

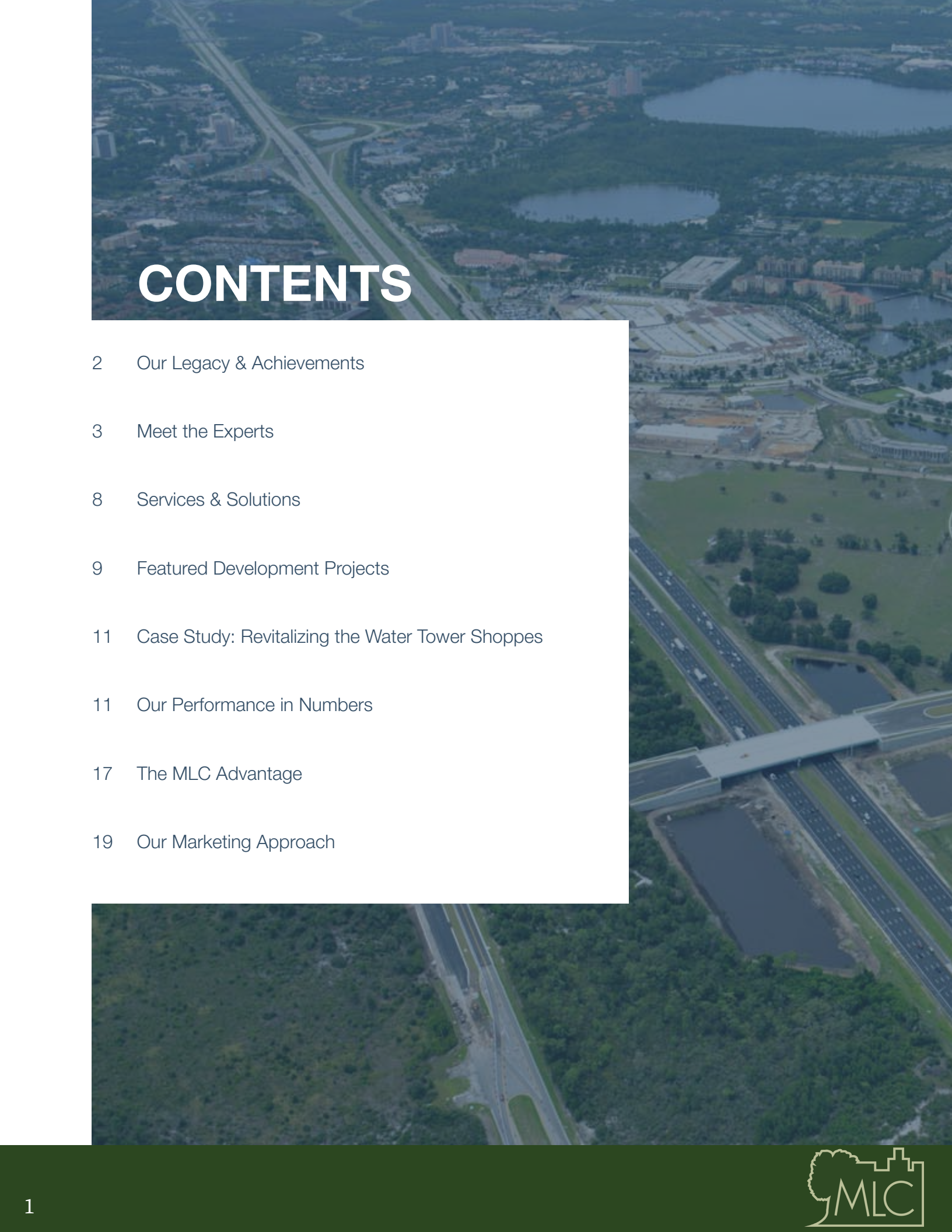


MAURY L. CARTER & ASSOCIATES, INC.

FLORIDA LICENSED REAL ESTATE BROKER

Investment Advisory • Brokerage • Development • Land Management





CONTENTS

- 2 Our Legacy & Achievements
- 3 Meet the Experts
- 8 Services & Solutions
- 9 Featured Development Projects
- 11 Case Study: Revitalizing the Water Tower Shoppes
- 11 Our Performance in Numbers
- 17 The MLC Advantage
- 19 Our Marketing Approach

OUR LEGACY & ACHIEVEMENTS

- Founded in 1977 by Maury L. Carter, Maury L. Carter & Associates, Inc. has closed well over **200,000 ACRES WITH TRANSACTION VOLUME OVER \$2,000,000,000**
- As of March 2025, we have **COMPLETED OVER \$1,455,915,302 IN CLOSED TRANSACTIONS ON 103,223 ACRES OF LAND** since January 2012
- In 2024, Maury L. Carter & Associates, Inc. **COMPLETED OVER \$328,220,940 IN TRANSACTIONS ON 5,518 ACRES OF LAND.** We ended 2024 with an average price per acre of **\$59,482- A 12-YEAR HIGH FOR THE FIRM**
- In 2022, we handled **3 OUT OF 8 TRANSACTIONS TOPPING THE LIST OF LARGEST REAL ESTATE DEALS IN CENTRAL FLORIDA**, as highlighted by Orlando Sentinel:
 - \$28 Million for 538 acres in Osceola County
 - \$24.8 Million for 550 acres in Lake County
 - and \$20.2 Million for 735 acres in Lake County
- As of March 2025, Maury L. Carter & Associates, Inc. currently has **\$435 MILLION UNDER CONTRACT ON 5,350 ACRES OF LAND**, a record for the company
- We average **\$2,027,345 IN SALES/WEEK** and **174 ACRES IN SALES/WEEK** (10-year running average)



NETWORK

Our firm enjoys a 48-year history in Florida. We have relationships and a network unmatched in the industry. Our ability to draw on this network benefits our clients, both buyers and sellers.

*Need a good land use attorney?
No problem.*

*A surveyor?
We can recommend.*

*Environmental work?
We can recommend consultants.*

**MAURY L. CARTER &
ASSOCIATES CAN HELP.**



MEET THE EXPERTS



Daryl M. Carter

President, Broker

407-581-6205 • DCarter@MauryCarter.com

Daryl M. Carter is the son of founder Maury L. Carter. Maury Carter started buying land in Florida in the 1960s. Maury L. Carter & Associates, Inc. and their investors have owned approximately 50,000 acres of land across Florida. Daryl graduated from the University of Florida in 1985 and immediately joined his father working in the family business of land investment and land brokerage. Daryl Carter bought the company in December of 2001 and has successfully continued to operate the company since. Daryl has achieved amazing success in the real estate industry, but you would not know it from his humble attitude. Daryl lives in Orlando with his wife Carrie and their six children.

