

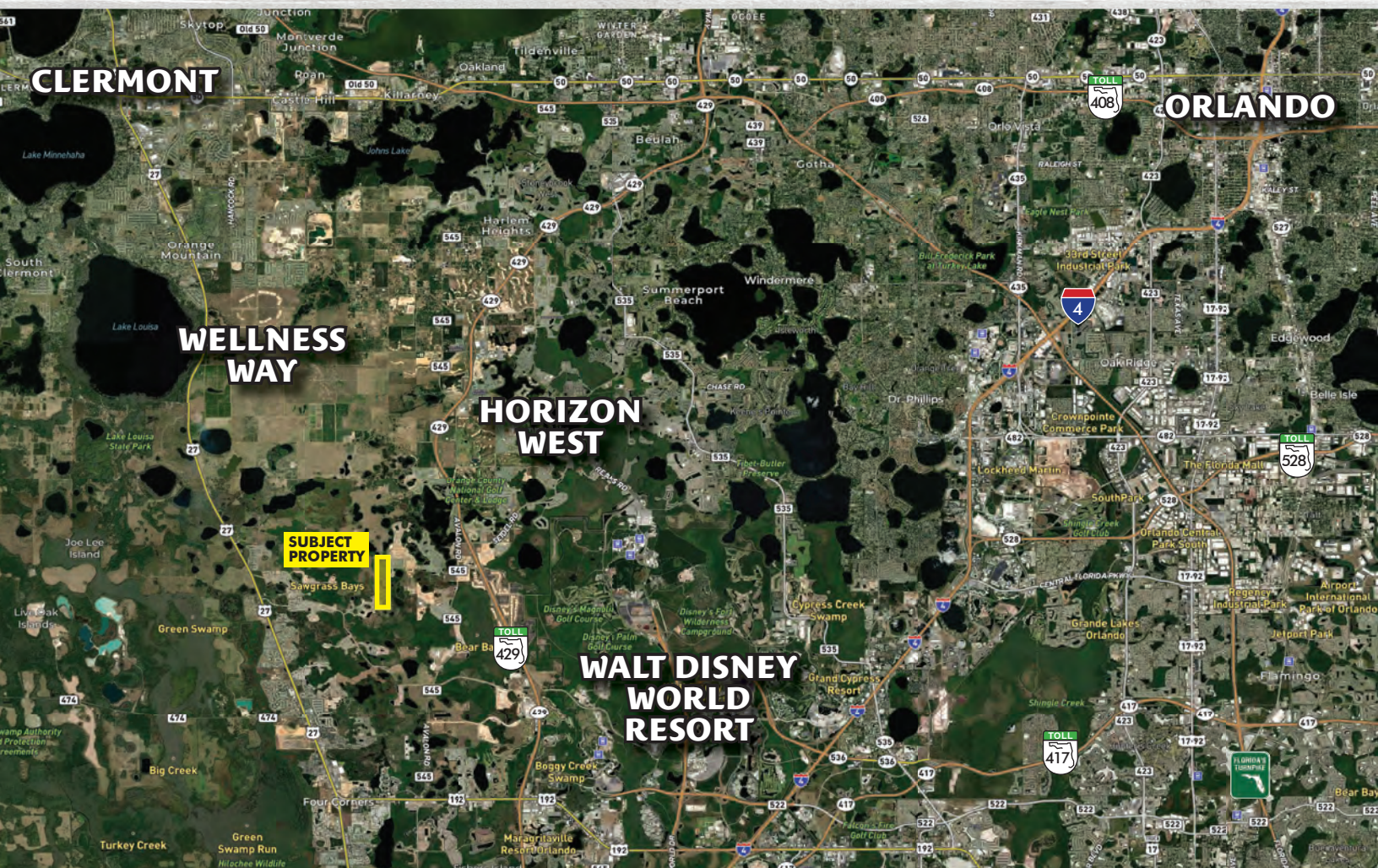


**MAURY L. CARTER  
& ASSOCIATES, INC.**  
LICENSED REAL ESTATE BROKER

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3333 S. Orange Avenue, Suite 200 | Orlando, FL 32806

# Walt Disney World Area Land Opportunity

160± Acres | Central Florida



**Development Land Located Near  
Walt Disney World, Clermont, Wellness Way,  
Horizon West, Western Beltway and more!**

Exclusive opportunity offered by Maury L. Carter & Associates, Inc.  
Showings to qualified prospects by appointment only.

# Property Details

**Size:** 160± acres  
*(Seller will retain areas indicated in red)*

**Location:** Old YMCA Road, Clermont,  
Lake County, FL 34714

**Price:** \$9,700,000

**Zoning:** Agricultural

**FLU:** Wellness Way 3

**Utilities:** Available at multiple locations



**WALT DISNEY WORLD**

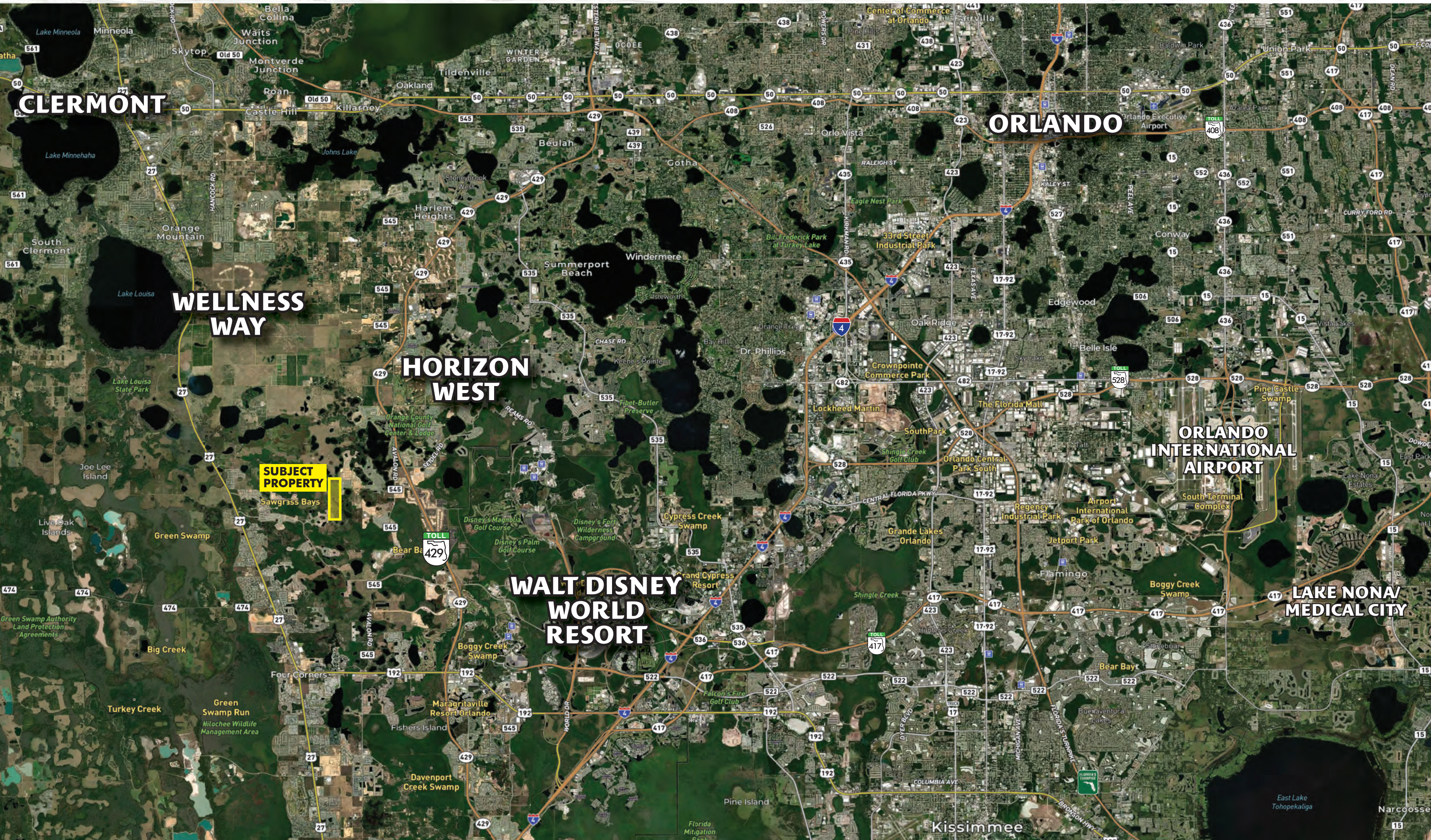
**SR 429 BELTWAY/EXPRESSWAY**

**160+/- ACRES**





# Central Florida Regional Map



**CLERMONT**

**WELLNESS WAY**

**HORIZON WEST**

**WALT DISNEY WORLD RESORT**

**ORLANDO**

**ORLANDO INTERNATIONAL AIRPORT**

**LAKE NONA/MEDICAL CITY**

**SUBJECT PROPERTY**

Sawgrass Bays



## Location Details

- West of **Walt Disney World**, which continually tops the charts in attendance, with over 58.6 million visitors to their 4 parks in 2019 and over 70,000 cast members.
- 5 minutes north of the property is **Wellness Way**, a 16,000-acre development plan that will be a hub for high-tech and high-wage industries and a community dedicated to health and wellness.
- Just minutes from the **Western Beltway, SR 429** which grants easy access to areas such as Walt Disney World and Horizon West, and acts as an alternative north-south route to heavily traveled I-4.
- Just 45 minutes to **Orlando International Airport**, the state's busiest airport, which saw 50 million passengers in 2022. OIA employs 15,783 full-time employees.

*Easily Accessible to  
Major Central Florida  
Areas & Amenities*

### **Walt Disney World:**

5 miles southwest of property

### **Wellness Way:**

5 min, 3 miles north of property

### **Clermont:**

15 min, 6 miles north of property

### **Horizon West:**

15 min, 1 mile west of property

### **Downtown Orlando:**

35 min, 20 miles northeast of property

### **Orlando International Airport:**

45 min, 20 miles east of property

### **East Coast / Space Coast:**

1½ hours, 50 miles east of property

## Area Details

# Wellness Way

Wellness Way is a comprehensive plan in the Clermont area of Lake County that encompasses nearly 16,000 acres. The Wellness Way comprehensive plan currently provides for about 19,000 residential units and almost 9 million square feet of non-residential mix of uses.

There are new connector roads planned that will connect many areas of Lake County and Orange County, including connections from Wellness Way to Horizon West:

- **SR 516** – will connect Highway 27 to the 429, E to W
- **Hartle Extension/CR 455** – connect the 516 to Highway 50, N to S

## Special Projects

# Olympus

Olympus is a new development within Wellness Way. The project encompasses 243 acres, containing over 1,000 residential units, 1,300 hotel rooms, and retail. Olympus is projected to create over 5,000 jobs and generate over \$1.4 billion in local economic impact during a 10-year period. Olympus will be a breaking edge health and wellness development; a new concept for athletes, medical professionals, families and everyone alike. Bill Esposito, founder of the Tampa Bay Lightning, is one of the founding members of the Ice Center at Olympus, a \$20 million facility. There is also a tennis facility.

See more about Olympus here:  
<https://www.olympusorlando.com/>

