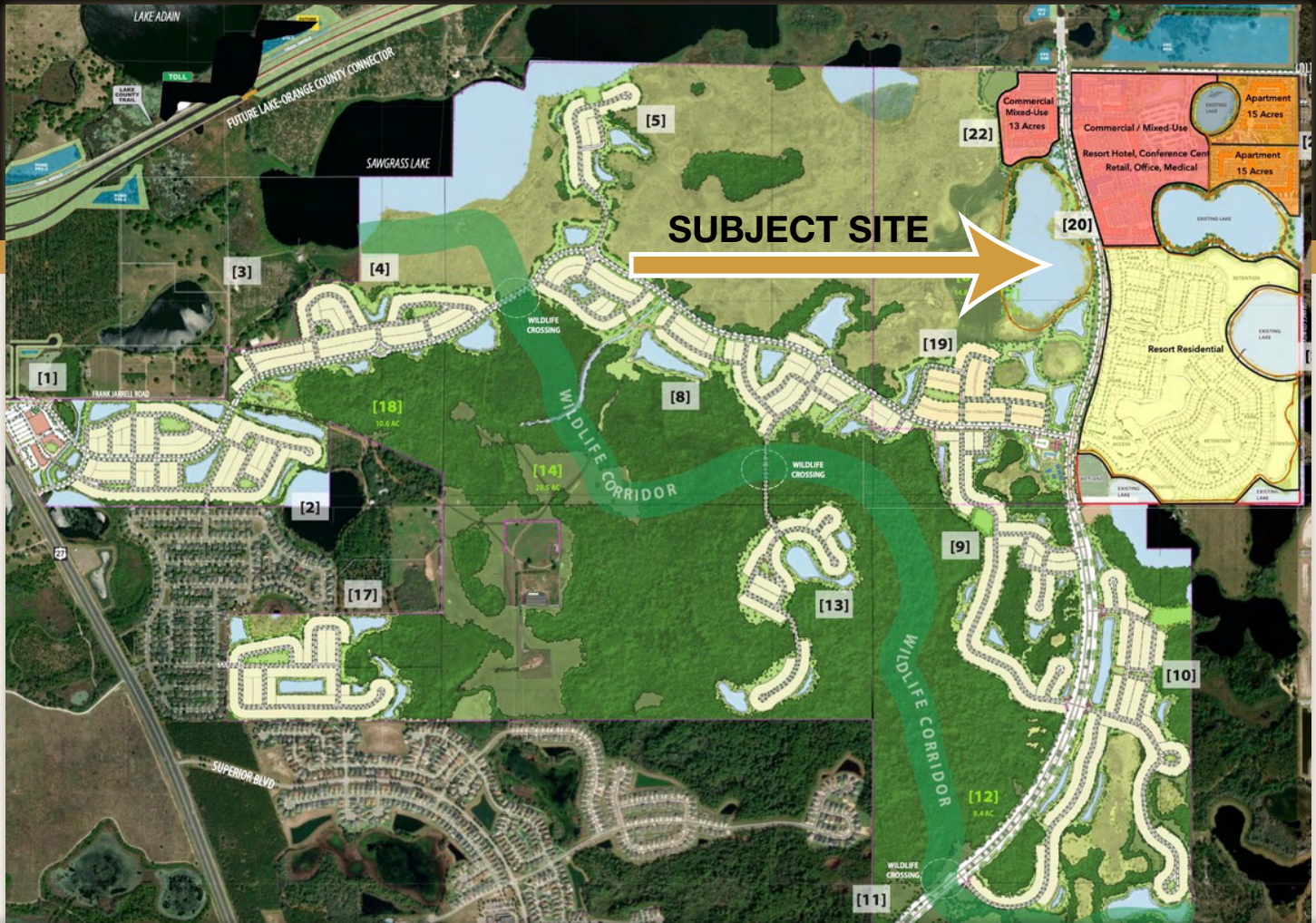




WALT DISNEY WORLD WELLNESS WAY AREA MIXED-USE COMMERCIAL/ RESORT HOTEL/ SHORT TERM RENTAL / APARTMENT SITES AVAILABLE



**Mixed-Use Development Land Near Walt Disney World,
Just Minutes Away From Every Main Attraction and
Amenity Orlando Has to Offer!**

