

**FOR SALE**  
**Entitled Multifamily Land**  
**10.5+/- Acres**



## **Yates Road, Kissimmee, FL 34746** **US 192 (W. Vine St.) Corridor**

- Entitled and site-planned for 253 apartment units
- Mixed-Use Plan Unit Development – land designation allows multiple uses
- Utilities adjacent to site
- Across from Shingle Creek Regional Park with access to walking, biking, and jogging trails
- Grocery, retail, restaurants, and automotive one mile from site
- Ongoing development and road improvements adjacent to the property
- No public hearing required to develop



**Offering Price:**  
**\$5,495,000**

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### **INTERVEST REALTY RESOURCES, LLC**

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# Entitled Multifamily Land | 10.5+/- Acres

## Yates Road, Kissimmee, FL 34746 | US 192 (W. Vine St.) Corridor

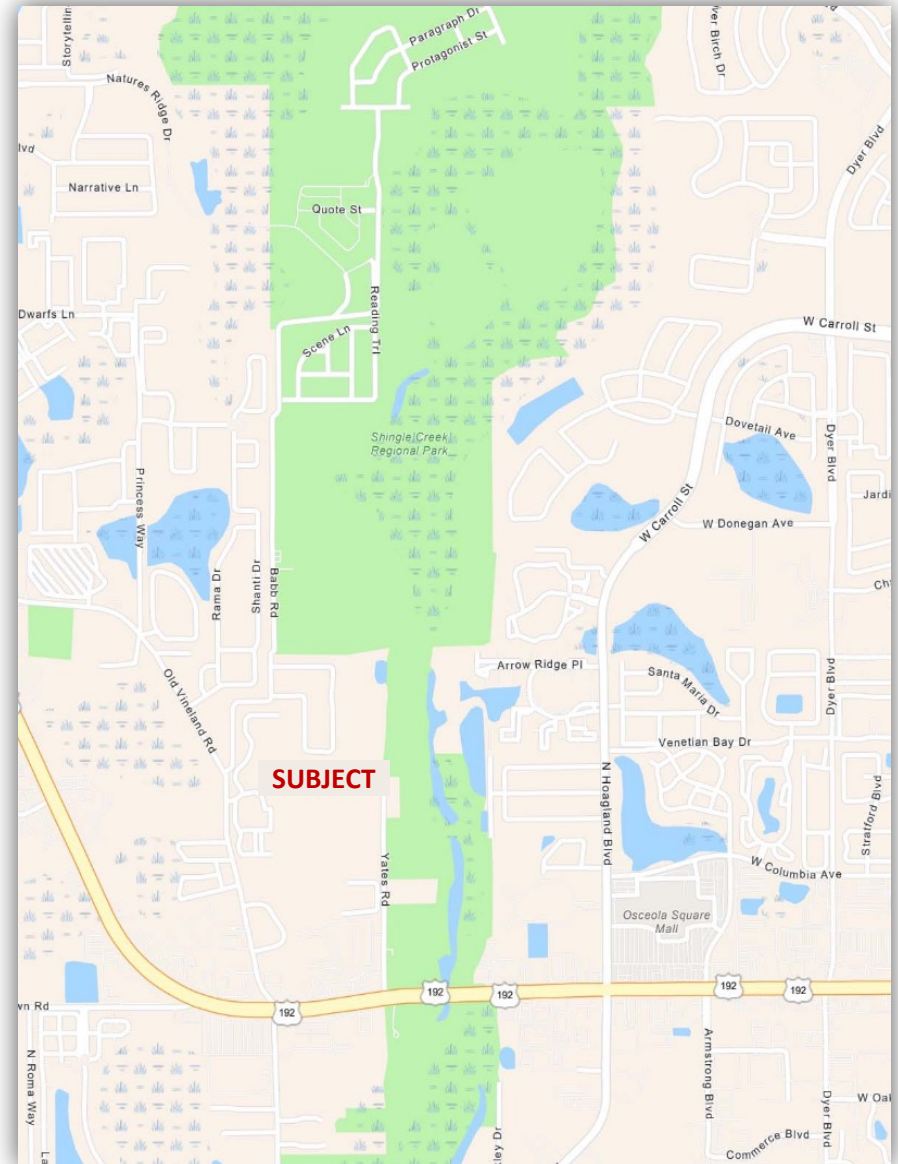
The property consists of approximately 10.5 acres and is perfectly suited for residential development. It is ideally located on Yates Road just north of US 192 (West Vine Street) between Old Vineland Road to the west and North Hoagland Blvd. to the east within the city limits of Kissimmee, FL. Grocery stores are just minutes away with Walmart Supercenter, Aldi, and Walmart Neighborhood Market close by. The site is within close proximity to medical facilities in Celebration and Kissimmee, as well as a variety of retailers and restaurants. There are seven hospitals totaling more than 1,500 beds within 30 minutes of the property. Elementary, middle, and senior high schools are located within a three-mile radius.

