

LAKE NONA WEST

Three Pad-Ready Outparcels at the Front Door of Tyson Ranch

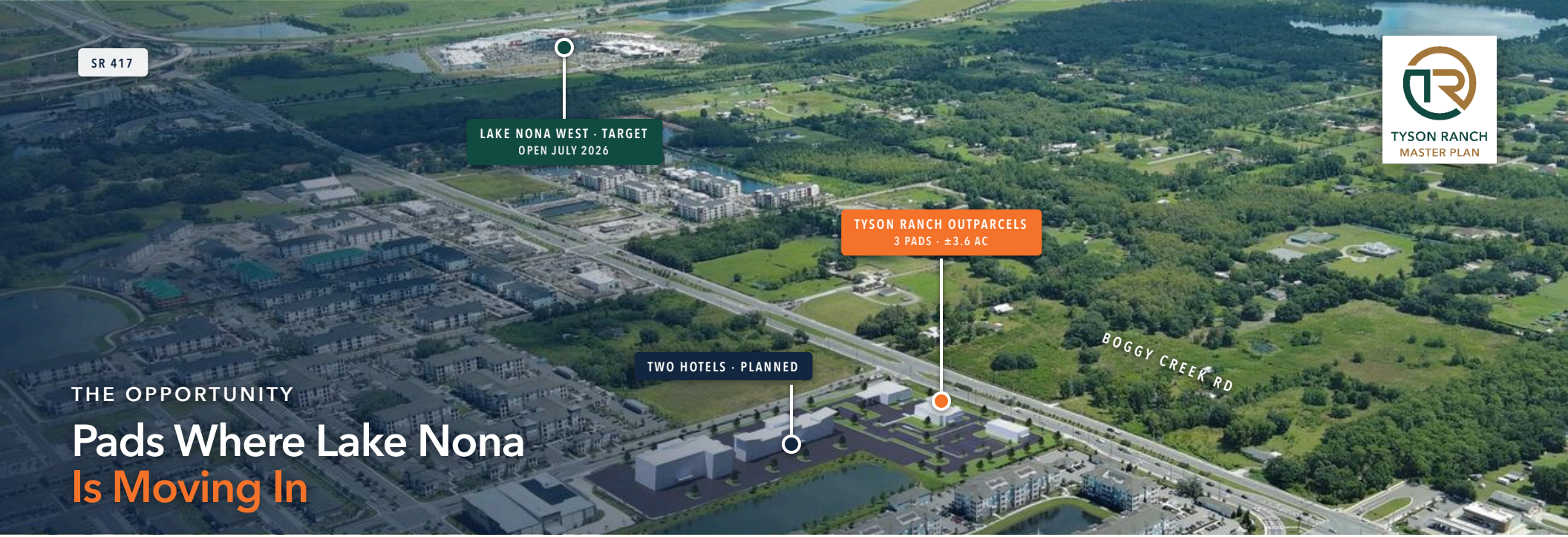
±1.03 to ±1.50 acres each, for ground lease

5974 Highclere St at Boggy Creek Rd · Orlando, Florida 32824

1.03 – 1.50 AC	**41,417 AADT**	**1.1 mi**	**250 rooms**
Three pads · ±3.6 AC in all · ground lease	On Boggy Creek Road (FDOT, 2024)	To Target-anchored Lake Nona West[1]	Two six-story hotels planned next door

CONTACT: NICHOLAS FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466 | COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902

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THE OPPORTUNITY

Pads Where Lake Nona Is Moving In

Three pad-ready outparcels for ground lease on Boggy Creek Road at Highclere Street, the main entrance to Tyson Ranch. The master plan holds 317 M/I Homes townhomes, nearly 650 Arlington Properties apartments, a climate-controlled self-storage building and two planned six-story hotels.

Rooftops on every side. More than 1,500 additional apartments are under construction within half a mile, and Greystar's 307-unit community is planned across Highclere Street.

