



# HOTEL OPPORTUNITIES 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 **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

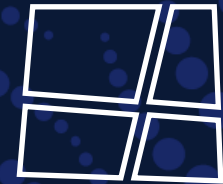


# OLYMPUS

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

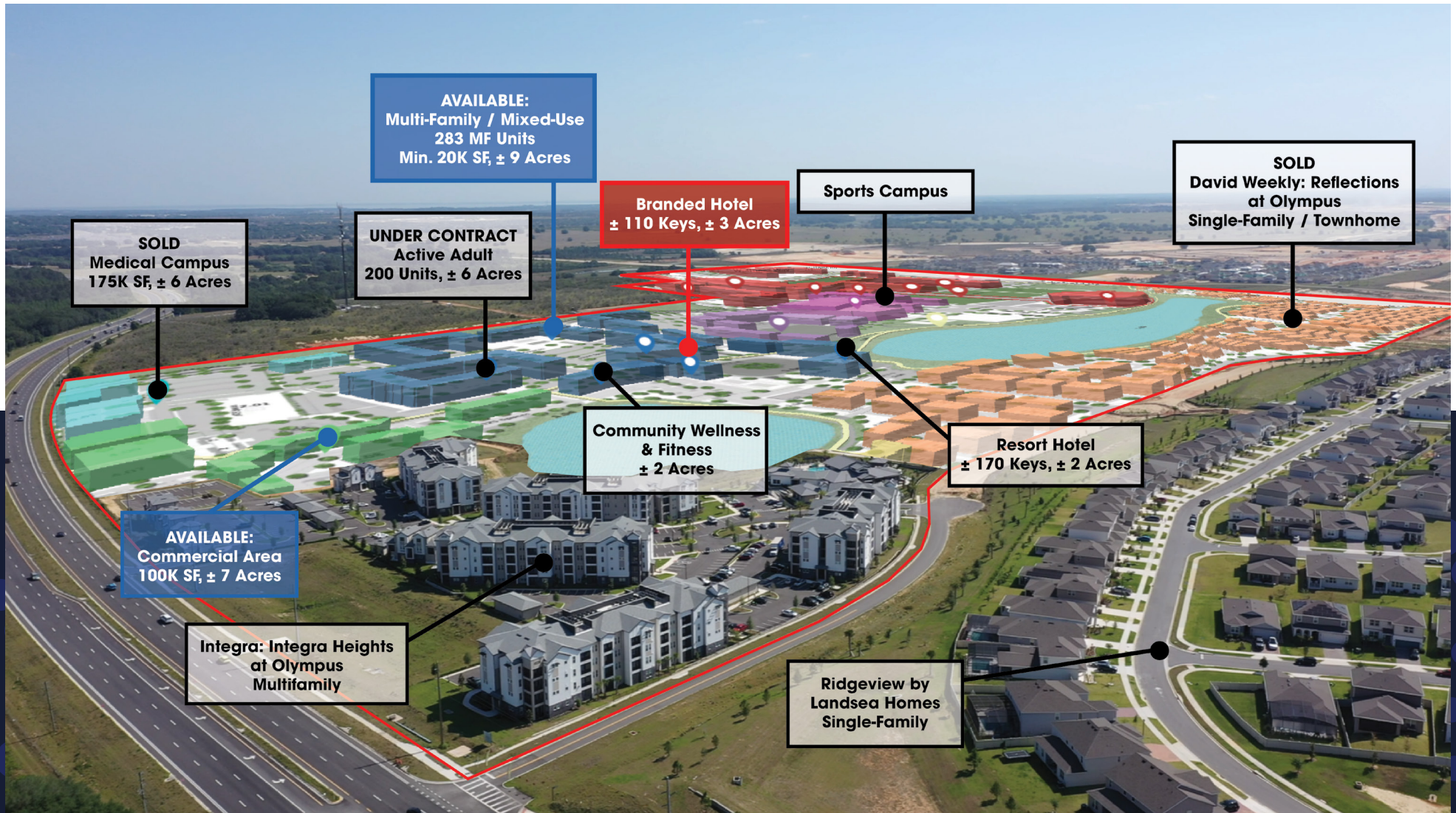


# TOWN CENTER SITE MAP





# CURRENT AVAILABILITY

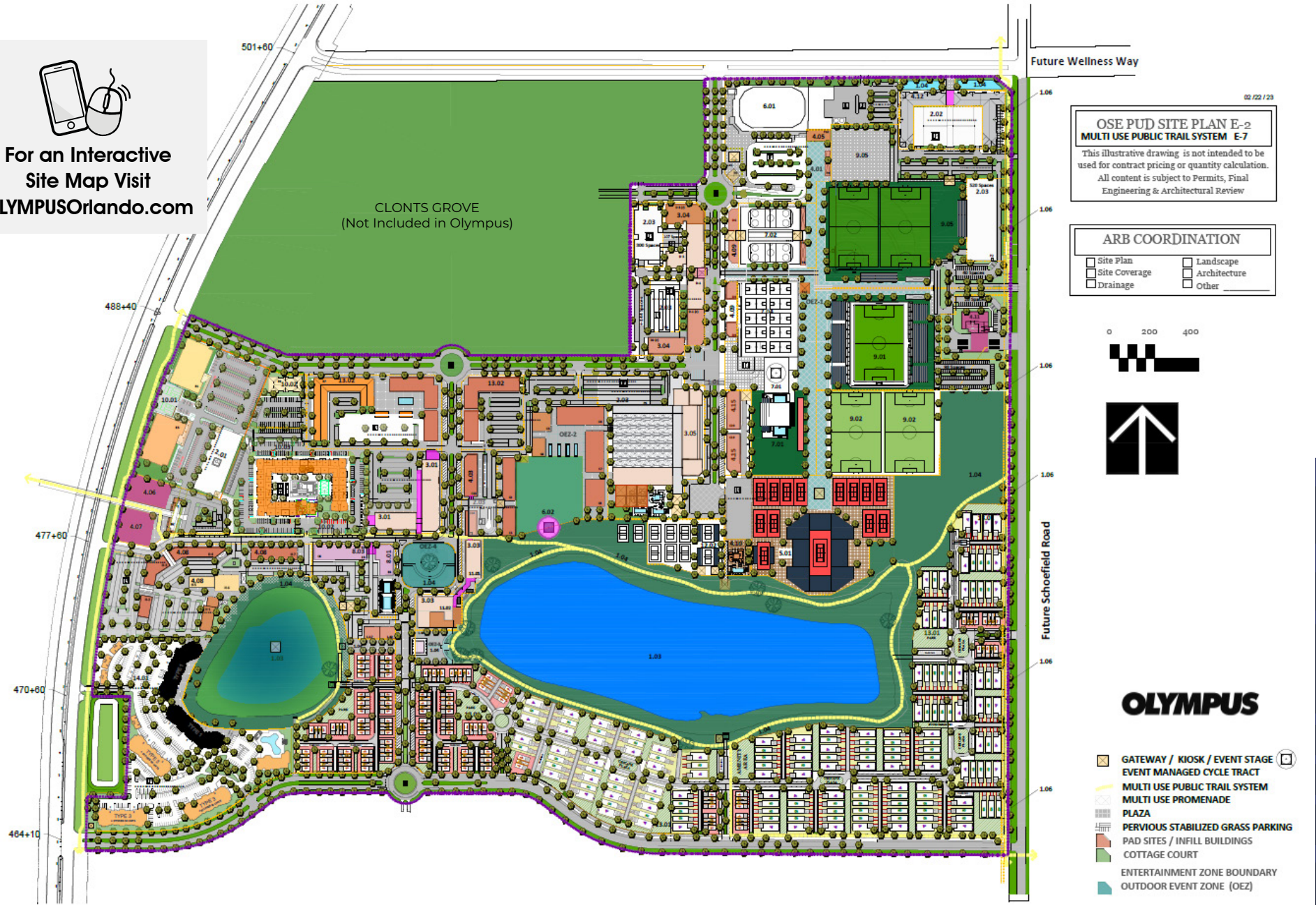




# COMPLETE SITE MAP



For an Interactive  
Site Map Visit  
[OLYMPUSOrlando.com](http://OLYMPUSOrlando.com)



