



MULTIFAMILY OPPORTUNITY AT **OLYMPUS**

EPIC EVERY DAY.™

Clermont, Florida



FIRST CAPITAL
Property Group
Commercial Real Estate Services

CORFAC
INTERNATIONAL
Affiliate Firm

OPPORTUNITY

Planned Unit Development and Entitlements for **283 Entitled Multifamily Units** and minimum 20,000 SF commercial entitlements included in purchase of multifamily units, located within the Town Center of the Olympus Development within Wellness Way development Corridor.

- **PUD and Entitlements for up to 283 multifamily units approved** and in hand, no need for enhanced approvals from City of Clermont
- Ability to **fast-track construction**, move at accelerated pace to open on your timeline
- **Demand for rental housing** in Lake County has expanded from strong growth in Western Orange County (Horizon West, Hamlin, Wellness Way)
- Shortage of apartment communities and rising rents in Lake County provide **favorable conditions**
- Less than 3 Miles from new State Road 516 Expressway, which will dramatically **open connectivity** between the attractions and Hwy 27 and SR 429
- **One of very limited Clermont sites with approvals** in place for multifamily, while being surrounded by tremendous single-family home growth
- Up to 20,000 SF of commercial entitlements may be included in the development for a **mixed-use concept**



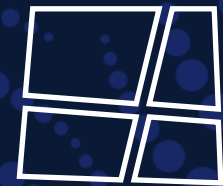
Conceptual Olympus Town Center

OLYMPUS

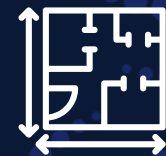
EPIC EVERY DAY.™



283 ENTITLED
MULTIFAMILY UNITS



± 9 ACRES



MINIMUM 20,000 SF
COMMERCIAL

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

