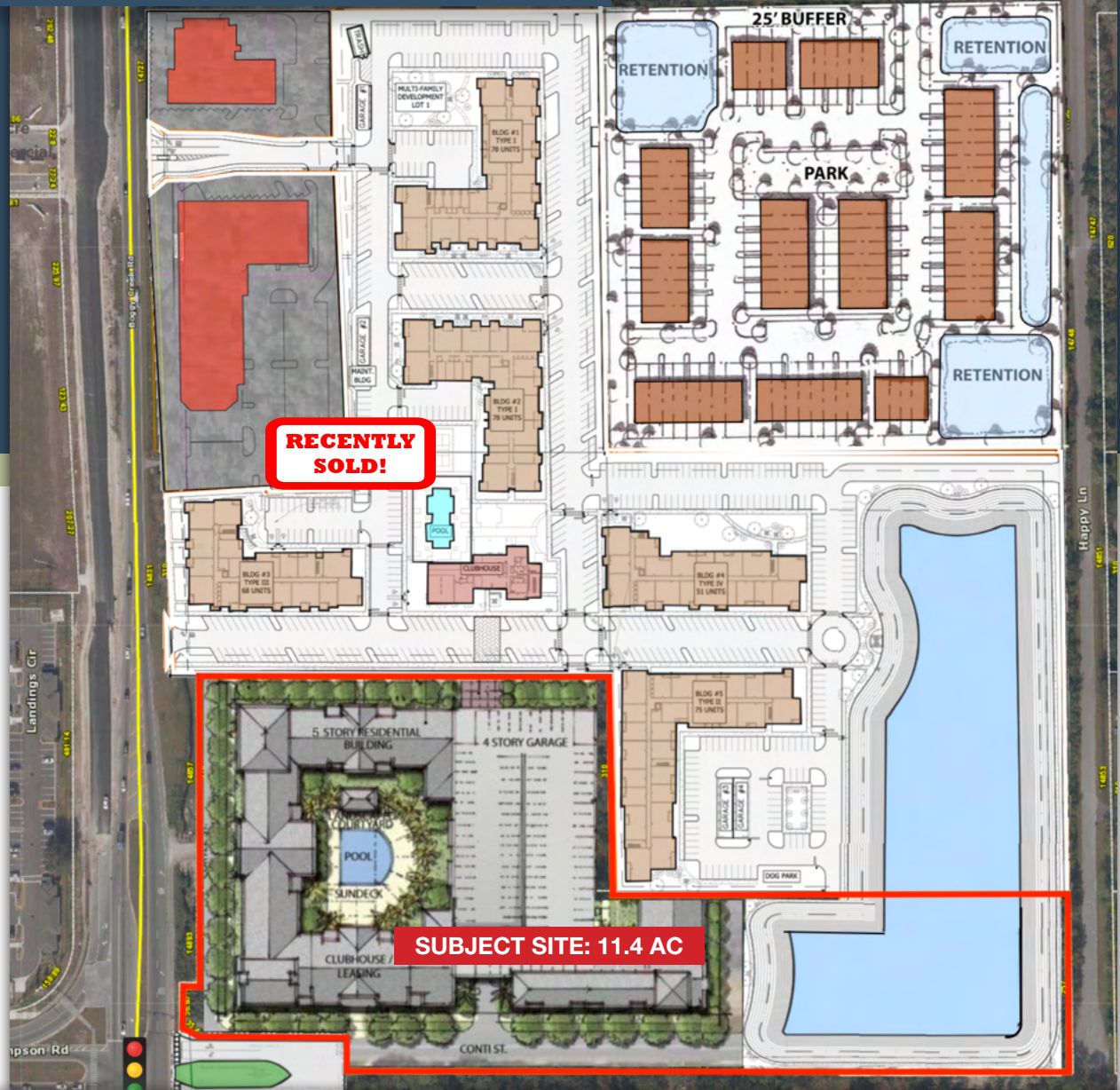




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



LAKE NONA MEDICAL CITY/ORLANDO INTERNATIONAL AIRPORT AREA 11.4± ACRE MIXED-USE LAND Multi-Family/Commercial/Retail

PROPERTY DETAILS

- Size: 11.4 acres
- Location: 14893 Boggy Creek Rd. Orlando, FL 32824
- Parcels: 302434636800680, 302434636800573, 302434636800572
- Entitlements: < 40 UPA Residential, **3.0 FAR** Commercial, **4-Story**
- Current Development plan: 450 Apartments, potential Ground Floor Retail/ Commercial, Structured Parking.
- All Utilities Available
- Access along Boggy Creek Rd. & Simpson Rd.
- **Price: \$19,000,000**

