

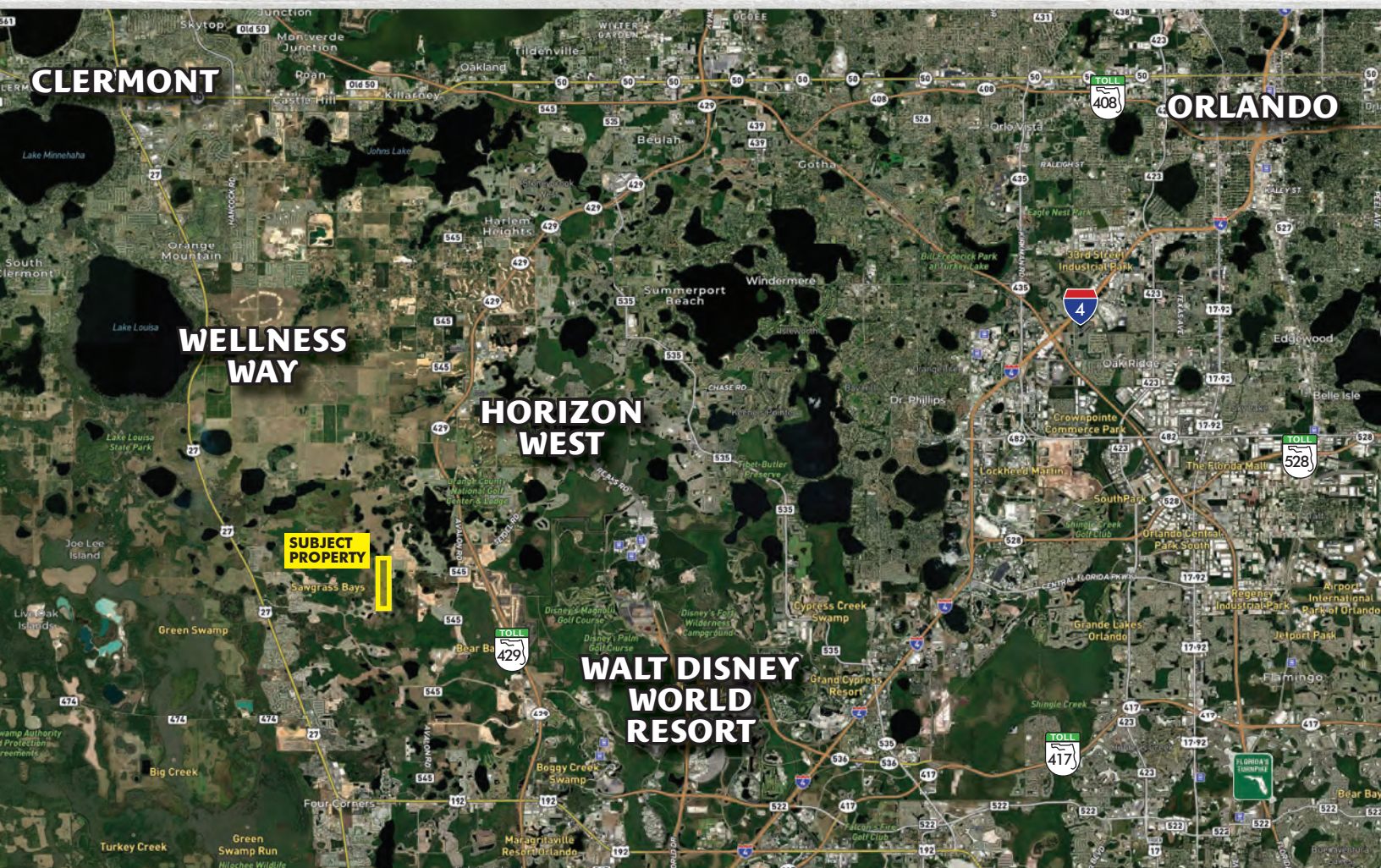


**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER

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3333 S. Orange Avenue, Suite 200 | Orlando, FL 32806

Walt Disney World Area Land Opportunity

160± Acres | Central Florida



**Development Land Located Near
Walt Disney World, Clermont, Wellness Way,
Horizon West, Western Beltway and more!**

Exclusive opportunity offered by Maury L. Carter & Associates, Inc.
Showings to qualified prospects by appointment only.

Property Details

Size: 160± acres
(Seller will retain areas indicated in red)