Broker / Sales Associates



Clyde Wells

Executive Vice President

407-361-1927 • CWells@MauryCarter.com

Clyde joined MLC in 2014 on the brokerage team and has completed numerous transactions totaling hundreds of millions of dollars across thousands of acres in Florida. Clyde is a valued member and leader of the team and continually enriches others with his generosity and knowledge. Clyde is a fifth-generation Osceola County resident who grew up in the cattle and citrus industries. He has an affinity for land and understands that planning and conserving our natural resources are vital to the future of our state. His focus is agricultural, transitional, and entitled properties, primarily in Osceola County. Clyde holds a Master of Business Administration degree and is retired from the School District of Osceola County where he served as an Assistant Superintendent. He and his wife Effie of 30 years have 4 grown children and reside in St. Cloud.



Jonathan Clayton

Vice President

407-670-9113 • JClayton@MauryCarter.com

Jonathan is a 7th generation Floridian born and raised in Orlando, Florida. He grew up in a family with a deep history in Florida real estate brokerage, construction, development, and agriculture. He is passionate about his faith and Florida's commercial real estate, natural resources, and the outdoors. Before joining Maury L. Carter and Associates, Inc. Jonathan spent over 6 years working with Bishop Beale Duncan Realty, LLC on various real estate brokerage, development, and investment projects. His relationship with business and property owners has flourished due to his top-notch communication and unrelenting effort in determining profitable real estate solutions. Through his principal-led training and a strong drive for success, Jonathan has proven to be one of the industry's top up-and-comers. His background in real estate, construction, finance, and agriculture gives him a unique approach to understanding local and regional real estate. He resides in Winter Park with his beautiful family (wife, daughter, and 2 dogs). In his free time, you will find him traveling, in the woods, or on the water with his family and friends.

MEET THE EXPERTS

Broker / Sales Associates



Joe Skinner

Vice President

386-747-3618 • JSkinner@MauryCarter.com

Joe joined Maury L. Carter & Associates, Inc. in May 2023. Joe is a fifth-generation native Floridan. He was born and raised in Volusia County, Florida where he grew up on his family's cattle ranch and surrounded by his family's agricultural and commercial real estate investment business in Duval, Flagler, Putnam, and Volusia Counties. Joe began his involvement with MLC in 2017 in land management where he became familiar with and has become an expert in generating income from agricultural properties utilizing timber sales, sod harvesting, peat mining, fill dirt borrow pit excavations. Joe soon combined his knowledge of land management with his passion for real estate and joined the highly effective brokerage team at Maury L. Carter & Associates, Inc. While much of his work has been in residential, retail, and mixed-use development, he has prioritized expanding his knowledge into transitional investment land as well as conservation, agricultural and recreational properties. In his free time, he enjoys hunting, fishing, and the natural beauty of the great State of Florida. He currently reside in DeLand.



W. Lee Barnes - Broker Associate

407-581-6213 • LBarnes@MauryCarter.com

Lee is an Orlando native and a graduate of the University of Central Florida. Lee has over 25 years of real estate appraisal, development and brokerage experience related to a variety of property types including retail, apartments, town homes, single family, senior living, office, industrial, and special use properties. He has advised clients in the areas of market research, site selection, acquisition, due diligence, entitlements, permitting and leasing. Lee specializes in site selection for vacant/urban-infill residential and commercial land. His clients include national, regional, and local developers as well as owner-users. Lee resides in Winter Park with his wife and son. He enjoys all types of outdoor activities including fishing, hunting and camping as well as traveling with his family.

Robert Bass - Sales Associate

407-422-3144 • RBass@MauryCarter.com

Robert Bass brings 36 years of expertise as a Realtor and 28 years as a real estate appraiser. His commitment to public service is reflected in his tenure as a former Osceola County School Board member and his leadership roles on the Osceola County Planning Commission, Code Enforcement Board, and School District Business Advisory Board. He also served as the Board Chairman of the St. Cloud Chamber of Commerce and was Harmony High School Booster President for 3 years. Robert's community engagement includes involvement in St. Cloud Little League for 25 years and chairing the Christmas Parade for over 20 years. His dedication to local youth programs was further demonstrated by his key role in bringing the Boys and Girls Club to St. Cloud. A devoted family man, Robert has been married for 23 years, raising two children and enjoying the company of three grandchildren.



Matthew Bronson - Sales Associate

407-422-3144 • MBronson@MauryCarter.com

A St. Cloud, Florida native, Matt Bronson comes from a family with five generations of cattle ranching heritage. Working the family ranch instilled in him a strong work ethic and a deep appreciation for Florida's land and lifestyle. Matt has always embraced the outdoors, spending his free time hunting, fishing, surfing, and enjoying anything that keeps him outside. Drawn to Maury L. Carter & Associates, Inc. for its culture and reputation, Matt is excited to build his career in commercial real estate alongside a team that shares his values of integrity and service.

MEET THE EXPERTS

Broker / Sales Associates



Nick Bruk - Land and Market Analyst
561-358-0428 • NBruk@MauryCarter.com

Born in Rhode Island and raised in South Florida, Nick moved to Orlando to attend the University of Central Florida, where he studied Marketing. Nick comes from a family rooted in real estate, with a father in development and homebuilding and a mother in residential sales. Nick developed an early interest in the industry. He discovered his specific passion for commercial real estate and land in college and knew Central Florida was where he wanted to launch his career. Drawn to the opportunity to learn from one of the most respected teams in the region, Nick joined Maury L. Carter & Associates, Inc. to build strong relationships and grow as a professional. Outside the office, he enjoys spending time with his family, fishing, and playing the guitar.



Phillip Bustamante - Sales Associate
407-581-6207 • PBustamante@MauryCarter.com

Phillip joined Maury L. Carter and Associates, Inc. in 2022 as a Sales Associate. Phillip was born and raised in Orlando Florida and attended the University of South Florida where he earned a degree in Marketing & Entrepreneurship. Because of his admiration for Florida land and agriculture, Phillip joined the Maury L. Carter & Associates team to educate himself with one of the brightest and most effective teams in Central Florida. His professional goal is to become an honest and reliable Realtor for communities across Florida.



