

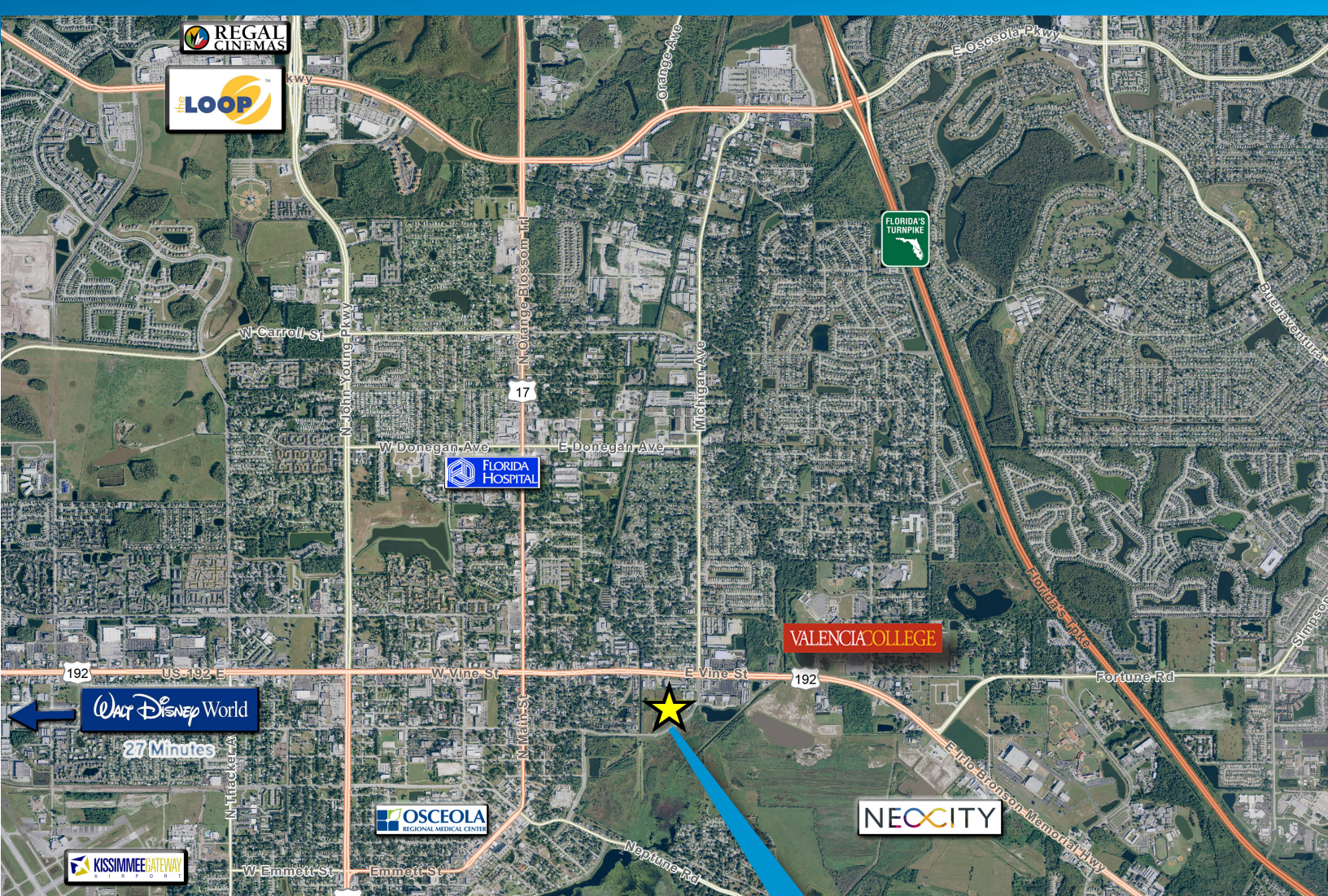
Land for Sale | OSCEOLA COUNTY

10.9± ACRES | RESIDENTIAL MIXED-USE DEVELOPMENT SITE

1201 E. OAK STREET, KISSIMMEE, FL 34744



Accelerating success.



Property Strengths

- Located in Kissimmee near Metro Orlando.
- Cleared, to grade, with retention in place.
- Close proximity to two expanding regional hospitals; Osceola Regional Medical Center and Florida Hospital.
- Immediately adjacent to the regional Neo City which is anticipated to provide 20,000 jobs, averaging a salary in excess of \$100,000/year.
- Demand for upscale multi-family residential units. The increases in business and the upcoming influx of population in the area has created a demand for upscale multi-family residential housing units.
- Zoning allows for 40D/Us per acer, and retail component.





DEMOGRAPHICS		3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
1	2017 Total Population	82,614	184,686	403,775
2	Total Households	27,980	61,561	134,189
3	Average Household Income	\$48,408	\$57,052	\$63,867
LOCATION				
1	Neo City Square - adjacent property			1 minute
2	Future SunRail Station - 1.3 miles			4 minutes
3	The Loop - 5 miles			10 minutes
4	Orlando International Airport - 12.5			22 minutes
5	Disney Area Attractions - 13 miles			28 minutes
6	Downtown Orlando - 20 miles			30 minutes
7	Cape Canaveral - 58 miles			60 minutes



DAVID CALCANIS
Executive Managing Director | Land
TEL: 407.362.6128
david.calcanis@colliers.com

COLLIERS INTERNATIONAL
255 South Orange Ave., Suite 1300
Orlando, FL 32801
407.843.1723
www.colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.