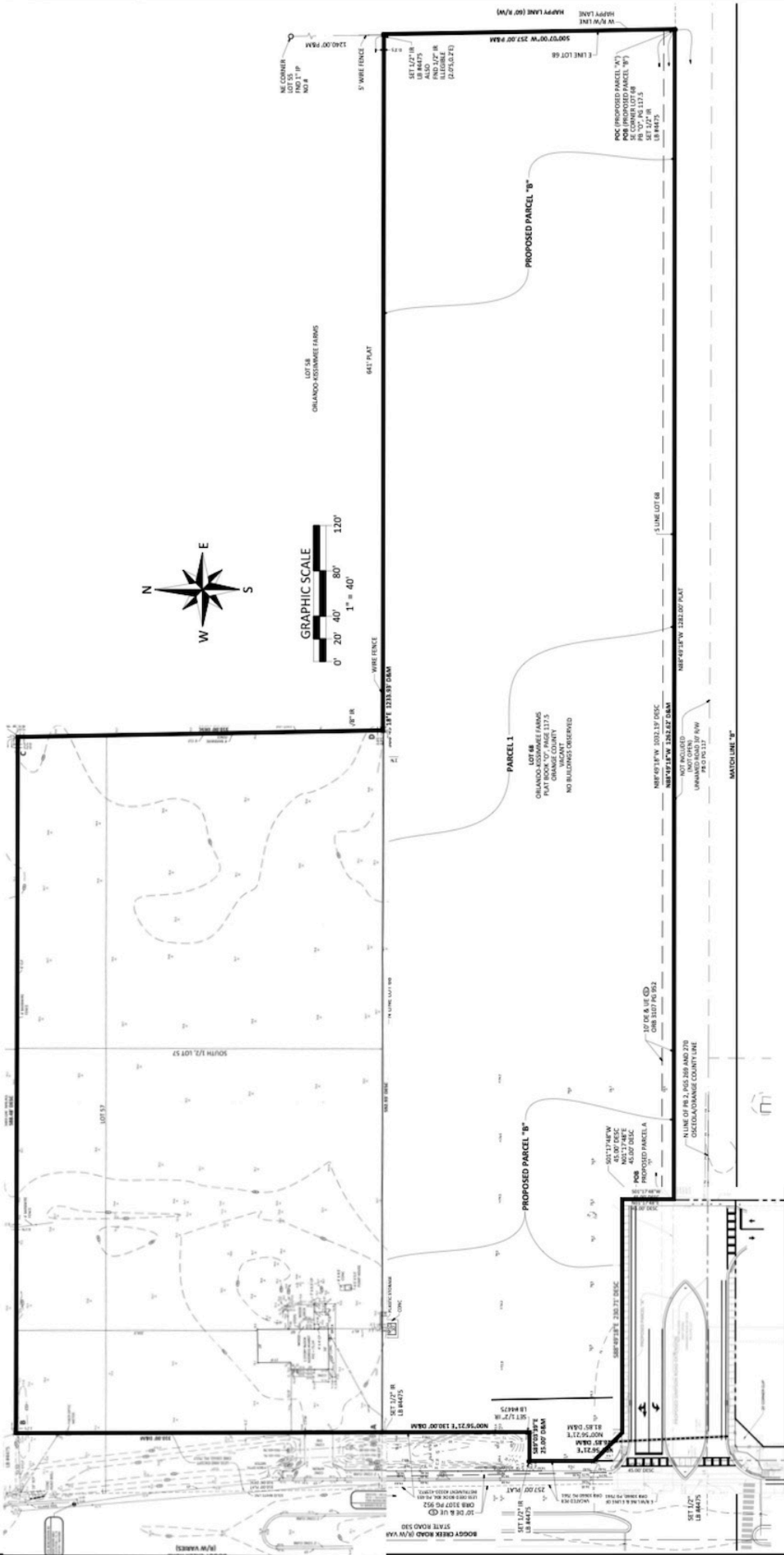
Under Contract







ALTA/NSPS LAND TITLE SURVEY



ACCURIGHT

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