Conrad M. Carter - Sales Associate
407-456-3396 • CCarter@MauryCarter.com

Conrad is the grandson of company founder, Maury L. Carter and son of company President, Daryl M. Carter. Conrad graduated from Florida State University in 2020 with a dual major in finance and real estate. Conrad has always had a passion for land and real estate investment, knowing from a young age he wanted to have a career in real estate just like his father and grandfather. Prior to joining the family business in 2020, Conrad learned about the finance, development, and construction side of the business at Unicorp National Developments, one of the fastest-growing, most dynamic retail, mixed-use, and multifamily developers in the country. Conrad then moved on to Tallahassee assisting Crossman & Company, one of the largest retail leasing, management, and investment sales firms in the Southeast. Conrad enjoys spending time with family and friends, traveling, reading, hunting, and water sports on the lake.



Robert L. Doyle - Sales Associate
386-956-5640 • RDoyle@MauryCarter.com

Robby is a sixth generation native Floridian. He was born and raised in Volusia County, Florida where he grew up surrounded by his father's commercial real estate appraisal business in DeLand. Upon graduating from the University of Florida in 2018 with a Bachelor of Science in Agricultural Communications and a minor in Agricultural and Natural Resource law, Robby soon combined his knowledge and passion for real estate and the Florida agriculture industry and joined the highly effective brokerage team at Maury L. Carter & Associates, Inc. While most of his work has been in agricultural and recreational land sales, he has prioritized expanding his knowledge in transitional investment, conservation, and development land sales across the state of Florida. Robby currently resides in Orlando and in his free time, he enjoys hunting, fishing, and enjoying the natural beauty the great State of Florida has to offer.

MEET THE EXPERTS

Broker / Sales Associates

Jeff Miller - Sales Associate

407-422-3144 • JMiller@MauryCarter.com

Jeffords "Jeff" Miller is an accomplished Real Estate Appraiser with over twenty-five years in the appraisal industry. He currently holds a Real Estate Sales Associate License and a State Certified General Appraiser's License. Jeff is designated by the International Association of Assessing Officers as a Residential Evaluation Specialist. His experience includes commercial appraisal, residential appraisal, agricultural classification of land, conservation easements, utility easements, cattle grazing leases, inter-local agreements, land use agreements, and eminent domain. Before joining Maury L. Carter & Associates, Jeff was the Manager of Commercial and Agricultural Land for the Orange County Property Appraiser's office. Jeff holds a B.A. degree in Psychology from the University of Central Florida. He is a lifelong Central Florida resident and deeply rooted in the community. In his free time, Jeff enjoys his hobby farm and restoring antique tractors.

Development



Emily Brown

Director of Operations

407-581-6202 • EBrown@MauryCarter.com

Emily has over 18 years of experience in entitlement, permitting and construction of infrastructure for commercial and residential land development projects, as well as build-to-suit projects for Publix Super Markets, Wawa and 7-Eleven. As project manager, her responsibilities include selection and negotiation of contract with architects, engineers and general contractors, coordination with various municipalities and governmental agencies, and construction management. Emily has completed the development of eight Publix anchored shopping centers, totaling over \$73 million in construction costs and 700,000 square feet. She also supervised the permitting, design, title coordination and dedication of the public-private roadway, Daryl Carter Parkway, valued at \$20 million.

Accounting



Luis Pereira

CFO

Louis was born in Madeira, Portugal and emigrated to South Africa in his early teens where he developed an accounting-based professional career before moving to the United States. His early career involved accounting, manufacturing and a thorough involvement in real estate and property development of five cities ancillary to Durban. This development included design, supporting infrastructure and services as well as zoning. Luis was given charge of utilities billing for the greater Durban area, which required sophisticated recording, monitoring, reporting, and management systems. In the U.S., he expanded his experiences covering service, retail, manufacturing, health insurance, utilities, non-profits, construction, finance, IT project management, mortgage banking and brokering. Whilst discharging accounting and admin responsibilities, he re-engineered business processes, reporting systems and accounting structures in the quest to achieve operating efficiencies. Outside of work, Luis enjoys field hockey, soccer, rugby, running as well as Ballroom and Latin American dancing.

Accounting



Pam Wray

Treasurer

Maury Carter became acquainted with Pam in April 1974 while both worked at J Rolfe Davis Real Estate. Pam recognized the value of their relationship and helped Mr. Carter when he ventured on his own as a Florida licensed real estate broker in November of 1976. The Virginia backgrounds they experienced, excitement of real estate and dedication for excellence were bonds they shared. Pam continues this venture with Daryl Carter in her current position as Treasurer.

Property Management



Robert "Charlie" King

Property Manager

770-291-9621 • CKing@MauryCarter.com

Charlie was born and raised in Atlanta, Georgia. He was inspired by his grandfather's career in finance and graduated with a bachelor's degree in finance from Florida State University in 2021. Charlie joined the Maury L. Carter & Associates, Inc. team in 2021 as a property manager where he specializes in agricultural leasing, tenant management and many other duties that come with managing MLC's land investment portfolio. Charlie has prioritized building meaningful connections within Florida's agriculture industry to expand his knowledge and ability to steward land investments for the firm and its clients. In his free time, Charlie coaches the varsity boy's lacrosse team at Lake Highland Prep and is heavily involved with the Orlando lacrosse community.

Marketing



Lily Taylor

Marketing Manager

A proud eighth-generation Floridian, Lily was born and raised in Orlando and holds degrees in Communication and Environmental Science from the University of North Florida. After college, she spent two years pursuing seasonal work around the world—including assisting shark cage diving tours in South Africa, working on a luxury ranch in Wyoming, and crewing a private yacht in the Florida Keys—while also taking on commissioned artwork and freelance graphic design projects. Lily began her marketing career at a medtech agency, but came to MLC to pursue her love for Florida land and communities. Outside the office, Lily enjoys fishing, painting, and most of all, spending time with her son.

SERVICES & SOLUTIONS



Investment Advisory & Portfolio Management

Identifying investment opportunities on behalf of clients, subsequently buying, owning and managing, building value, then selling. Our current investment portfolio consists of 12,000± acres of land, an income producing commercial portfolio, and cash (the portfolio is conservatively estimated at \$300,000,000).

Brokerage Service

Services include listing properties for sale, buyer representation, site selection projects, value analysis, broker opinions of value, and more. Our services span industrial, residential land for development, transitional land, retail, commercial, multifamily, agriculture, etc.

Development & Construction

Performing development services for investment clients and third-party projects, supervision of entitlement and permitting process.



1031 Exchanges

Maury L. Carter & Associates, Inc. facilitates asset class transitions and defers capital gains taxes on transactions, completing hundreds of millions in 1031 exchange transactions.

National Homebuilder Sales

Maury L. Carter & Associates, Inc. has assisted buyers and sellers in closing hundreds of millions of dollars worth of land in this sector throughout Florida.