Two hotels next door. Homewood Suites by Hilton (130 rooms) and TownePlace Suites by Marriott (120 rooms) are planned on the adjoining parcel.

Sized for drive-thrus. ±1.03 to ±1.50 acres each, with offsite retention, for a QSR, a two-tenant building or a bank.

A mile from Lake Nona West. The Target-anchored center opened in July 2026, and Lake Nona's Medical City is about two miles away.

DETAILS AT A GLANCE	
ADDRESS	5974 Highclere St, Orlando 32824
LOCATION	Boggy Creek Rd at Highclere St
PARCELS	±1.50 · ±1.03 · ±1.09 AC
TOTAL	±3.6 AC net usable
OFFERING	Ground lease · call for pricing
FRONTAGE	±557' Boggy Creek · ±282' Highclere
RETENTION	Offsite (master pond)
ZONING	P-D · retail
PARCEL ID	33-24-30-8540-01-000

41,417 AADT
Boggy Creek Road[2]

1.1 mi
To Lake Nona West and Target[1]

1.2 mi
To SR 417 at Boggy Creek Road[1]

2.1 mi
To Lake Nona Medical City[1]

[1] Straight-line distances from Boggy Creek Rd & Highclere St (Esri World Geocoder); drive distances are longer. [2] FDOT 2024 AADT as cited in current Boggy Creek Road marketing. Residential and hotel counts per Tyson Ranch master-plan marketing and the WMG Development conceptual site plan (08/26/2026); hotels are planned and subject to change. Parcel data per the prior marketing package; to be verified.

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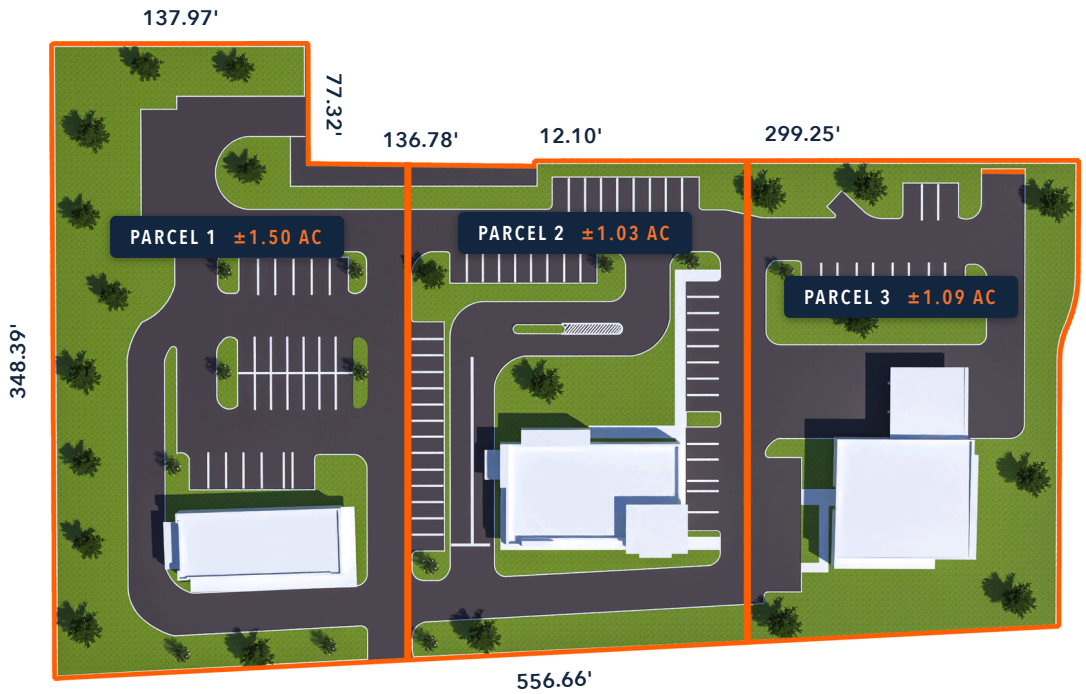
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SITE PLAN

±3.6 Acres, Three Pads, ±557 Feet on Boggy Creek

The pads run south along Boggy Creek Road from Highclere Street, the main Tyson Ranch entrance.