300± net acres in Southeast Lake County

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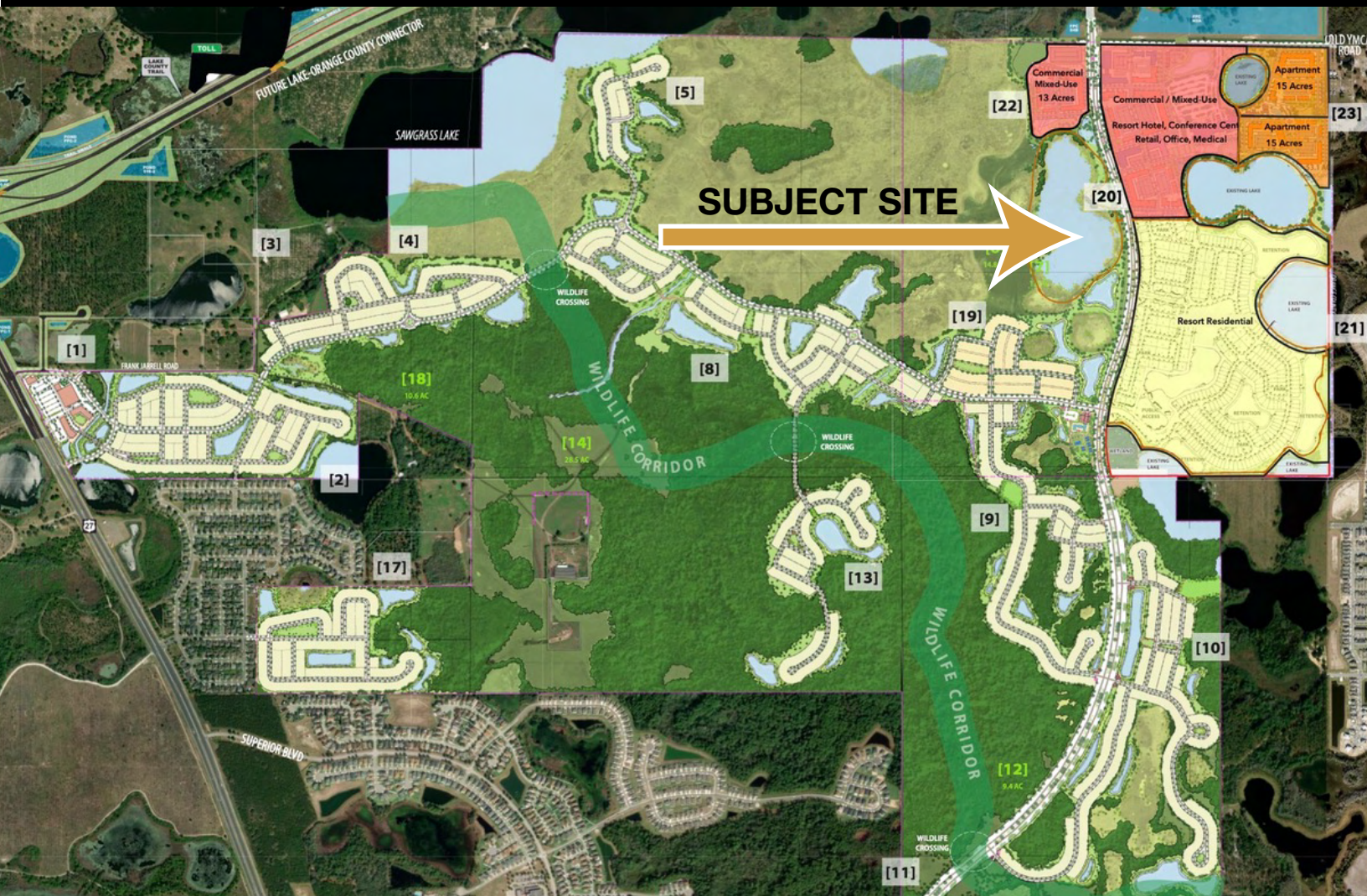
Panther Run is going through approvals for 2 distinct Districts. **The Residential District** with 1,800 Single-Family units for both primary and active adult housing, and the **The Mixed Use Commercial/ Resort District** (which we refer to as **The Resort at Panther Run**) consisting of up to 7 million sq. ft. of Mixed-Use Commercial, 700 apartments and 700 short-term rental units. Heights can reach up to eight stories.

