



HOTEL LAND PARCELS

Two 5.0± AC
Land Parcels
Approved for Hotel

CONTACT

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West Osceola Parkway,
Kissimmee, FL 34741

Two five-acre parcels available for hotel development within the Flora Ridge PUD. Parcels are approved for up to 600 total hotel rooms.



W. Osceola Parkway, Kissimmee, FL 34741

LOCATION

Located within the high-traffic, high-growth corridor of Kissimmee along West Osceola Parkway, these parcels boast proximity to major corporations and theme parks. The site has easy access to the Florida Turnpike, Interstate 4, State Road 417 and other major thoroughfares. The site is 20 minutes to Orlando International Airport and a short drive to Orlando.

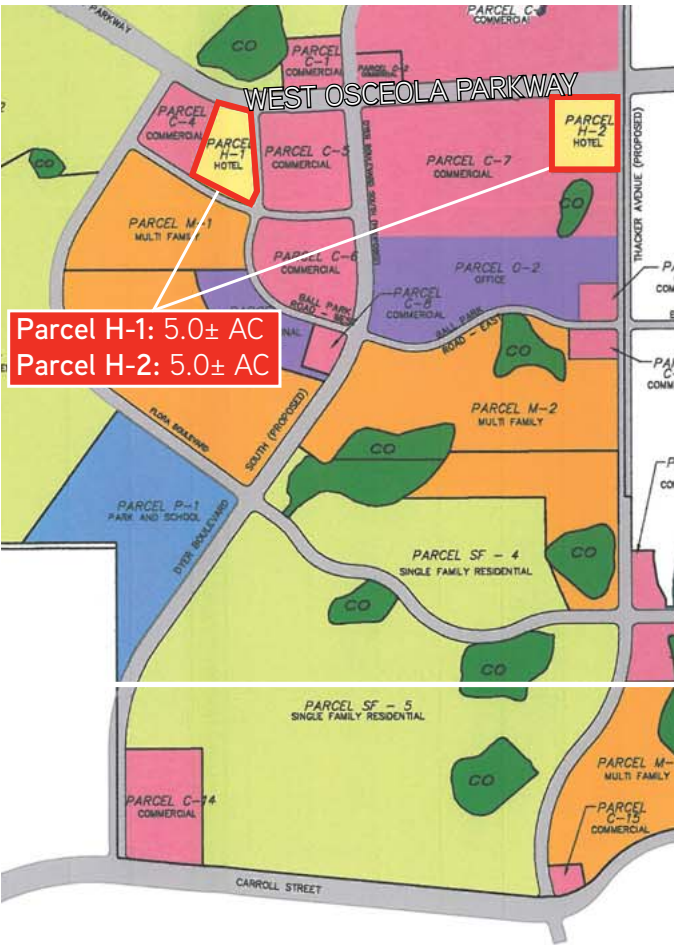
KEY HIGHLIGHTS

- > **Access.** Conveniently accessed by Florida’s Turnpike, Interstate 4, John Young Parkway and Osceola Parkway.
- > **Recognized.** The Loop is recognized as a life style center and retail destination offering a wide array of retailers, restaurants and banks.
- > **Amenities.** Proximity to shopping, banking, restaurants, housing, schools, sports facilities and movie theater.
- > **Approved.** These parcels are approved for up to 600 total hotel rooms.

DEMOGRAPHICS

	DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
1	Estimated Population	8,157	73,902	195,906
2	Estimated Housing Units	2,985	29,902	79,474
3	Estimated Household Income	\$62,718	\$55,723	\$55,760

TRAFFIC COUNTS (AADT)		
1	W. Osceola Pkwy./John Young Pkwy.	31,934±
2	W. Osceola Pkwy./Dyer Boulevard	25,455±
3	Flora Boulevard	17,730±
4	Thacker Avenue	13,910±



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