



HOTEL OPPORTUNITIES AT **OLYMPUS**

EPIC EVERY DAY.™

Clermont, Florida



FIRST CAPITAL
Property Group, Inc.
Commercial Real Estate Services

CORFAC
INTERNATIONAL
Affiliate Firm

OPPORTUNITY

Planned Unit Development and Entitlements for **110-150 key Branded Hotel** located within the Town Center of the Olympus Development within Wellness Way development Corridor.

- **First hotel** planned within the Olympus Sports development, with close proximity to Clermont's active sports tourism industry
- PUD and Entitlements for **100+ rooms approved and in hand**, no need for enhanced approvals from City of Clermont
- Clermont offers unique topography, parks, lakes, trails and other outdoor amenities, become an **increasingly popular destination for enthusiasts**
- **Limited hotel stock in Lake County** provides great opportunity to capture visitor hospitality demand
- **Gateway to Orlando-area** theme parks and tourism destinations, but with a more relaxed atmosphere

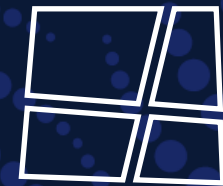


OLYMPUS

EPIC EVERY DAY.™



110-KEY
BRANDED HOTEL



± 3 ACRES

THE DEVELOPMENT

First Capital is pleased to present the opportunity to be a part of the Olympus Master Development.

Olympus spans 243 acres south of Clermont, adjacent to Lake Louisa State Park, and west of Hamlin in Horizon West. Integration of health, wellness, sports, and entertainment facilities aims to enrich the lives of residents and visitors, positioning Olympus as a focal point for South Lake County's growth and sports tourism.

The Town Center will be the heart of the project, attracting local, regional, and national visitors with its commercial, recreational, and entertainment offerings.

Envisioned as an integration of health, wellness, sports and entertainment facilities and programs that enrich the lives of residents and visitors alike, Olympus is the anchor point of South Lake County's growth and sports focused tourism.

Entitlements:

- ± 1 million SF of sports & entertainment venues
- ± 1,000 residential units
- ± 1,300 hotel rooms
- ± 1 million SF of retail, restaurant & office space
- ± 130,000 SF of conference space