This property is the hole in the donut, just 15-30 minutes away from every main attraction and amenity Orlando has to offer via brand new roadways providing a fresh window into this project.

The Resort at Panther Run Current Plan:

- **Parcel 20:** 70± acres Mixed-Use Resort Hotel, Retail, Conference Center, Medical
- **Parcel 21:** 200± acres Short-Term Rental Units
- **Parcel 22:** 13± acres for Commercial/Mixed-Use
- **Parcel 23:** 30± acres for 350 Apartments

This Concept Plan is flexible and subject to change.



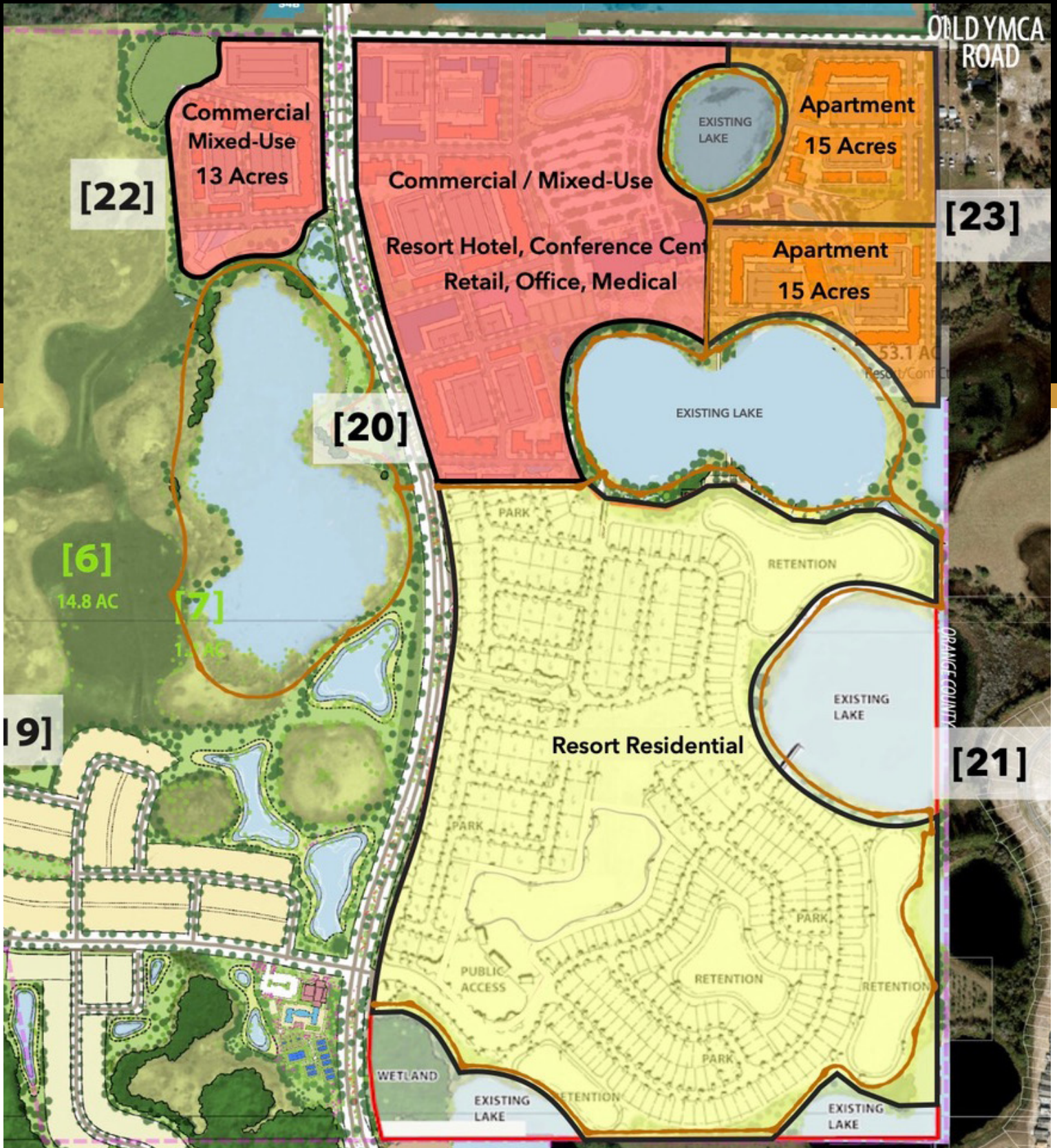
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THE RESORT AT



