



*Hamlin*TM

live | work | play | eat | shop

HAMLINFL.COM

Hamlin is a thoughtfully curated, pedestrian-friendly mixed-use community that spans 1,200 acres in southwest Orange County. It offers a wide range of experiences to both residents and guests, with a vibrant atmosphere and plenty of options for dining, shopping, and entertainment. Situated at the core of Winter Garden's Horizon West, Hamlin benefits from significant investment in education, a diverse array of retail choices, and top-tier healthcare facilities. The allure of this community is further enriched by the captivating natural beauty of Lake Hancock, which complements the area's historical significance as a former citrus grove. This combination of elements makes Hamlin an exceptionally desirable destination.

Hamlin



Sunshine Mind

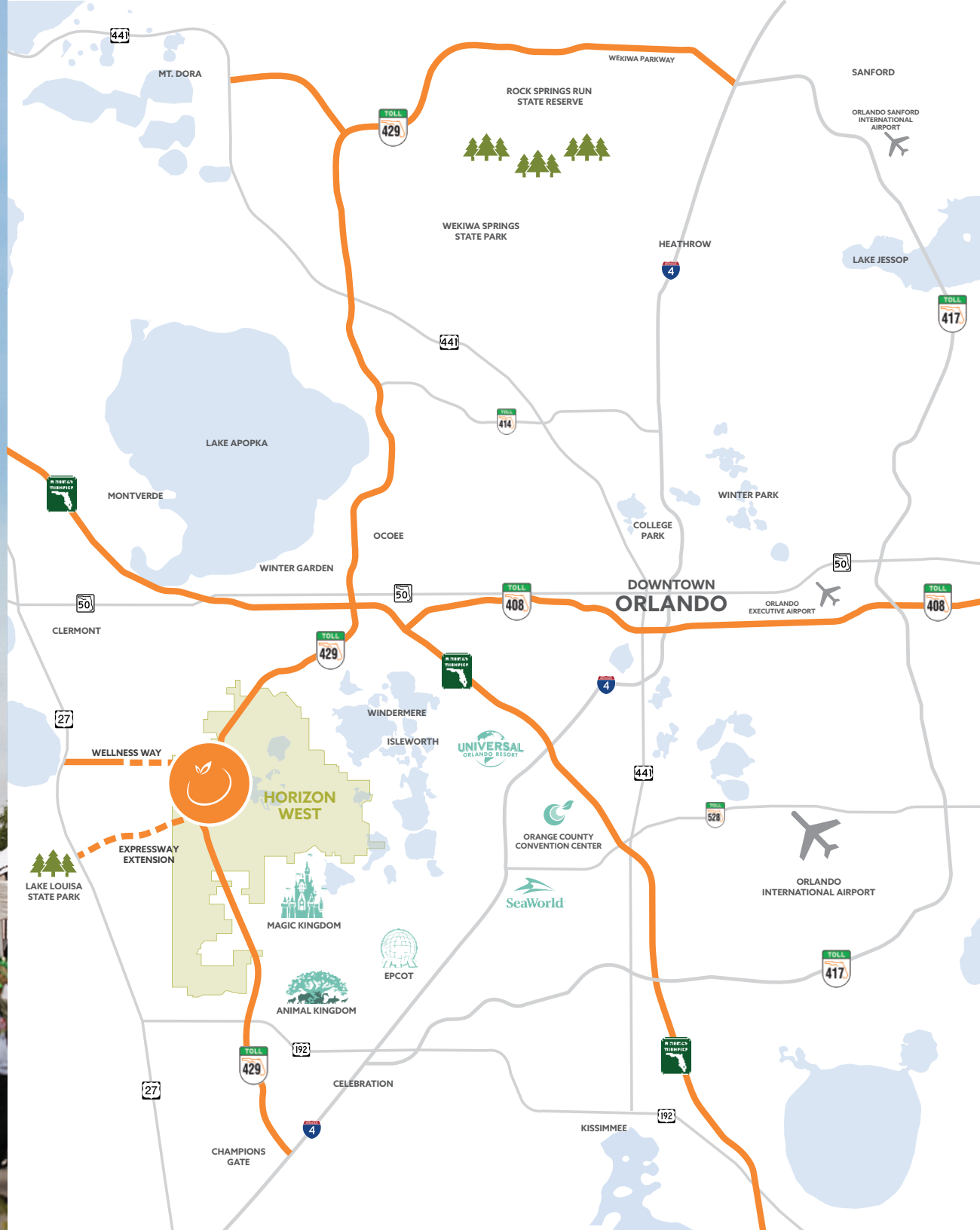
STATE
OF

Fastest Growing

With over 115% population growth since 2015, Horizon West is one of the fastest-growing communities in the U.S.



Hamlin's yearly St. Patrick's Day Block Party unites friends and family in a day of enjoyment, featuring live music, Irish dancers, and bagpipers against the charming backdrop of Lake Hancock.





Trade Area

15
MINUTE

As of Q4 2022

261,457
RESIDENTS

5,709
HOUSING UNITS
UNDER CONSTRUCTION

38
MEDIAN AGE

42%
COLLEGE GRADUATES

65%
HOME OWNERSHIP

\$144,270
MEDIAN HOUSEHOLD INCOME

\$613,065
AVERAGE NEW HOME SALES PRICE

30
MINUTE

As of Q4 2022

1,400,364
RESIDENTS

65,000
NEW RESIDENTS TO METRO
ORLANDO IN 2022

37
MEDIAN AGE

32.8%
COLLEGE GRADUATES

47.1%
HOME OWNERSHIP

\$97,999
MEDIAN HOUSEHOLD INCOME

