



COMMERCIAL REAL ESTATE

## BOGGY

CREEK CORRIDOR.

4121 Boggy Creek  
Blvd  
Kissimmee, FL 34744



**Bernardo Reynoso**

CCPP

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### **Boggy**

Creek Corridor.

4121 Boggy Creek Blvd  
Kissimmee, FL 34744



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## PROPERTY OVERVIEW

A rare, expansive commercial property offering 5-15 acres of land in South Orlando's rapidly growing corridor. Zoned and approved for commercial use, 12-15 mins from Airport, 8-10 mins from 417 or Turnpike, and located directly across from Austin Tindall Park, the property enjoys a steady stream of thousands of visitors annually for sporting events—an ideal opportunity for retail, hospitality, or service-oriented ventures.

### **BOGGY**

CREEK CORRIDOR.

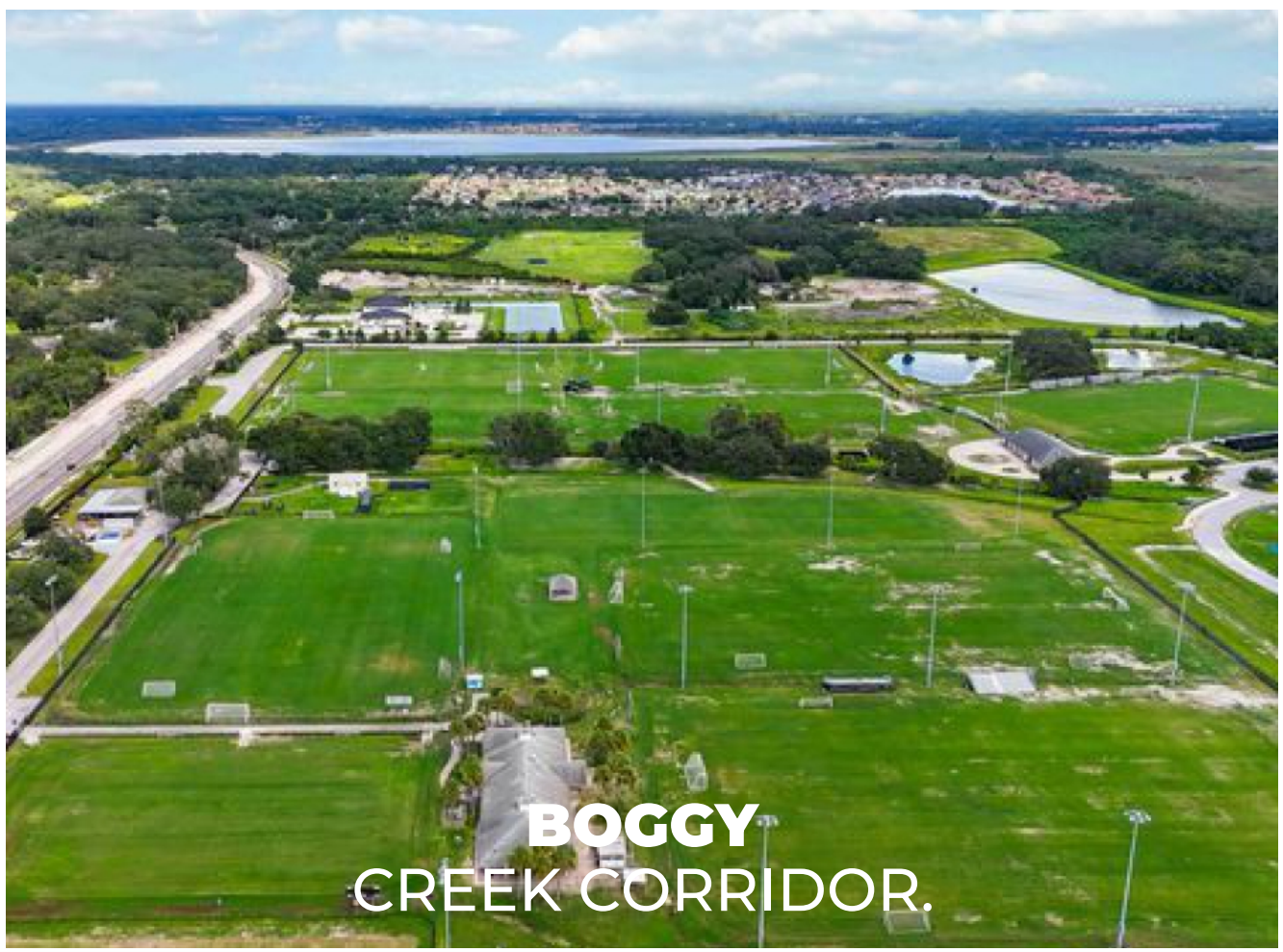
4121 Boggy Creek Blvd  
Kissimmee, FL 34744

# PROPERTY PHOTOS



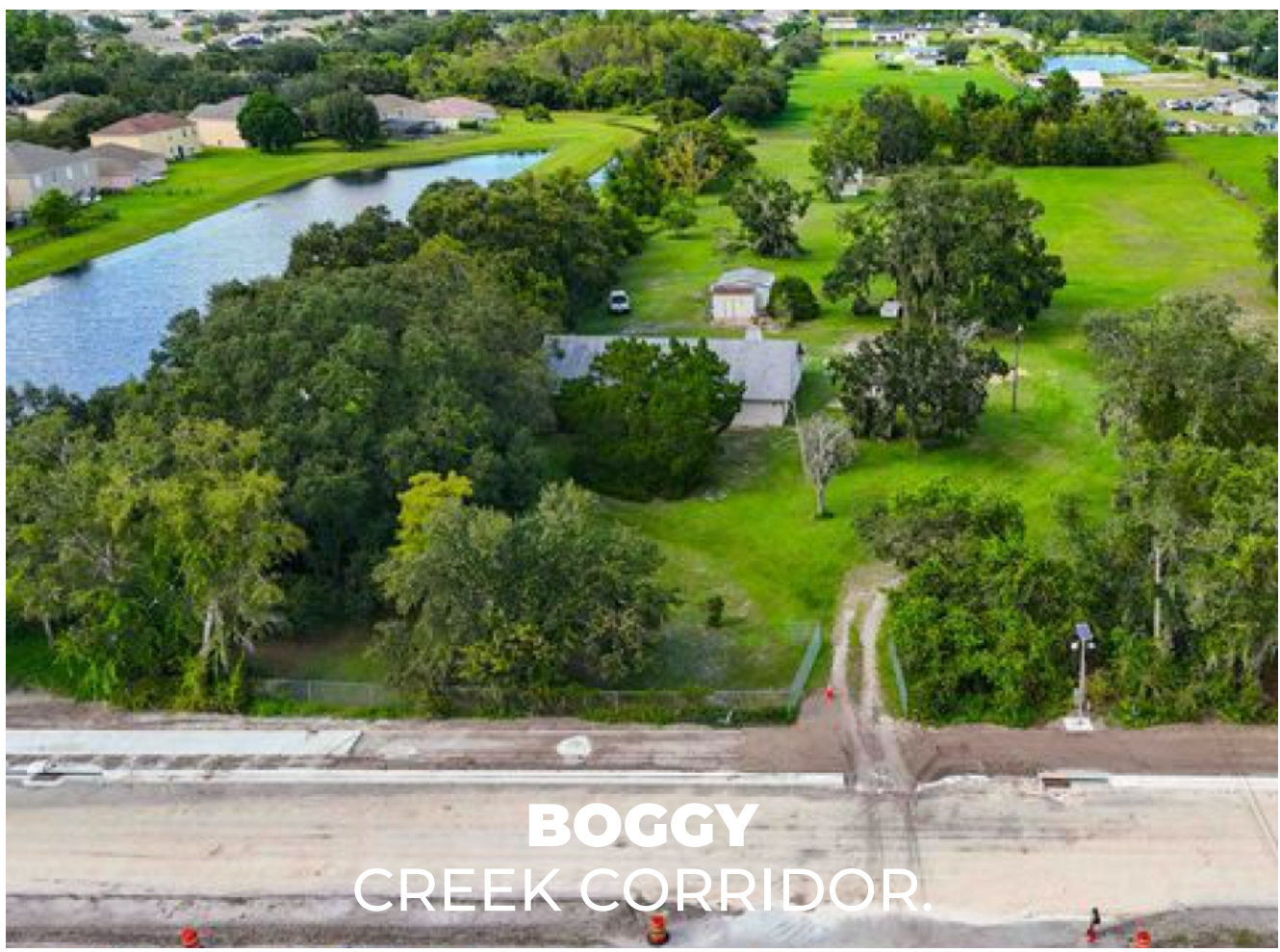
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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



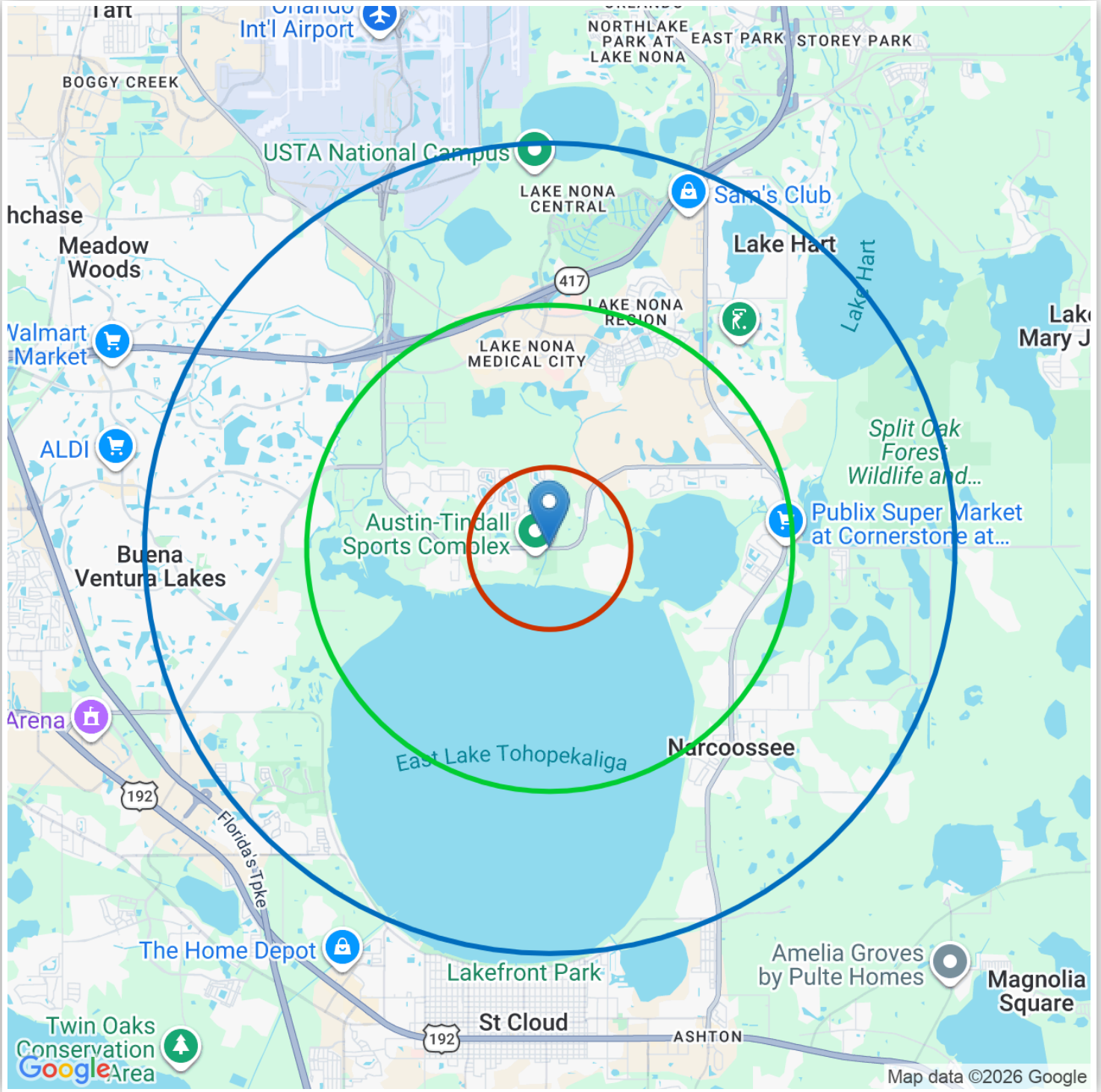
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# PROPERTY PHOTOS



