8.03 AC +/- RAW LAND SITE FOR SALE

KISSIMMEE, FL 34744

2450 Neptune Rd

OFFERING SUMMARY

Lot Size:	8.03 Acres
Price:	Negotiable
Zoning:	PASTURELAND 1-VAC
FLU:	Mixed Use
Current Dwelling Units:	8 - 18 per AC

PROPERTY OVERVIEW

8.03 AC +/- of raw land is available for sale right in between the major markets of St. Cloud and Kissimmee. The piece of land fronts Neptune Rd (23,500 Annual Average Daily Traffic) and is moments from Florida Turnpike (53,800 AADT). 2450 Neptune Rd is a great fit for multifamily and retail users. Neptune Rd is also set to undergo a roadway project to expand from 2 lanes to 4 connecting all the way to Partin Settlement Rd.

Development in this area is growing rapidly with large multifamily developments from DR Horton, Pulte, and Lennar surrounding the site. The property is less than 4 miles from the new Neocity, Osceola Heritage Center, and the new AdventHealth Partin Settlement Health Park.

PROPERTY HIGHLIGHTS

- Neptune Rd - Raw Land Site For Sale
- Property to be Annexed to City of St. Cloud (In Process)
- Range of 8 - 18 Dwelling Units Per AC for Multifamily
- Perfect for Multi-Family, Medical Office, or a Daycare
- Close Proximity to US SR 192 and Florida Turnpike
- Less Than 4 Miles from NeoCity and New AdventHealth Partin Settlement Health Park

PRESENTED BY

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ADDITIONAL PHOTOS

KISSIMMEE, FL 34744

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LOCATION MAP

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2450 Neptune Rd

Map data ©2023 Imagery ©2023 , Airbus, CNES / Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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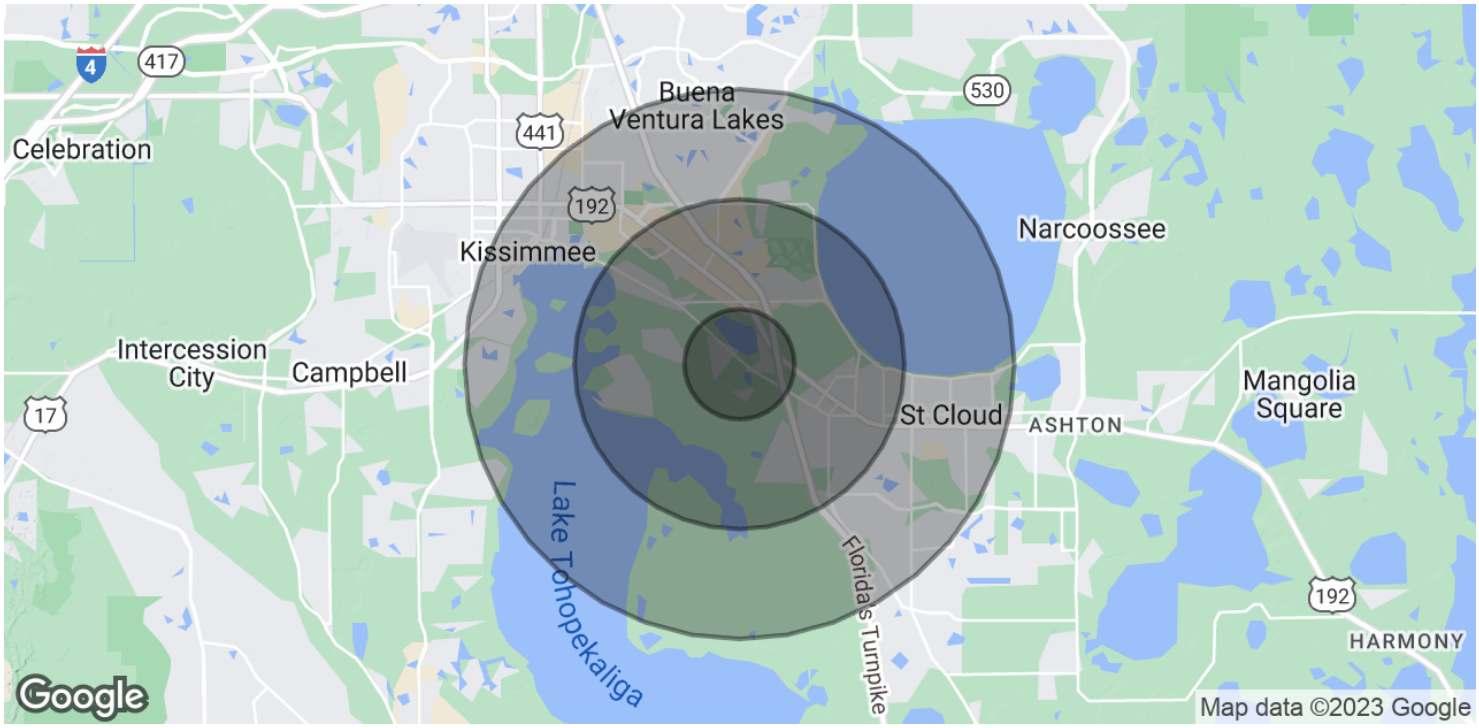
DEMOGRAPHICS MAP & REPORT

KISSIMMEE, FL 34744

2450 Neptune Rd



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,246	27,177	101,978
Average Age	35.1	33.8	34.5
Average Age (Male)	34.8	32.8	32.7
Average Age (Female)	35.8	35.4	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	760	9,191	35,802
# of Persons per HH	3.0	3.0	2.8
Average HH Income	$62,589	$59,281	$54,154
Average House Value	$299,613	$271,712	$243,671

** Demographic data derived from 2020 ACS - US Census*

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