TYSON RANCH
MASTER PLAN

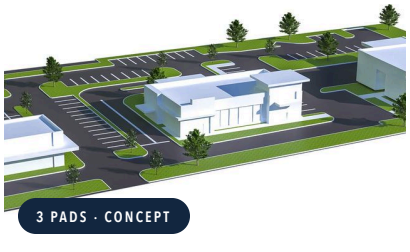
FOR GROUND LEASE · 3 PADS · 1.03–1.50 AC

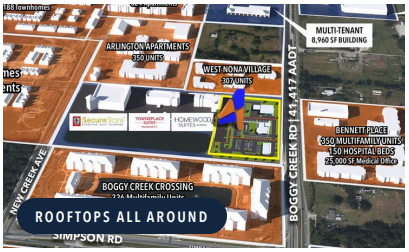


TYSON RANCH ENTRANCE · BOGGY CREEK RD AT HIGHCLERE ST · LAKE NONA WEST

DRIVE-THRU PADS · TWO HOTELS PLANNED NEXT DOOR · LAKE NONA WEST 1.1 MI


PADS + PLANNED HOTELS


3 PADS · CONCEPT



ROOFTOPS ALL AROUND



LAKE NONA WEST · OPEN

RETAIL OUTPARCELS FOR GROUND LEASE · LAKE NONA WEST

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

Three pads of ±1.03 to ±1.50 acres front Boggy Creek Road at Highclere Street, the main entrance to Tyson Ranch: 317 townhomes, nearly 650 apartments and two planned six-story hotels with 250 rooms. Each pad is sized for a proven format, a drive-thru QSR, a two-tenant burger and dental building, or a bank, with offsite retention. Target-anchored Lake Nona West opened 1.1 miles north in July 2026, and more than 1,500 apartments are under construction within half a mile.

±3.6 AC
Three pads: ±1.50 · ±1.03 · ±1.09 AC

41,417 AADT
Boggy Creek Road (FDOT, 2024)

1.1 mi
To Target-anchored Lake Nona West[1]

250 rooms
Homewood Suites + TownePlace Suites planned next door

317 + 650
Tyson Ranch townhomes + apartments

51,166
People within 3 miles[2]

5974 HIGHCLERE ST AT BOGGY CREEK RD · ORLANDO, FL 32824

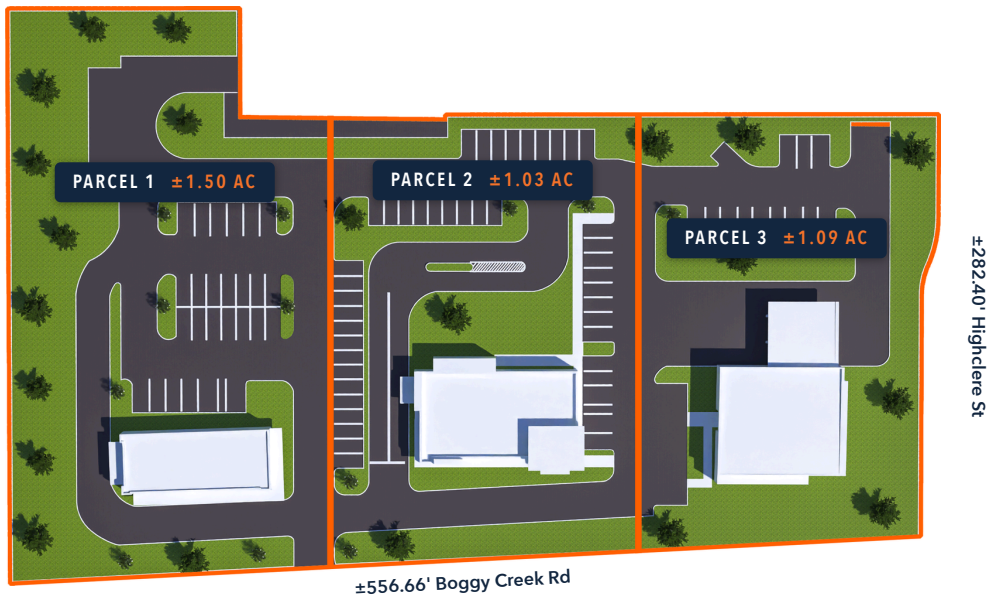
[1] Straight-line (Esri World Geocoder) · [2] Esri 2025, Boggy Creek & Simpson Rds

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

AVAILABLE PADS

Three pads, three proven formats

TYSON RANCH
MASTER PLAN



TYSON RANCH OUTPARCELS · ±3.6 AC · ZONED P-D · OFFSITE RETENTION · CONCEPTUAL SITE PLAN

WHY TYSON RANCH

- **At the front door.** The pads sit at Highclere Street, the main entrance to a master plan of about 1,000 homes.
- **Traffic and visibility.** ±557 feet on Boggy Creek Road, which carries 41,417 cars a day, a mile south of SR 417.
- **Two hotels next door.** Homewood Suites (130 rooms) and TownePlace Suites (120 rooms) are planned on the adjoining parcel.
- **Retail has arrived.** Lake Nona West (Target) opened in July 2026, and Chick-fil-A, Starbucks and Chipotle are open nearby.



Parcel 1 · ±1.50 AC

AVAILABLE · GROUND LEASE

Drive-thru QSR

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

BEST FIT: QSR, COFFEE, FAST CASUAL



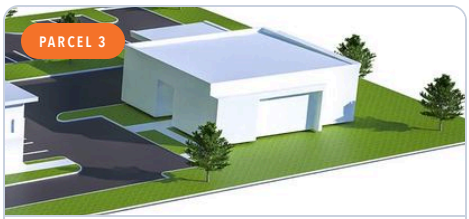
Parcel 2 · ±1.03 AC

AVAILABLE · GROUND LEASE

Burger + dental

A two-tenant building: a ±3,000 SF drive-thru QSR (national burger concept) and a ±2,200 SF dental suite.

BEST FIT: DRIVE-THRU + DENTAL OR MEDICAL



Parcel 3 · ±1.09 AC

AVAILABLE · GROUND LEASE

Bank or retail

The Highclere Street corner, drawn as a ±4,500 SF bank with drive-up lanes, or a single retail user.

BEST FIT: BANK, CREDIT UNION, RETAIL

Ground lease; rate per written proposal. Concepts per the WMG Development conceptual site plan (08/26/2026), preliminary and subject to change; uses are illustrative and subject to zoning and ownership approval. Hotels are planned. Traffic: FDOT 2024 AADT as cited in current area marketing. Demographics: Esri, Esri-Data Axle and U.S. Census (2025), rings centred about 0.25 mile south of the site. Plans and renderings are illustrative and not to scale. No 3D virtual tour (vacant land). 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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