The property is across from [Shingle Creek Regional Park](#), a no-cost amenity offering residents a variety of recreational activities, including biking and walking trails. [Pioneer Village](#), a historical hidden treasure boasting a permanent collection of authentic structures which once stood throughout Osceola County, is within trail-walking distance.

The primary parcel is Lot 3 of the Shingle Creek Landings Mixed-Use Planned Unit Development. As the last remaining lot within the PUD, entitlements are in place for Lot 3 to build the site-designed 253 apartment units as shown in the conceptual site plan on page 5. This is well within the maximum of 277 units that remain from the original 800 units approved for the PUD. Included in the offering is an adjacent lot that, although not a part of the PUD, can be utilized to add resident value with on-site amenities such as basketball, tennis, or pickle ball.

The zoning permits a variety of uses, including multi-family, short-term rentals (property is within the western short-term rental district), timeshare, condominiums, townhomes, fractional ownership, and assisted living facilities.

The Kissimmee submarket has experienced a 5.4% annual rent growth since 2019. Occupancy rates have remained above 95% since 2019 and they are forecast to average almost 96% over the next five years.





# AREA BUSINESSES

## SUBJECT

Rosewood Pointe  
Apartments

Heron Ridge  
Apartments

Shingle Creek  
Park

Solomar  
Apartments

Cameron Preserve  
Apartments



SHADOWBAY/  
PLANTATIO

CORSAIR AVE

SPLITFIRE AVE

BOWLING GREEN

POLO CLUB DR

W COLUMBIA AV

N HOMER AND BLVD

192

W VINE ST

GRISSOM LN

W OAK ST

PLANTATION DR

ARMSTRONG BLVD

WY



# TALISMAN PARTNERS- YATES ROAD- LOT 3

July 21, 2023  
4491-20230612-Talisman Partners-Yates Road Lot 3-CSP  
Conceptual Site Plan 2- With 2nd Parcel