Conceptual Olympus Town Center



Conceptual Medical Campus Building

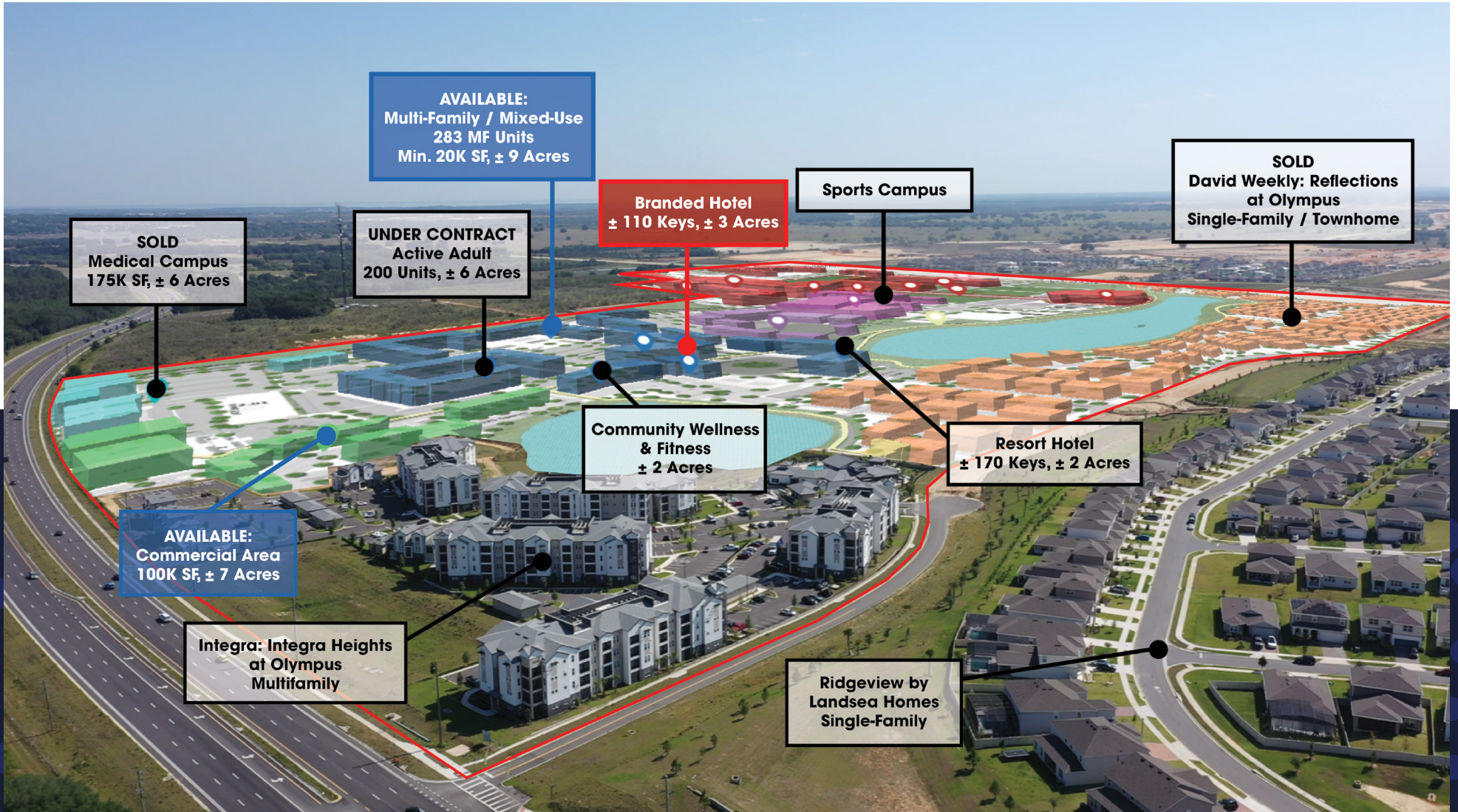


Conceptual Arena



Conceptual Olympus Town Center

CURRENT AVAILABILITY



COMPLETE SITE MAP



For an Interactive
Site Map Visit
OLYMPUSOrlando.com

501+80

Future Wellness Way

02/22/23

**OSE PUD SITE PLAN E-2
MULTI USE PUBLIC TRAIL SYSTEM E-7**

This illustrative drawing is not intended to be used for contract pricing or quantity calculation. All content is subject to Permits, Final Engineering & Architectural Review

ARB COORDINATION

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Landscape |
| <input type="checkbox"/> Site Coverage | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Other |

0 200 400



Future Schoefield Road

OLYMPUS

- GATEWAY / KIOSK / EVENT STAGE
- EVENT MANAGED CYCLE TRACT
- MULTI USE PUBLIC TRAIL SYSTEM
- MULTI USE PROMENADE
- PLAZA
- PERVIOUS STABILIZED GRASS PARKING
- PAD SITES / INFILL BUILDINGS
- COTTAGE COURT
- ENTERTAINMENT ZONE BOUNDARY
- OUTDOOR EVENT ZONE (OEZ)

CLONTS GROVE
(Not Included in Olympus)

488+40

477+80

470+80

464+10

MEET THE NEIGHBORS

David Weekley Homes, Integra Land Company and Edge Sports Global are a few of the early adopters who are committed to the development. Integra Heights at Olympus opened November 2023 with 289 units. David Weekley will build a mix of single-family and town homes to the east of Integra Heights.

NHL Legend and Tampa Bay Lightning Founder, Phil Esposito, is a founding member of the Ice Center at Olympus, a \$20 million facility. A partnership with Edge Sports Global, the premier athletic ecosystem specialists, to facilitate development, design and management of the 60-acre Sports Campus, and Broadcast Service Group, to bring full-service broadcast and video production services to the Sports Campus, ensuring that venues are always broadcast-ready have been established.