Agri-Real Estate Services

A major portion of our business is assisting buyers & sellers with farms, ranches, groves, hunting/recreational land, natural resources, production, agriculture, & more.

Land Management

Maury L. Carter & Associates, Inc. principals and clients own a land portfolio of 12,000± acres. Our management division that responsibly stewards the land within the portfolio.

Conservation Easements & Government Sales

Maury L. Carter & Associates, Inc. has a long track record of handling conservation sales in fee or through conservation easements. We are also proficient in handling governmental transactions.

FEATURED DEVELOPMENT PROJECTS

I-4 Portfolio Improvements

- Approximately 198 acres of land straddling I-4. Uniquely positioned between Walt Disney World, Universal Orlando, Sea World and the Orange County Convention Center along the Interstate 4 (I-4) corridor
- Sales:
 - » Orange County Public Schools: 50 acres, \$25 million
 - » Epoch Residential: 10 acres, \$7.5 million
 - » Unicorp-O-Town: 76 acres, \$49 million
- Entitled for 1,122,216 sf of retail, 545 hotel units, 600 timeshare units, and 650 multifamily units



Daryl Carter Parkway & Connector Road

- Public-private partnership with Orange County Government on I-4 flyover project to design, permit and construct major infrastructure
- I-4 overpass roadway project connecting International Drive to Palm Parkway opened for traffic February 2014
- Project took 7 years to complete at a cost of \$20 million
- Involved collaboration between multiple agencies and landowners
- Phase 2 extension of Daryl Carter Parkway started construction in 2019 and was completed in 2021. It will run from Palm Parkway to Apopka-Vineland Road
- This project opened the door for development of the \$1 billion O-Town Project along with the new 3-story Orange County Public High School and a new freestanding AdventHealth Emergency Room



Impact of Project

- The roadway improvements dramatically increased accessibility to the portfolio, and primed it for acquisition and development.
- The total investment on the 136 acres was \$38 million
- The total sellout of the 136 acres was \$81.5 million

FEATURED DEVELOPMENT PROJECTS

Publix Shopping Centers Development/Redevelopment

- Plaza Del Mar (Manalapan, FL)
- Highlands County Publix, Shoppes at Water Tower (Celebration, FL)
- Aloma Shopping Center (Winter Park, FL)
- Cornerstone at Lake Mary (Lake Mary, FL)
- Cornerstone at Lake Hart (Orlando, FL)
- Cornerstone at Summerport (Windermere, FL)
- Southgate Shopping Center (Lakeland, FL)
- Island Estates Publix (Clearwater, FL)
- Shoppes at Orangetree (Naples, FL)
- City Plaza at Tampa Palms (Tampa, FL)



Roadways

M.L. Carter Development has been involved in more roadway improvement projects in Central Florida than any other real estate firm.



Retailer Relationships

- | | |
|-----------------|-----------------|
| • Publix | • Taco Bell |
| • Target | • Dunkin' |
| • Wawa | • Baskin-Robins |
| • SunTrust Bank | • Office Depot |
| • Walgreen's | • Regions Bank |
| • McDonald's | • Exxon Mobil |
| • CVS | • Starbucks |
| • 7-Eleven | • Chipotle |
| • Racetrac | • Dutch Bros. |
| • Ruby Tuesday | • & many more |

Keys to Success

M. L. Carter Development is one of the more active retail developers in Central Florida. We have extensive local market knowledge and key contacts. We sustain relationships with governmental agencies, tenants and community asset providers.

CASE STUDY *WATER TOWER SHOPPPES*

The Challenge

Joined with Crossman & Company to take on this challenged shopping center known as the “black eye” of Walt Disney’s Celebration. The center had over 50% vacancy and a vacant anchor.



The Approach

- By stabilizing the existing tenancy, re-tenanting anchor space, and selling asset for redevelopment we were able to revitalize the site into a successful, attractive shopping center
- Built a new Publix store as the anchor. This entailed creating a redevelopment project timeline, budget, buyout and relocation of tenants
- Required coordinating with Walt Disney World and multiple government agencies
- Crossman & Company sold property to institutional buyer who would invest capital to complete redevelopment



Success

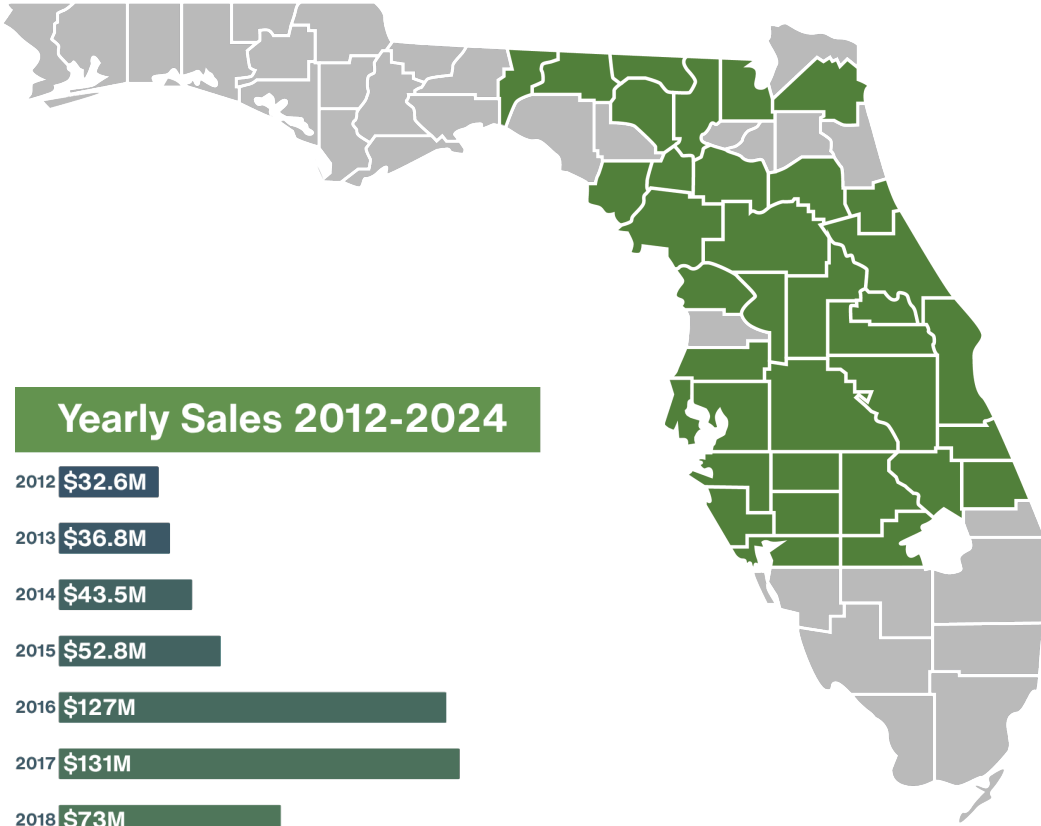
- The property’s net operating income (NOI) increased from \$700,000 to \$1.72 million, increasing the property value by an estimated \$15 million
- Occupancy increased dramatically with 20+ new tenants on long-term lease and over 90% occupied a year after completion
- Transformed from eye-sore to attractive entrance to the community
- Won NAIOP’s Development of the Year