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 67,980
- Median HH Income: \$88,474
- Median Home Value: \$369,900

Zip Code 34711 Demographics

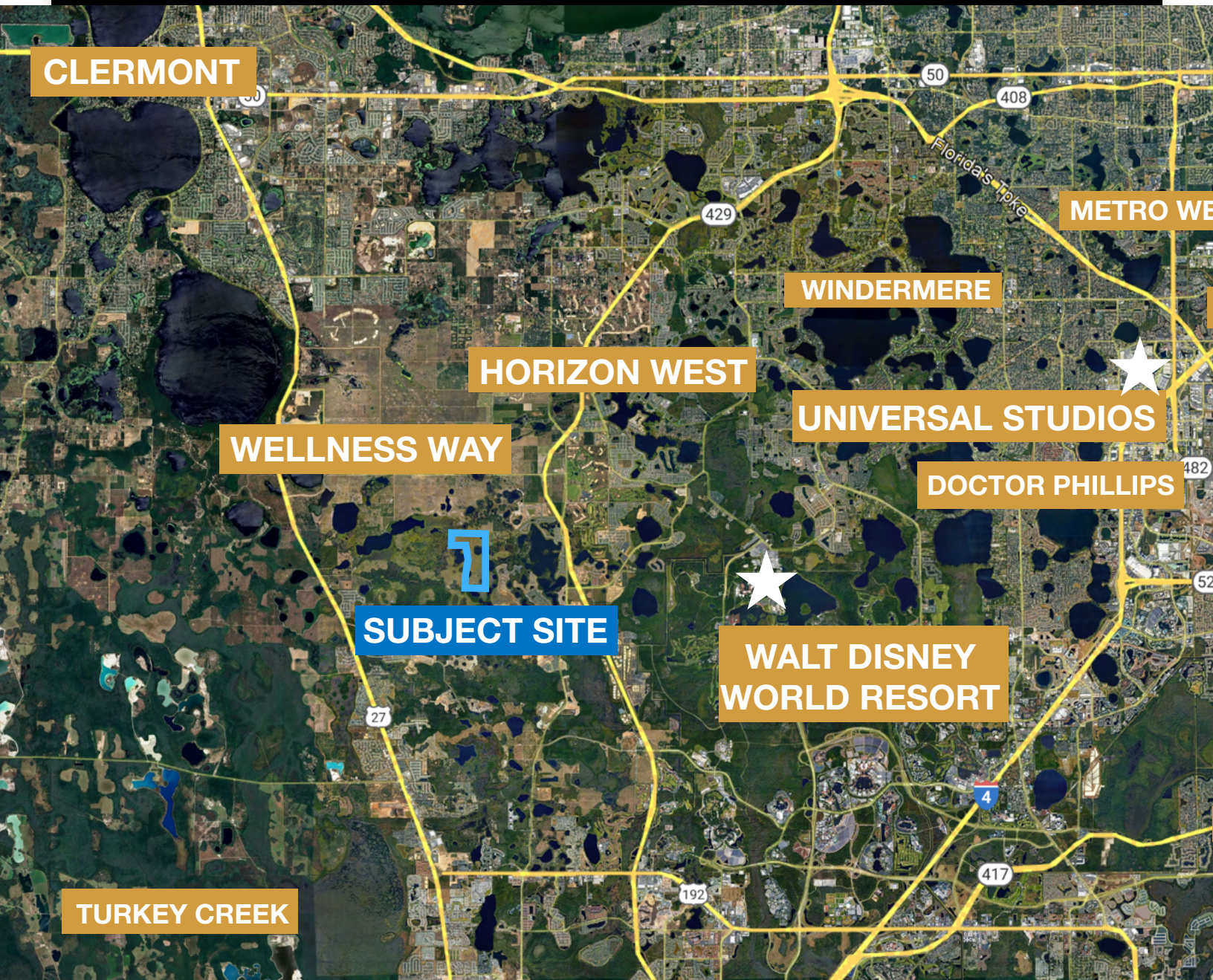
County Demographics

- Total Population: 398,696
- Median HH Income: \$69,956
- Median Home Value: \$287,900