## BOGGY CREEK CORRIDOR.

# LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

## KEY FACTS

**4,365**  
Population

**38.1** Median Age

**3.06**  
Average Household Size

**1,376**  
Total Households

## EDUCATION

11.01%

No High School Diploma

11.74%

High School Graduate

15.53%

Some College

20.55%

Bachelor's/ Grad

## BUSINESS

**66**  
Total Businesses

**316**  
Total Employees

## EMPLOYMENT

**2**  
Manufacturing Employees

**29**  
Retail Trade Employees

**13**  
Eating & Drinking Employees

**6**  
Finance/Ins/Real Estate Emp

**2%** Unemployment Rate

## INCOME

**\$106,542**  
Median Household Income

**\$41,036**  
Per Capita Income

**\$443,471**  
Median Net Worth

## Households by Income

The largest group : \$150,000 - \$199,999 (24.23%)

The smallest group : \$15,000 - \$24,999 (1.89%)

Indicator	Value(%)	
< \$15,000	4.69	█
\$15,000 - \$24,999	1.89	█
\$25,000 - \$34,999	4.41	█
\$35,000 - \$49,999	4.83	█
\$50,000 - \$74,999	7.98	█
\$75,000 - \$99,999	23.11	█
\$100,000 - \$149,999	16.88	█
\$150,000 - \$199,999	24.23	█
\$200,000+	11.97	█



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# INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

## KEY FACTS

**28,567**  
Population

**38.8** Median Age

**3**  
Average Household Size

**7,864**  
Total Households

## EDUCATION

6.41%

No High School Diploma

19.5%

High School Graduate

12.96%

Some College

24.9%

Bachelor's/ Grad

## BUSINESS



**611**

Total Businesses



**5,387**

Total Employees

## EMPLOYMENT

**929**

Retail Trade Employees

**591**

Manufacturing Employees

**471**

Eating & Drinking Employees

**223**

Finance/Ins/Real Estate Emp

**2.1%**

Unemployment Rate

## INCOME



**\$123,157**

Median Household Income



**\$51,666**

Per Capita Income



**\$552,094**

Median Net Worth

## Households by Income

The largest group : \$200,000+ (23.53%) ■

The smallest group : \$15,000 - \$24,999 (2.29%) ■

Indicator	Value(%)	
< \$15,000	3.45	■
\$15,000 - \$24,999	2.29	■
\$25,000 - \$34,999	3.05	■
\$35,000 - \$49,999	5.33	■
\$50,000 - \$74,999	10.93	■
\$75,000 - \$99,999	14.88	■
\$100,000 - \$149,999	18.06	■
\$150,000 - \$199,999	18.49	■
\$200,000+	23.53	■



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## INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

Reports Not Generated



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# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

## Community Profile



**4,365**  
Population  
Total

**0.49%**  
Population  
Growth

**3.06**  
Average  
HH Size

**38.1**  
Median  
Age

**86.6**  
Diversity  
Index

**\$106,542**  
Median HH  
Income

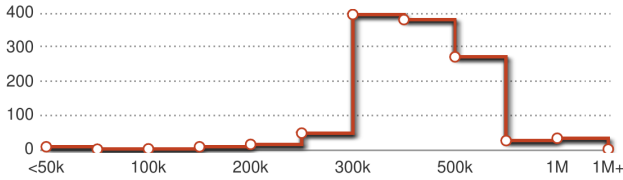
**\$430,789**  
Median Home  
Value

**21.99%**  
Under 18

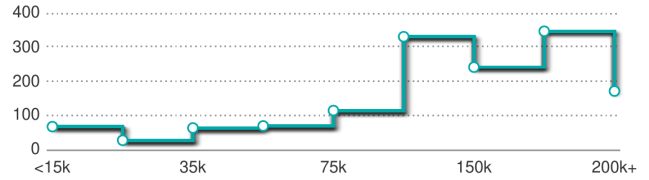
**64.83%**  
Ages 18  
to 65

**13.17%**  
Aged 66+

HOME VALUE



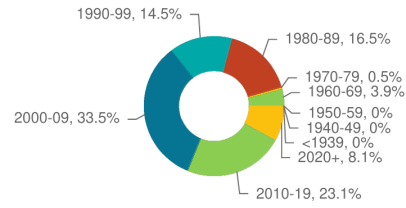
HOUSEHOLD INCOME



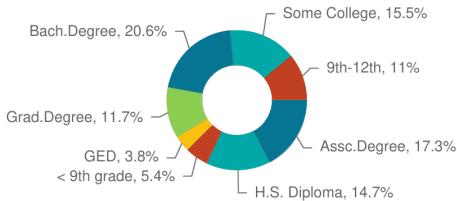
HOME OWNERSHIP



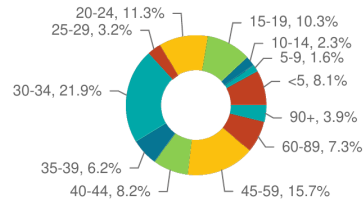
HOUSING: YEAR BUILT



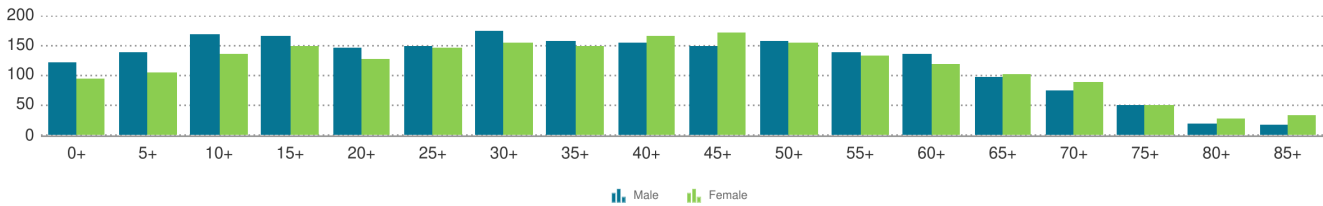
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

## Community Profile



**28,567**  
Population Total

**4.64%**  
Population Growth

**3**  
Average HH Size

**38.8**  
Median Age

**85.8**  
Diversity Index

**\$123,157**  
Median HH Income

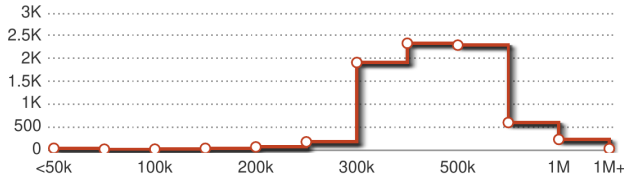
**\$470,077**  
Median Home Value

**23.49%**  
Under 18

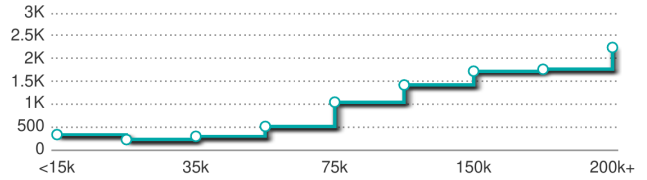
**63.57%**  
Ages 18 to 65

**12.94%**  
Aged 66+

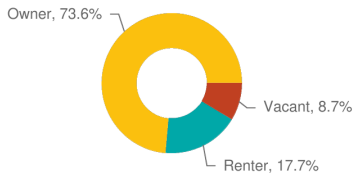
### HOME VALUE



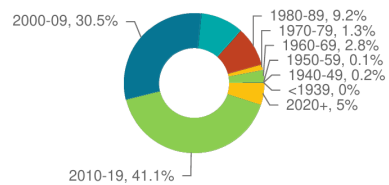
### HOUSEHOLD INCOME



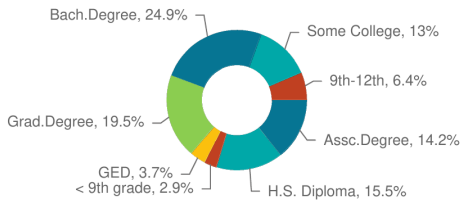
### HOME OWNERSHIP



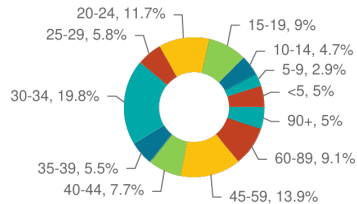
### HOUSING: YEAR BUILT



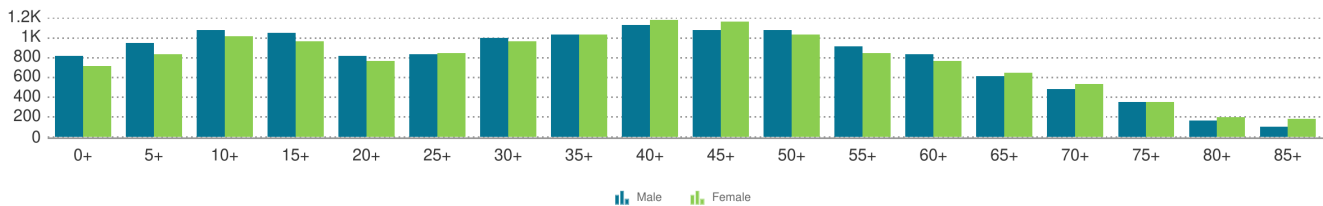
### EDUCATIONAL ATTAINMENT



### COMMUTE TIME: MINUTES



### AGE PROFILE: 5 YEAR INCREMENTS



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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