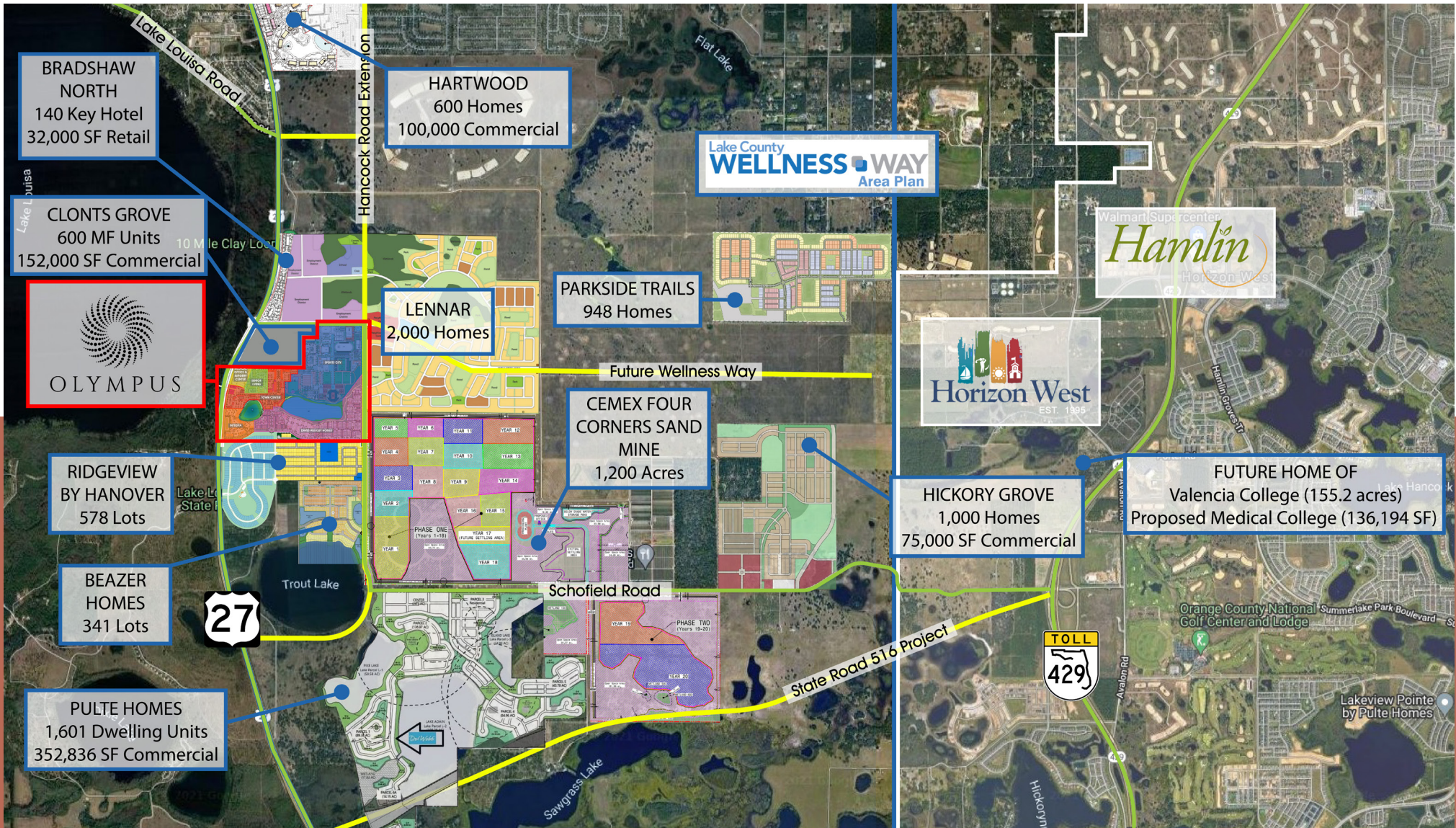


Phil Esposito

Tampa Bay Lightning Founder



SURROUNDING DEVELOPMENTS



LOCATION



2 minutes
(1.6 miles)



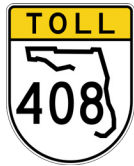
7 minutes
(5.2 miles)



8 minutes
(5 miles)



9 minutes
(6.4 miles)



17 minutes
(10.5 miles)



25 minutes
(24 miles)



30 minutes
(26.9 miles)