Lake County Demographics

Daily Traffic Counts

- HWY 27: 28,500
- SR 429: 60,500
- Avalon Rd: 15,700
- 516 Connector expected to be finished in 2027



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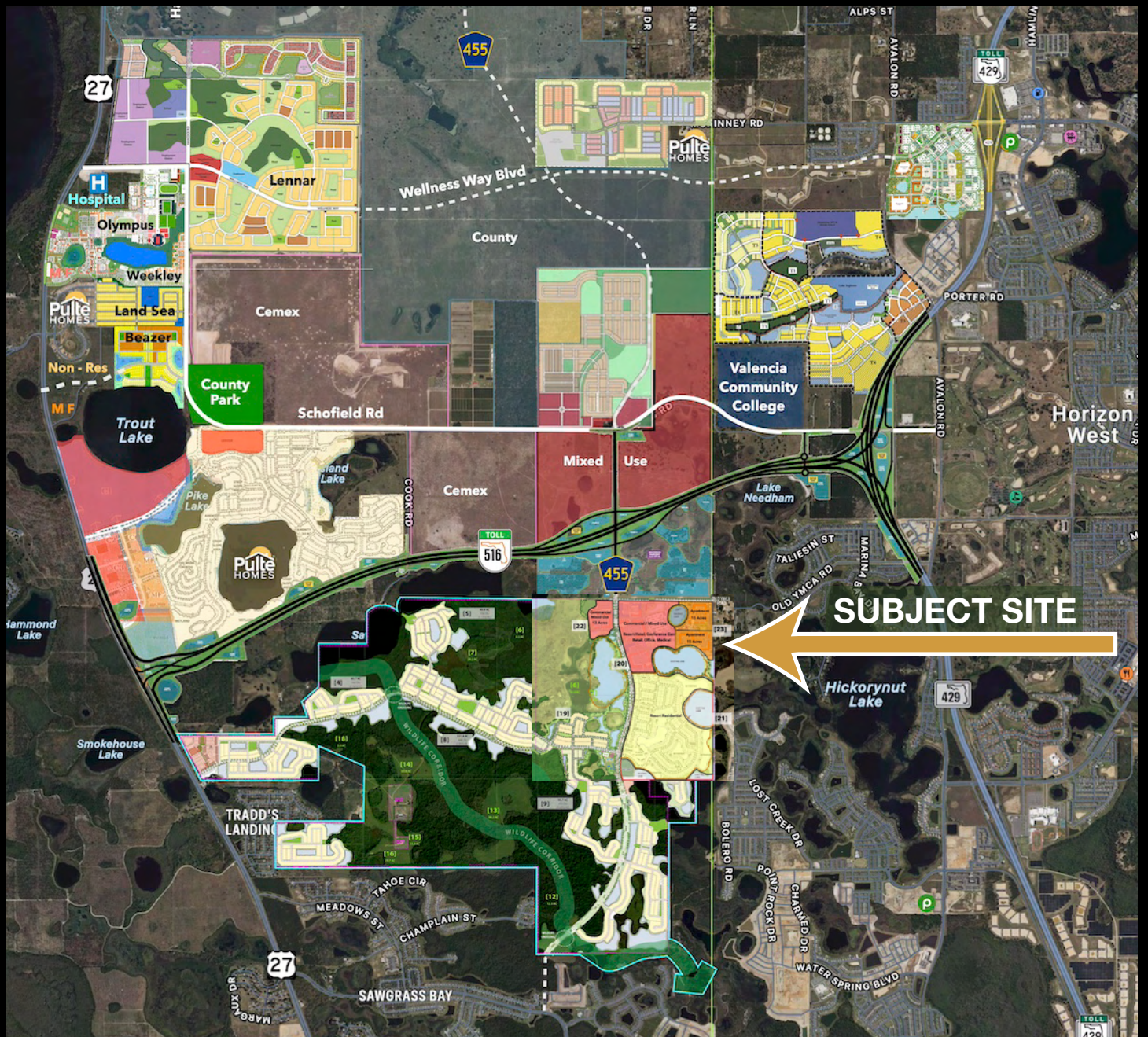
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GEOGRAPHICAL DETAILS

Roadways

- The 516 connector (connects the 429 to 27) is under construction and estimated to be completed in 2027
- The 455 will connect to Hartwood Marsh Rd (Clermont) on the N end to Sawgrass Bay Blvd which turns into Flemings Rd (Horizon West) which turns into Western Way (the Western Gateway into Disney Area)
- The internal roads of the development are about 3 years out (approvals timeline)