## Community Profile



**111,321**  
Population  
Total

**4.76%**  
Population  
Growth

**3.08**  
Average  
HH Size

**38**  
Median  
Age

**86.8**  
Diversity  
Index

**\$93,918**  
Median HH  
Income

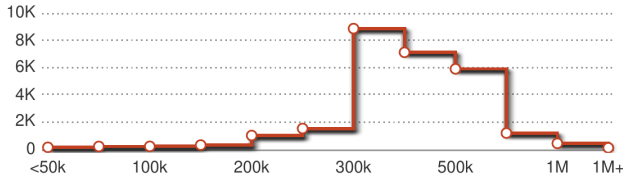
**\$417,405**  
Median Home  
Value

**23.22%**  
Under 18

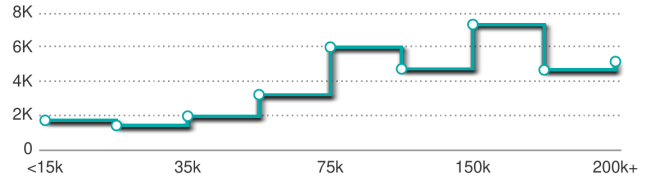
**63.91%**  
Ages 18  
to 65

**12.87%**  
Aged 66+

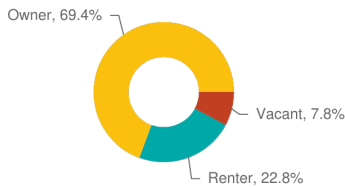
### HOME VALUE



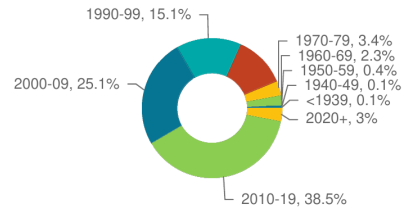
### HOUSEHOLD INCOME



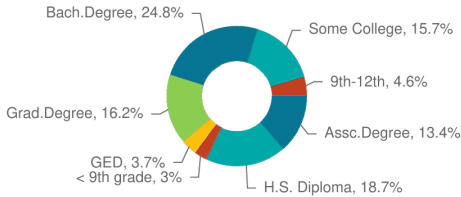
### HOME OWNERSHIP



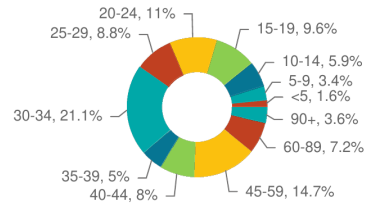
### HOUSING: YEAR BUILT



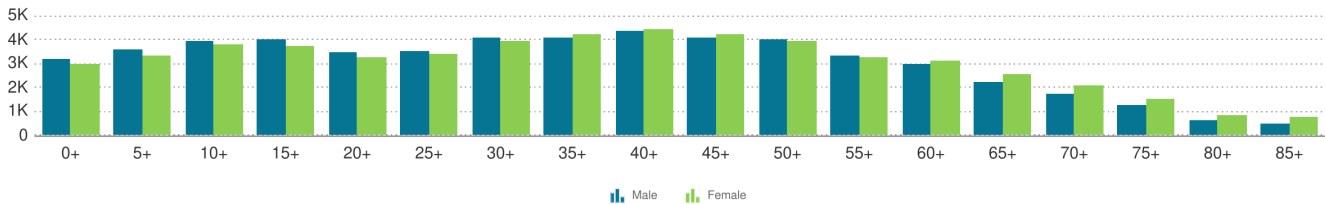
### EDUCATIONAL ATTAINMENT



### COMMUTE TIME: MINUTES



### AGE PROFILE: 5 YEAR INCREMENTS



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## INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

Reports Not Generated



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## INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |



## INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	4,275	4,450	5,028
Total Households	1,376	1,450	1,622
Family Households	1,109	1,162	1,300
Average Household Size	3.11	3.07	3.10
Owner Occupied Housing Units	1,118	1,219	1,400
Renter Occupied Housing Units	258	231	222
Median Age	38.0	38.3	38.5

Trends 2025 - 2030	Area	State	National
Population	2.5%	1.1%	0.4%
Households	2.3%	1.3%	0.6%
Family Population	2.3%	1.3%	0.5%
Owner Occupied Housing Units	2.8%	1.8%	0.0%
Median Household Income	3.9%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	214	5.0%	220	4.9%	252	5.0%
5-9	288	6.7%	241	5.4%	258	5.1%
10-14	342	8.0%	291	6.5%	269	5.3%
15-19	311	7.3%	303	6.8%	284	5.7%
20-24	268	6.3%	281	6.3%	297	5.9%
25-29	255	6.0%	371	8.3%	414	8.2%
30-34	273	6.4%	322	7.2%	472	9.4%
35-39	309	7.2%	296	6.7%	380	7.6%
40-44	343	8.0%	315	7.1%	329	6.5%
45-49	327	7.7%	331	7.4%	330	6.6%
50-54	302	7.1%	320	7.2%	344	6.8%
55-59	291	6.8%	286	6.4%	326	6.5%
60-64	234	5.5%	271	6.1%	291	5.8%
65-69	206	4.8%	212	4.8%	271	5.4%
70-74	139	3.3%	178	4.0%	201	4.0%
75-79	75	1.8%	113	2.5%	160	3.2%
80-84	56	1.3%	53	1.2%	90	1.8%
Age 85+	42	1.0%	48	1.1%	58	1.1%



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## INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

<\$10,000	22	1.5%	21	1.3%
\$10,000-14,999	13	0.9%	10	0.6%
\$15,000-19,999	13	0.9%	10	0.6%
\$20,000-24,999	9	0.6%	7	0.4%
\$25,000-29,999	6	0.4%	5	0.3%
\$30,000-34,999	25	1.7%	20	1.2%
\$35,000-39,999	14	1.0%	12	0.7%
\$40,000-44,999	8	0.6%	7	0.4%
\$45,000-49,999	27	1.9%	23	1.4%
\$50,000-59,999	16	1.1%	14	0.9%
\$60,000-74,999	100	6.9%	96	5.9%
\$75000-99999	423	29.2%	409	25.2%
\$100,000-124,999	150	10.3%	160	9.9%
\$125,000-149,999	70	4.8%	83	5.1%
\$150000-199999	333	23.0%	430	26.5%
\$200,000-249,999	93	6.4%	133	8.2%
\$250,000-299,999	65	4.5%	98	6.0%
\$300,000-399,999	8	0.6%	13	0.8%
\$400,000-499,999	8	0.6%	9	0.6%
\$500,000+	46	3.2%	61	3.8%

Median Household Income	\$106,932	-	\$129,419	-
Average Household Income	\$143,468	-	\$158,654	-
Per Capita Income	\$44,722	-	\$48,975	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,602	37.5%	1,471	33.1%	1,549	30.8%
Black Alone	387	9.1%	457	10.3%	517	10.3%
American Indian	25	0.6%	27	0.6%	29	0.6%
Asian Alone	224	5.2%	258	5.8%	302	6.0%
Pacific Islander	3	0.1%	3	0.1%	3	0.1%
Some Other Race	767	17.9%	833	18.7%	972	19.3%
Two or More Races	1,268	29.7%	1,402	31.5%	1,655	32.9%
Hispanic (Any Race)	2,407	56.3%	2,665	59.9%	3,142	62.5%



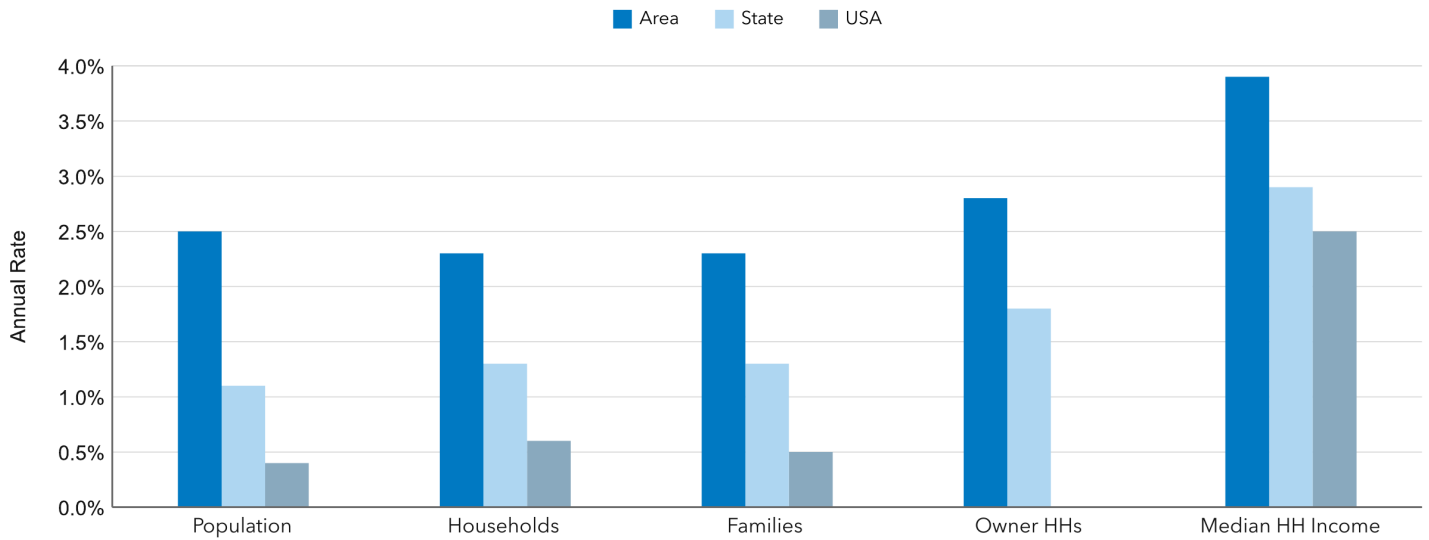


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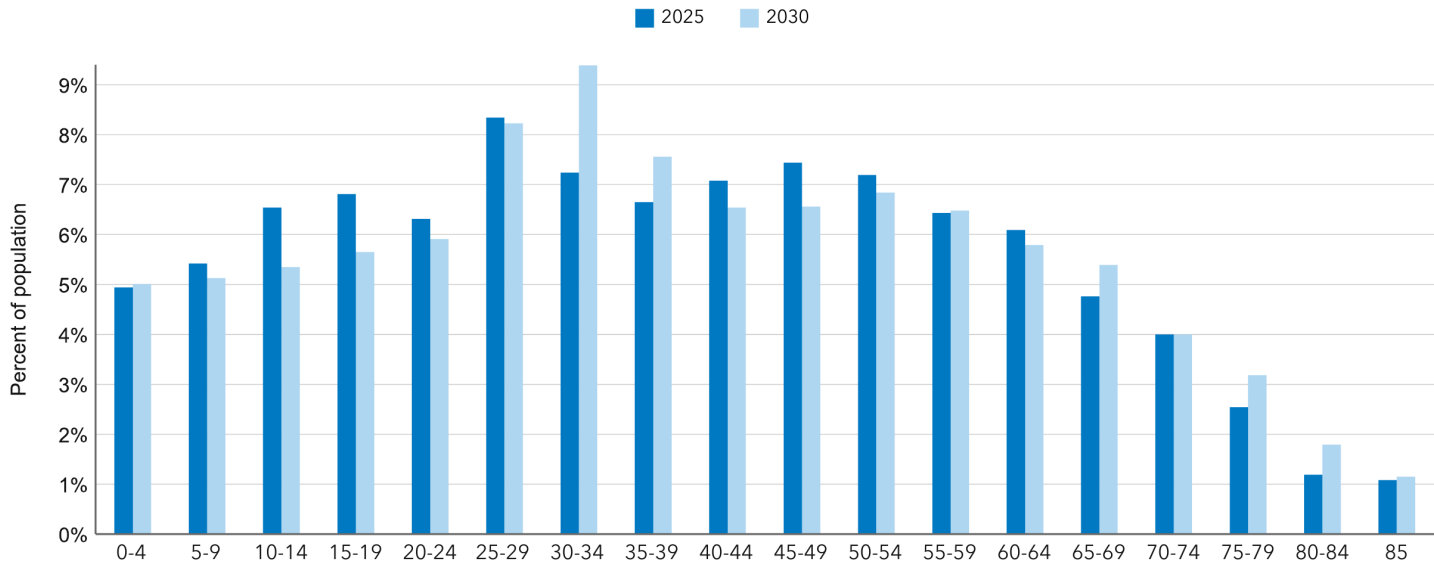
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