APARTMENTS	253DU
PARKING REQUIRED	506SP
PARKING SHOWN	506SP
RECREATION AREA	0.5AC
WATER MANAGEMENT	1.94AC

PUD BUFFER  
REQUIREMENT

50' BUFFER  
W/ PASSIVE MULTI-USE TRAIL

50' BUFFER  
PICKLE  
BALL

P/G  
AREA

CLUBHOUSE  
POOL  
AREA

WATER  
MANAGEMENT  
1.94AC

YATES ROAD

EMERGENCY  
ACCESS

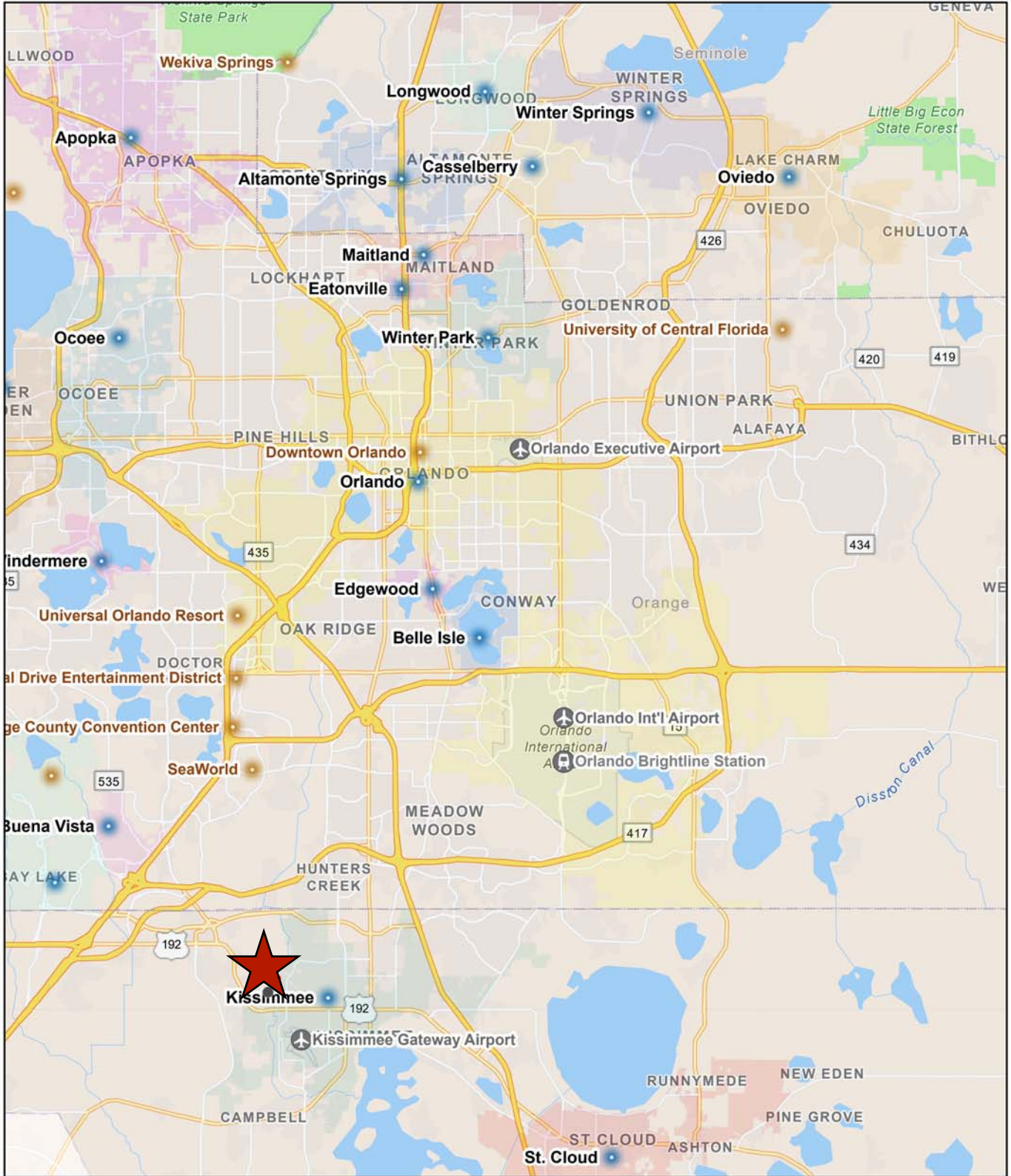
TRASH  
COLLECTION

SHINGLE CREEK LANDINGS MUPUD LOT 2

- Reference Source**
- Boundary: Osceola County Property Appraiser
  - Flood Zones: Osceola County GIS Website
  - Wetland: Osceola County GIS Website
  - Soils: U.S. Department of Agriculture - SSURGO Database For Florida - November 2015
  - Topography: AutoCAD Public Information
  - Wildlife:
  - Other:

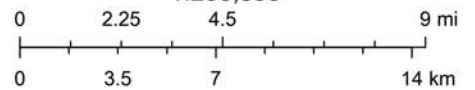


# ArcGIS Web Map



7/27/2023, 4:25:48 PM

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|----------------------|------------------|-----------|----------------|
| Municipality Points  | Bay Lake         | Lake Mary | St. Cloud      |
| Destination Points   | Belle Isle       | Longwood  | Windermere     |
| Airports             | Casselberry      | Maitland  | Winter Garden  |
| Brightline Station   | Eatonville       | Ocoee     | Winter Park    |
| Municipal Boundaries | Edgewood         | Orlando   | Winter Springs |
| Altamonte Springs    | Kissimmee        | Oviedo    | MetroPlan Area |
| Apopka               | Lake Buena Vista | Sanford   |                |

County of Orange, FL, FDEP, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA