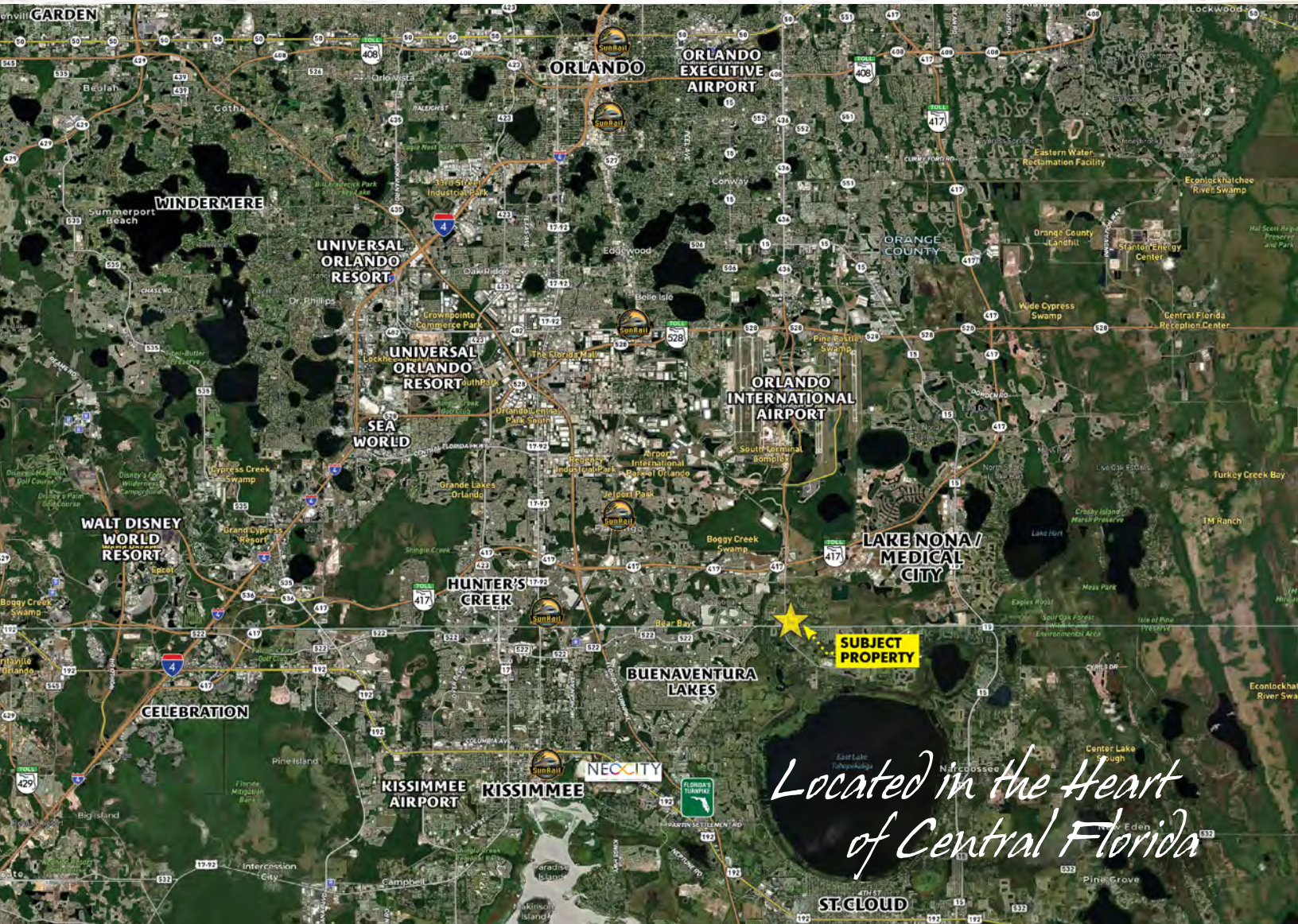


# Lake Nona South Medical City Orlando International Airport Land

34± Acres | Orlando, Florida



Co-Listed By:



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

407-422-3144 | [maurycarter.com](http://maurycarter.com)  
3333 S. Orange Avenue, Suite 200 | Orlando, FL 32806



**Dowd Properties, Inc.**

407-592-2352 | [DowdLand.com](http://DowdLand.com)  
918 Westpark Dr, Suite B | Celebration, FL 34747