\$400,318
AVERAGE NEW HOME SALES PRICE

Metrostudy, Neustar, Yardi, Axiometrics, Costar



236,342

INCREASE IN POPULATION IN
METRO ORLANDO FROM
2016 - 2021

Population growth in the Orlando MSA is one of the highest in the U.S. with more than 65,000 new residents moving to the metro area in 2022.

10
MIN

15
MIN

20
MIN

30
MIN



WALT DISNEY WORLD
WINTER GARDEN
OCOE
CLERMONT

WINDERMERE
ISLEWORTH
CHAMPIONS GATE
CELEBRATION

DOWNTOWN ORLANDO
UNIVERSAL STUDIOS
SEA WORLD
ORANGE COUNTY
CONVENTION CENTER

ORLANDO INTL. AIRPORT
WINTER PARK
MAITLAND
HEATHROW/LAKE MARY

Located just minutes from Walt Disney World and easily reachable via SR429, Hamlin offers accessibility and appeal, ensuring businesses thrive.

Drive Times

Market Profile

Well-educated, diverse young professionals with families that have opted to trade up to the newest housing in the suburbs with a running start on prosperity. Homeownership is high, unemployment is low, and spending is focused on families, homes, entertainment, and dining.



POWER ELITE

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.



36-45
AGE



SFH
PROPERTY TYPE



250K+
HOUSEHOLD INCOME



2
HOUSEHOLD SIZE



OWN
HOME OWNERSHIP



13-18
AGE OF CHILDREN



PROMISING FAMILIES

Young couples with children in starter homes, living child-centered lifestyles.



31-35
AGE



SFH
PROPERTY TYPE



100-125K
HOUSEHOLD INCOME



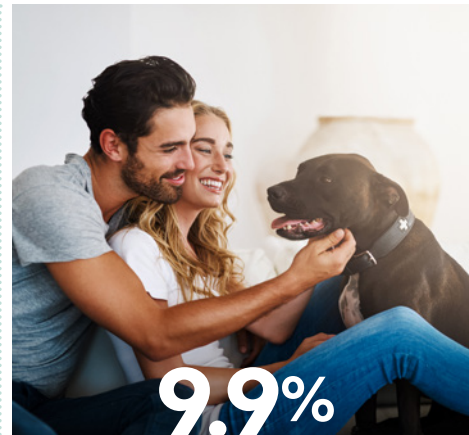
2
HOUSEHOLD SIZE



OWN
HOME OWNERSHIP



7-9
AGE OF CHILDREN



SINGLES & STARTERS

Young singles starting out and some starter families living a city lifestyle.