REFERENCES



- **Scott Crossman** – Founder and CEO, Crossman & Company
- **Brian Hudson** – General Counsel to The Villages
- **Joan Jones** – previous client, sold 500+ acres for Mrs. Jones in Alachua County
- **Mallory Lykes Dimmitt** – CEO, Florida Wildlife Corridor
- **Lauren Detzel & Charlie Egerton** – Attorneys at Law, Dean Mead
- **Randy Rush** – Attorney at Law, Windersweedle, Haines, Ward & Woodman, PA (Retired)
- **Jim Willard** – Attorney at Law, Shutts & Bowen
- **Charlie Roper** – Roper Groves
- **Jody Barry** – Barry Development Group; Former Chief Real Estate Officer, Advent Health
- **Jack Ziegler** – Walt Disney World
- **Mark Waltrip** – CFO, Westgate Resorts
- **Bryant Skinner** – Leader of major real estate investment family office
- **Baxter Troutman** – President and Owner of Dark Hammock Legacy Ranch and Labor Solutions
- **Clara S. Townsend Trust** - John Jones – 9000+ acre timber portfolio
- **Edmund Ball** - Chief Real Estate Officer, Encompass Health
- **Tim Rupli** – Rupli & Associates, Inc.

OUR PERFORMANCE IN NUMBERS



Yearly Sales 2012-2024



\$1.8
BILLION
sales closed

109,000
ACRES
of land sold

36 Florida Counties Served

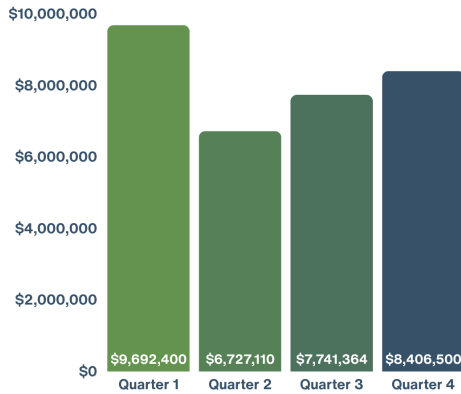
Alachua
Baker
Brevard
Charlotte
Citrus
Columbia
DeSoto
Dixie
Duval
Flagler
Gilchrist
Glades
Hamilton
Hardee
Highlands
Hillsborough
Indian River
Jefferson
Lake
Levy
Madison
Manatee
Marion
Okeechobee
Orange
Osceola
Pasco
Pinellas
Polk
Putnam
Sarasota
Seminole
St Lucie
Sumter
Suwannee
Volusia