TYSON RANCH
MASTER PLAN



CONCEPTUAL SITE PLAN

PAD	ACRES	CONCEPT[3]
Parcel 1	±1.50	Drive-thru QSR ±3,304 SF concept
Parcel 2	±1.03	Burger + dental ±3,000 SF drive-thru QSR + ±2,200 SF dental
Parcel 3	±1.09	Bank or retail ±4,500 SF bank with drive-up lanes
Total	±3.62	±3.6 AC net usable

SITE FACTS

FRONTAGE	±556.66' on Boggy Creek Rd
CORNER	±282.40' on Highclere St
RETENTION	Offsite, in the master pond
NEIGHBORS	Two planned hotels, self storage, Tyson Ranch apartments
LEASE	Ground lease · per written proposal

1.50 AC
Parcel 1 · largest pad, room for a double drive-thru

1.03 AC
Parcel 2 · two-tenant concept, burger + dental

1.09 AC
Parcel 3 · the Highclere St corner, bank or retail

[3] Conceptual building sizes and users per the WMG Development conceptual site plan (KPM Franklin, 08/26/2026), preliminary and subject to final engineering; uses are illustrative and subject to zoning and ownership approval. Boundary dimensions per the prior marketing exhibit; acreages ± and subject to the final plat. Plan not to scale.