25-30
AGE



MFH
PROPERTY TYPE



50-75K
HOUSEHOLD INCOME



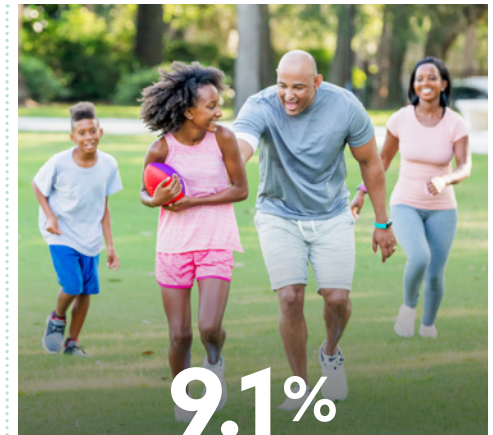
1
HOUSEHOLD SIZE



RENT
HOME OWNERSHIP



0-3
AGE OF CHILDREN



FLOURISHING FAMILIES

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles.



36-45
AGE



SFH
PROPERTY TYPE



125-150K
HOUSEHOLD INCOME



2
HOUSEHOLD SIZE



OWN
HOME OWNERSHIP



10-12
AGE OF CHILDREN

It's all in the Plan



Horizon West, a 21,000-acre master-planned community, is home to five residential villages carefully designed so that residences will be within close proximity to schools, public parks, trails, and other amenities. Hamlin sits at the most accessible location within the community and is a commercial hub for Horizon West and Southwest Orange County.



HORIZON WEST IS BOOMING.

The district calls it the fastest growing area in the county with 9,000 students enrolling here in the last five years.”

