

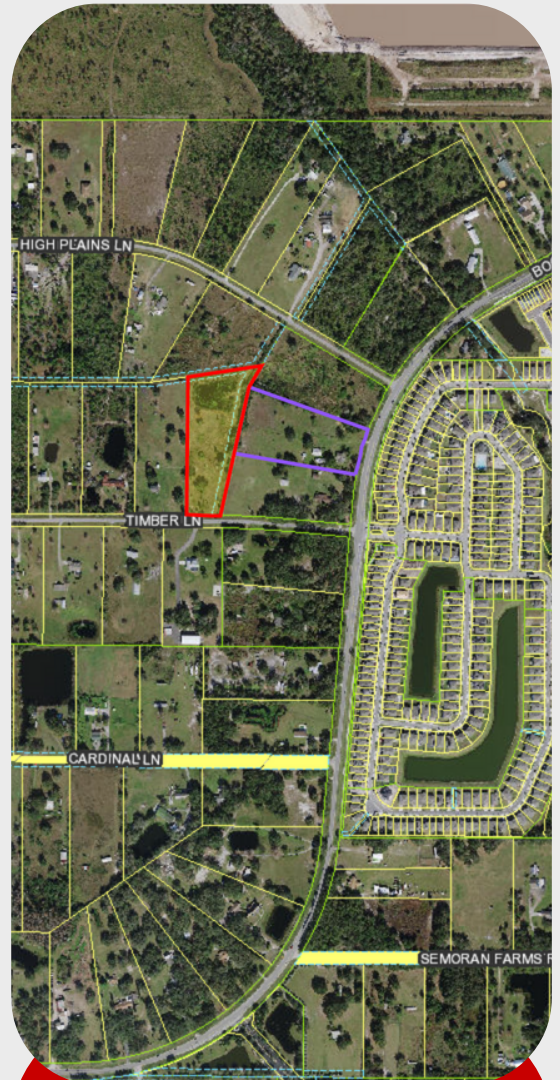
# 10 Acres South of Lake Nona

**4281 Timber Ln, Kissimmee, FL 34744**

- Prime Location: South side of Lake Nona, 2.5 miles west of Narcoossee Road.
- Visibility: 250' frontage on Boggy Creek Road with 10,300 AADT, expanding to a 4-lane road.
- Future Access: Osceola Parkway extension project for increased customer access, including new communities like Sunbridge.
- Intersection Upgrade: Proposed signal at Timber Lane and Boggy Creek Road.

**Areate Realty**

**321.775.5827**



**Zoning: A-1, with proposed  
future land use change to  
Industrial**

**APN:**

**012530753000010080**

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