Surrounding Businesses

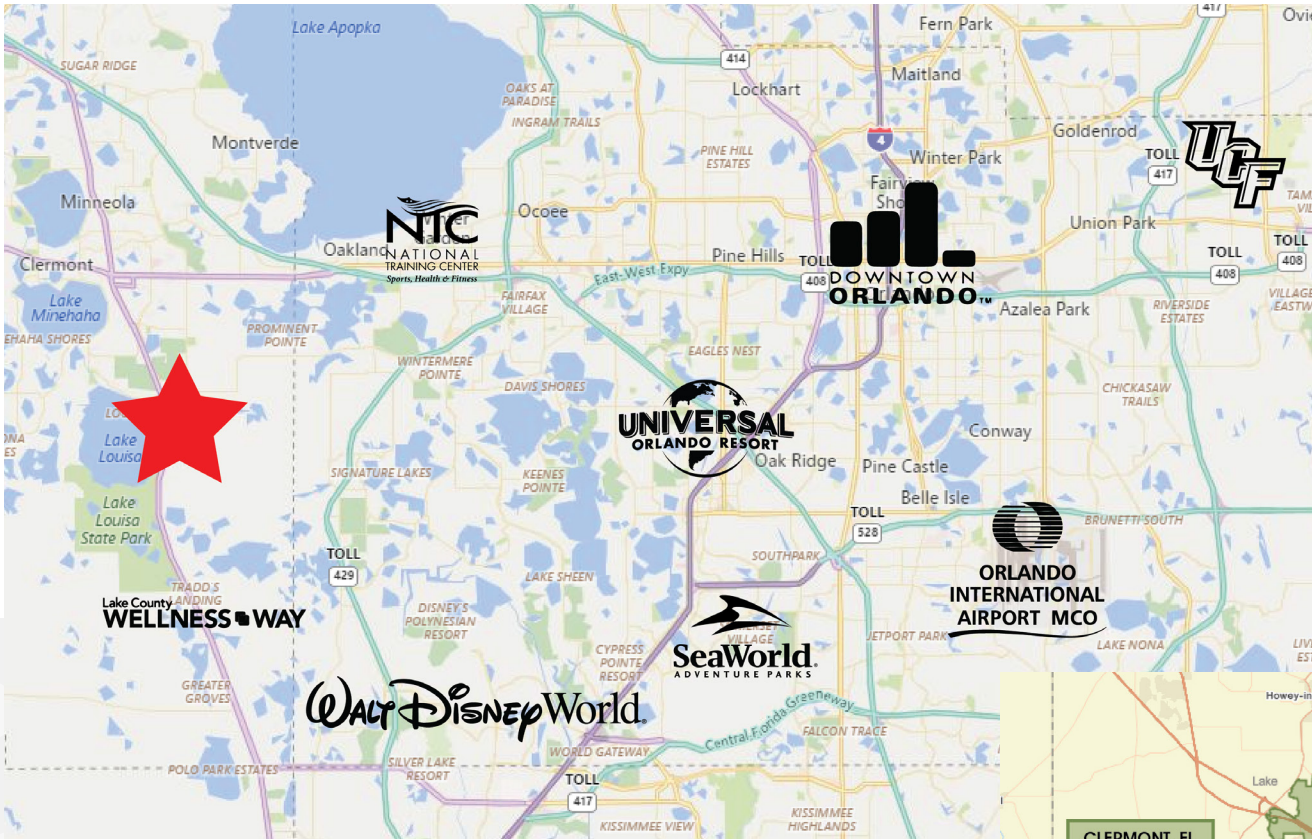
2023	5 Mins	10 Mins	15 Mins
Retail Businesses	35	272	662
Food & Drink Businesses	10	96	220

Average Annual Daily Trips

2022	
US HWY 27	26,500

		Total Population	Total Families	Total Households	Average Income
5 mins	2023	3,773	1,328	1,688	\$103,701
	2028	3,802	1,344	1,720	\$116,958
10 mins	2023	46,548	13,201	17,264	\$106,673
	2028	49,705	14,118	18,528	\$121,232
15 mins	2023	116,230	32,323	43,590	\$101,349
	2028	126,962	35,305	47,719	\$115,276

LOCATION



28% INCREASE
Population Growth by 2030



MEDIAN AGE
42.9
(5 min drive time)



EMPLOYMENT POPULATION
± 10,299
(10 min drive time)




LEARN MORE ABOUT THE SURROUNDING MARKET IN OUR "WHY WEST ORLANDO" PACKET

West Orlando Market - Florida
WINDERMERE, OCOEE, WINTER GARDEN, CLERMONT, LAKE COUNTY