Orange County Public Schools



15

NEW SCHOOLS CONSTRUCTED
FROM 2015 - 2027

Orange County Public Schools



9,000

NEW PUBLIC SCHOOL STUDENTS
ENROLLED IN LAST 2 YEARS

Orange County Public Schools



15+

EXISTING AND FUTURE
PUBLIC PARKS

Orange County Parks and Recreation



30+

MILES OF LAKEFRONT LIVING

Orange County Property Appraiser



64+

MILES OF EXISTING TRAILS

Orange County Parks and Recreation



1,013

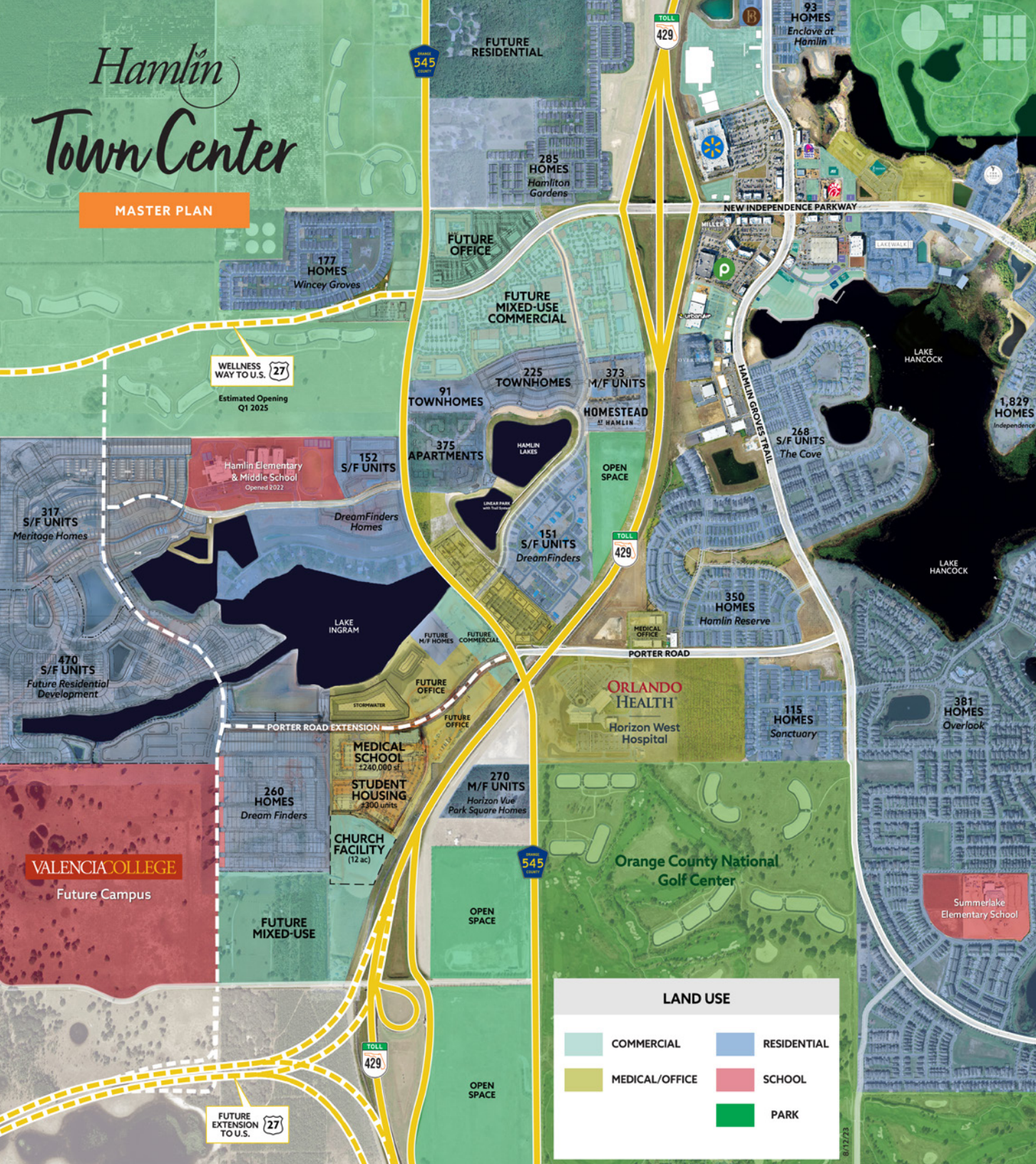
SINGLE FAMILY HOMES
SOLD IN TRAILING 12 MOS

Charles Wayne



Hamlin Town Center

MASTER PLAN



6,500
HOUSING UNITS

2Msf
COMMERCIAL ENTITLEMENTS

1,200ac
DINING, SHOPPING, ENTERTAINMENT

80ac Orlando Health
Horizon West Campus

1.7B Economic Impact
Orlando College of Osteopathy
Medicine (OCOM)

1,321 New Students Enrolled
Hamlin Elementary & Middle School

365 Nights of Fireworks
from the Lake District

215ac Horizon West
Regional Park

45 Hole Golf Course
Orange County National Golf Center

Best in Class

With half a million square feet open for business, Hamlin Town Center features a collection of preeminent retail brands and many more opening soon. The opportunities are limited, so now is the time to find your place in this dynamic environment.