## Trends: 2025 - 2030 Annual Rate



## Population by Age



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



\$106,932

Median Household Income



\$509,756

Median Net Worth



122

Esri Wealth Index



88

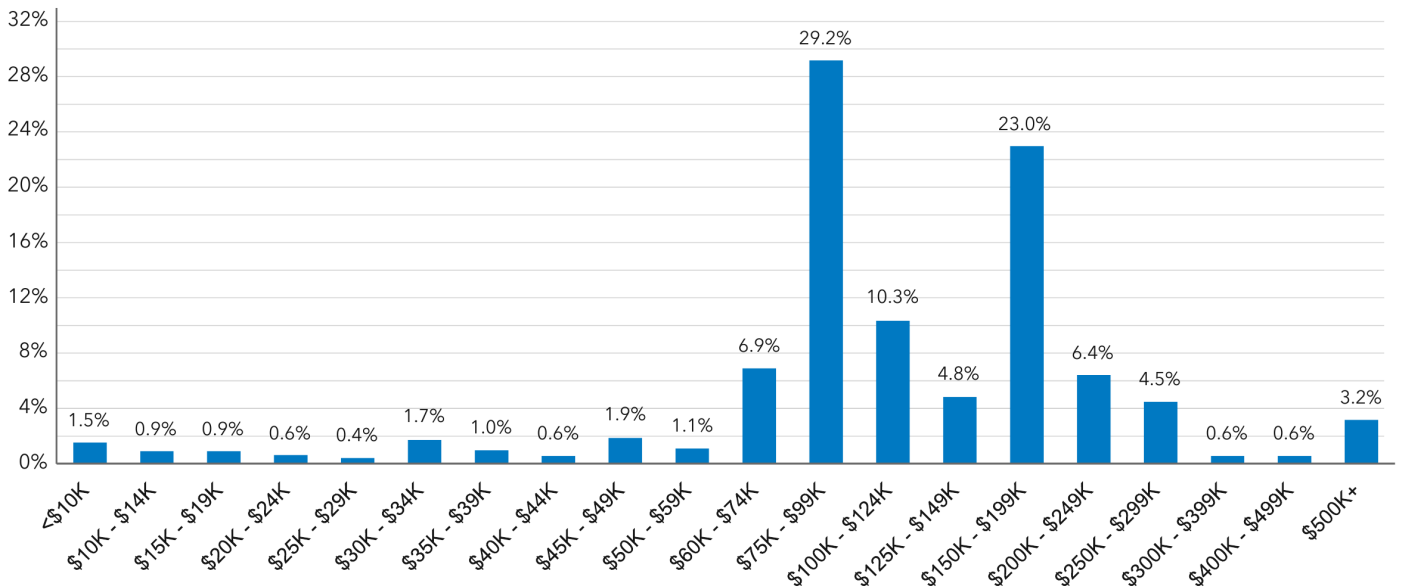
Esri Housing Affordability Index



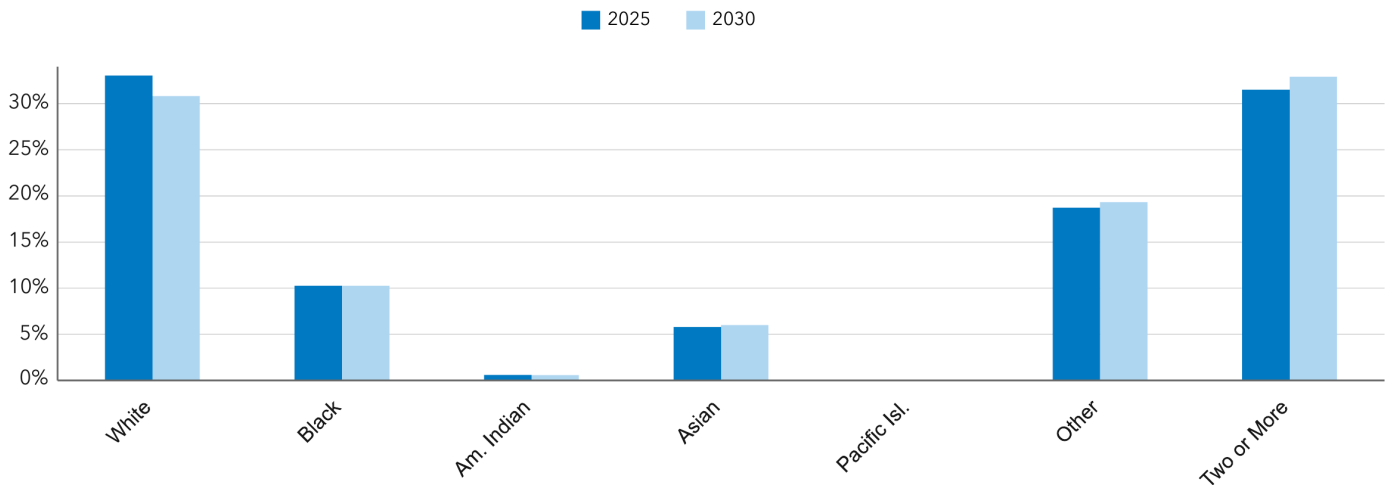
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Esri Diversity Index

## Households by Income for 2025



## Population by Race



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## INFOGRAPHIC: LIFESTYLE / TAPESTRY

Summary	Census 2020	2025	2030
Total Population	23,562	30,590	35,428
Total Households	7,864	10,238	11,835
Family Households	6,250	8,004	9,227
Average Household Size	2.99	2.98	2.99
Owner Occupied Housing Units	6,115	8,163	9,268
Renter Occupied Housing Units	1,749	2,075	2,567
Median Age	38.4	38.6	38.7

Trends 2025 - 2030	Area	State	National
Population	3.0%	1.1%	0.4%
Households	2.9%	1.3%	0.6%
Family Population	2.9%	1.3%	0.5%
Owner Occupied Housing Units	2.6%	1.8%	0.0%
Median Household Income	2.8%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,268	5.4%	1,673	5.5%	1,959	5.5%
5-9	1,667	7.1%	1,890	6.2%	2,035	5.7%
10-14	1,901	8.1%	2,166	7.1%	2,178	6.2%
15-19	1,632	6.9%	2,107	6.9%	2,144	6.0%
20-24	1,355	5.8%	1,724	5.6%	2,033	5.7%
25-29	1,252	5.3%	2,228	7.3%	2,599	7.3%
30-34	1,465	6.2%	2,027	6.6%	2,915	8.2%
35-39	1,819	7.7%	2,085	6.8%	2,482	7.0%
40-44	1,987	8.4%	2,381	7.8%	2,404	6.8%
45-49	1,859	7.9%	2,407	7.9%	2,569	7.3%
50-54	1,692	7.2%	2,231	7.3%	2,562	7.2%
55-59	1,565	6.6%	1,938	6.3%	2,323	6.6%
60-64	1,254	5.3%	1,744	5.7%	2,011	5.7%
65-69	1,084	4.6%	1,381	4.5%	1,784	5.0%
70-74	804	3.4%	1,132	3.7%	1,350	3.8%
75-79	470	2.0%	781	2.5%	1,029	2.9%
80-84	280	1.2%	413	1.4%	647	1.8%
Age 85+	208	0.9%	283	0.9%	405	1.1%



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## DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

<\$10,000	199	1.9%	195	1.6%
\$10,000-14,999	63	0.6%	50	0.4%
\$15,000-19,999	126	1.2%	96	0.8%
\$20,000-24,999	99	1.0%	76	0.6%
\$25,000-29,999	70	0.7%	57	0.5%
\$30,000-34,999	108	1.1%	89	0.8%
\$35,000-39,999	131	1.3%	110	0.9%
\$40,000-44,999	139	1.4%	118	1.0%
\$45,000-49,999	149	1.5%	123	1.0%
\$50,000-59,999	260	2.5%	215	1.8%
\$60,000-74,999	747	7.3%	698	5.9%
\$75000-99999	1,625	15.9%	1,550	13.1%
\$100,000-124,999	1,066	10.4%	1,187	10.0%
\$125,000-149,999	862	8.4%	1,070	9.0%
\$150000-199999	2,015	19.7%	2,587	21.9%
\$200,000-249,999	1,102	10.8%	1,554	13.1%
\$250,000-299,999	492	4.8%	759	6.4%
\$300,000-399,999	245	2.4%	301	2.5%
\$400,000-499,999	161	1.6%	174	1.5%
\$500,000+	578	5.7%	826	7.0%

Median Household Income	\$133,728	-	\$153,787	-
Average Household Income	\$166,371	-	\$185,708	-
Per Capita Income	\$55,693	-	\$61,996	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,513	44.6%	12,645	41.3%	13,749	38.8%
Black Alone	1,846	7.8%	2,578	8.4%	2,999	8.5%
American Indian	107	0.5%	143	0.5%	163	0.5%
Asian Alone	1,549	6.6%	2,385	7.8%	2,941	8.3%
Pacific Islander	19	0.1%	25	0.1%	31	0.1%
Some Other Race	3,374	14.3%	4,387	14.3%	5,271	14.9%
Two or More Races	6,155	26.1%	8,426	27.5%	10,275	29.0%
Hispanic (Any Race)	10,921	46.4%	14,564	47.6%	17,669	49.9%

