

**FOR
SALE**

CITY OF KISSIMMEE PRIME COMMERCIAL CORNER

617 John Young Pkwy, Kissimmee, FL 34741



AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 45,500 N John Young Pkwy
- 2 6,800 MLK Jr Blvd

ABOUT THE PROPERTY

SIZE 1.89± acres

PRICE \$2,000,000

ZONING T4-O (Neighborhood Open)

UTILITIES Electric, water, sewer at property (KUA & TWA)

ROAD FRONTAGE 330'± on John Young Pkwy
260'± on MLK Blvd

PARCEL IDs 21-25-29-1420-0001-0570,
21-25-29-1760-0001-0220, 21-25-29-1420-0001-0575,
21-25-29-1500-0001-0370, 21-25-29-1500-0001-0350

DESCRIPTION

Prime corner location in Downtown Kissimmee!

This property boasts high visibility, high average daily traffic counts and is located in close proximity the new Skyview Companies' Beaumont Redevelopment Site. Located within walking distance to the thriving Historic Downtown Kissimmee, lakefront area on Lake Tohopekaliga, SunRail Kissimmee Station, Kissimmee Gateway Airport and HCA Florida Osceola Hospital. Just minutes to Orlando International Airport, theme parks, and Lake Nona/Medical City.

Call today to join one of the fastest growing communities in Florida!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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DRIVE TIMES

Downtown Kissimmee: 4 min

Theme Parks: 20 min

St. Cloud: 20 min

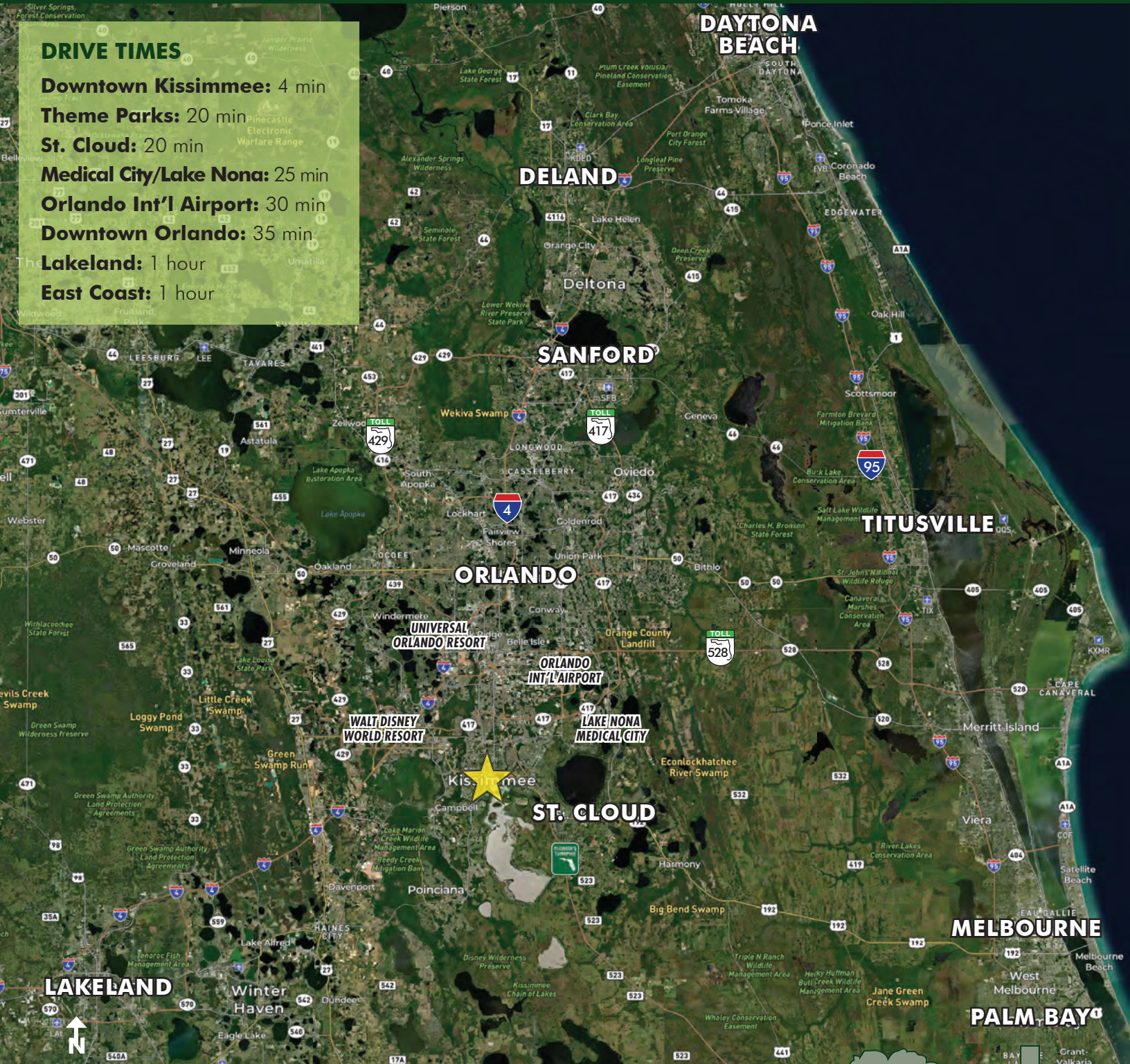
Medical City/Lake Nona: 25 min

Orlando Int'l Airport: 30 min

Downtown Orlando: 35 min

Lakeland: 1 hour

East Coast: 1 hour



LOCATION MAP

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KISSIMMEE NEWS

Skyview Companies breaks ground on \$87M Beaumont site in Kissimmee

By Laura Kinsler | lkinsler@growthspotter.com | GrowthSpotter

PUBLISHED: March 30, 2023 at 3:51 p.m. | UPDATED: August 24, 2023 at 1:52 p.m.

"The New York developer selected by Kissimmee to redevelop the former Beaumont government complex has begun site development for the \$200 million mixed-use project.

Skyview Companies paid the city \$1.45 million on Tuesday as the first installment of the total \$2.74 million purchase price that was approved in 2021. The same day the developer secured a \$52.7 million construction loan from Sumitomo Mitsui Trust Bank, and Japanese bank with offices in New Jersey.

"They're very excited about the Florida market and specifically our greater Kissimmee market, and they saw the value in it," Skyview consultant Mario Farias said. "They came in and they've been great partners to us."



<https://www.growthspotter.com/2023/03/30/skyview-companies-breaks-ground-on-87m-beaumont-site-in-kissimmee/>

Beaumont Redevelopment

Skyview Companies | Projects

"The vision for "The Allen" formerly known as the Beaumont Redevelopment site is to develop a new 20-acre urban mixed-use neighborhood to enrich the downtown Kissimmee Historic District and the adjacent Medical Arts District.

The Beaumont Redevelopment site is a public-private-partnership project with the City of Kissimmee. The 20-acre site will be developed in 3 phases. Phase 1 will consist of the extension of the city street grid, utilities, and master stormwater system, along with 325 market rate apartments including resort style pool deck, gym, clubhouse, and landscaped private courtyards. Phases 2 and 3 will include additional market rate multi-family apartments, neighborhood retail locations and medical offices. SkyView is responsible for obtaining the debt and equity financing, negotiating entitlements with the municipality, overseeing all aspects of design, construction, and asset management, and implementing and managing the commercial and residential lease-up process."



<https://skyviewcompanies.com/project/beamont-redevelopment/>

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