## 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        |



# 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

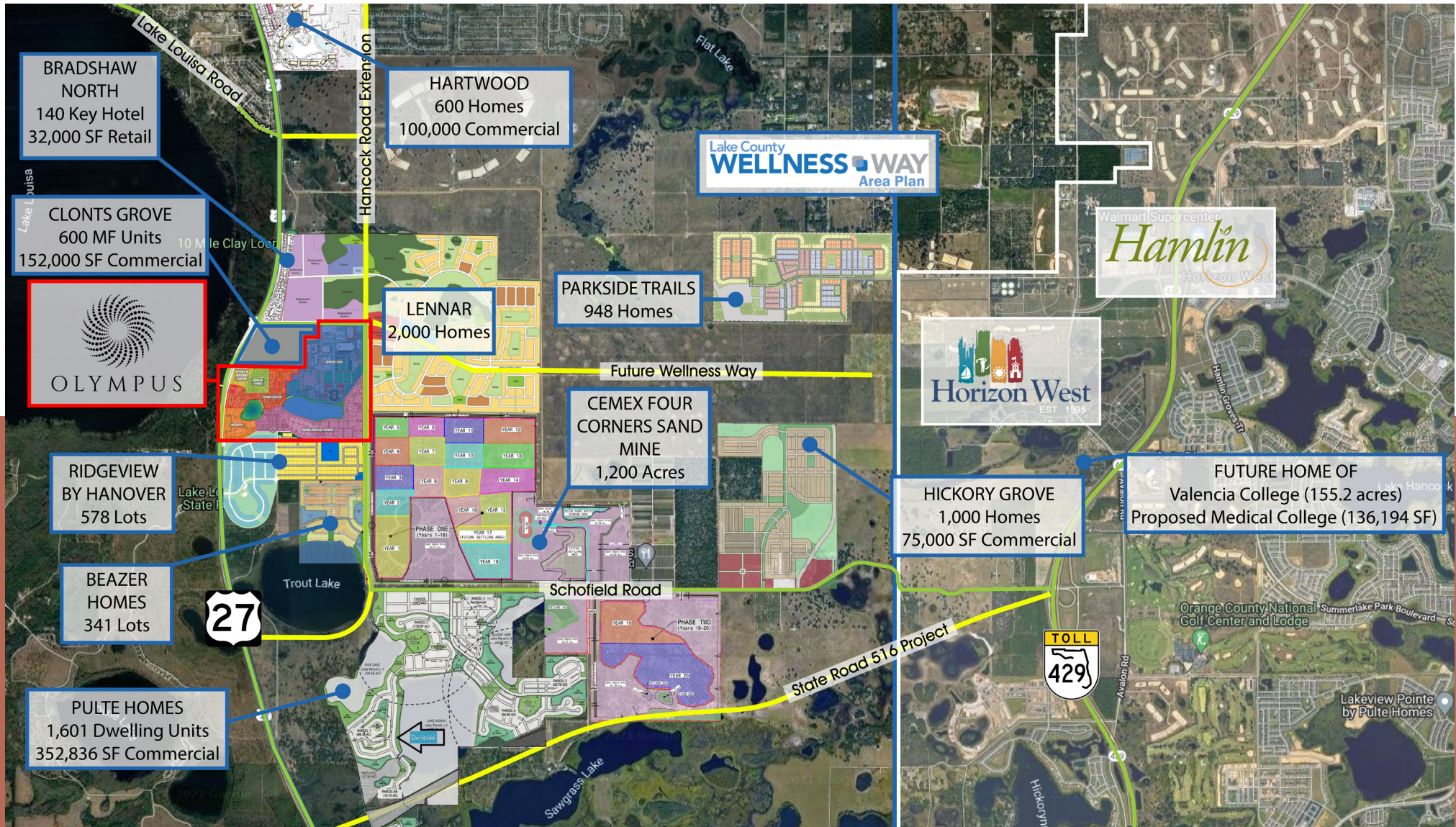
**David Weekley Homes**

**EDGE Sports Global**





# SURROUNDING DEVELOPMENTS



**FIRST CAPITAL**  
PROPERTY GROUP  