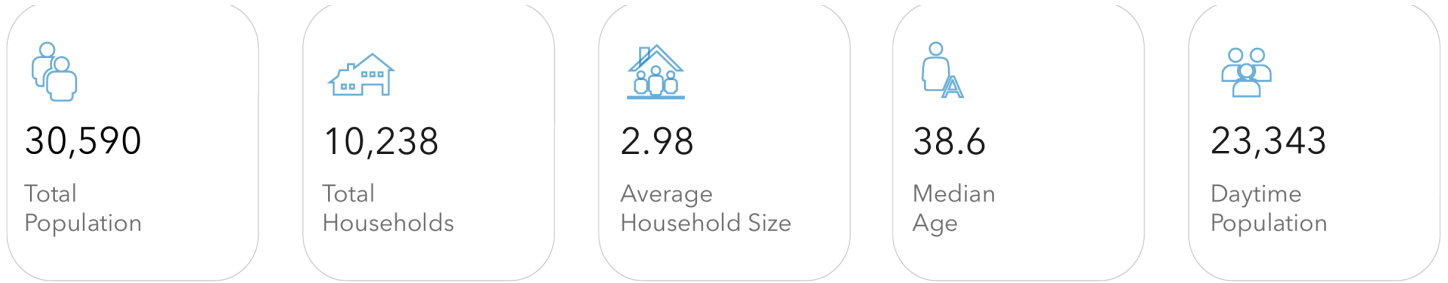


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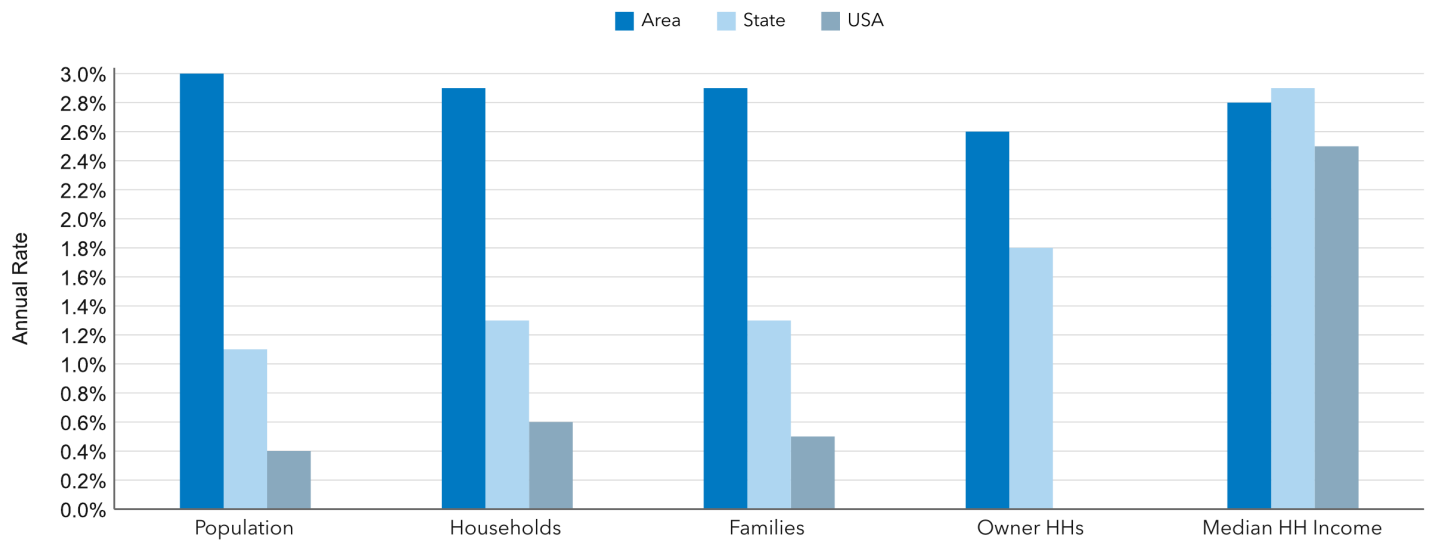


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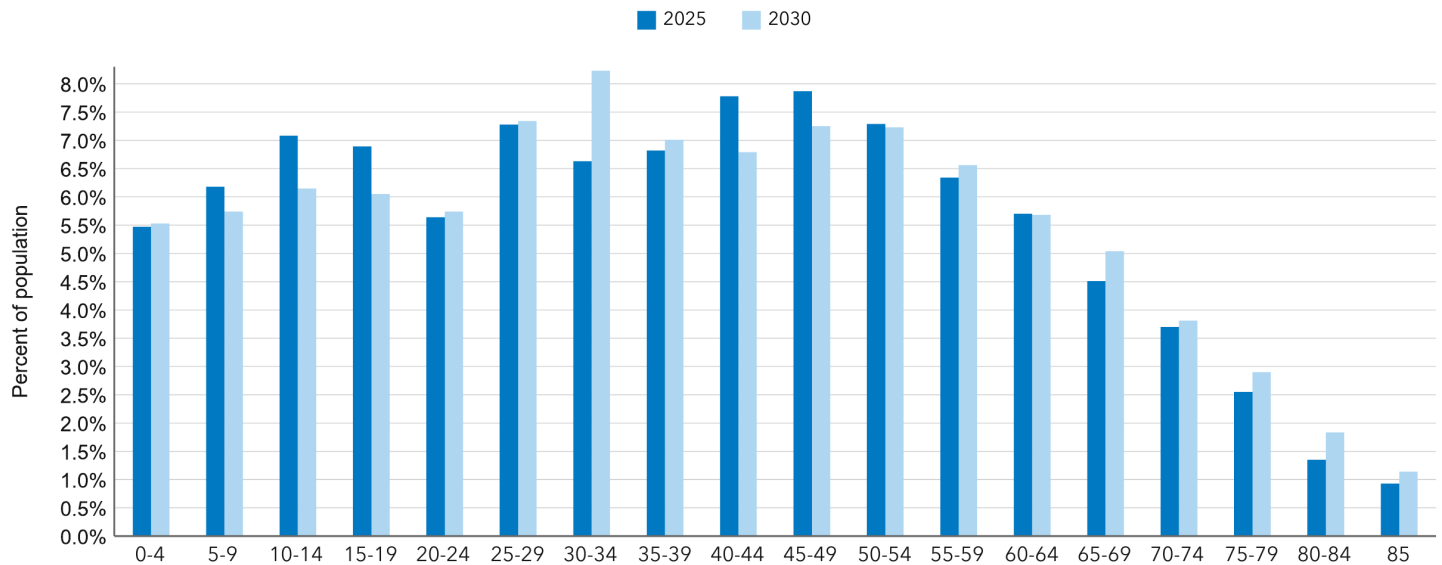
## DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



### Trends: 2025 - 2030 Annual Rate



### Population by Age



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# DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



\$133,728

Median Household Income



\$595,803

Median Net Worth



143

Esri Wealth Index



100

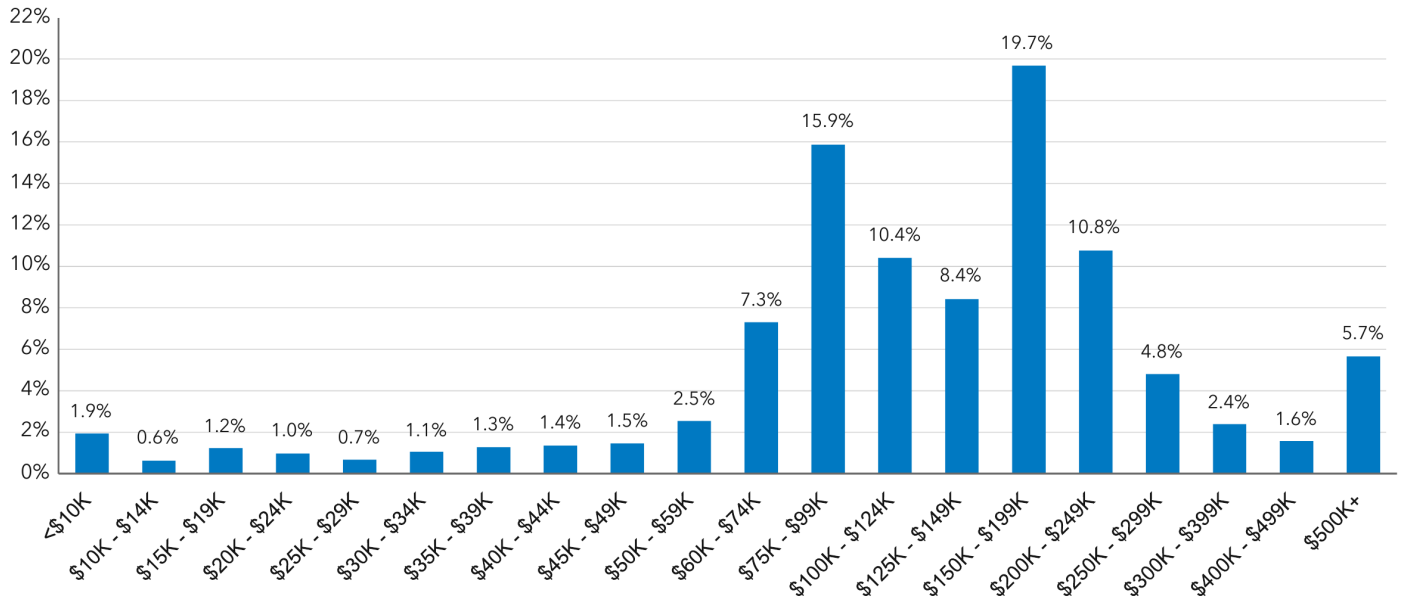
Esri Housing Affordability Index



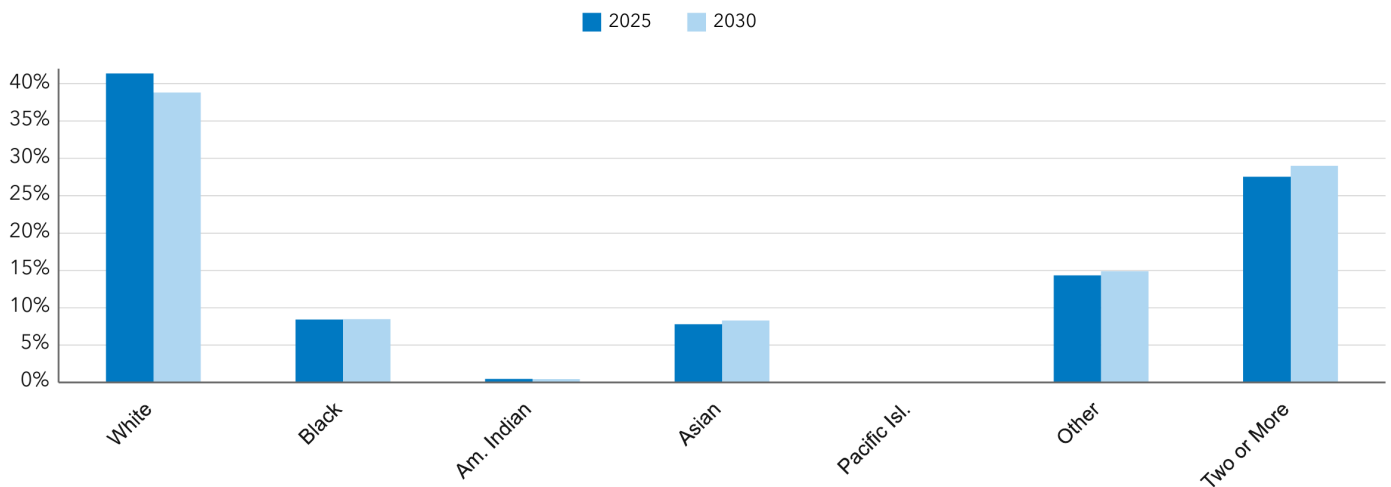
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Esri Diversity Index

## Households by Income for 2025



## Population by Race



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## DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	91,371	115,658	134,541
Total Households	29,544	37,543	43,492
Family Households	23,674	29,788	34,478
Average Household Size	3.08	3.07	3.09
Owner Occupied Housing Units	21,325	28,238	32,732
Renter Occupied Housing Units	8,219	9,305	10,761
Median Age	37.3	37.9	38.5

Trends 2025 - 2030	Area	State	National
Population	3.1%	1.1%	0.4%
Households	3.0%	1.3%	0.6%
Family Population	3.0%	1.3%	0.5%
Owner Occupied Housing Units	3.0%	1.8%	0.0%
Median Household Income	3.1%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	5,172	5.7%	6,462	5.6%	7,532	5.6%
5-9	6,214	6.8%	7,191	6.2%	7,779	5.8%
10-14	7,106	7.8%	7,829	6.8%	8,380	6.2%
15-19	6,615	7.2%	7,866	6.8%	8,022	6.0%
20-24	5,571	6.1%	6,984	6.0%	7,780	5.8%
25-29	5,509	6.0%	8,550	7.4%	10,097	7.5%
30-34	6,217	6.8%	8,170	7.1%	10,867	8.1%
35-39	6,989	7.7%	8,213	7.1%	9,750	7.3%
40-44	7,461	8.2%	8,786	7.6%	9,505	7.1%
45-49	6,957	7.6%	8,694	7.5%	9,562	7.1%
50-54	6,162	6.7%	8,192	7.1%	9,360	7.0%
55-59	5,792	6.3%	7,009	6.1%	8,599	6.4%
60-64	4,713	5.2%	6,483	5.6%	7,355	5.5%
65-69	3,847	4.2%	5,197	4.5%	6,655	5.0%
70-74	3,075	3.4%	4,129	3.6%	5,214	3.9%
75-79	1,911	2.1%	3,005	2.6%	3,840	2.9%
80-84	1,113	1.2%	1,700	1.5%	2,543	1.9%
Age 85+	945	1.0%	1,198	1.0%	1,702	1.3%



