



Mount Dora
Innovation District
at Wolf Branch

An eco-district fostering innovation, technology & wellness

ARTS. CULTURE. OUTDOOR SPORTS & RECREATION.

Welcome to the Mount Dora Innovation District at Wolf Branch, an exciting mixed-use employment district minutes from historic downtown Mount Dora.

Located just five minutes from the historic downtown of Mount Dora, the Mount Dora Innovation District at Wolf Branch is located in Central Florida's Lake County, an area with regional access to destinations throughout the metro Orlando region.

Mount Dora is a beautiful lakefront town in Central Florida that offers an authentic downtown with a diverse blend of restaurants, shops, cultural activities, historic homes and outstanding parks.

The surrounding area of Lake County is a training and events mecca for professional and amateur athletes, including cyclists and triathletes and also offers an impressive network of multi-use trails.



Regional Overview

Lake County places a great emphasis on being the most business friendly county in the state of Florida and contributes significant resources to economic development and job growth.

LAKE COUNTY POPULATION GROWTH



GROWTH OF EMPLOYMENT IN LAKE COUNTY



Source: Lake-Sumpter MPO 2035 LRTP

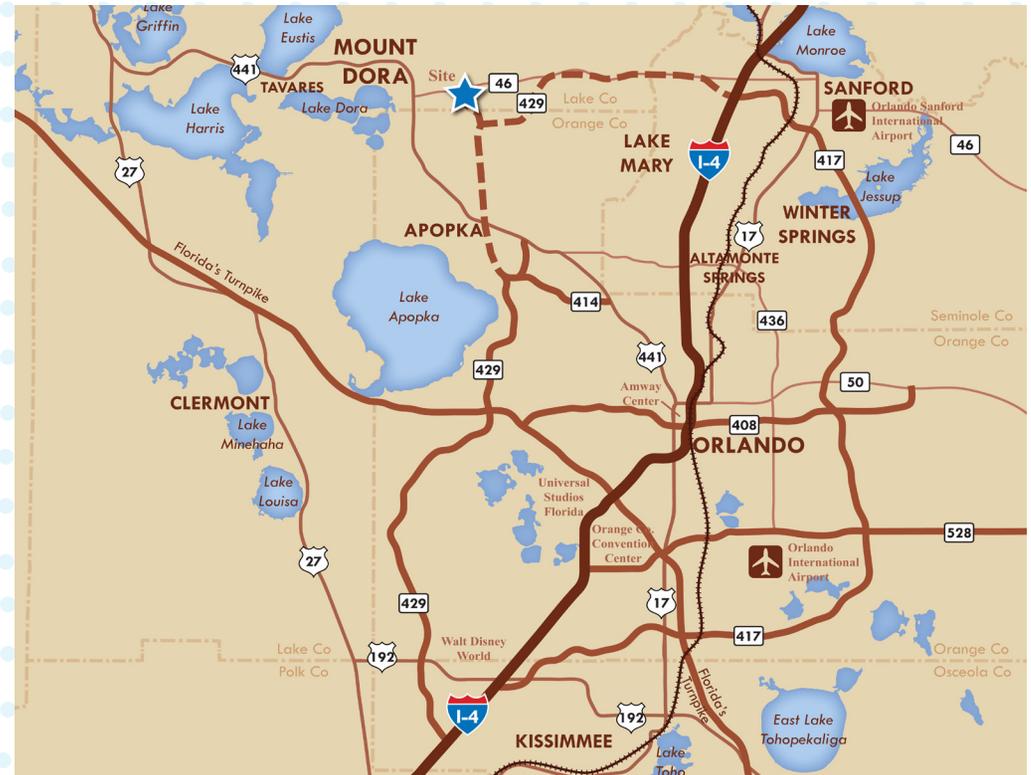
EXPLORE 1,300 ACRES OF UNLIMITED OPPORTUNITY

Mount Dora provides convenient access to Sanford, Lake Mary, Downtown Orlando, International Drive/Theme Park area.

The Mount Dora Innovation District is nestled in an emerging activity center and is at the hub of highly accessible regional transportation, including SR 46, US 441 and the Wekiva Parkway Extension.

The district is an ideal place to live and attract industries invested in innovation, technology and wellness.

The area covers 1,300 acres and offers a mix of residential, office, retail, industrial, high tech, and institutional sites, as well as a network of trails, outdoor spaces and natural features.