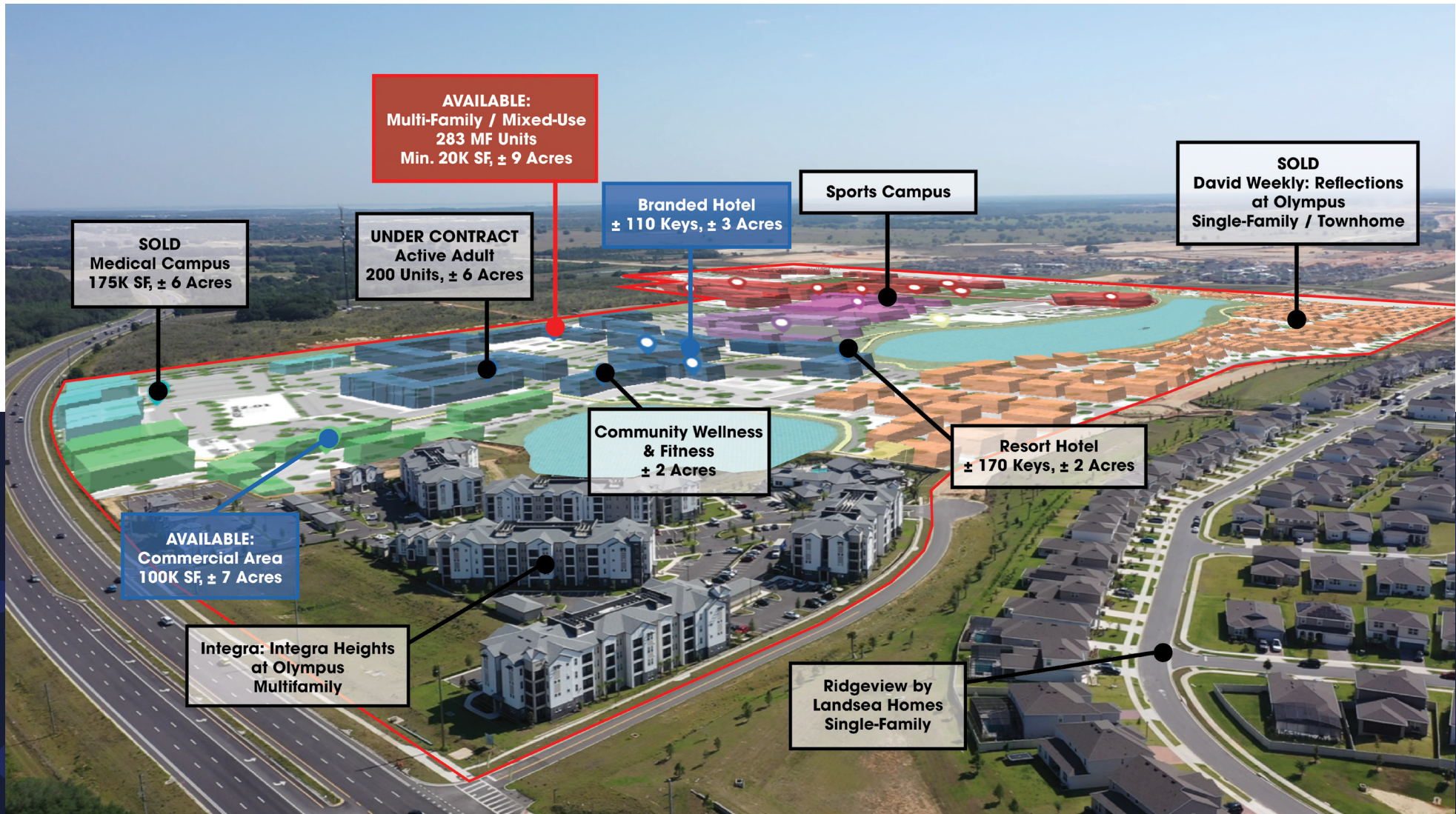


Conceptual Olympus Town Center

TOWN CENTER SITE MAP



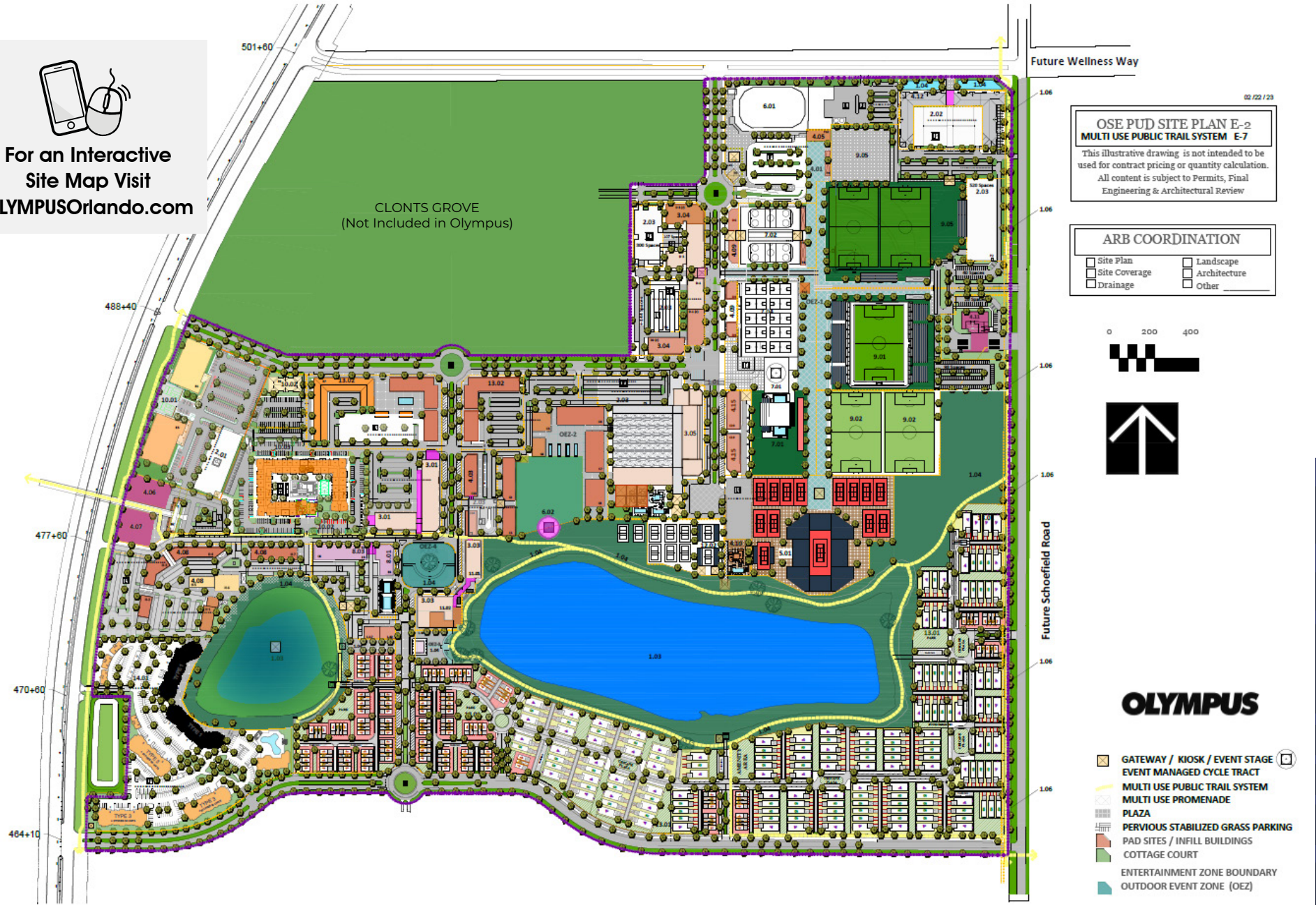
CURRENT AVAILABILITY



COMPLETE SITE MAP



For an Interactive
Site Map Visit
OLYMPUSOrlando.com



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

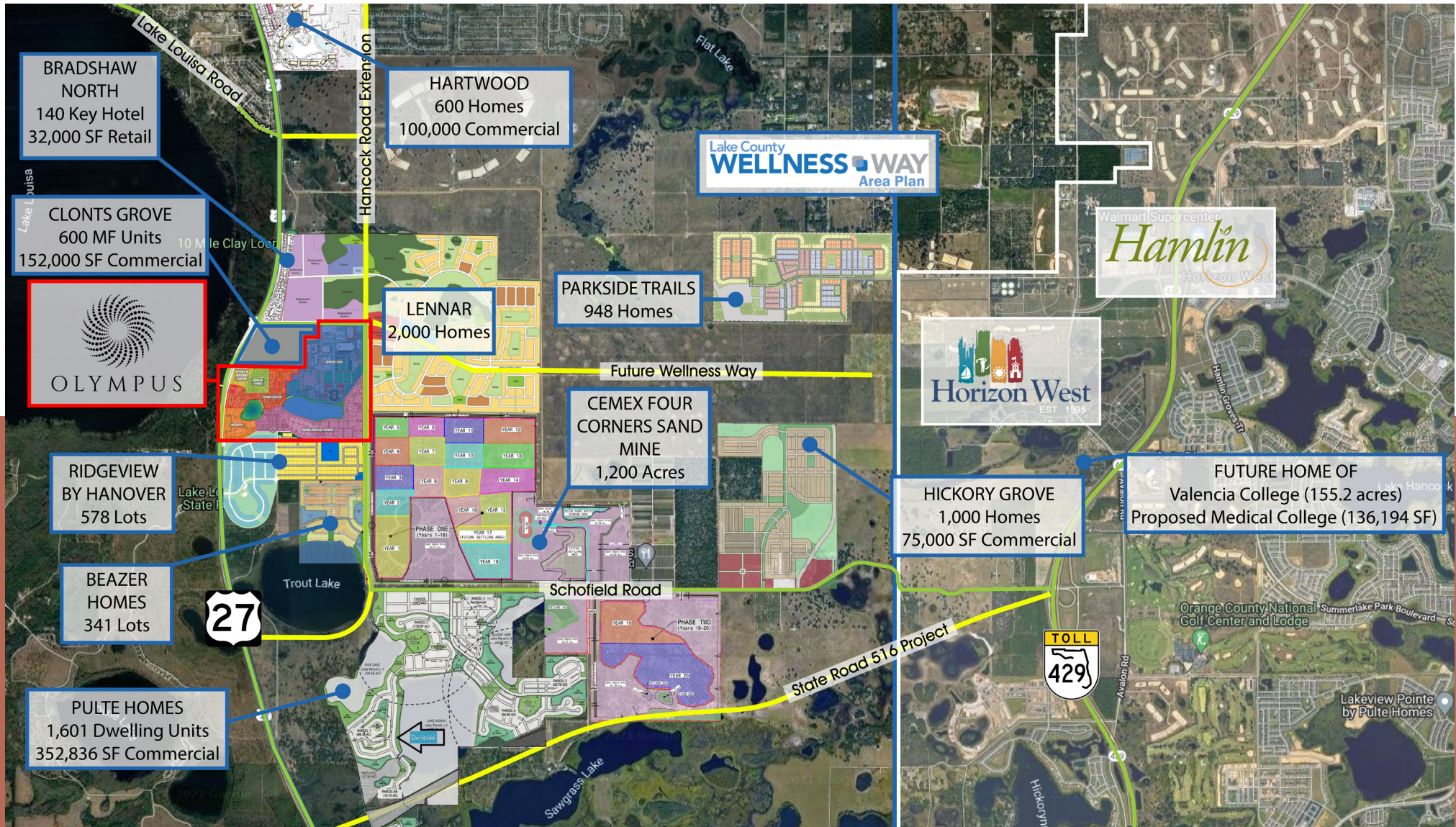
Tampa Bay Lightning Founder

David Weekley Homes

EDGE Sports Global



SURROUNDING DEVELOPMENTS



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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