Sales data from January 2012-March 2025 between FL, GA, CO, TN, TX, and VA



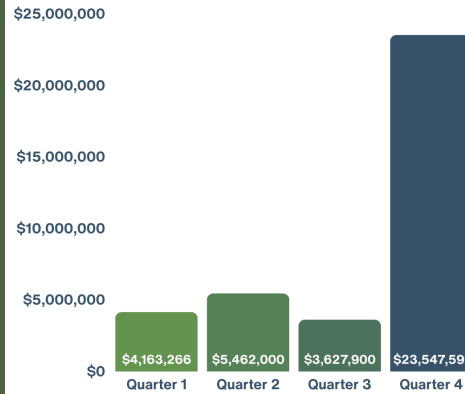
OUR PERFORMANCE IN NUMBERS

2012 Quarterly Sales



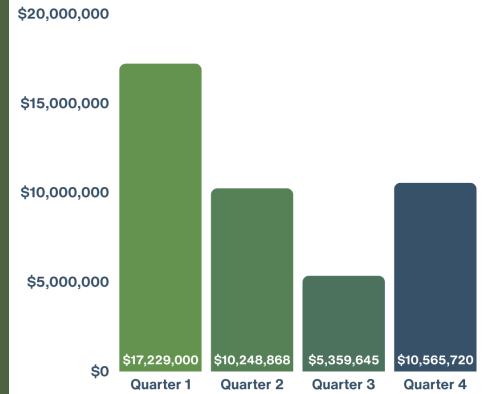
\$32,567,374 TOTAL ON 28 TRANSACTIONS

2013 Quarterly Sales



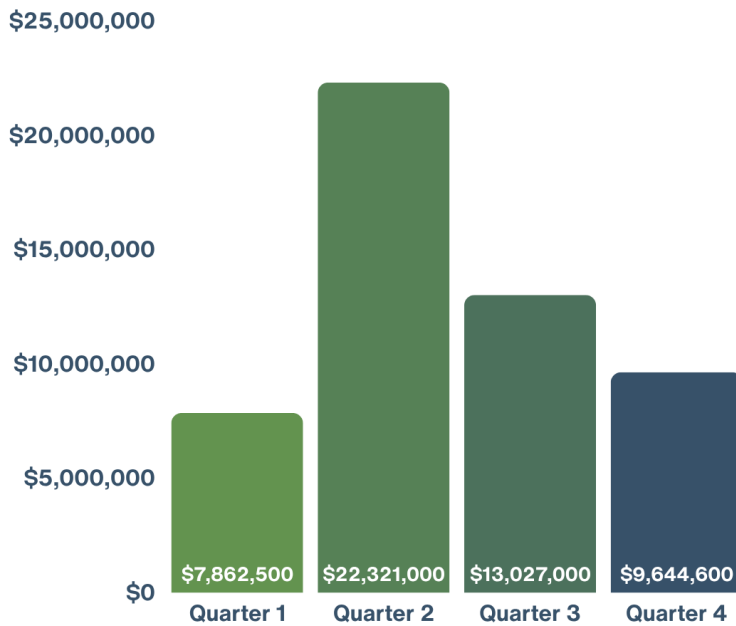
\$36,800,757 TOTAL ON 32 TRANSACTIONS

2014 Quarterly Sales



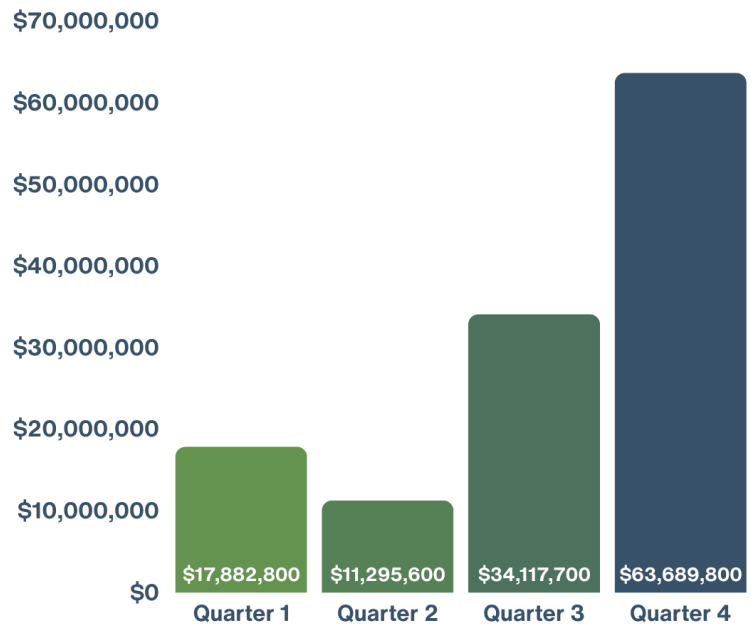
\$43,508,233 TOTAL ON 35 TRANSACTIONS

2015 Quarterly Sales



\$52,855,100 TOTAL ON 38 TRANSACTIONS

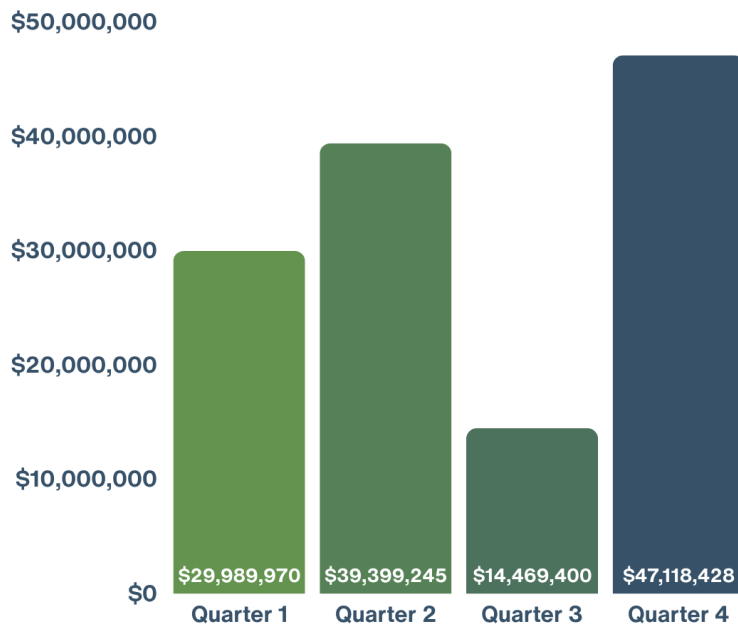
2016 Quarterly Sales



\$126,985,900 TOTAL ON 48 TRANSACTIONS

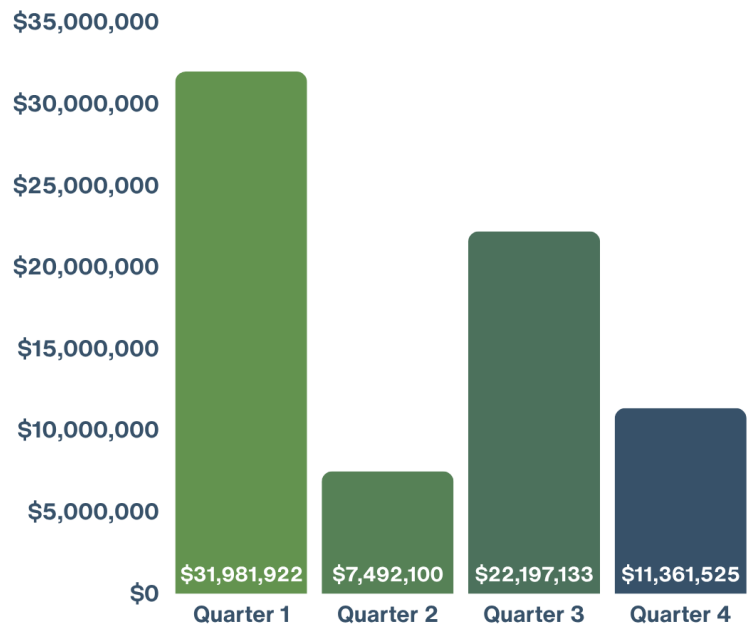
OUR PERFORMANCE IN NUMBERS

2017 Quarterly Sales



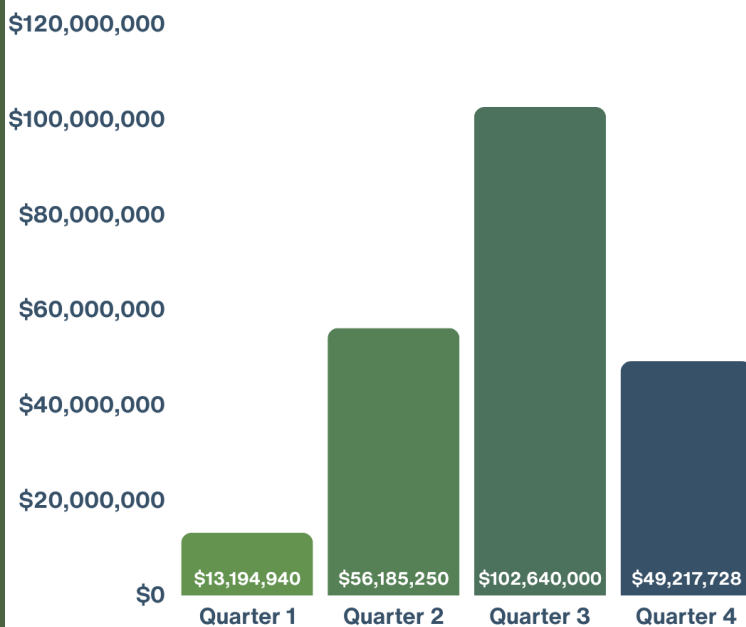
\$130,977,043 TOTAL ON 56 TRANSACTIONS

2018 Quarterly Sales



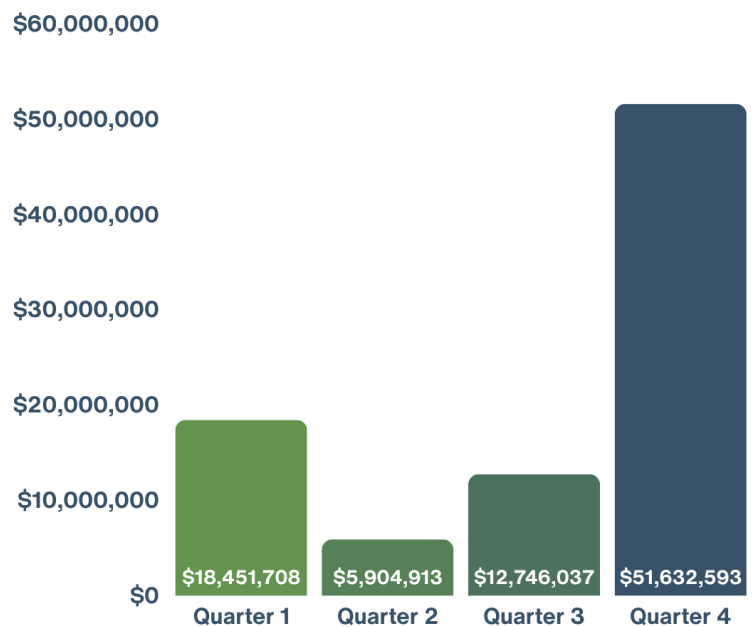
\$73,032,680 TOTAL ON 54 TRANSACTIONS

2019 Quarterly Sales



\$221,237,918 TOTAL ON 58 TRANSACTIONS

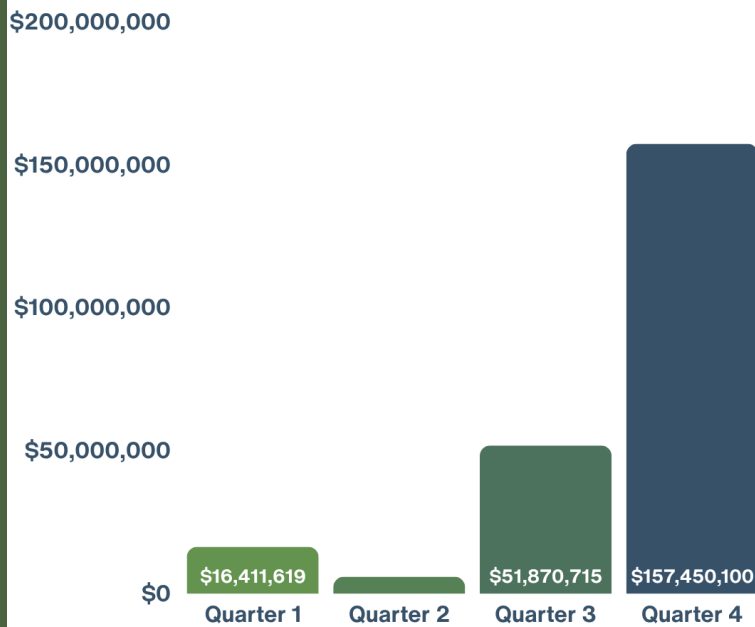
2020 Quarterly Sales



\$88,735,251 TOTAL ON 60 TRANSACTIONS

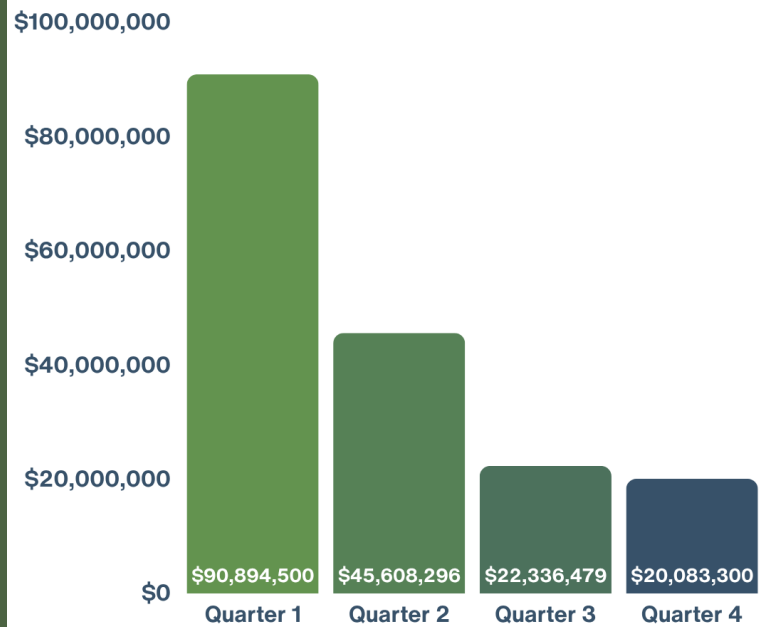
OUR PERFORMANCE IN NUMBERS

2021 Quarterly Sales



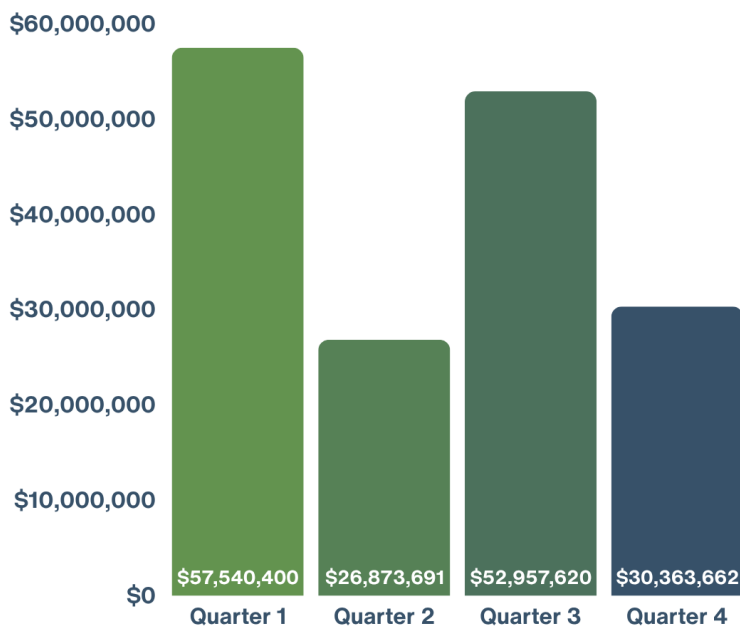
\$247,519,447 TOTAL ON 67 TRANSACTIONS

2022 Quarterly Sales



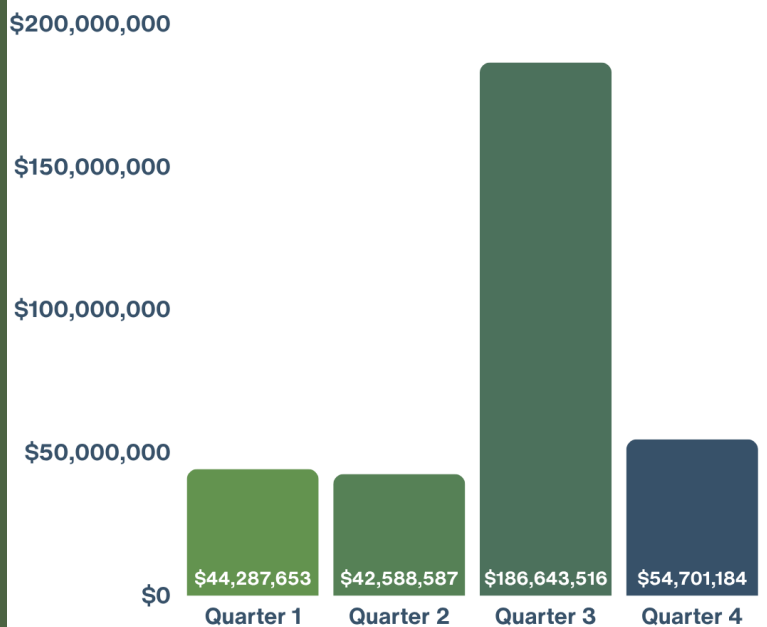
\$178,922,575 TOTAL ON 65 TRANSACTIONS

2023 Quarterly Sales



\$167,735,373 TOTAL ON 65 TRANSACTIONS

2024 Quarterly Sales



\$328,220,940 TOTAL ON 51 TRANSACTIONS



THE MLC ADVANTAGE

National Brokers Vs. Local Brokers

Global Sales Numbers

National brokers will tout their national or global sales volume. This can be misleading to many landowners looking to market and sell their land. Prospective clients should review the brokers' performance in the local market.

Commission Sharing

National brokers have a history of NOT SHARING commissions to outside brokers. This is a detriment to sellers that hire national firms because it discourages outside brokers to work on their listings. Often there is either 1) no commission built in for a cooperating broker, or 2) a small fraction of the total commission offered to the cooperating broker.

Real Sales Numbers