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REGIONAL MAP

Drive Times

- Magic Kingdom: 15 min
- Epcot: 16 min
- Disney Springs: 20 min
- Animal Kingdom: 16 min
- Downtown Orlando: 35 min
- Orlando Intn'l Airport: 45 min



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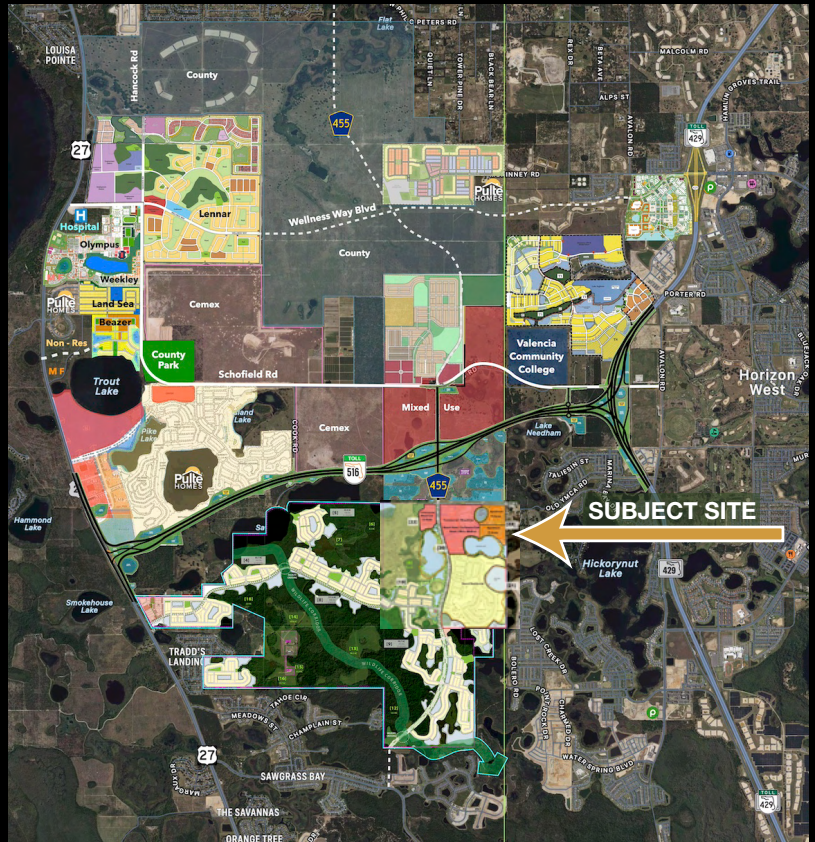
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Surrounding Area

- **Horizon West** is to the east of the subject, one of the most desirable/ highest rent submarkets in Orlando, almost fully built out
- To the north is the rest of the **Wellness Way** Comprehensive plan, all new development, almost every property is in the development pipeline
- To the west is the **Green Swamp Conservation area**, essentially everything to the west of 27 will never be developed for dense/intense uses, the whole area starts at 1 unit/5 acres and gets worse as you go west
- To the south is **Kolter's (developer) Serenoa project**, this property is fully sold out and built
- West of **Walt Disney World**, which continually tops the charts in attendance, averaging 50 million visitors to their 4 parks since 2020 and over 70,000 cast members.
- Just minutes from the Western Beltway, SR 429 which grants easy access to
- areas such as Walt Disney World and Horizon West, and acts as an alternative north-south route to heavily traveled I-4.
- Just 45 minutes to Orlando International Airport (MCO), the state's busiest airport, which saw 57 million passengers in 2024. MCO employs nearly 1,000 full-time employees.



Wellness Way

Wellness Way is a comprehensive plan in the Clermont area of Lake County that encompasses nearly 16,000 acres. The Wellness Way comprehensive plan currently provides for about 19,000 residential units and almost 9 million square feet of non-residential mix of uses.

There are new connector roads planned that will connect many areas of Lake County and Orange County, including connections from Wellness Way to Horizon West:

- SR 516 – will connect Highway 27 to the 429, E to W
- Hartle Extension/CR 455 – connect the 516 to Highway 50, N to S

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