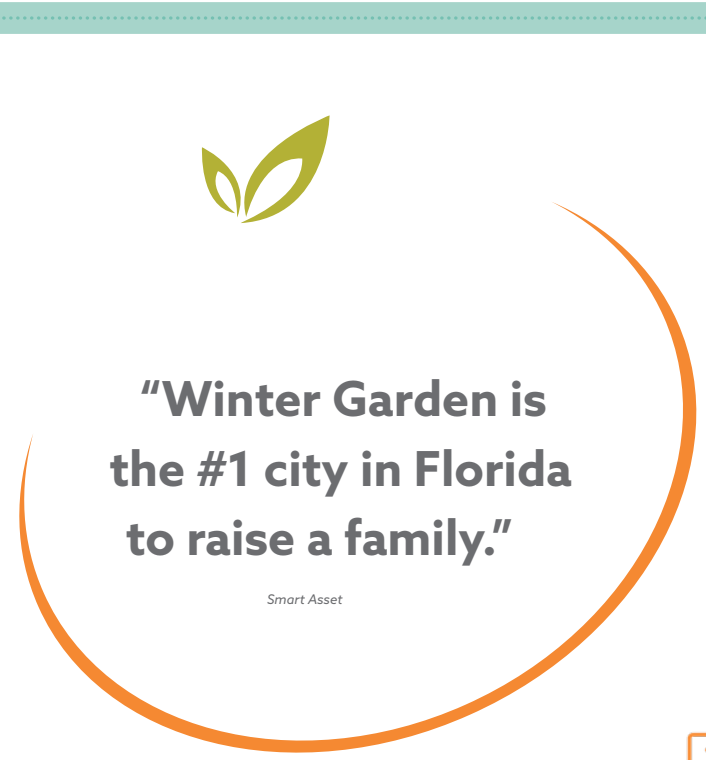


Living
Working
Playing

Distinguished by its commitment to sustainability, this vibrant community seamlessly weaves together shopping, dining, entertainment, and residential choices. Live music and events further enrich the experience, transforming this locale from a mere destination into a thriving hub of engagement.

Thriving

An aerial photograph of a modern community at dusk. The sky is a deep blue with scattered clouds. In the foreground, a large, well-lit parking lot is filled with cars. To the right, a large crowd of people is gathered on a grassy area, where three hot air balloons are being inflated or launched. The balloons have vibrant patterns: one is rainbow-colored, another is blue and red, and the largest one is red and black checkered. In the background, there are several modern buildings, including a large one with a 'Chick-fil-A' sign. A body of water is visible on the far right. The overall atmosphere is lively and community-oriented.

**"Winter Garden is
the #1 city in Florida
to raise a family."**

Smart Asset




 THE BEST PLACES TO RAISE
 A FAMILY IN FLORIDA

We understand the importance of fostering community at Hamlin and do so by creating new traditions and cherished memories for our guests. From signature celebrations to seasonal gatherings, our team ensures that guests are captivated year-round and consistently delighted with unique experiences.