Location: Old YMCA Road, Clermont,
Lake County, FL 34714

Price: \$9,700,000

Zoning: Agricultural

FLU: Wellness Way 3

Utilities: Available at multiple locations



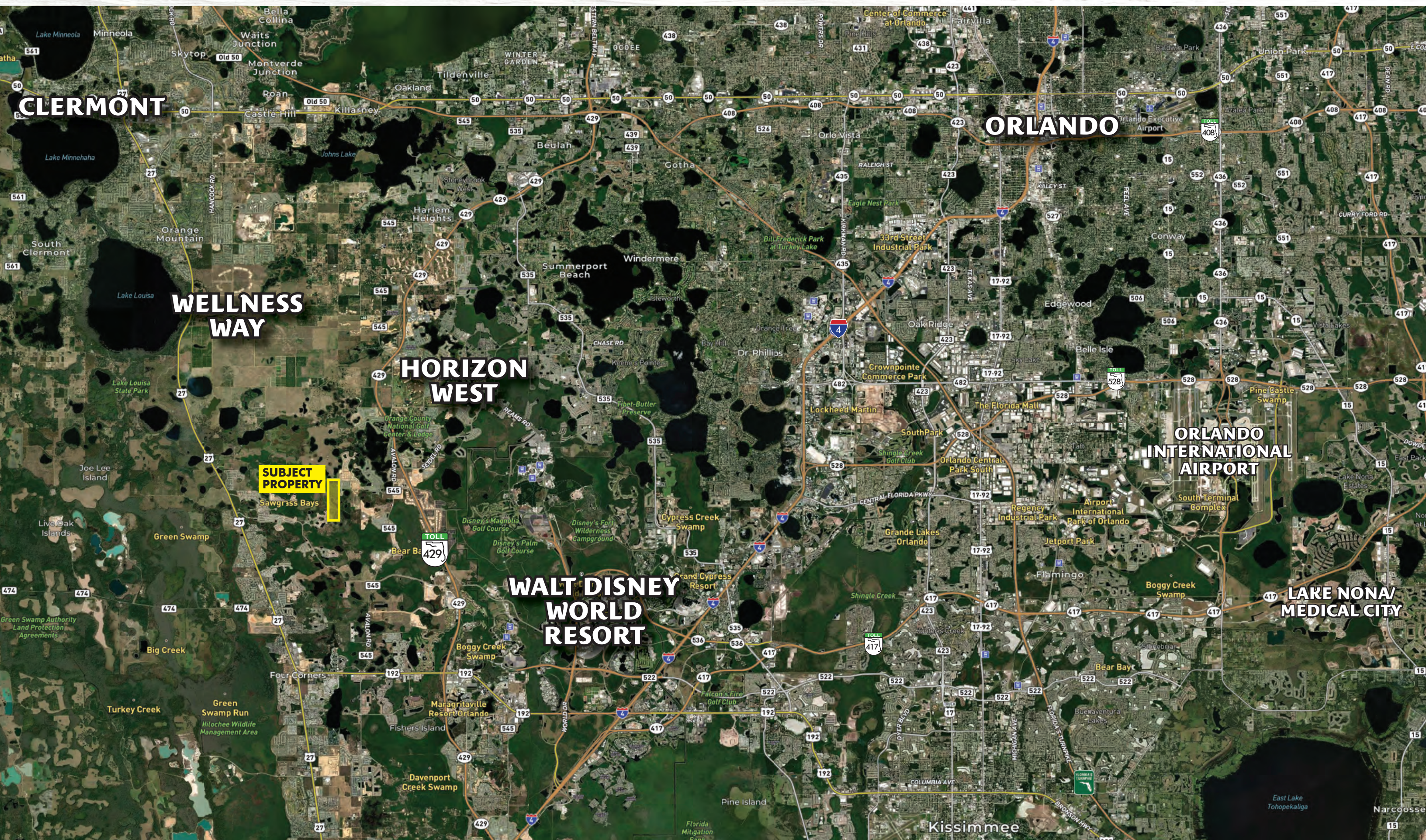
*Excellent Development
Opportunity in
Central Florida*

**SUBJECT
PROPERTY**





Central Florida Regional Map



CLERMONT

ORLANDO

**WELLNESS
WAY**

**HORIZON
WEST**

**SUBJECT
PROPERTY**

**WALT DISNEY
WORLD
RESORT**

**ORLANDO
INTERNATIONAL
AIRPORT**

**LAKE NONA/
MEDICAL CITY**



Location Details

- West of **Walt Disney World**, which continually tops the charts in attendance, with over 58.6 million visitors to their 4 parks in 2019 and over 70,000 cast members.
- 5 minutes north of the property is **Wellness Way**, a 16,000-acre development plan that will be a hub for high-tech and high-wage industries and a community dedicated to health and wellness.
- 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**, the state's busiest airport, which saw 50 million passengers in 2022. OIA employs 15,783 full-time employees.

*Easily Accessible to
Major Central Florida
Areas & Amenities*

Walt Disney World:

5 miles southwest of property

Wellness Way:

5 min, 3 miles north of property

Clermont:

15 min, 6 miles north of property

Horizon West:

15 min, 1 mile west of property

Downtown Orlando:

35 min, 20 miles northeast of property

Orlando International Airport:

45 min, 20 miles east of property

East Coast / Space Coast:

1½ hours, 50 miles east of property

Area Details

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

Special Projects

Olympus

Olympus is a new development within Wellness Way. The project encompasses 243 acres, containing over 1,000 residential units, 1,300 hotel rooms, and retail. Olympus is projected to create over 5,000 jobs and generate over \$1.4 billion in local economic impact during a 10-year period. Olympus will be a breaking edge health and wellness development; a new concept for athletes, medical professionals, families and everyone alike. Bill Esposito, founder of the Tampa Bay Lightning, is one of the founding members of the Ice Center at Olympus, a \$20 million facility. There is also a tennis facility.

See more about Olympus here:
<https://www.olympusorlando.com/>