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TRADE AREA

Rooftops on Every Side, Retail All Along Boggy Creek

317 + 650
Tyson Ranch townhomes + apartments

1,500+
More apartments underway within ½ mile

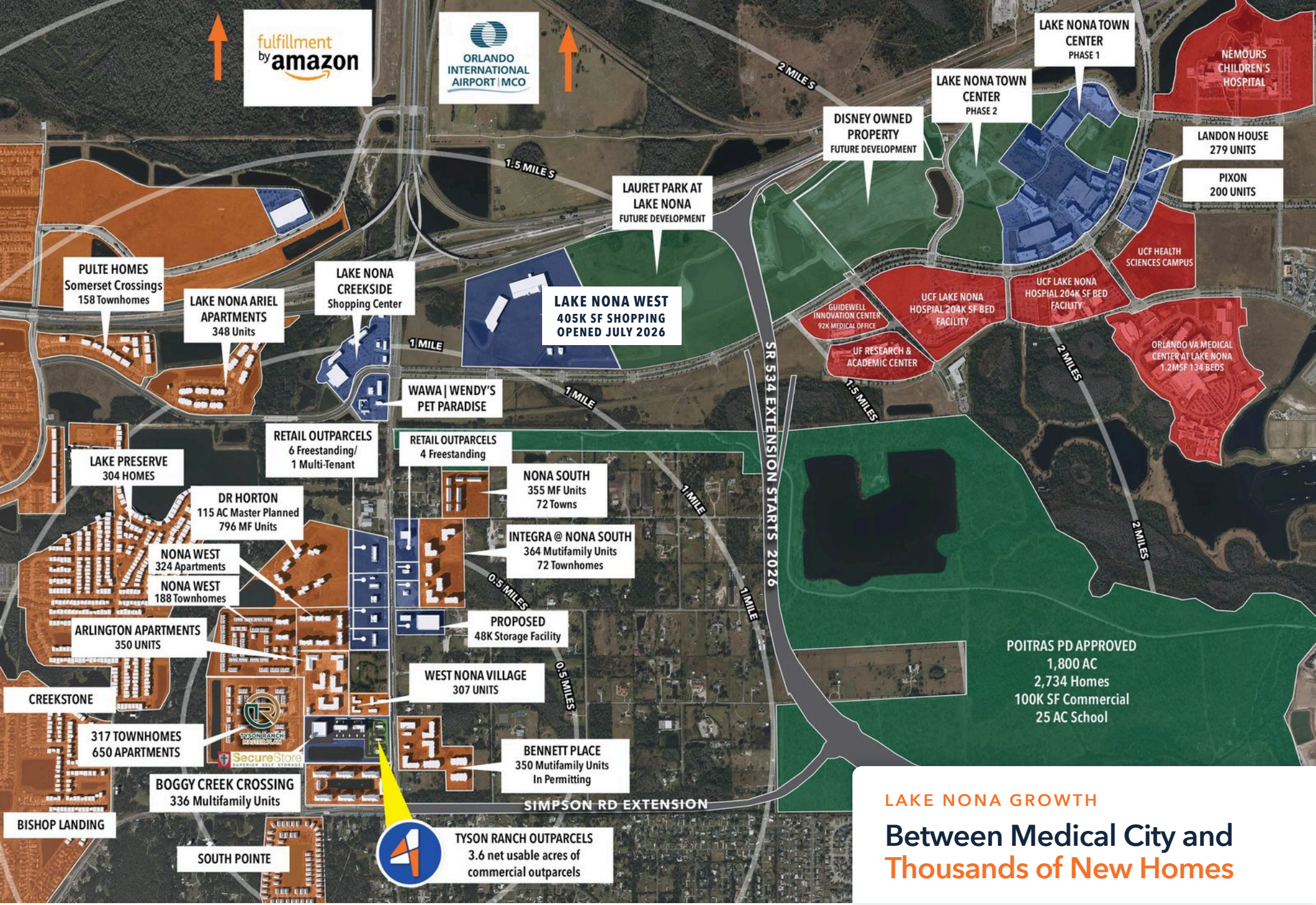
2,734
Homes approved in the Poitras PD

Now open nearby: Chick-fil-A, Starbucks, Chipotle, McDonald's, Fifth Third Bank and Pacific Dental.

Project names, unit counts and tenants per the prior marketing package (trade-area map updated 08/2026) and developer materials; proposed projects subject to approval and change. Logos for location reference only; no affiliation implied.

