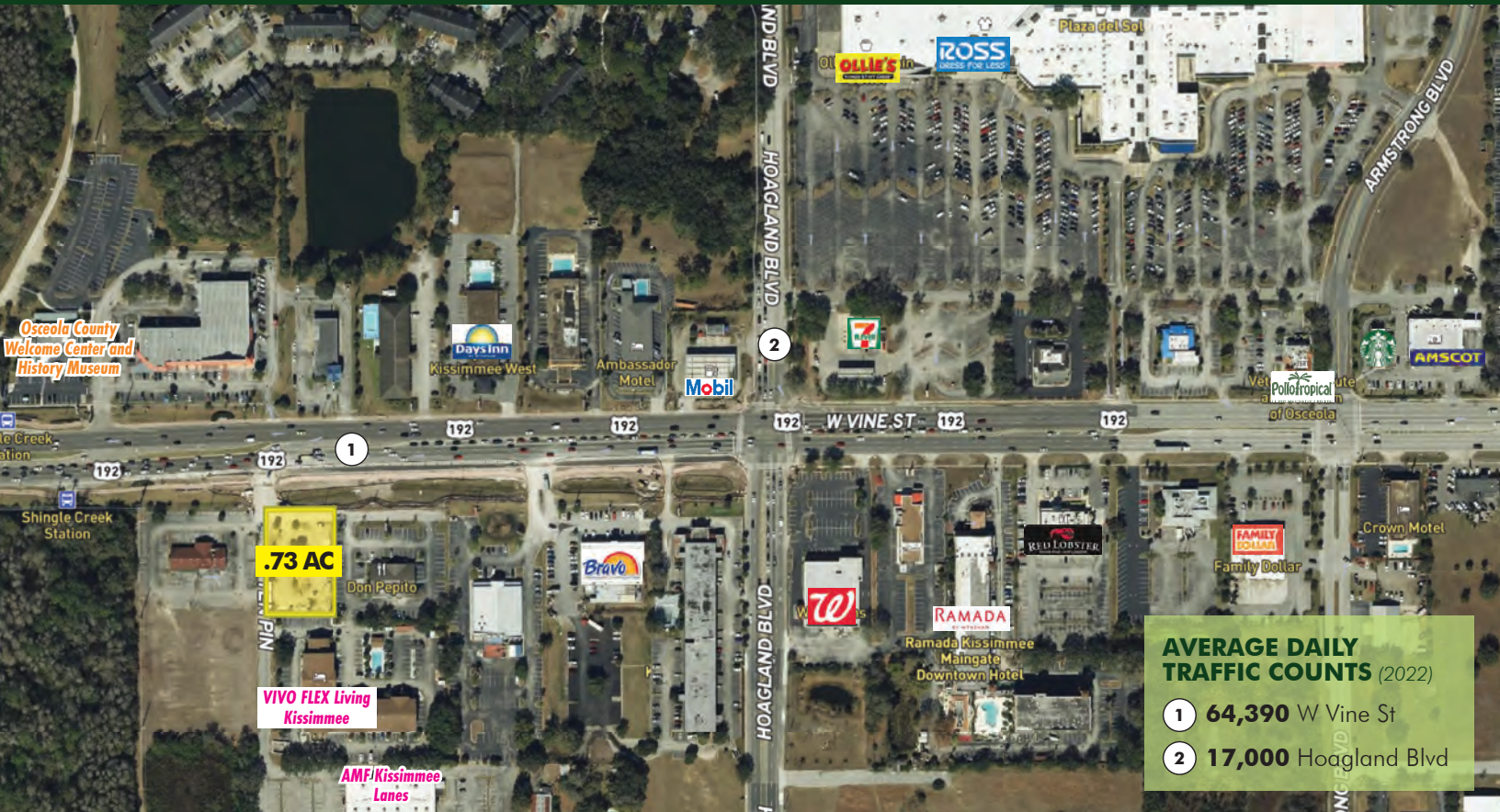


**FOR  
SALE**

# MIXED USE DEVELOPMENT OPPORTUNITY

## 4160 W VINE STREET

Kissimmee, Osceola County, FL 34741



**AVERAGE DAILY TRAFFIC COUNTS (2022)**

- 1 64,390 W Vine St
- 2 17,000 Hoagland Blvd

### ABOUT THE PROPERTY

- SIZE** .73± acres
- PRICE** \$1,000,000
- ZONING** T5-U (Mixed Use Urban Corridor)
- FLU** MU-V (Vine Street Mixed Use)
- UTILITIES** Available
- ROAD FRONTAGE** 145'± on W Vine St.
- PARCEL ID** 19-25-29-00U0-0210-000

### DESCRIPTION

**Highly visible development opportunity located on West Vine St.** With traffic counts of 64,390 visits per day, this site offers exceptional visibility and accessibility, making it an ideal location for various uses. Its close proximity to Plaza Del Sol shopping mall, major retailers, and Shingle Creek Regional Park ensures a steady flow of potential customers. Its convenient distance from popular destinations like Walt Disney World and International Drive opens up an opportunity to capitalize on the thriving tourism industry of Central Florida.