Commercial Real Estate Services





# 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

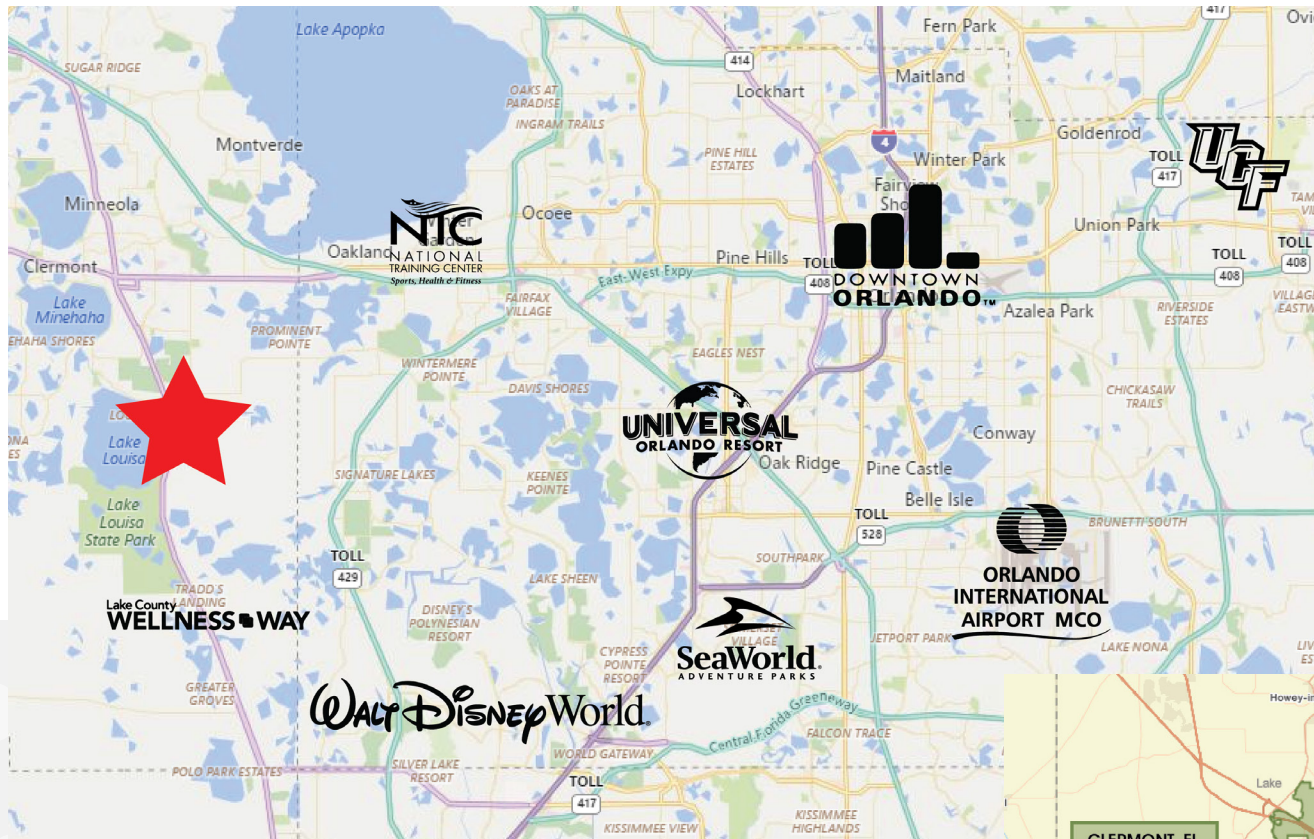
## Average Annual Daily Trips

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	12341	\$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



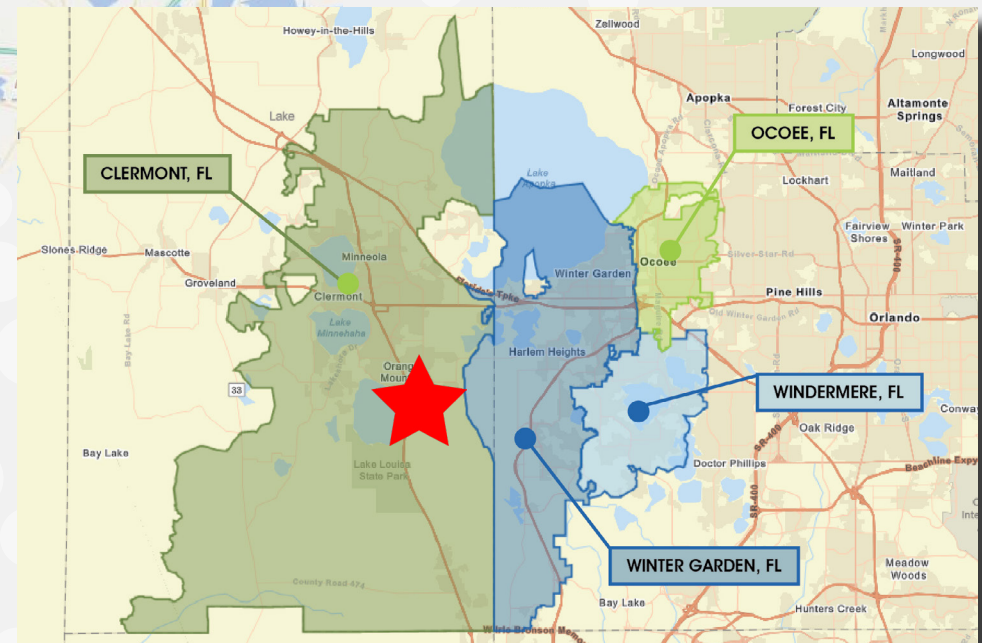
**28% INCREASE**  
Population Growth by 2030



**MEDIAN AGE**  
45.6  
(5 min drive time)



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





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

[www.FCPG.com/  
Why-West-Orlando](http://www.FCPG.com/Why-West-Orlando)

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




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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.

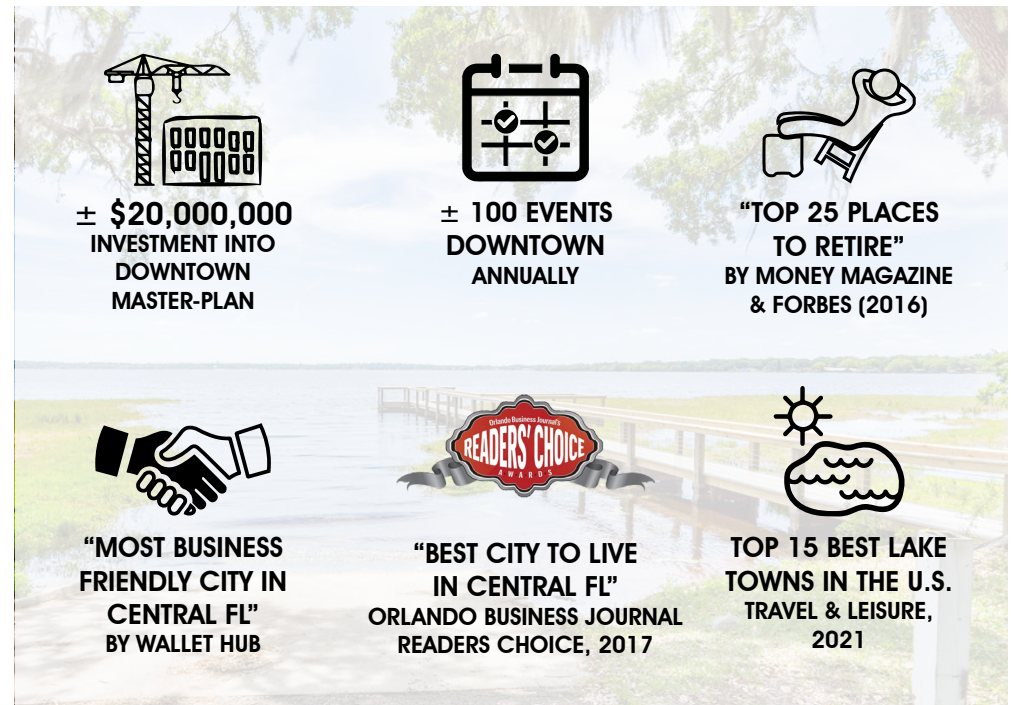
## GROWTH

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](http://FCPG.com/Olympus)  
For More Information



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