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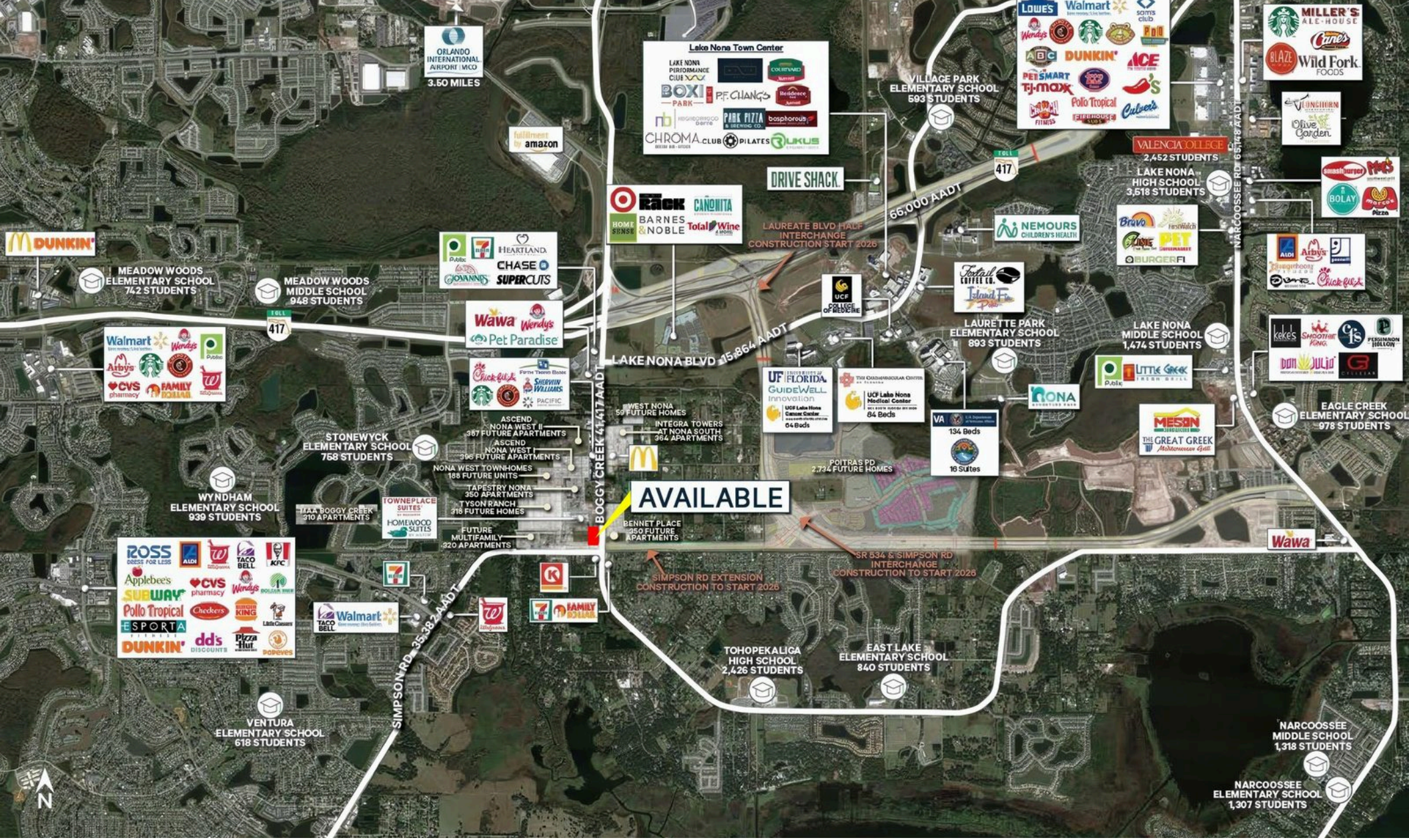
LAKE NONA GROWTH

Between Medical City and Thousands of New Homes

Development data per the prior marketing package and public announcements; proposed and permitted projects subject to change. Ring distances approximate. SR 534 timing per prior marketing; CFX lists the 14-mile toll road from SR 417 near Boggy Creek Road east to Narcoossee Road and Osceola County as in development and design (cfxway.com).

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POINTS OF INTEREST

Schools, Stores and Medical City

51,166	$103.6K	153,627
People within 3 miles[4]	Avg. HH income, 3 miles[4]	People within 5 miles[4]

[4] Esri, Esri-Data Axle and U.S. Census (2025) ring demographics centred on Boggy Creek Rd & Simpson Rd, about 0.25 mile south of the site, as published in current area marketing; a site-specific report will replace them. Logos mark approximate locations and are for reference only; no affiliation implied. School enrollments per the prior marketing package.

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LAKE NONA WEST

Target Is Open, a Mile Up the Road

Lake Nona West opened in July 2026 on Lake Nona Boulevard just east of Boggy Creek Road: 54 acres and more than 405,000 SF of shopping and dining.[5]

Open now: Target (about 150,000 SF), Homesense, Barnes & Noble and Total Wine & More.

Coming through early 2027: DICK'S Sporting Goods and Golf Galaxy, Nordstrom Rack, Sephora, Cañonita, Drybar, Just Salad and Kilwins.

What it means here: the regional shopping trip now ends a mile from Tyson Ranch, and Boggy Creek Road is the way in from the south.



LAKE NONA WEST · RENDERING



405K+ SF
Retail, dining and community space[5]

54 AC
Lake Nona West site[5]

1.1 mi
From the outparcels, straight line[1]

In-line space at Lake Nona West suits the big boxes. A pad at the Tyson Ranch entrance gives a drive-thru its own building, stacking and signage on Boggy Creek Road.

