

# DEVELOPMENT LAND FOR SALE



## 130± AC MULTIPLE USE DEVELOPMENT LAND

**SAND HILL ROAD AND N. OLD LAKE  
WILSON ROAD, OSCEOLA COUNTY, FL**

*WITHIN MINUTES TO US 192 TOURIST  
AREA AND WALT DISNEY WORLD*

### CONTACT

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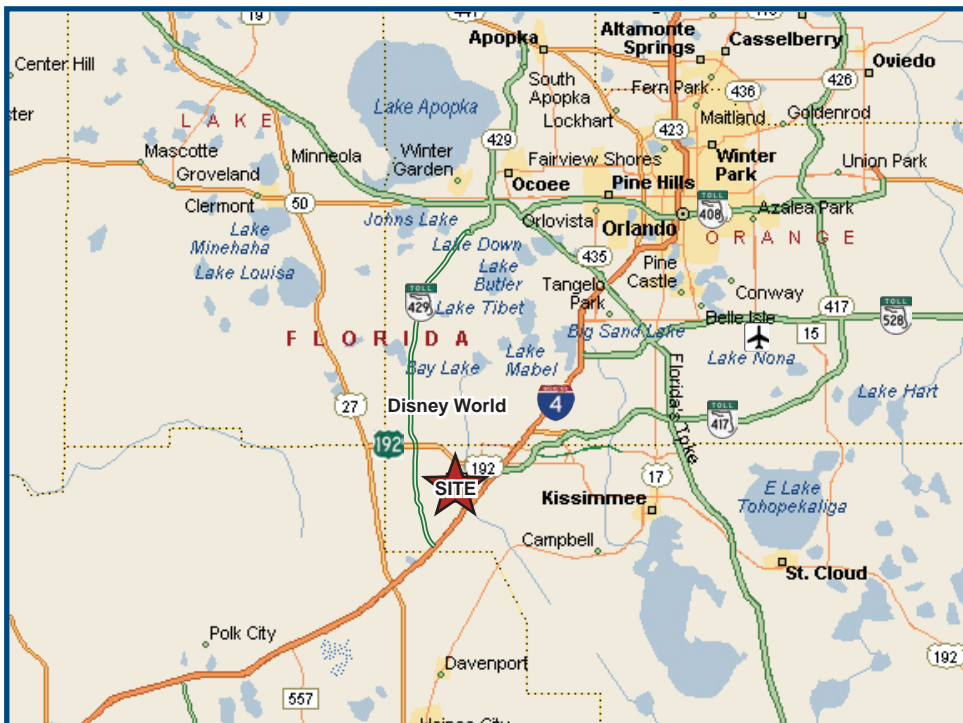
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### Location



# FOR SALE > 130± Acre Disney Area Development Land

Northeast corner of North Old Lake Wilson Road and Sand Hill Road in Osceola County, Florida 34787

This 130± acre development site is in the core of tourist commercial activity near Walt Disney World, Reunion, Westgate, Four Seasons, Legacy Place and Celebration. There is currently access at the NE corner at Sand Hill Road, a fully improved, signalized intersection, together with two additional improved curb cut accesses and utility availability all along Old Lake Wilson Road. Zoning is Commercial Tourist (CT), the most intense zoning permitted in Osceola County.



