

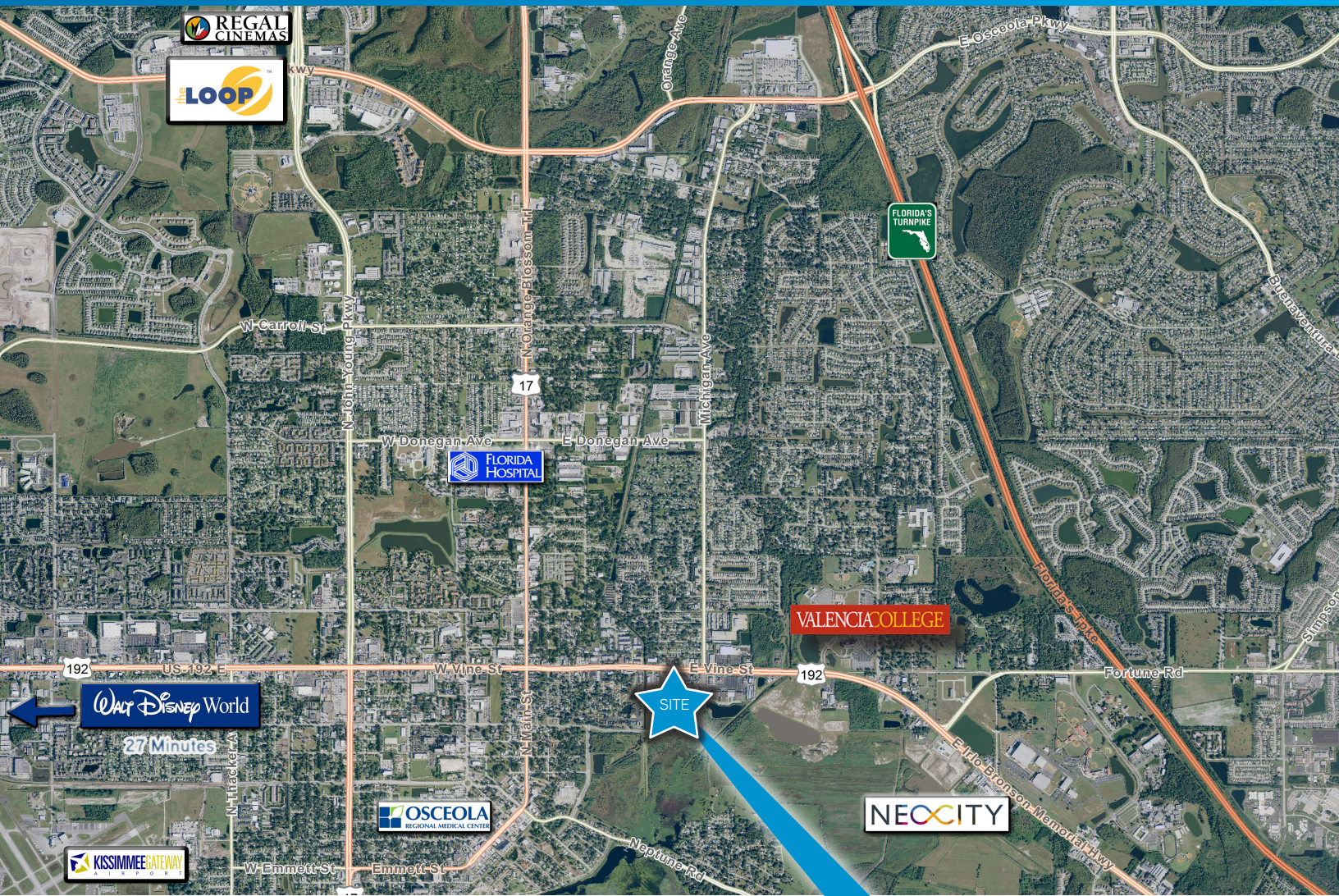
Land for Sale | OSCEOLA COUNTY

10.9± ACRES | RESIDENTIAL MIXED-USE DEVELOPMENT SITE

1201 E. OAK STREET, KISSIMMEE, FL 34744

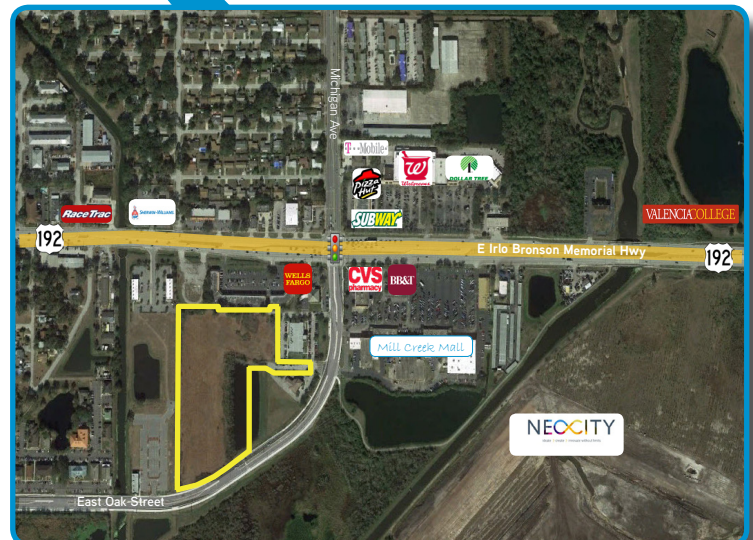


Accelerating success.



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 multifamily residential units. The increases in business and the upcoming influx of population in the area has created a demand for upscale multifamily residential housing units.
- Zoning allows for 40D/Us per acre, 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	



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