[5] Lake Nona (Tavistock Development), "Lake Nona West Is Now Open," July 29, 2026; tenants and timing subject to change. [1] Straight-line (Esri World Geocoder); the 1.3-mile route on the map is the drive distance. Map labels per the prior marketing package.

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HIGHEST & BEST USE

Three Pads, Three Proven Formats

Each pad is sized for a format that does well at the entrance to new rooftops.

TYSON RANCH
MASTER PLAN



Parcel 1 · Drive-thru QSR

The largest pad, with room for a double-lane drive-thru and long stacking off Boggy Creek Road. Concept: a ±3,304 SF QSR.

BEST FIT: QSR, COFFEE, FAST CASUAL

Parcel 2 · Burger + dental

A shared building with a ±3,000 SF drive-thru QSR (national burger concept) and a ±2,200 SF dental or medical suite.

BEST FIT: DRIVE-THRU + DENTAL OR MEDICAL

Parcel 3 · Bank or retail

The corner at the Tyson Ranch entrance, drawn as a ±4,500 SF bank with drive-up lanes, or a single retail user.

BEST FIT: BANK, CREDIT UNION, RETAIL

WHY IT WORKS

The pads sit where Tyson Ranch residents, hotel guests and Boggy Creek commuters all pass: about 1,000 homes inside the master plan, 250 planned hotel rooms next door and 41,417 cars a day out front. Compared with in-line space in a power center, a ground lease here gives an operator its own prototype, drive-thru and road signage, and offsite retention means the acreage goes to building, stacking and parking.

ORLANDO RETAIL MARKET · Q3 2026

3.8%
Metro vacancy[1]

$31.19
Avg. asking rent / SF[2]

Orlando retail is nearly full. Asking rents are up 2.6% in a year, and only about 835,000 SF is under construction across the metro, 65% of it preleased.[2] New stores follow new rooftops, and in a tight market the surest way in is a pad of your own.

TRAFFIC AT THE SITE[3]

41,417
AADT, Boggy Creek Rd

15,864
AADT, Lake Nona Blvd

LAKE NONA WEST

The 405,000 SF Target-anchored center was the metro's largest retail project under construction this year[2] and opened in July, 1.1 miles north.