# Lake Nona South Property Details

**Size:** 34± acres (*Portion Under Contract*)

**Location:** 14831 Boggy Creek Road,  
Orlando, Orange County, Florida 32824

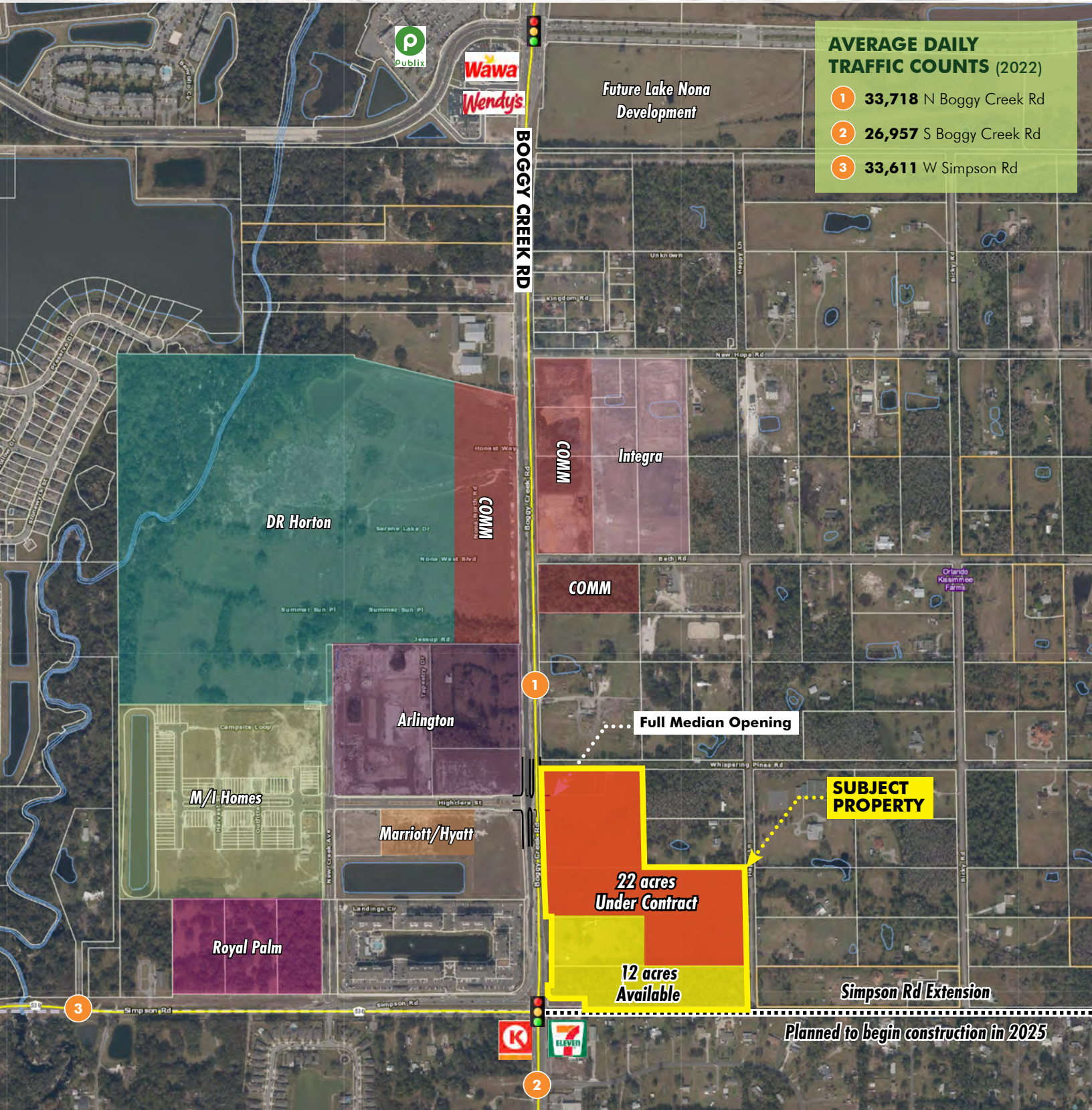
**Price:** \$34,000,000

**Zoning/Future Land Use:** Please see page 6  
for further details

**FLU:** PD - Commercial and Multi-family

**Utilities:** Domestic water main and sanitary  
line in Boggy Creek Road (*both being upsized as a  
part of the road widening project*).