Property Highlights

Just 1 mile south of the entrance to Lake Nona on Boggy Creek Road! 1 mile to Publix, 2.6 miles to Lake Nona/Medical City, 6 miles to Orlando Int'l Airport, 21 miles to Downtown Orlando, 16 miles to Disney Springs, 15 miles to Universal Epic Universe. The conceptual plan includes 450 apartments with ground floor retail/commercial, structured parking. Access via both Boggy Creek Rd (brand new 4-lane divided corridor) and Simpson Rd.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 57,412
- Median HH Income: \$80,117
- Median Home Value: \$354,200

32824 Zip Code Demographics 2023

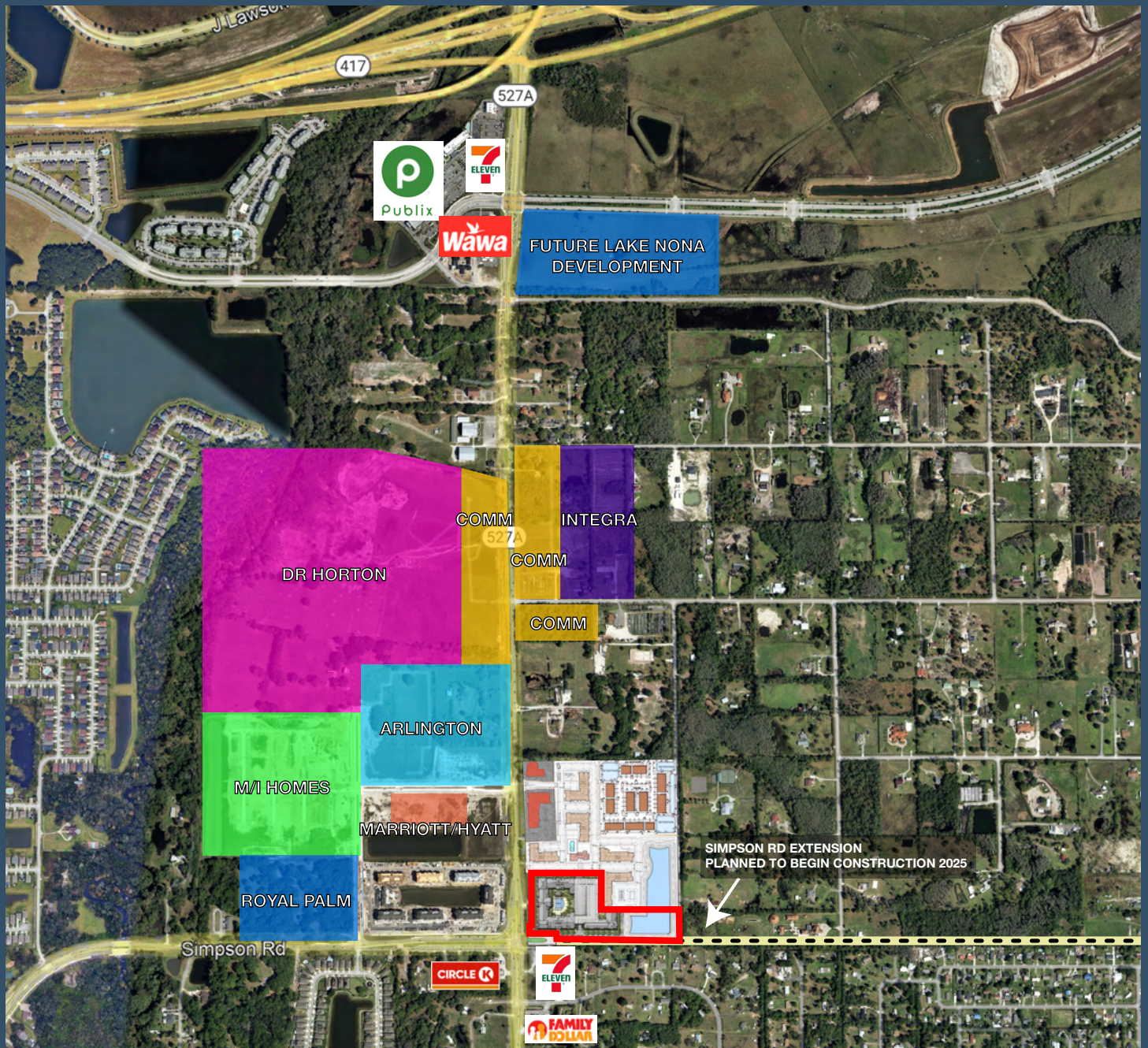
County Demographics

- Total Population: 1.44 M
- Median HH Income: \$77,011
- Median Home Value: \$358,300

Orange County Demographics 2023

Daily Traffic Counts

- Boggy Creek Rd: 35,000
- Simpson Rd: 22,000
- Lake Nona Blvd: 9,200
- SR 417: 67,000









REGIONAL MAP

Drive Times

- Closest Publix: 6 min
- Lake Nona Medical City: 10 min
- Orlando International Airport (MCO): 17 min
- Universal Epic Universe: 30 min
- Disney Springs: 30 min
- Downtown Orlando: 30 min