T5-U zoning allows for a wide range of uses including restaurants, retail sales, hotels & motels, multi-family, townhomes, triplexes, car washes, and more as seen on page 4.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

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<b>DEMOGRAPHICS</b>	
US Census (2022)	
<b>Total Population</b>	79,226
<b>Total Households</b>	30,370
<b>Average HH Income</b>	\$44,445
<b>Average House Value</b>	\$376,217

TO WALT  
DISNEY  
WORLD

**.73 AC**

**US HWY 192 / W VINE ST**

**JOHN YOUNG PKWY**

**KISSIMMEE GATEWAY  
AIRPORT**

**OSCEOLA  
HIGH SCHOOL**

**KISSIMMEE**

**KISSIMMEE  
GOLF CLUB**

**REGIONAL MAP**

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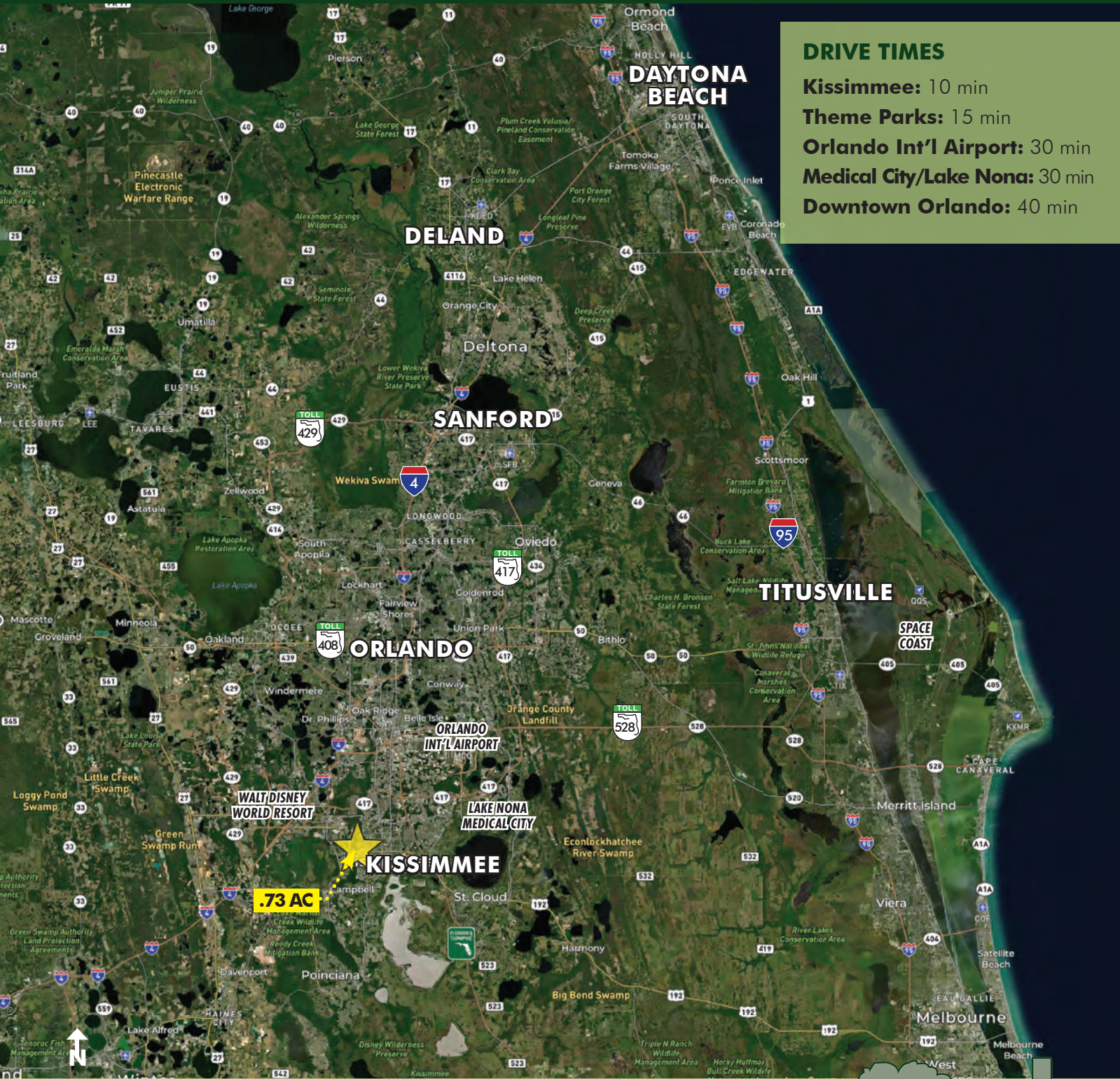
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### DRIVE TIMES

- Kissimmee:** 10 min
- Theme Parks:** 15 min
- Orlando Int'l Airport:** 30 min
- Medical City/Lake Nona:** 30 min
- Downtown Orlando:** 40 min

### LOCATION MAP

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### Permitted uses under the T5-U zoning include:

- Micro-Brewery
- Restaurants
- Retail Sales Establishment
- Churches
- Hotels & Motels
- Recreation areas
- Recreation, indoor (private)
- Multi-Family
- Townhome
- Triplex
- Car Wash
- Equipment Sales
- Financial Institutions
- Office Establishments
- Service establishments (business & personal)
- Vet Clinics



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