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## DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

<\$10,000	822	2.2%	828	1.9%
\$10,000-14,999	402	1.1%	348	0.8%
\$15,000-19,999	738	2.0%	605	1.4%
\$20,000-24,999	759	2.0%	624	1.4%
\$25,000-29,999	562	1.5%	490	1.1%
\$30,000-34,999	648	1.7%	580	1.3%
\$35,000-39,999	833	2.2%	777	1.8%
\$40,000-44,999	827	2.2%	781	1.8%
\$45,000-49,999	941	2.5%	843	1.9%
\$50,000-59,999	2,082	5.5%	1,976	4.5%
\$60,000-74,999	3,244	8.6%	3,357	7.7%
\$75000-99999	5,497	14.6%	5,612	12.9%
\$100,000-124,999	4,324	11.5%	4,939	11.4%
\$125,000-149,999	3,737	9.9%	4,712	10.8%
\$150000-199999	5,915	15.8%	7,988	18.4%
\$200,000-249,999	2,885	7.7%	4,245	9.8%
\$250,000-299,999	1,145	3.0%	1,810	4.2%
\$300,000-399,999	642	1.7%	882	2.0%
\$400,000-499,999	366	1.0%	400	0.9%
\$500,000+	1,176	3.1%	1,695	3.9%

Median Household Income	\$106,972	-	\$124,912	-
Average Household Income	\$134,223	-	\$150,203	-
Per Capita Income	\$43,431	-	\$48,404	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	33,325	36.5%	40,833	35.3%	44,992	33.4%
Black Alone	8,742	9.6%	11,555	10.0%	13,325	9.9%
American Indian	454	0.5%	595	0.5%	683	0.5%
Asian Alone	4,999	5.5%	6,992	6.0%	8,600	6.4%
Pacific Islander	85	0.1%	120	0.1%	144	0.1%
Some Other Race	17,688	19.4%	21,950	19.0%	26,169	19.4%
Two or More Races	26,078	28.5%	33,613	29.1%	40,629	30.2%
Hispanic (Any Race)	52,017	56.9%	65,521	56.7%	78,590	58.4%



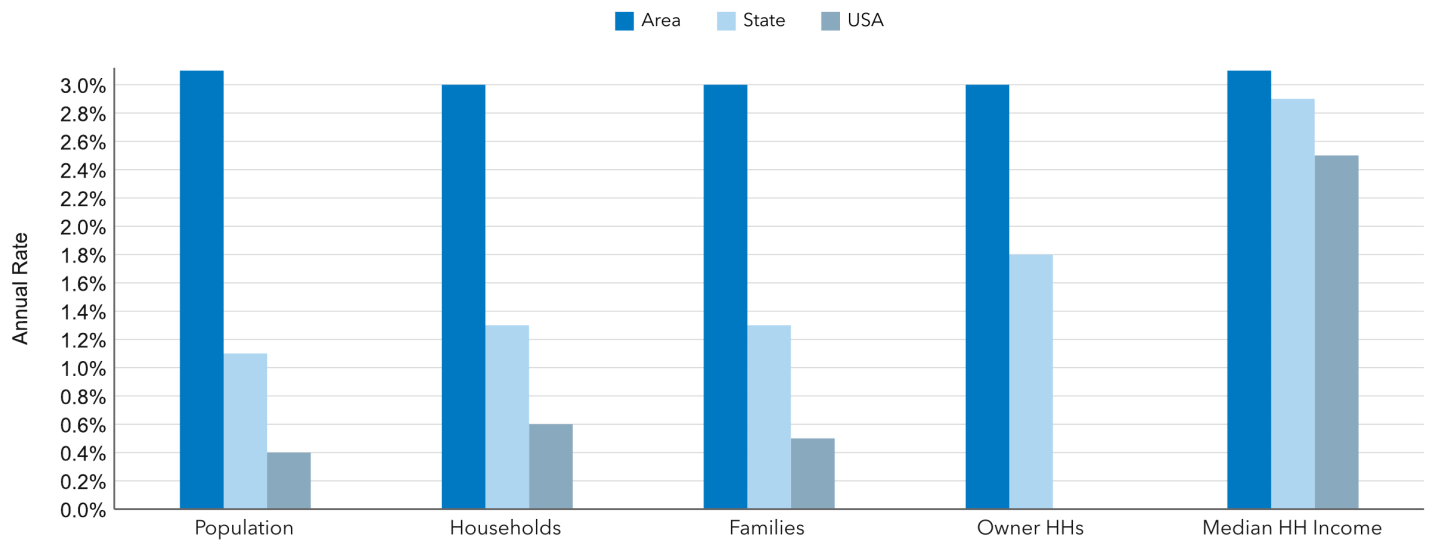


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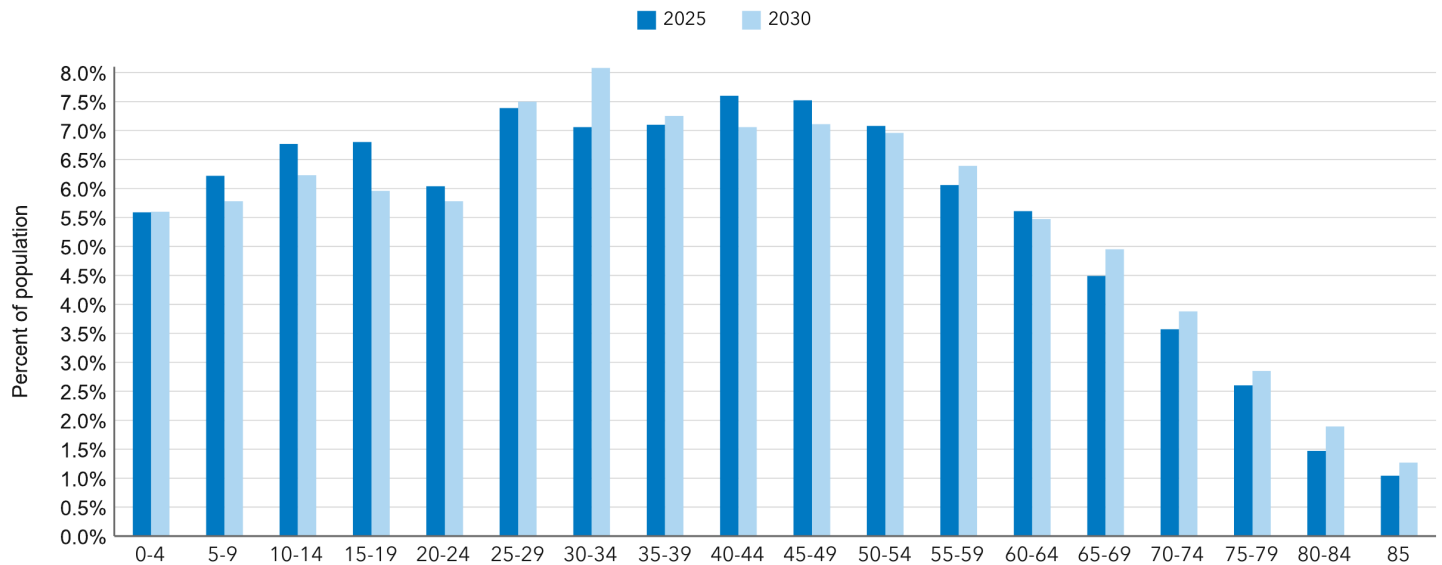
## DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

 <b>115,658</b> Total Population	 <b>37,543</b> Total Households	 <b>3.07</b> Average Household Size	 <b>37.9</b> Median Age	 <b>83,322</b> Daytime Population
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### Trends: 2025 - 2030 Annual Rate



### Population by Age



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## DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)



\$106,972

Median Household Income



\$369,338

Median Net Worth



109

Esri Wealth Index



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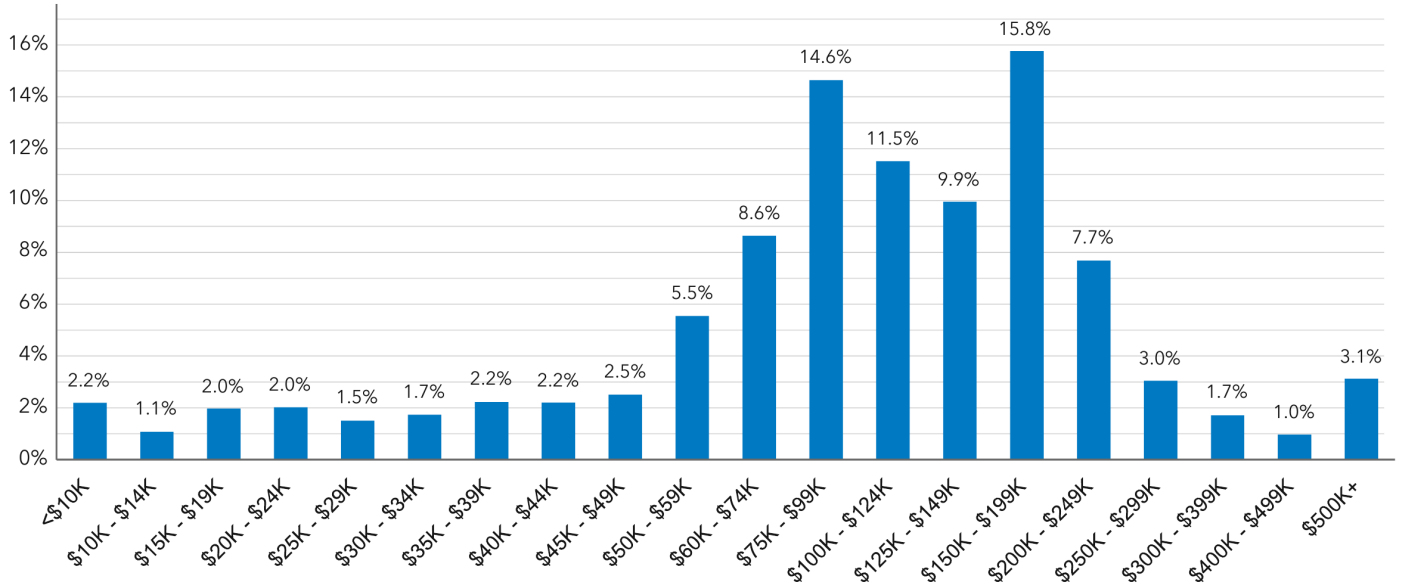
Esri Housing Affordability Index