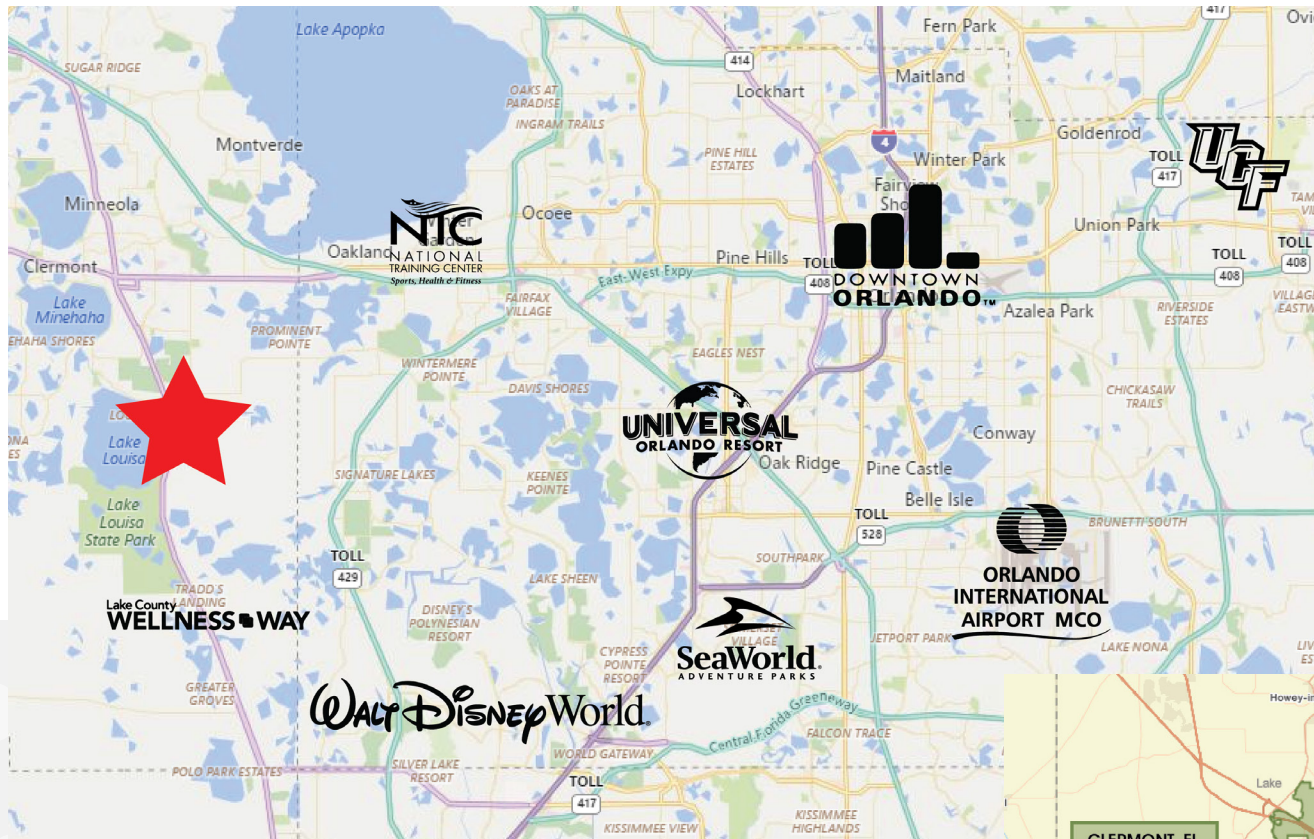
2025	5 Mins	10 Mins	15 Mins
Retail Businesses	17	128	573
Food & Drink Businesses	6	51	215

Average Annual Daily Trips

2024
US HWY 27
28,500

		 Total Population	 Total Families	 Total Households	 Average Income
5 mins	2025	3,708	1,122	1,483	\$108,573
	2030	4,165	1,271	1,677	\$122,787
10 mins	2025	32,165	9,180	12,341	\$115,516
	2030	39,000	10,361	13,930	\$127,198
15 mins	2025	96,648	26,391	36,827	\$113,053
	2030	109,768	30,305	42,528	\$123,229

