1.61 AC +/- THE LOOP LAND SITE FOR SALE

KISSIMMEE, FL 34741

Ball Park Rd

OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	1.61 Acres +/-
Zoning:	VACANT COMMERCIAL (Code: 1001)
Utilites:	At Ball Park Rd
Municipality:	Osceola County

PROPERTY OVERVIEW

1.61 AC +/- of raw land is available for sale at The Loop in Kissimmee. The site has previously been approved to accommodate a 8,000 SF +/- medical office building with 5/1,000 parking. All utilities for this site are at Ball Park Rd. The property is a part of the Osceola Village association and includes a playground easement with the adjacent property owner. Ball Park Rd is perfect for any developer with a tenant in toe and/or an owner user looking to buy and build their building.

The property is adjacent to The Loop which provides great traffic flow to this parcel. There is also easy access to John Young Parkway (50,500 Annual Average Daily Traffic) and Osceola Parkway (23,000 AADT), both less than 2 miles away. The property is also less than 3 miles from the Downtown Hunters Creek area.

PROPERTY HIGHLIGHTS

- Can Accommodate a 8,000 SF +/- building with 5/1,000 Parking
- RARE Land For Sale by The Loop
- Ground Lease Option Also Available
- Less Than 2 Miles from Osceola Parkway and John Young Parkway (50,500 AADT)
- Perfect for Any Developer or Owner User

PRESENTED BY

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LAND

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ADDITIONAL PHOTOS

KISSIMMEE, FL 34741

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LOCATION MAP

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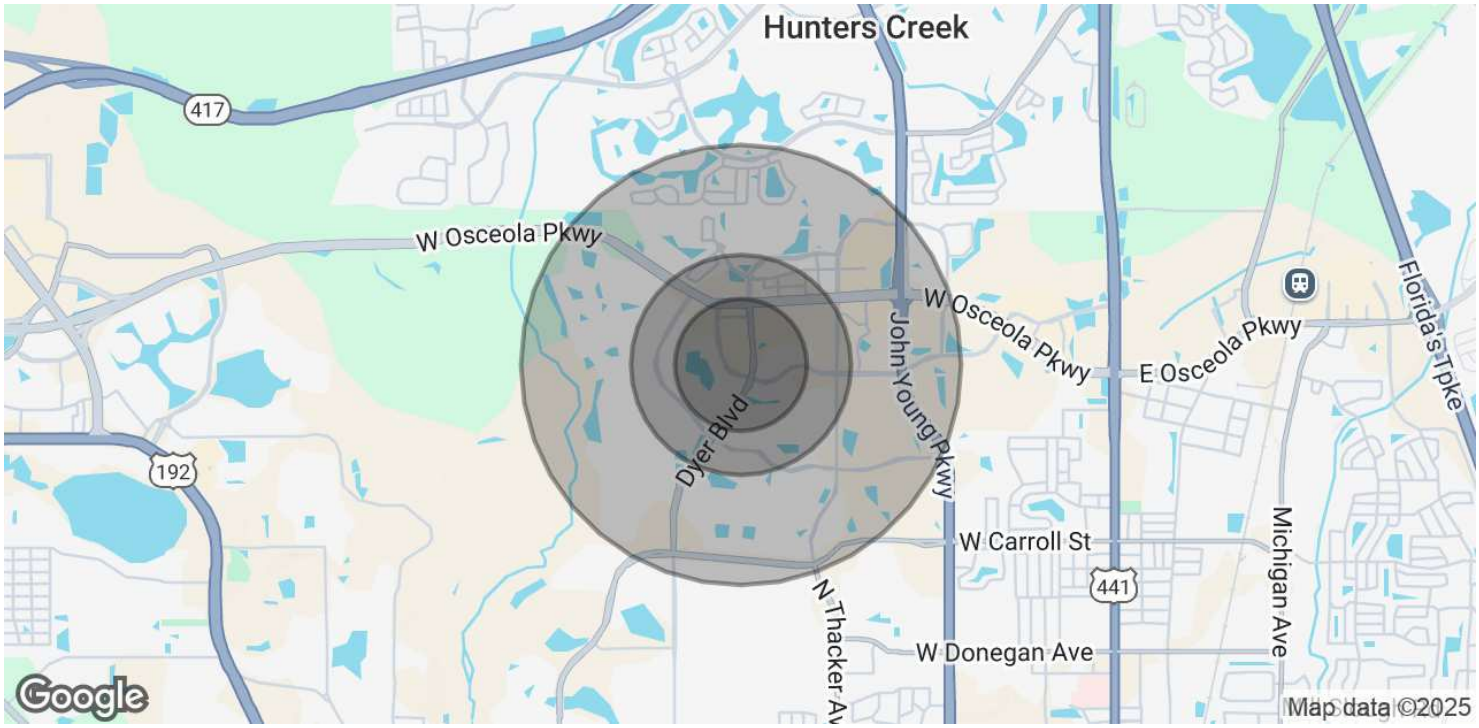
DEMOGRAPHICS MAP & REPORT

KISSIMMEE, FL 34741

Ball Park Rd



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	274	2,309	13,704
Average Age	39	39	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	812	4,881
# of Persons per HH	2.9	2.8	2.8
Average HH Income	$63,168	$63,169	$65,546
Average House Value	$360,994	$360,365	$356,382

Demographics data derived from AlphaMap

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