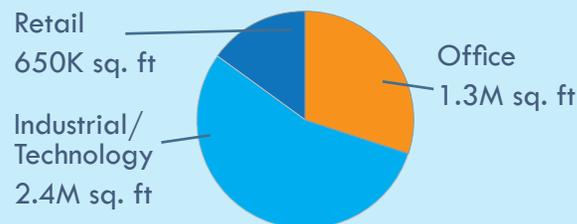


LAKE COUNTY EDUCATIONAL ATTAINMENT (POPULATION WITH COLLEGE DEGREES)



Source: 2010 Census Data

MARKET DEMAND & SITE CAPTURE FOR THIS AREA



Source: Real Estate Research Consultants Market Study for Wolf Branch Employment Center, 2013

COST OF LIVING



Source: Lake County website

WHY INVEST HERE?

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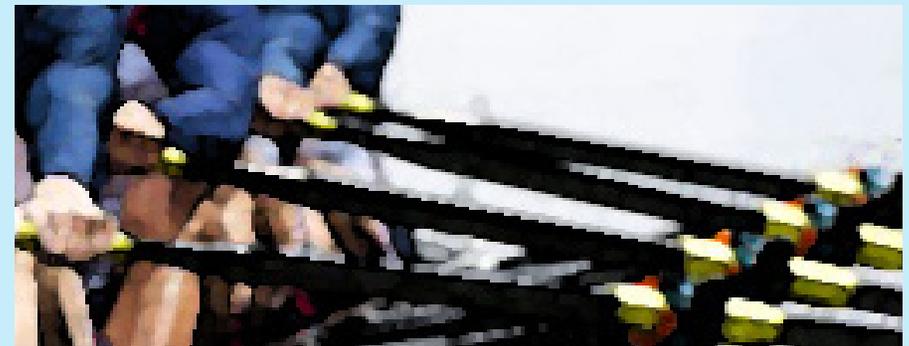
TRANSPORTATION ACCESS. The Mount Dora Innovation District will have excellent access within the central Florida region upon completion of the Wekiva Parkway, which will finalize the beltway road system around Orlando. This high degree of interconnectivity will not only provide convenient travel options to a variety of destinations in all parts of the greater Orlando area, but easy linkages to both Florida coasts. Construction on the Parkway will begin in 2017, with various stages opening in phases over the next seven years. The proposed 15-mile shared-use Wekiva Trail will pass through the Mount Dora Innovation District and will connect to downtown Mount Dora. It also connects neighborhoods to schools and parks, as well as provides regional connections between Lake, Orange and Seminole Counties.

2

FAVORABLE BUSINESS CLIMATE. Lake County and Mount Dora both provide business friendly climates. They have a history of cooperation and have established a Joint Planning Agreement that includes the Mount Dora Innovation District. They have aligned their Comprehensive Plans and identified this area as an Employment Center/Regional Office District. No rezoning will be needed to facilitate development. Mount Dora can provide incentives to help with utility construction and tax abatements to ease the burden of new businesses.

3

QUALITY OF LIFE. Mount Dora consistently rates as one of America's top cities. *(Smithsonian, Newsweek and Money Magazine)* Mount Dora is a true historic town that celebrates the arts and culture with yearround music and food festivals. Outdoor enthusiasts will relish in Lake County's place as Florida's premier outdoor capital for competitive and recreational sports, including mountain biking, cycling and triathlons. A network of trails, including the planned Wekiva Trail will also connect to this site and downtown. The surrounding area is also known as a seaplane, boating, and equestrian destination.



AN EMERGING ECO-DISTRICT

4

AVAILABLE WORKFORCE. The surrounding Mount Dora area is underserved by job opportunities and has a population base eager to work close to home. Lake County has skilled and well-trained homegrown talent as well as easy access to the labor force of surrounding counties. Lake Sumter State College also provides workforce development and training opportunities through the *Sumter County Partnership for Workforce Innovation*.