LOCATION



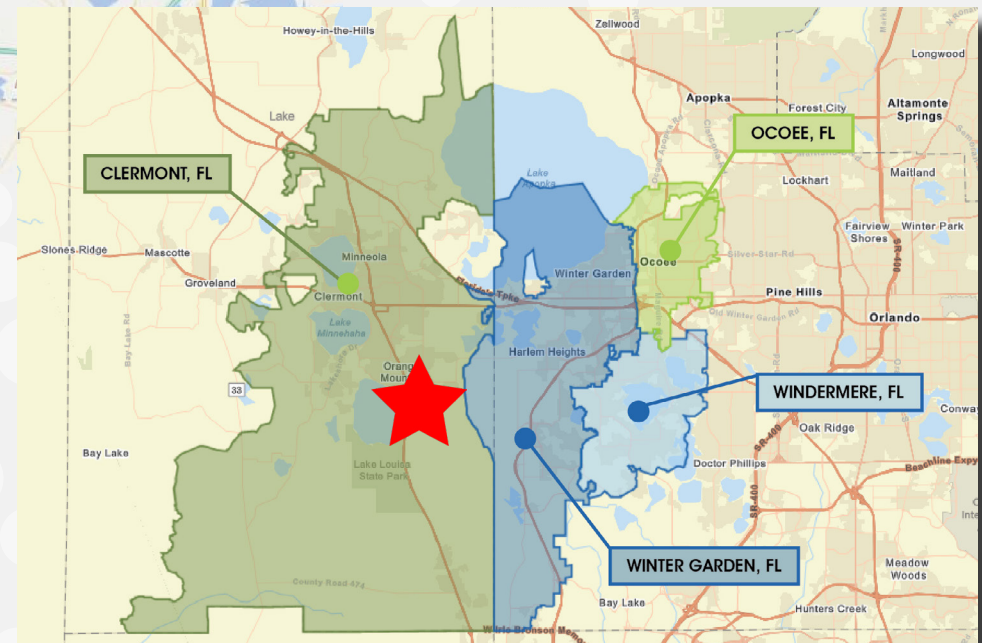
28% INCREASE
Population Growth by 2030



MEDIAN AGE
45.6
(5 min drive time)



**EMPLOYMENT
POPULATION**
± 33,579
(15 min drive time)





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THE SURROUNDING
MARKET IN OUR “WHY
WEST ORLANDO”
PACKET**

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

First Capital Property Group (FCPG) International is a full service commercial real estate company serving all of Central Florida from the Gulf Coast to the Central Coast. Since 1995, FCPG has provided investment, acquisition, leasing, property management & consulting for commercial services & associations.

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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.

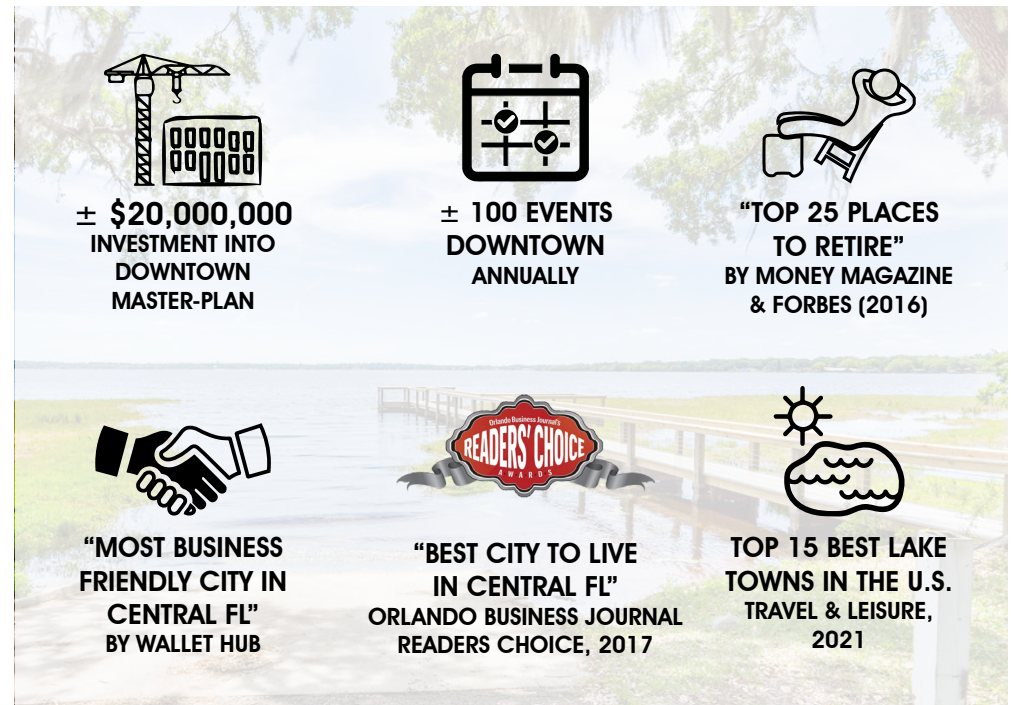
GROWTH

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.





OLYMPUS

SPORTS. WELLNESS. FITNESS.



Visit FCPG.com/Olympus
For More Information



PLEASE INQUIRE FOR PRICING.



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