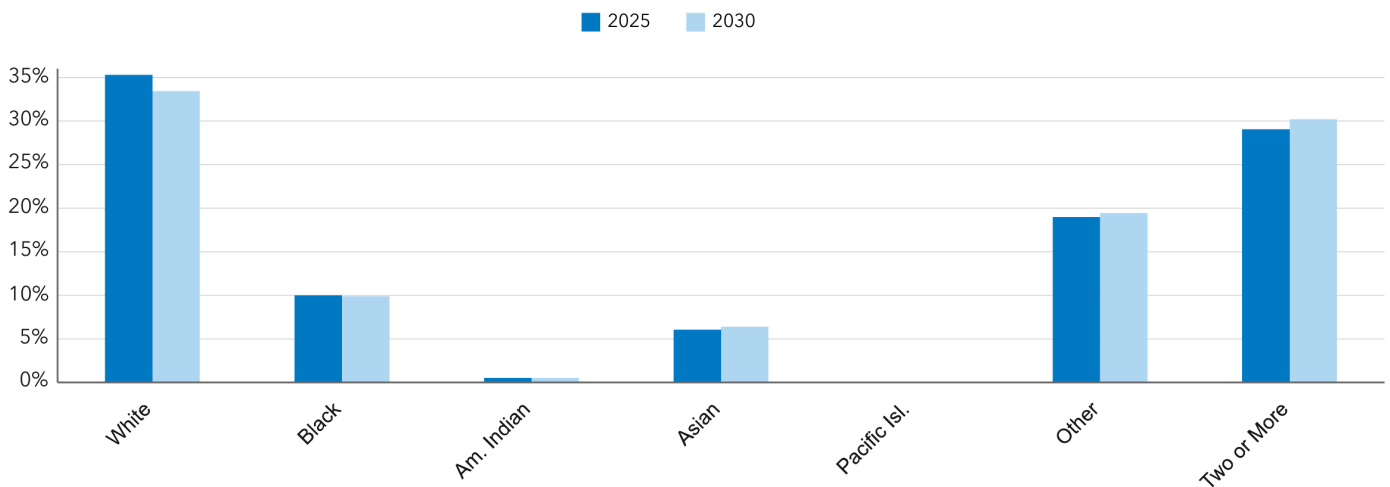
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Esri Diversity Index

### Households by Income for 2025



### Population by Race



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## DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Population		Households	
2020 Total Population	4,275	2025 Median Household Income	\$106,932
2025 Total Population	4,450	2030 Median Household Income	\$129,419
2030 Total Population	5,028	2025-2030 Annual Rate	3.89%
2025-2030 Annual Rate	2.47%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,443	100.0%	1,510	100.0%	1,713	100.0%
Occupied	1,376	95.4%	1,450	96.0%	1,622	94.7%
Owner	1,118	81.3%	1,219	84.1%	1,400	86.3%
Renter	258	18.8%	231	15.9%	222	13.7%
Vacant	82	5.7%	60	4.0%	91	5.3%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	1,219	100.0%	1,400	100.0%
<\$50,000	34	2.8%	1	0.1%
\$50,000-\$99,999	0	0.0%	0	0.0%
\$100,000-\$149,999	7	0.6%	0	0.0%
\$150,000-\$199,999	12	1.0%	1	0.1%
\$200,000-\$249,999	13	1.1%	2	0.1%
\$250,000-\$299,999	42	3.5%	14	1.0%
\$300,000-\$399,999	269	22.1%	198	14.1%
\$400,000-\$499,999	449	36.8%	542	38.7%
\$500,000-\$749,999	330	27.1%	512	36.6%
\$750,000-\$999,999	36	3.0%	76	5.4%
\$1,000,000-\$1,499,999	26	2.1%	51	3.6%
\$1,500,000-\$1,999,999	1	0.1%	2	0.1%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$451,893	\$489,299
Average Value	\$481,562	\$551,815

**Data Note:** Persons of Hispanic Origin may be of any race.



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## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Category	Count	Percentage
Urban Housing Units	1,441	99.9%
Rural Housing Units	2	0.1%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	1,118	100.0%
Owned with a Mortgage/Loan	877	78.4%
Owned Free and Clear	241	21.6%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	82	100.0%
For Rent	25	30.5%
Rented- Not Occupied	4	4.9%
For Sale Only	20	24.4%
Sold - Not Occupied	5	6.1%
Seasonal/Recreational/Occasional Use	21	25.6%
For Migrant Workers	0	0.0%
Other Vacant	8	9.8%

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,376	1,118	81.3%
15-24	23	9	0.8%
25-34	186	129	11.5%
35-44	299	237	21.2%
45-54	317	258	23.1%
55-59	140	122	10.9%
60-64	128	109	9.8%
65-74	190	170	15.2%
75-84	69	63	5.6%
85+	26	22	2.0%

**Data Note:** Persons of Hispanic Origin may be of any race.



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## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

	Occupied Units	Number	% of Occupied
Total	1,376	1,118	81.3%
White Alone	577	479	42.8%
Black/African American Alone	127	100	8.9%
American Indian/Alaska Native Alone	6	6	0.5%
Asian Alone	60	55	4.9%
Pacific Islander Alone	1	1	0.1%
Other Race Alone	220	168	15.0%
Two or More Races	385	309	27.6%
Hispanic Origin	699	544	48.7%

### Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,376	1,118	81.3%
1-Person	190	154	13.8%
2-Person	414	350	31.3%
3-Person	257	203	18.2%
4-Person	295	241	21.6%
5-Person	137	107	9.6%
6-Person	57	44	3.9%
7+ Person	26	18	1.6%

### 2025 Housing Affordability

Housing Affordability Index	88
Percent of Income for Mortgage	26.5%

**Data Note:** Persons of Hispanic Origin may be of any race.



## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	23,562	2025 Median Household Income	\$133,728
2025 Total Population	30,590	2030 Median Household Income	\$153,787
2030 Total Population	35,428	2025-2030 Annual Rate	2.83%
2025-2030 Annual Rate	2.98%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	8,479	100.0%	11,189	100.0%	12,738	100.0%
Occupied	7,864	92.7%	10,238	91.5%	11,835	92.9%
Owner	6,115	77.8%	8,163	79.7%	9,268	78.3%
Renter	1,749	22.2%	2,075	20.3%	2,567	21.7%
Vacant	653	7.7%	951	8.5%	903	7.1%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	8,163	100.0%	9,268	100.0%
<\$50,000	98	1.2%	3	0.0%
\$50,000-\$99,999	1	0.0%	0	0.0%
\$100,000-\$149,999	28	0.3%	1	0.0%
\$150,000-\$199,999	34	0.4%	2	0.0%
\$200,000-\$249,999	52	0.6%	8	0.1%
\$250,000-\$299,999	136	1.7%	44	0.5%
\$300,000-\$399,999	1,135	13.9%	746	8.1%
\$400,000-\$499,999	2,586	31.7%	2,768	29.9%
\$500,000-\$749,999	2,650	32.5%	3,609	38.9%
\$750,000-\$999,999	1,090	13.3%	1,594	17.2%
\$1,000,000-\$1,499,999	301	3.7%	430	4.6%
\$1,500,000-\$1,999,999	31	0.4%	40	0.4%
\$2,000,000+	23	0.3%	24	0.3%

Median Value	\$501,226	\$573,601
Average Value	\$577,447	\$629,302

**Data Note:** Persons of Hispanic Origin may be of any race.



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## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Category	Count	Percentage
Urban Housing Units	8,376	98.8%
Rural Housing Units	103	1.2%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	6,115	100.0%
Owned with a Mortgage/Loan	4,870	79.6%
Owned Free and Clear	1,245	20.4%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	653	100.0%
For Rent	153	23.4%
Rented- Not Occupied	18	2.8%
For Sale Only	150	23.0%
Sold - Not Occupied	61	9.3%
Seasonal/Recreational/Occasional Use	192	29.4%
For Migrant Workers	0	0.0%
Other Vacant	79	12.1%

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	7,864	6,115	77.8%
15-24	154	45	0.7%
25-34	1,048	639	10.4%
35-44	1,838	1,394	22.8%
45-54	1,837	1,456	23.8%
55-59	805	687	11.2%
60-64	663	559	9.1%
65-74	1,034	915	15.0%
75-84	386	339	5.5%
85+	100	82	1.3%

**Data Note:** Persons of Hispanic Origin may be of any race.



## HOUSING PROFILE (RING: 1 MILE RADIUS)

	Occupied Units	Number	% of Occupied
Total	7,864	6,115	77.8%
White Alone	3,895	3,080	50.4%
Black/African American Alone	618	464	7.6%
American Indian/Alaska Native Alone	28	26	0.4%
Asian Alone	488	400	6.5%
Pacific Islander Alone	6	4	0.1%
Other Race Alone	985	726	11.9%
Two or More Races	1,845	1,415	23.1%
Hispanic Origin	3,184	2,400	39.3%

### Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	7,864	6,115	77.8%
1-Person	1,202	824	13.5%
2-Person	2,396	1,947	31.8%
3-Person	1,495	1,162	19.0%
4-Person	1,622	1,300	21.3%
5-Person	718	557	9.1%
6-Person	288	225	3.7%
7+ Person	144	101	1.6%

### 2025 Housing Affordability

Housing Affordability Index	100
Percent of Income for Mortgage	23.5%

**Data Note:** Persons of Hispanic Origin may be of any race.



## HOUSING PROFILE (RING: 1 MILE RADIUS)

Population		Households	
2020 Total Population	91,371	2025 Median Household Income	\$106,972
2025 Total Population	115,658	2030 Median Household Income	\$124,912
2030 Total Population	134,541	2025-2030 Annual Rate	3.15%
2025-2030 Annual Rate	3.07%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	31,716	100.0%	40,519	100.0%	46,701	100.0%
Occupied	29,544	93.2%	37,543	92.7%	43,493	93.1%
Owner	21,325	72.2%	28,238	75.2%	32,732	75.3%
Renter	8,219	27.8%	9,305	24.8%	10,761	24.7%
Vacant	2,202	6.9%	2,976	7.3%	3,209	6.9%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	28,238	100.0%	32,732	100.0%
<\$50,000	258	0.9%	50	0.1%
\$50,000-\$99,999	114	0.4%	29	0.1%
\$100,000-\$149,999	281	1.0%	95	0.3%
\$150,000-\$199,999	231	0.8%	72	0.2%
\$200,000-\$249,999	1,048	3.7%	318	1.0%
\$250,000-\$299,999	1,215	4.3%	721	2.2%
\$300,000-\$399,999	5,860	20.8%	4,862	14.8%
\$400,000-\$499,999	8,675	30.7%	10,475	32.0%
\$500,000-\$749,999	7,445	26.4%	11,449	35.0%
\$750,000-\$999,999	2,099	7.4%	3,230	9.9%
\$1,000,000-\$1,499,999	666	2.4%	970	3.0%
\$1,500,000-\$1,999,999	211	0.8%	265	0.8%
\$2,000,000+	133	0.5%	195	0.6%

Median Value	\$458,922	\$497,547
Average Value	\$517,244	\$574,678

**Data Note:** Persons of Hispanic Origin may be of any race.



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## HOUSING PROFILE (RING: 1 MILE RADIUS)

Total	31,718	100.0%
Urban Housing Units	30,772	97.0%
Rural Housing Units	944	3.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	21,325	100.0%
Owned with a Mortgage/Loan	17,675	82.9%
Owned Free and Clear	3,649	17.1%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	2,202	100.0%
For Rent	620	28.2%
Rented- Not Occupied	60	2.7%
For Sale Only	453	20.6%
Sold - Not Occupied	174	7.9%
Seasonal/Recreational/Occasional Use	620	28.2%
For Migrant Workers	0	0.0%
Other Vacant	274	12.4%