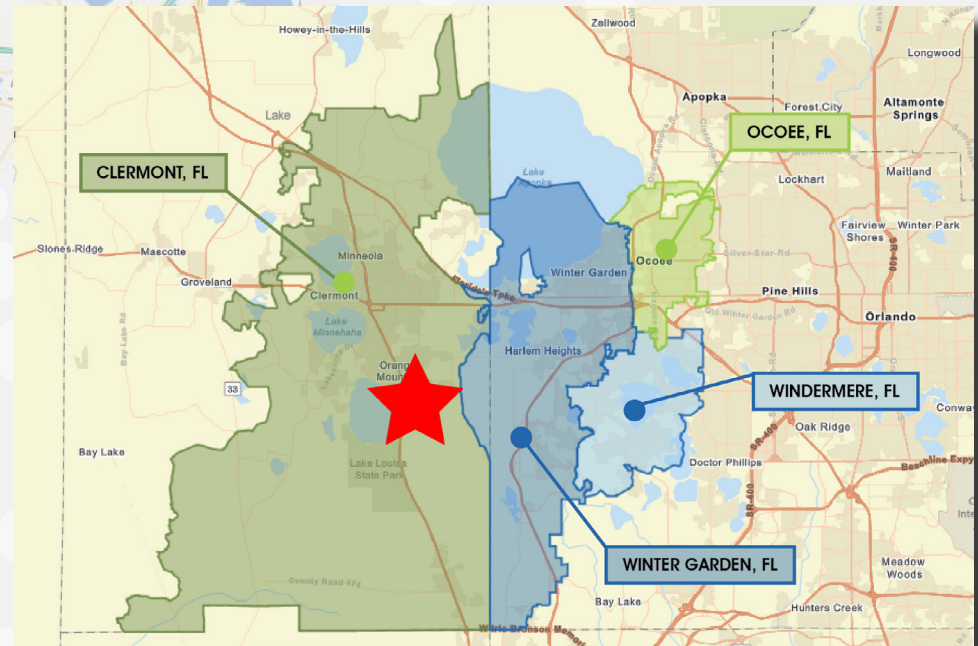
www.FCPG.com/Why-West-Orlando

First Capital Property Group, Inc. (FCPG) International, a wholly owned subsidiary, has a 50% ownership interest in the development, operation, leasing, property management & construction of commercial centers & residences.

FCPG International is a wholly owned subsidiary of First Capital Property Group, Inc. (FCPG). FCPG is a subsidiary of First Capital Property Group, Inc. (FCPG).

First Capital
Property Group, Inc.

CORFAC
INTERNATIONAL
Affiliate Firm



CLERMONT MARKET

Clermont is the **largest city in Lake County** at a population of over 44,800 within the 19 square miles of city limits. Located just 20 minutes west of Orlando near major transportation networks, the **picturesque hills and pristine lakes** draw a diverse demographic.

From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

Over 23 parks, 3.5 miles of paved trails, 4 piers, a boardwalk, splash pad and boat ramps are some of the **recreation programs, sports and activities** available in the Clermont area.

GROWTH

The area's **low cost of living** coupled with the area's focus on **innovation**, including but not limited to the 18 miles of optical fiber and cutting edge healthcare service options, continues to drive an influx of people moving to the region.

CHOICE OF CHAMPIONS

Clermont is home to the National Training Center which draws athletes from around the world. In the 2020 Tokyo Summer Olympics, at least **eighteen athletes trained in Clermont** and represented ten different countries across various track and field events. These Olympians earned 8 medals.

If Lake County were an independent country, it would have finished in the top three in the final medal count at the 2016 Summer Olympics in Rio de Janeiro. Clermont is also home to the Special Olympics Florida Headquarters, and Sommer Sports, the oldest American owned multi-sport event company. A **10-mile clay loop** also attracts Olympians and residents alike with its scenic views and rolling hills.

The infographic consists of six icons arranged in a 2x3 grid, each with a corresponding text description below it. The background is a scenic view of a lake with a wooden boardwalk.

- Icon 1:** A construction crane and a building. **± \$20,000,000 INVESTMENT INTO DOWNTOWN MASTER-PLAN**
- Icon 2:** A calendar with a checkmark. **± 100 EVENTS DOWNTOWN ANNUALLY**
- Icon 3:** A person sitting in a chair with a briefcase. **"TOP 25 PLACES TO RETIRE" BY MONEY MAGAZINE & FORBES (2016)**
- Icon 4:** Two hands shaking. **"MOST BUSINESS FRIENDLY CITY IN CENTRAL FL" BY WALLET HUB**
- Icon 5:** A ribbon with the text "READERS' CHOICE". **"BEST CITY TO LIVE IN CENTRAL FL" ORLANDO BUSINESS JOURNAL READERS CHOICE, 2017**
- Icon 6:** A sun over a lake. **TOP 15 BEST LAKE TOWNS IN THE U.S. TRAVEL & LEISURE, 2021**



OLYMPUS

SPORTS. WELLNESS. FITNESS.



Visit FCPG.com/Olympus
For More Information



PLEASE INQUIRE FOR PRICING.



Dan Wilson

Sales & Capital Advisory
407.872.0177 ext. 133
DWilson@FCPG.com



Trey Gravenstein

*Vice President of
Brokerage Services*
407.872.0177 ext. 119
Trey@FCPG.com



Michael Castrilli

*Senior Sales &
Leasing Associate*
407.872.0177 ext. 130
Michael@FCPG.com