Building Community



ANNUAL EVENTS

JAN

14 Hamlin Cruise-In

FEB

11 Hearts & Crafts Artisan

MAR

4 Horizon West Fest
12 Lucky Charm 5K
18 St. Patrick's Day Block Party
25 Horizon West Car Fest

APR

8 Hippy Hop 5K
Easter Bunny Meet & Greet
9 Easter Sunrise Service
22 Hamlin Cruise-In

MAY

27 Hamlin Hoedown

JULY

15 Community Concert
SWITCH Back to the 80s

SEP

9 Hamlin Cruise-In
16 HamlinPetalPalooza

OCT

7 Hamlin Pumpkin Patch
21 Hamlin Cruise-In
22 OctoBEARfest/Bears Who Care
28 Horizon West Car Fest

NOV

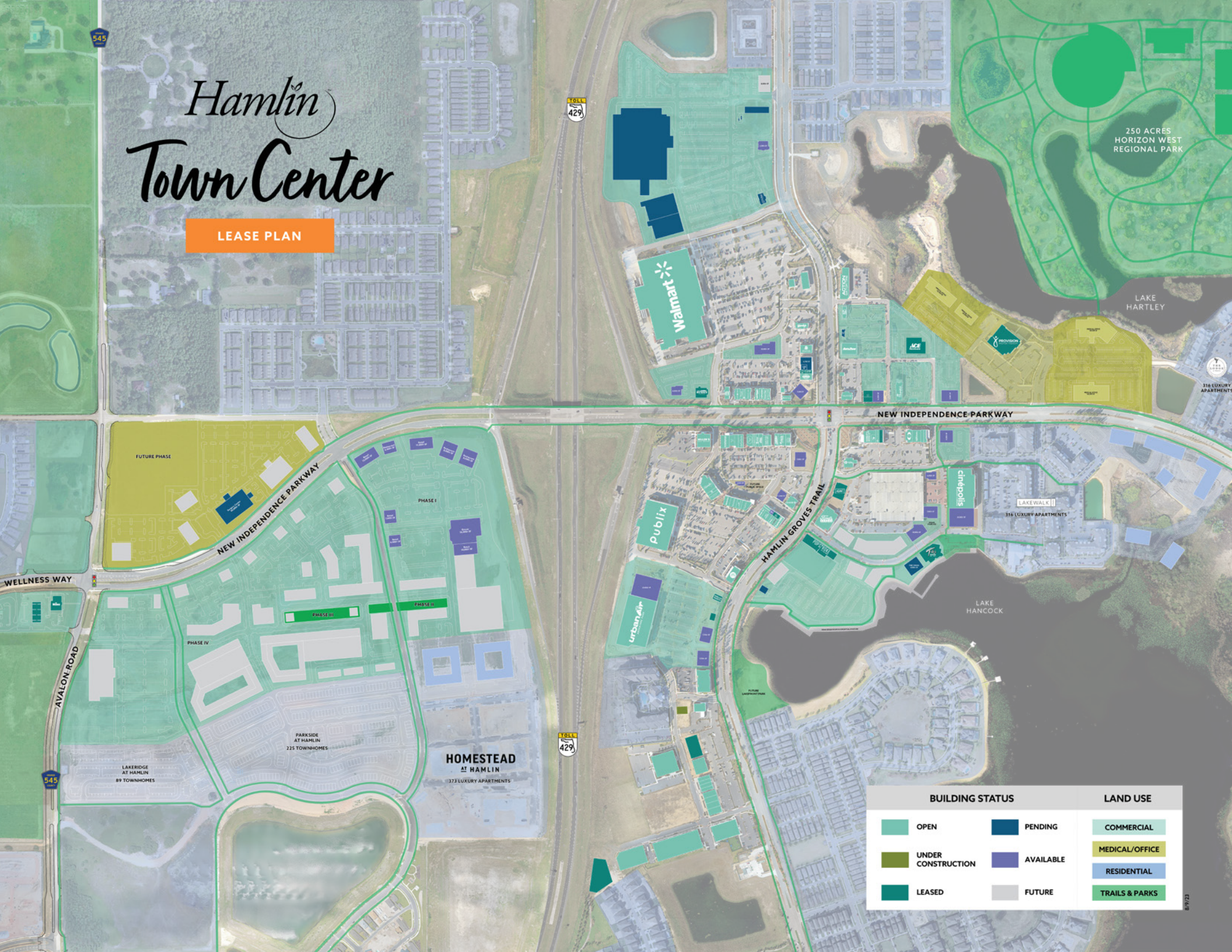
18 Hamlin Cruise-In
20 Venardos Circus

DEC

2 Santa's Comin' to Hamlin
16 12Ks of Christmas

Hamlin Town Center

LEASE PLAN



BUILDING STATUS		LAND USE
■ OPEN	■ PENDING	■ COMMERCIAL
■ UNDER CONSTRUCTION	■ AVAILABLE	■ MEDICAL/OFFICE
■ LEASED	■ FUTURE	■ RESIDENTIAL
		■ TRAILS & PARKS



The opportunity to be part of Orlando's hottest submarket and one of the nation's top communities is now!

COMMERCIAL SPACE & OUTPARCELS

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hamlinfl.com



Founded in 1991, Boyd Development remains focused on creating value by acquiring well-located land that can be utilized for mixed-use development. In addition to Hamlin, the principals have developed over 4 million square feet of commercial and thousands of residential units across the state of Florida, including large-scale land developments, retail shopping centers, office buildings, light industrial buildings, and multi-family projects with combined expertise in real estate development that spans 50+ years.



Boyd Development Corporation

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boyddev.com