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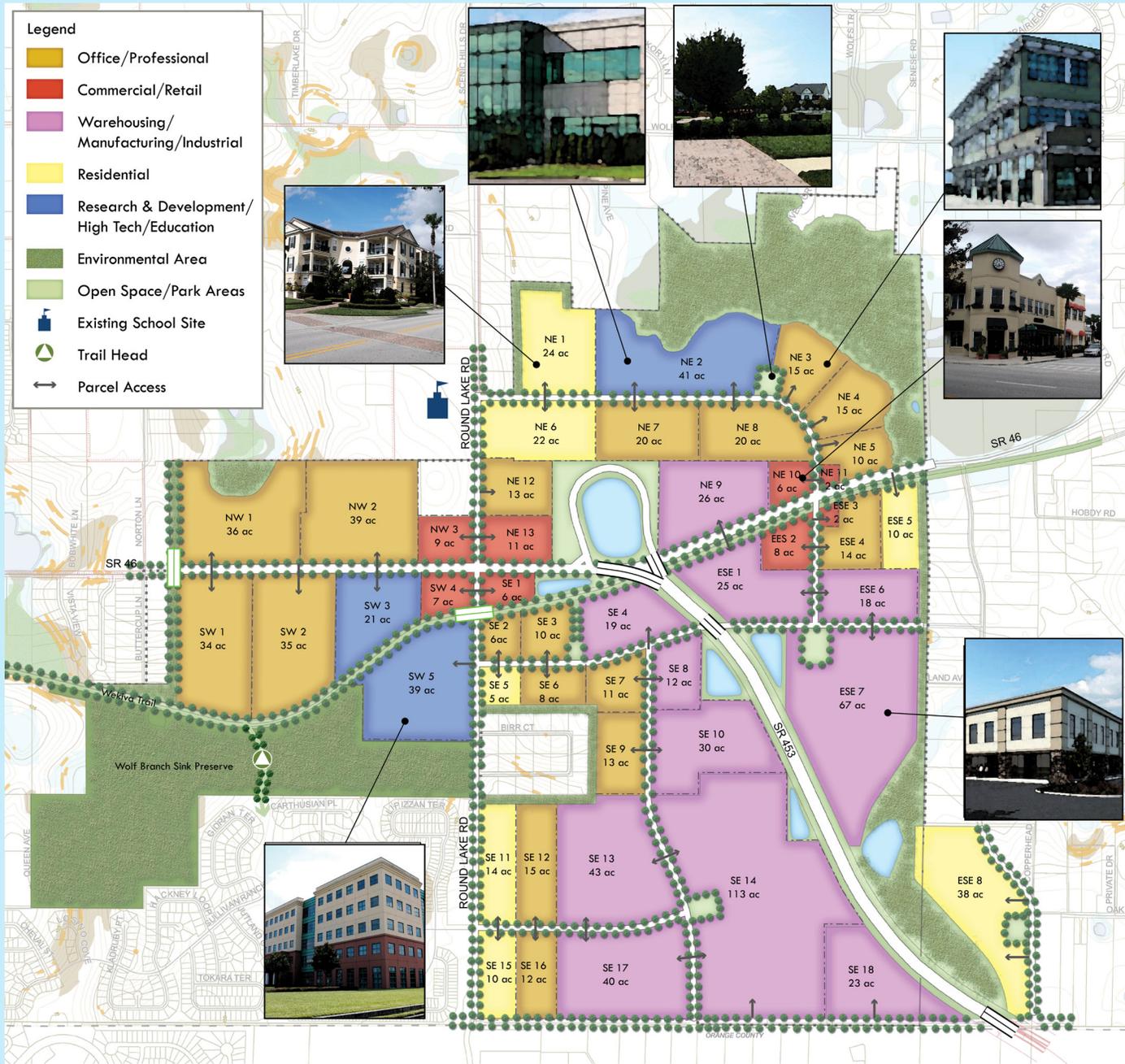
DEMOGRAPHIC PROFILE. Mount Dora has a demographic profile with disposable income. As a primarily affluent and older community, there is a need for healthcare and medical technology as well as general wellness care in both Mount Dora and East Lake County. The median age in Lake County and the metro Orlando area is lower compared to many other parts of Florida.

6

AN EMERGING ECO DISTRICT. The Mount Dora Innovation District is nestled among rolling hills and is part of the Wekiva Basin aquifer recharge area. Mount Dora has high standards for quality development to protect the environment, support a high quality of life and is investing in Green Building Standards. With a mix of uses, travel is shorter, making it an attractive place to live, work and play.



CONCEPTUAL MASTER PLAN



ABOUT THE MASTER PLAN:

The Conceptual Master Plan for the Mount Dora Innovation District at Wolf Branch has been adopted by both the City and County. Land uses are entitled and utilities are available.

The plan is subject to adjustment, but both the City and County are in agreement as to what the concept for development entails and have put into effect a policy framework to facilitate desired development.

A SELF-CONTAINED ECO DISTRICT:

An eco-district is a self-contained district that emphasizes innovation and the deployment of district-scale best practices to create resilient, vibrant, resource-efficient and equitable neighborhoods.

INTERESTED? FIND OUT HOW TO LEARN MORE.



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To learn more about business in
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CITY OF
MOUNT
DORA



LAKE COUNTY
FLORIDA