Often, large corporate real estate firms will lump ALL of their completed real estate volume across all categories into one transaction total, which can be misleading. They never present their land sales alone, which might not paint an accurate picture of their performance on land sales in the market.

Difficult to Reach

Can clients pick up the phone and get directly in touch with the President, Vice President and other leadership at these national brokerages? Typically, these assignments get assigned to a lower level sales associate. Additionally, we have noticed in dealing with large corporate real estate firms that their response time is mediocre at best.

No Local Experience

Most national land brokerage associates are not born, raised and plugged into the local market. They are transplants who don't have an accurate pulse on the Central Florida land market.

Confidentiality

Our experience is that other firms do not adhere to a strict code of confidentiality.

Not Landowners

Many brokerage firms say they are experts in land, yet they have never owned a single acre themselves.



THE MLC ADVANTAGE

Local/Regional Brokers vs. MLC

Accurate Sales Numbers

Our sales numbers are accurate and prove our industry-leading successes in the Florida land industry. Our numbers speak for themselves.

Commission Sharing

Because we believe it is best for our clients, Maury L. Carter & Associates, Inc. is cooperative and collegial. We share fees with other brokers.

Local Experience

Simply put, no other land brokerage firm in Florida enjoys the relationships, history, pedigree, and continued success than our firm. Not only does our firm have 45 years of experience in the Florida land industry, but each member of our team also has a long-standing history in Florida and the Florida real estate industry. This puts us on the leading edge of real estate activity in Florida.

Easy to Reach

Daryl Carter (President) will be in charge and actively involved in your project. In addition, the full faith and service of our entire team can and will be involved in your transaction. We provide an “all hands on deck” approach and offer the full services of our firm.

Confidentiality