GROUND LEASE AT TYSON RANCH

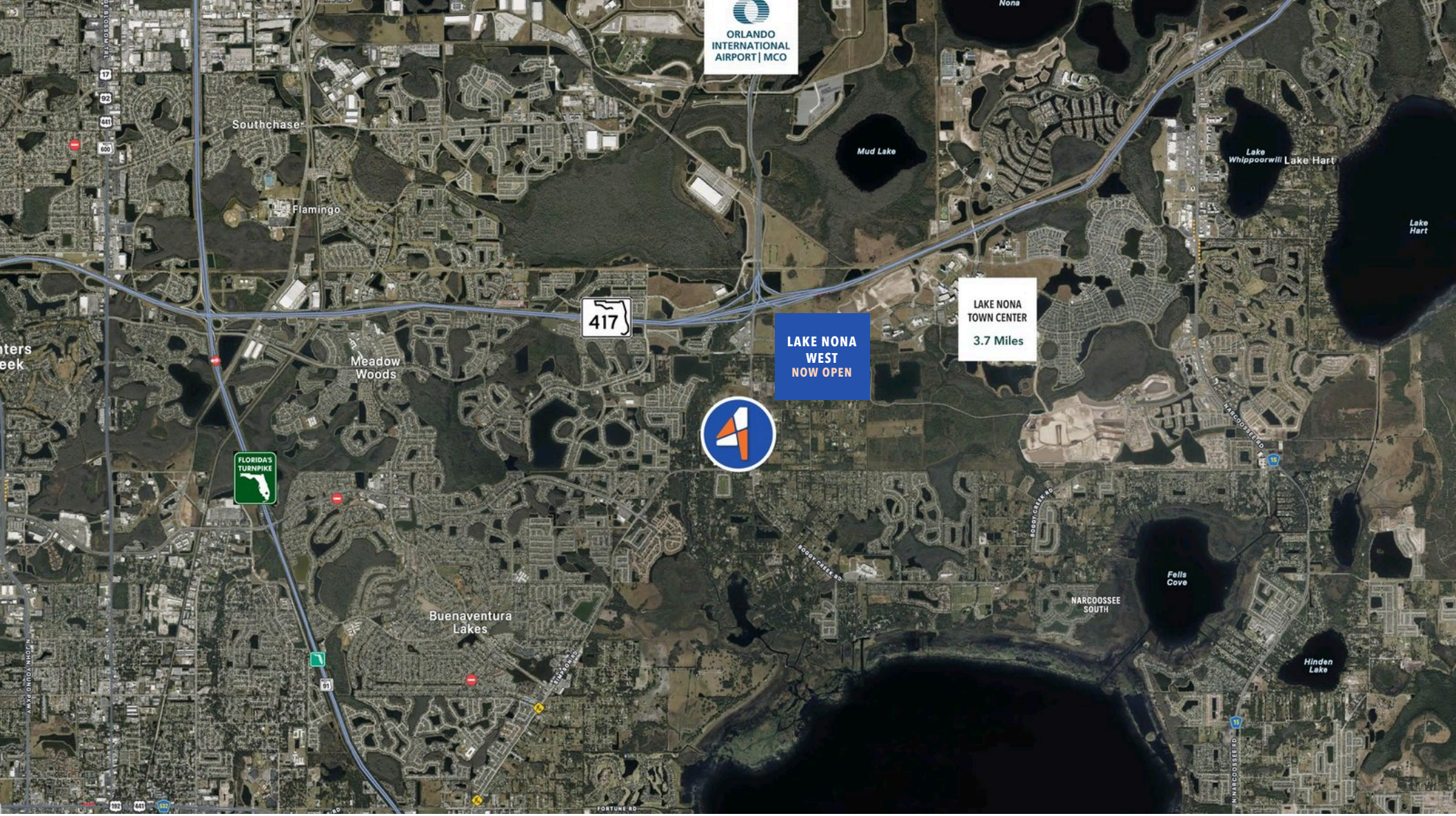
Parcel 1 · Drive-thru QSR	±1.50 AC
Parcel 2 · Burger + dental	±1.03 AC
Parcel 3 · Bank or retail	±1.09 AC

Rate per written proposal. Call for pricing.

[1] Matthews, Orlando Retail Market Report, Q3 2026. [2] Cushman & Wakefield, Orlando Retail MarketBeat, Q3 2026. [3] FDOT 2024 AADT as cited in current Boggy Creek Road marketing. Concepts per the WMG Development conceptual site plan (08/26/2026); uses are illustrative and subject to zoning (P-D) and ownership approval. 3D rendering is conceptual.

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LOCATION

Minutes from SR 417, MCO and Medical City

MILES FROM THE OUTPARCELS

Lake Nona West · Target	1.1 mi	Orlando VA Medical Center	2.3 mi
Lake Nona Blvd	0.9 mi	Lake Nona Town Center	2.4 mi
SR 417 at Boggy Creek Rd	1.2 mi	Nemours Children's Hospital	2.8 mi
UCF Lake Nona Hospital	1.8 mi	Orlando International Airport	5.5 mi

Straight-line distances from Boggy Creek Rd & Highclere St (Esri World Geocoder); drive distances are longer. Map labels per the prior marketing package; the Lake Nona Town Center label shows drive distance.

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TYSON RANCH OUTPARCELS

Your Drive-Thru, at Tyson Ranch

Three pad-ready outparcels, ±1.03 to ±1.50 acres, for ground lease on Boggy Creek Road.

Call Nick or Colin for the site plan, pricing or to submit an LOI.

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Nicholas Fouraker, CCIM
nick@4acre.com
407.601.1466



Colin Chou
colin@4acre.com
850.218.1902

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