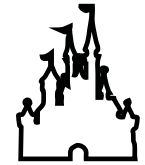


RETAIL LAND FOR SALE

0 Black Lake Road, Kissimmee, Florida, 34747

Contact: Jesse King
Sales & Leasing Associate

E: Jesse@FCPG.com
P: 407.872.0177 ext.136



LOCATED 8 MINS FROM
DISNEY THEME PARKS

For Sale: \$895,000

Availability: ± 1.218 Acres

Parcel ID: 03-25-27-0000-023-0000

Rezoning to CT (Commercial Tourist) underway, allowing high-intensity uses like hotels, restaurants, retail, and entertainment

Situated immediately off of signalized intersection of W Irlo Bronson Memorial Highway (57,500 AADT) and Black Lake Road

Conveniently positioned between access to SR-429 (2 mins) and I-4 (6 mins) connecting the site to Greater Central Florida

Located within major tourist corridor with estimated \$9.4 million daily tourism spending within 5 mile radius

Traffic-driving nearby attractions include Margaritaville Resort (1.6M annual visitors), Sunset Walk and new Island H2O Waterpark (2.6M annual visitors), Disney's Animal Kingdom (8.7M annual visitors) and Walt Disney World's Western Entrance

Directly adjacent to Disney property, one of the world's top attractions with \$40.3 billion in statewide impact in 2022



**SITUATED WITHIN
BOOMING RETAIL +
TOURISM CORRIDOR**

**STEPS FROM ISLAND H2O WATER
PARK, MARGARITAVILLE RESORT,
& DISNEY'S ANIMAL KINGDOM**



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VISIBILITY FROM IRLO BRONSON



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PARCEL



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FIRST CAPITAL
Property Group

Commercial Real Estate Services

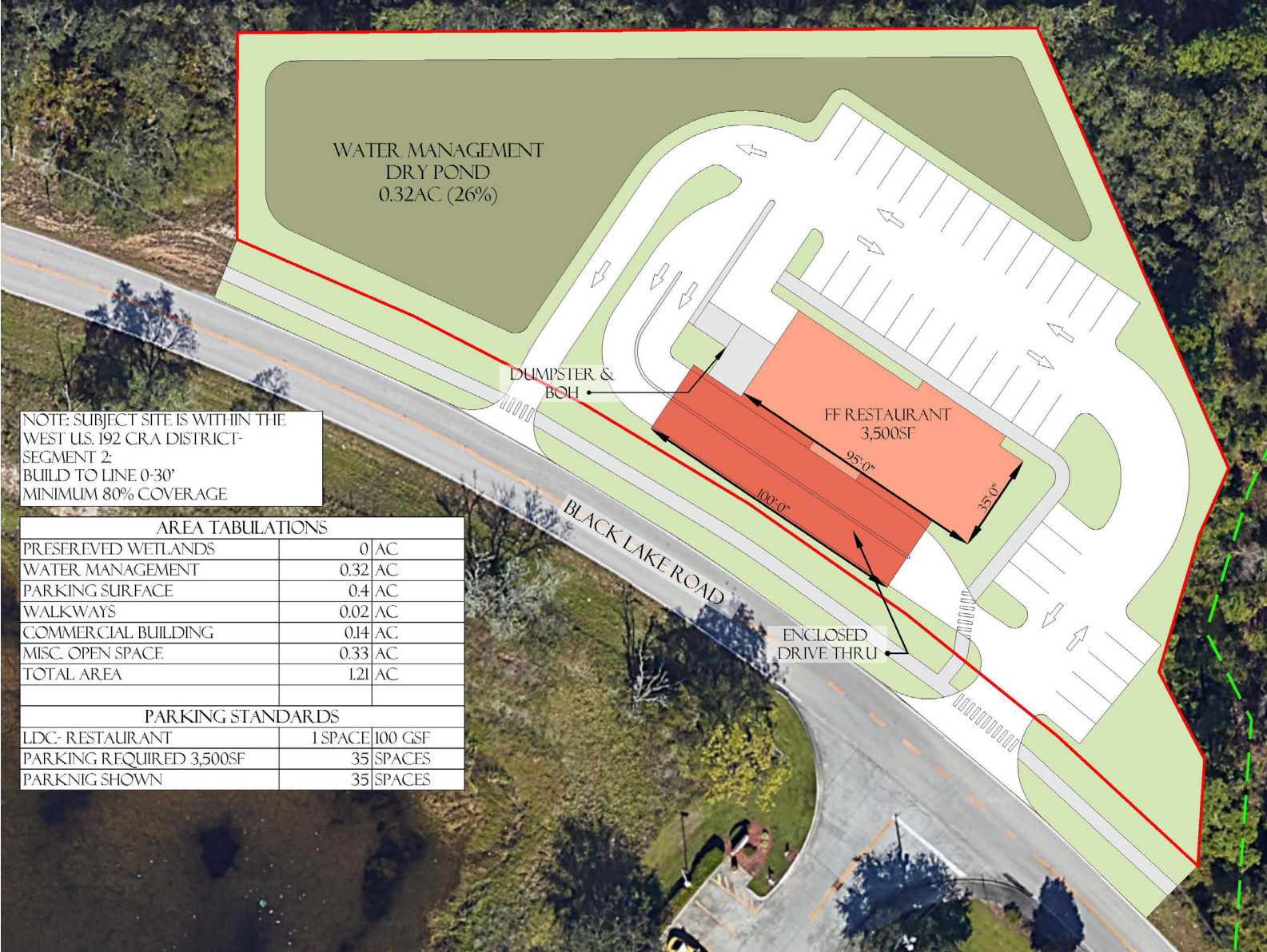
CONCEPTUAL SITE PLAN



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LOCATION

Demographics

2025	5 Mins	10Mins	15Mins
Total Population	2,328	23,844	111,172
Average HH Income	\$120,565	\$111,884	\$129,542
Total Households	891	8,651	41,390

Drive Times & Traffic Counts



2 MINS
(0.8 Miles)



6 MINS
(2.6 Miles)



7 MINS
(4.2 Miles)



9 MINS
(4.7 Miles)

Average Annual Daily Trips

2024	
W Irlo Bronson Memorial Highway (US-192)	57,500
SR-429	41,800



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SURROUNDING AREA



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NEIGHBORHOOD



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