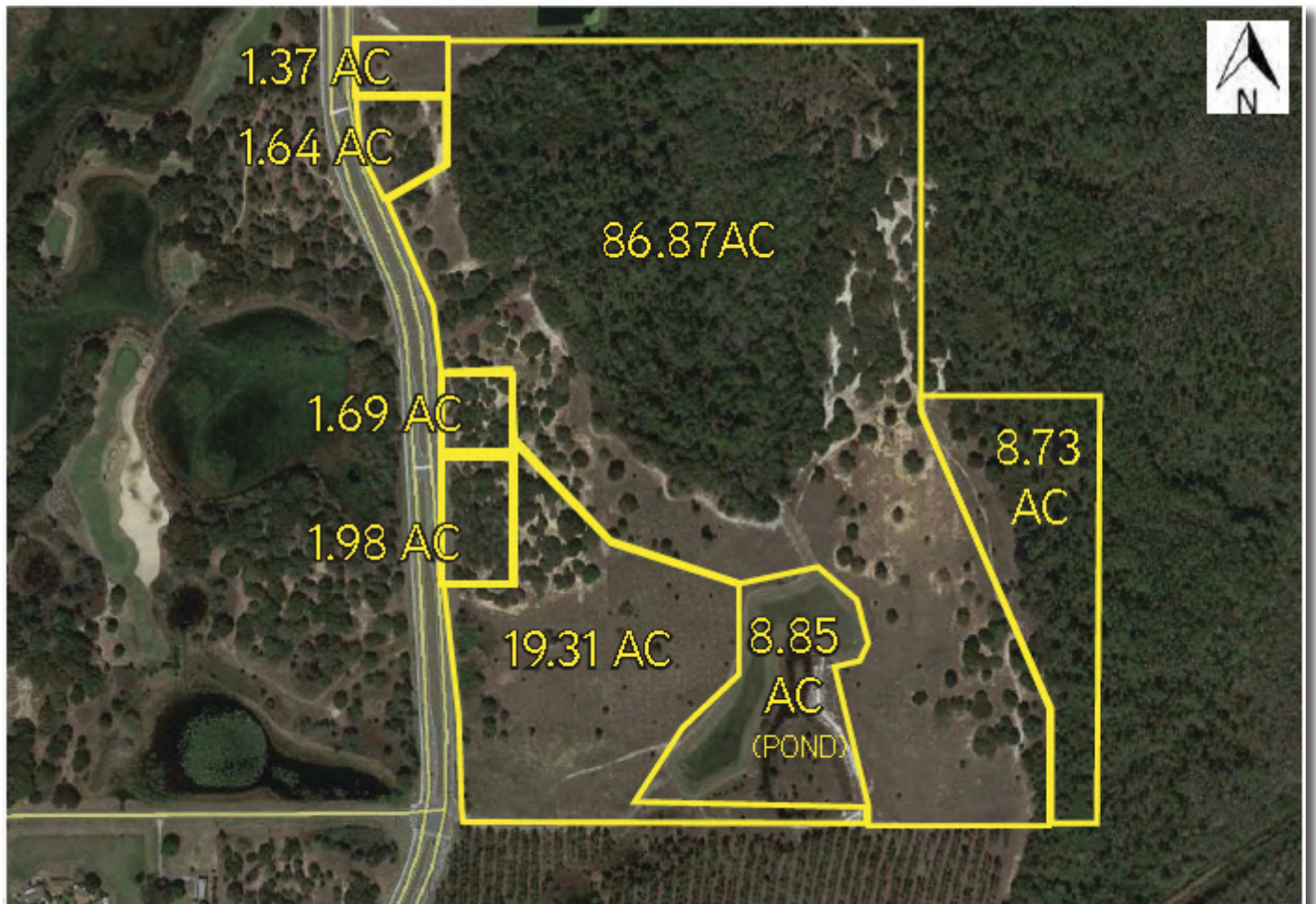
The site's highest and best uses are virtually unlimited. The signalized hard corner and the improved road frontage seem to offer many potential high-value uses such as resort hotel, restaurants, grocery-anchored retail, medical and whatever will produce best aggregate value for the landowner. There is no land debt, with singular ownership dating to 1982. Residential, short term rental or timeshare of virtually any density can be approved and, with permit modification, permitted. Future development may be phased and pursued by multiple developers.

## Property Summary

- **SIZE:** 130± Acres / 8 Land Parcels
- **MUNICIPALITY:** Reedy Creek Improvement District / Toho Water Authority / RCID and Kissimmee Utility Authority. RCID discharge permit is paid and valid.
- **ZONING/FUTURE LAND USE:** Commercial Tourist (CT)
- **OTHER FEATURES:** Storm water control facility in place / Sand Skink mitigation is paid at \$2 million / All utilities are on road frontage
- **LOCATION:** At the core of tourist commercial activity near Walt Disney World, Reunion, Westgate, Four Seasons, Legacy Place and Celebration.
- **PROPERTY USES:** Virtually unlimited. Land is platted, can be amended as needed for future development / Hanson Walter & Associates, Inc. - terrific pre-development work



## Location Overview

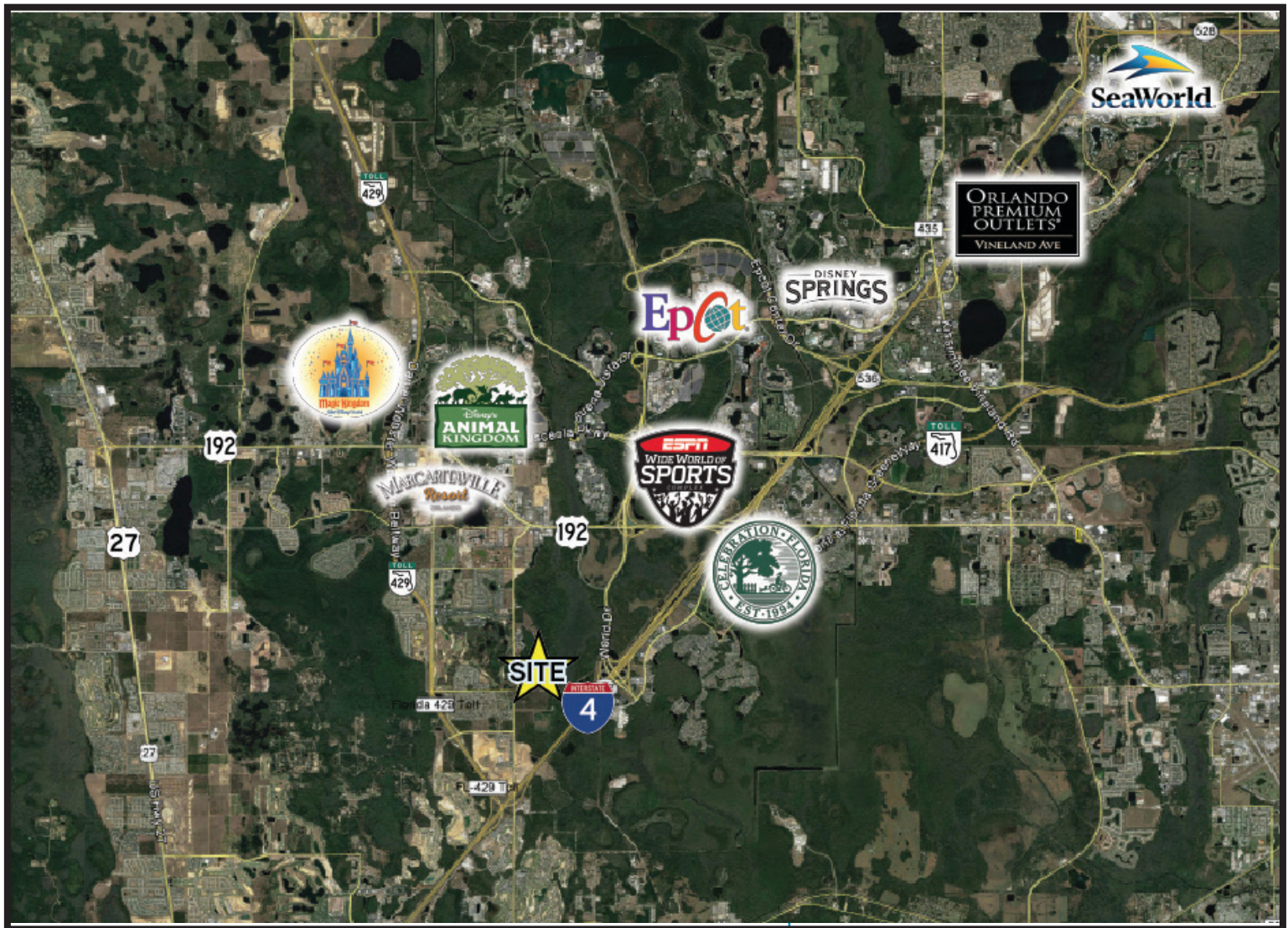


### Proximity of the Property (via automobile):

- ➔ 30 minutes to Downtown Orlando via Interstate-4
- ➔ 30 minutes to Orlando International Airport via Interstate-4 and SR 528.
- ➔ 10 minutes to US 192 Tourist area with multiple restaurants, shopping, entertainment options and other amenities
- ➔ 10-20 minutes to Walt Disney World attractions via US 192, Interstate-4, and SR 429
- ➔ 20 minutes to SeaWorld via Interstate-4
- ➔ 20-30 minutes to Universal Orlando via Interstate-4
- ➔ 20 minutes to the Orlando Premium Outlets-Vineland Road via Interstate-4
- ➔ 20-30 minutes to Mall at Millenia and The Florida Mall via Interstate-4 and SR 528
- ➔ 10 minutes to Reunion
- ➔ 10-20 minutes to Celebration



# Amenity Map



## Demographics

	3 Mile		5 Mile	
	Radius	Index	Radius	Index
Total Households	3,383		12,366	
Total Population	9,273		33,323	
2017-2022 Pop Growth Rate	18.8%	189	17.5%	176
Median Age	38.7	104	38.2	103
Family Households (%)	69.7%	104	70.1%	105
Household: Own (%)	12.2%	24	18.9%	37
Household: Rent (%)	87.8%	177	81.1%	164
Average Household Income	\$106,669	146	\$86,472	119
Attended Some College + (%)	72.6%	117	67.3%	109
White Collar (%)	66.0%	107	61.7%	100
Service (%)	22.6%	103	25.4%	116
Pop Age 15+: Married (%)	55.8%	119	52.8%	112

Index based on comparison to total Orlando-Kissimmee-Sanford CBSA (i.e. index of 130 is 30% higher than the market as a whole) Source: US Census Bureau; Esri 2017 Forecasts

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