**Frontage:** 1,400'± on Boggy Creek Road



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

1

**SUBJECT PROPERTY**

**22 acres Under Contract**

**12 acres Available**

**Simpson Rd Extension**

**Planned to begin construction in 2025**





## Lake Nona South Location Details

- Located in the Lake Nona submarket, **minutes from one of the nation's top selling master-planned communities.**
- **Less than 6 miles south of the Orlando International Airport, the state's busiest airport, which saw 50 million passengers in 2022. OIA employs 15,783 full-time employees.**
- **Lake Nona Medical City is a 650-acre health and life sciences park, putting Orlando on the map as a global destination for health care, research and medical education.**  
Anchored by UCF Health Sciences Campus, VA Medical Center, Nemours Children's Hospital and UF Academic & Research Center.
- **Osceola Parkway Extension Project: Property is at the intersection of Boggy Creek Rd. and the future Simpson Rd. extension that will connect the Orlando International Airport with the Sunbridge community.**

*Easily Accessible to  
Major Central Florida  
Areas & Amenities*

**Lake Nona/Medical City:**  
5 min, 2.6 miles northeast of property

**Orlando International Airport:**  
10 min, 6 miles north of property

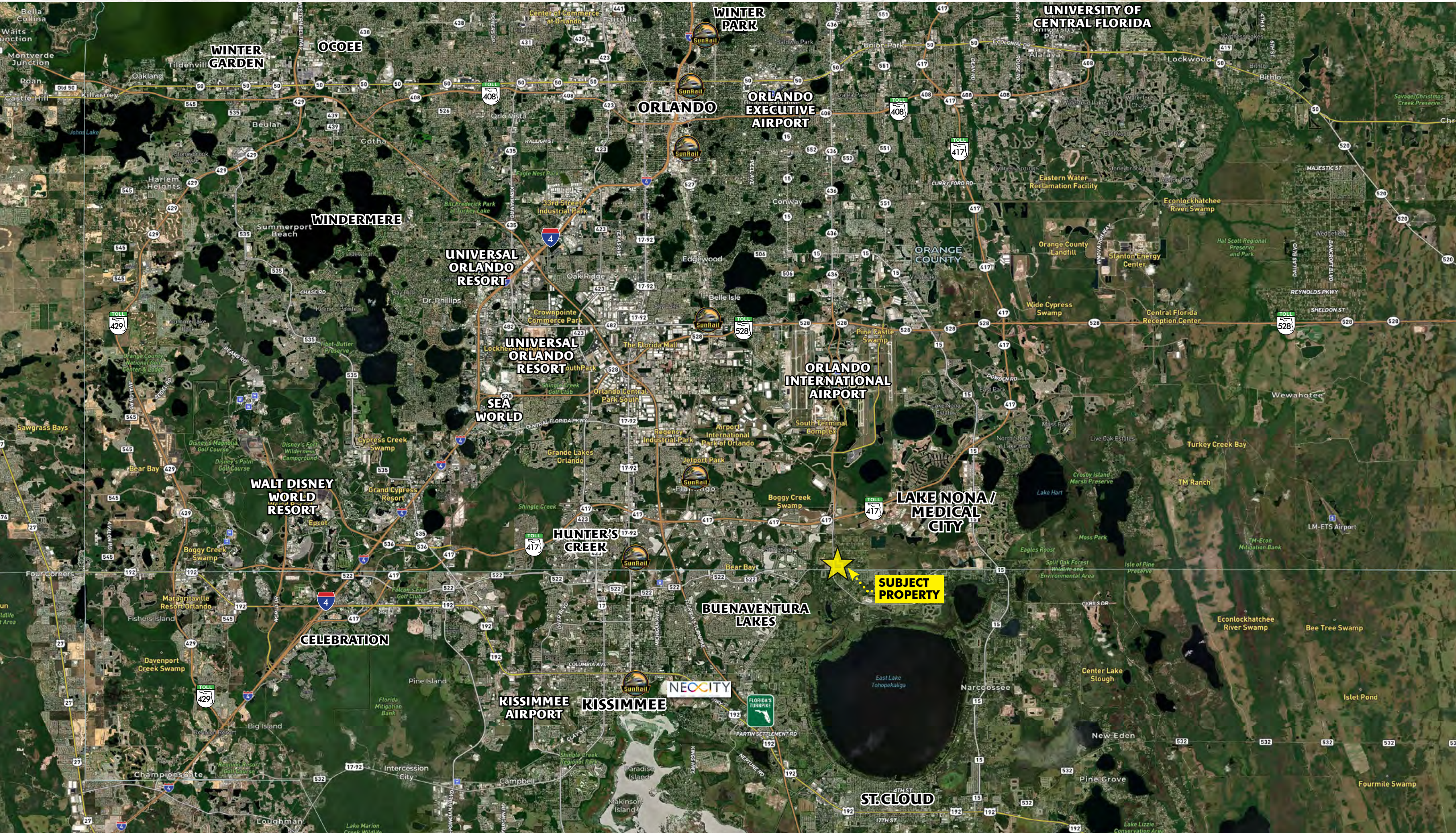
**Downtown Orlando:**  
25 min

**Walt Disney World Resort:**  
25 min

**East Coast / Space Coast:**  
1 hour

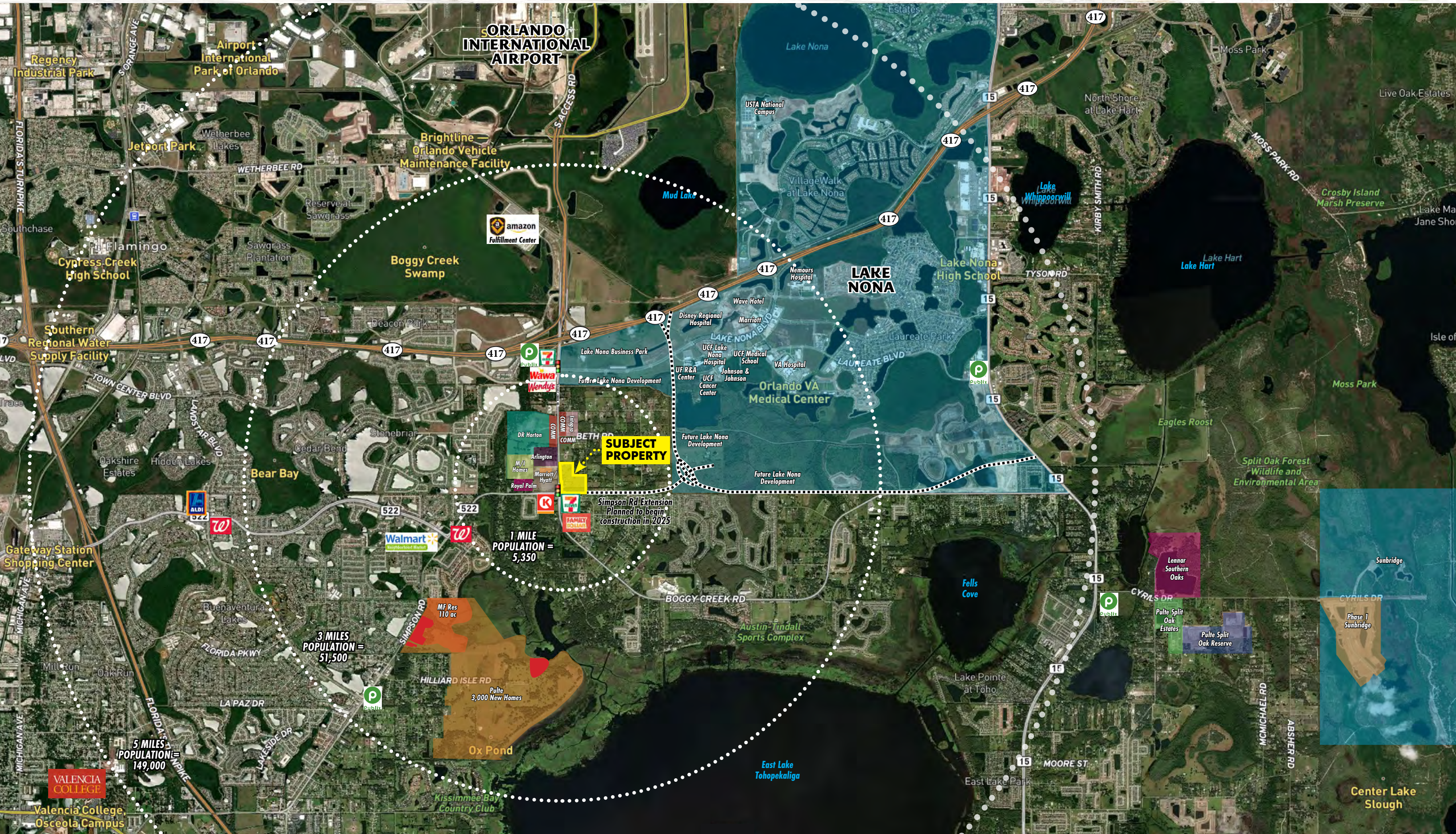


# Lake Nona South Central Florida Regional Map





# Lake Nona South Nearby Development Map





# Lake Nona South Property Survey / Zoning



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