One hallmark of our firm is its ability to keep all details about our clients and their transactions confidential. We have performed tens of millions of dollars of high profile transactions in recent years, and haven't said a word about them. Not even a public marketing announcement of the sales was ever considered. Our clients greatly appreciate this and it earns their trust. Our goal is to get the transaction successfully completed for our clients and not to bask in our own glory.

Tools

Trucks, bolt cutters, chains and locks. We know brokers in national firms who don't even have 4-wheel drive trucks.

We Are Landowners

Principals in our firm (along with investors) currently own a 12,000± acre portfolio. Many of our associates come from long-time land owning families.
We think and act like landowners, because we ARE landowners.



OUR MARKETING APPROACH

At Maury L. Carter & Associates, we don't believe in one-size-fits-all marketing. We take a strategic, customized approach to get your property in front of the right buyers: locally, nationally, and globally.

While national firms can feel impersonal and slow to respond, our user-friendly website and hands-on sales team ensure every listing gets the attention it deserves.

Proprietary Buyer Lists

Thousands of active landowners, investors, and qualified prospects, built over decades and continuously updated.

On-Site Road Signage

Physical signage placed directly on the property to drive local visibility and generate inquiries.

Custom Marketing Materials

Professionally designed flyers tailored to each listing, ideal for both print and digital outreach.

Global Marketing Reach

A strategy that extends beyond borders with focused international efforts to attract global buyer interest.

Aerial Drone Videos

High-quality drone footage created for qualifying properties, helping buyers see the full scope and potential.

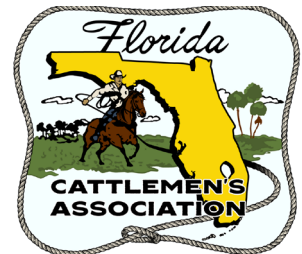


When you work with Maury L. Carter & Associates, you tap into a network built over 48 years of active land ownership and brokerage experience.

That's more than market knowledge: it's lived expertise.

We also don't charge any upfront marketing fees. Our only compensation comes from a successful closing, because we're invested in your results from day one.

Marketing Platforms



MAURYCARTER.COM





**MAURY L. CARTER
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