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	29,544	21,325	72.2%
15-24	667	153	0.7%
25-34	4,143	2,209	10.4%
35-44	6,915	4,834	22.7%
45-54	6,785	4,996	23.4%
55-59	2,984	2,380	11.2%
60-64	2,469	2,028	9.5%
65-74	3,712	3,144	14.7%
75-84	1,515	1,295	6.1%
85+	354	286	1.3%

**Data Note:** Persons of Hispanic Origin may be of any race.



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## HOUSING PROFILE (RING: 3 MILE RADIUS)

	Occupied Units	Number	% of Occupied
Total	29,544	21,325	72.2%
White Alone	12,030	8,901	41.7%
Black/African American Alone	2,779	1,982	9.3%
American Indian/Alaska Native Alone	123	92	0.4%
Asian Alone	1,613	1,297	6.1%
Pacific Islander Alone	25	15	0.1%
Other Race Alone	5,143	3,499	16.4%
Two or More Races	7,832	5,540	26.0%
Hispanic Origin	15,430	10,679	50.1%

### Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	29,544	21,325	72.2%
1-Person	4,263	2,730	12.8%
2-Person	8,242	6,294	29.5%
3-Person	6,147	4,452	20.9%
4-Person	6,074	4,495	21.1%
5-Person	2,880	2,033	9.5%
6-Person	1,237	857	4.0%
7+ Person	700	463	2.2%

### 2025 Housing Affordability

Housing Affordability Index	87
Percent of Income for Mortgage	26.9%

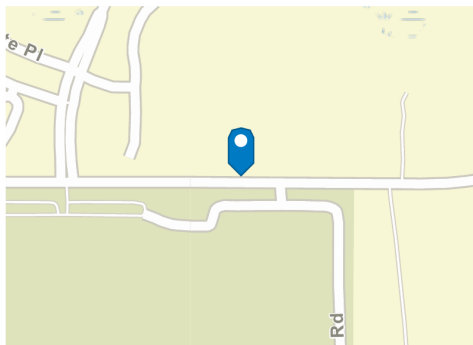
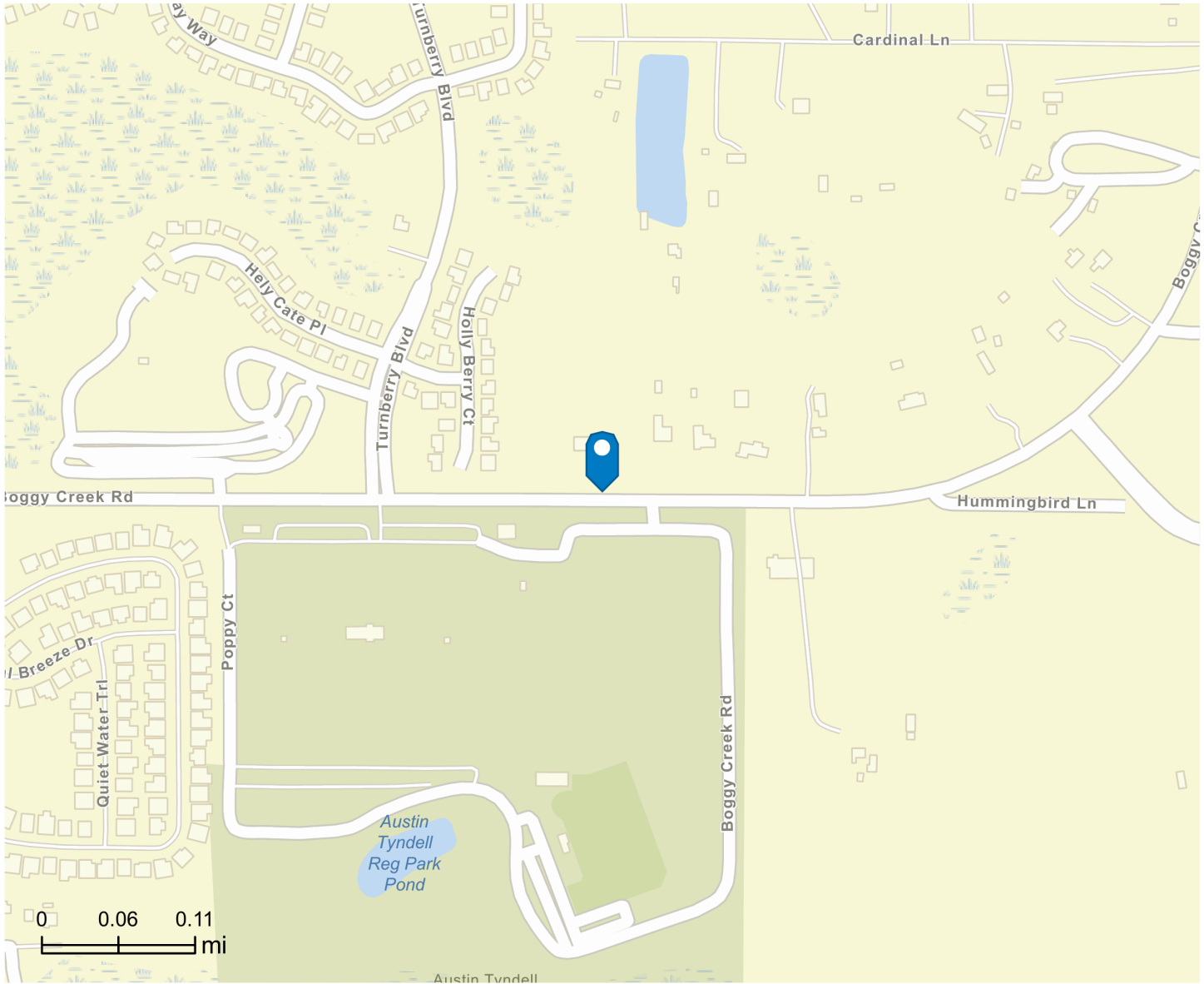
**Data Note:** Persons of Hispanic Origin may be of any race.





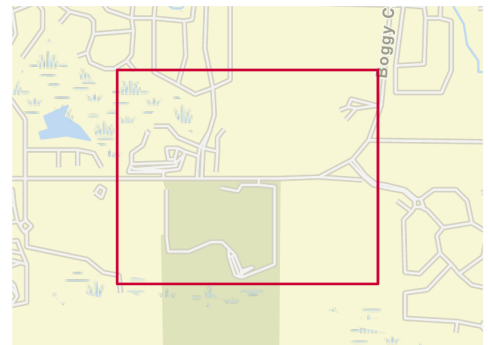
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# HOUSING PROFILE (RING: 3 MILE RADIUS)

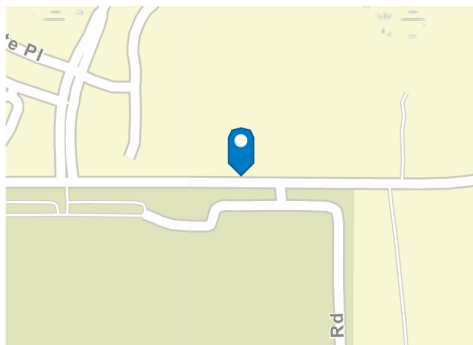


### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

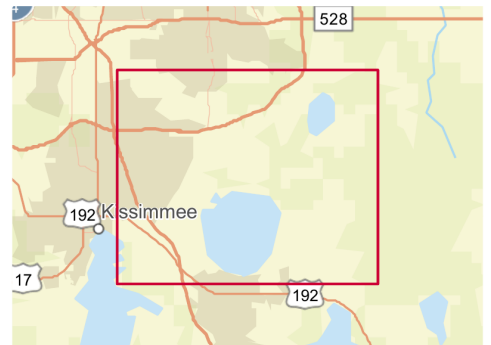


# HOUSING PROFILE (RING: 3 MILE RADIUS)



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





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# LOCATION RISK ANALYSIS

## AI Location Risk Summary

### Flood Risk Analysis

**Risk Assessment:** Flood risk analysis is present in the report, including a FEMA flood map and detailed FEMA zone designations. The subject property is shown on the FEMA map, but the specific zone designation for the subject property is not explicitly stated in the text. Based on the map, the subject property does not appear to be located within a high or moderate risk flood zone, suggesting it is in a low-risk area.

**Recommendation:** The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. While this reduces potential exposure, investors and tenants should still confirm local requirements and consider standard insurance coverage as a precaution.



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# LOCATION RISK ANALYSIS

## AI Location Risk Summary

### Environmental Risk Analysis

**Database Overview:** This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination. Based solely on the Environmental Risk Analysis section of the provided report, the following nearby facilities within 0.25 and 0.50 miles were evaluated for High and Moderate Risk Interest Types. Facilities are prioritized by the highest risk Interest Types present and by distance grouping (0.25 mile first, then 0.5 mile).

**Proximity Analysis:** Facilities between 0.25 and 0.50 miles that include Moderate or High Risk Interest Types. Per the report, no additional High- or Moderate-Risk Interest Type facilities were identified between 0.25 and 0.50 miles; other listed sites within 0.5 miles contained only Lower Risk Interest Types and are therefore excluded.



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# LOCATION RISK ANALYSIS

## High Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

## Moderate Risk Contamination Facilities within 0.25 miles (3 facilities)

Facility Name	Address	Risk Type
OSCEOLA COUNTY FIRE STATION NO. 67	4150 BOGGY CREEK RD	STORM WATER CONSTRUCTION
AUSTIN TINDALL REGIONAL PARK EXPANSION	4100 BOGGY CREEK RD	STORM WATER CONSTRUCTION
AUSTIN TINDALL SPORTS COMPLEX	4100 BOGGY CREEK RD	STORM WATER CONSTRUCTION

NA



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# LOCATION RISK ANALYSIS

**Environmental Recommendation:** Engage an environmental professional to evaluate potential impacts associated with nearby NPDES/stormwater construction permits and stormwater management activities identified within 0.25 mile, and to assess potential surface water or groundwater migration pathways given local topography and drainage.

## Final Risk Assessment Summary

**Executive Summary:** The location risk analysis indicates that the subject property is situated in a FEMA-designated low-risk flood zone, minimizing the likelihood of significant flood exposure. No crime data is included in the report. Overall, the property presents a favorable risk profile from a flood perspective, but standard due diligence and insurance considerations remain advisable. The Environmental Risk Analysis for the subject property identified no High Risk contamination record types within 0.25 or 0.50 miles. Several nearby facilities within the 0.25-mile radius (Osceola County Fire Station No. 67, Austin Tindall Regional Park Expansion, and Austin Tindall Sports Complex) report STORM WATER CONSTRUCTION (NPDES-related) interest types, which are classified as Moderate Risk in this assessment. Many other nearby entries in the report are STATE MASTER or ICIS-NPDES NON-MAJOR records, which are Lower Risk and were excluded per the report rules. Given the presence of multiple Moderate Risk stormwater-related entries immediately adjacent to the subject site, a focused Phase I/limited-scope environmental evaluation is recommended to confirm stormwater controls, potential discharge locations, and any historical site uses that could influence contaminant migration to the subject property. An environmental professional can determine whether additional sampling or further investigation is warranted.

*Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.*



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# LOCATION RISK ANALYSIS

Flood Risk Analysis  
FEMA Map Last Updated:2022-08-12



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# LOCATION RISK ANALYSIS

## Flood Hazard Designations

FEMA Map Last Updated:2022-08-12

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

**Zone A:** Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AE and A1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AH:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AO:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

**Zone AR:** Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone A99:** Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone V:** Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone VE and V1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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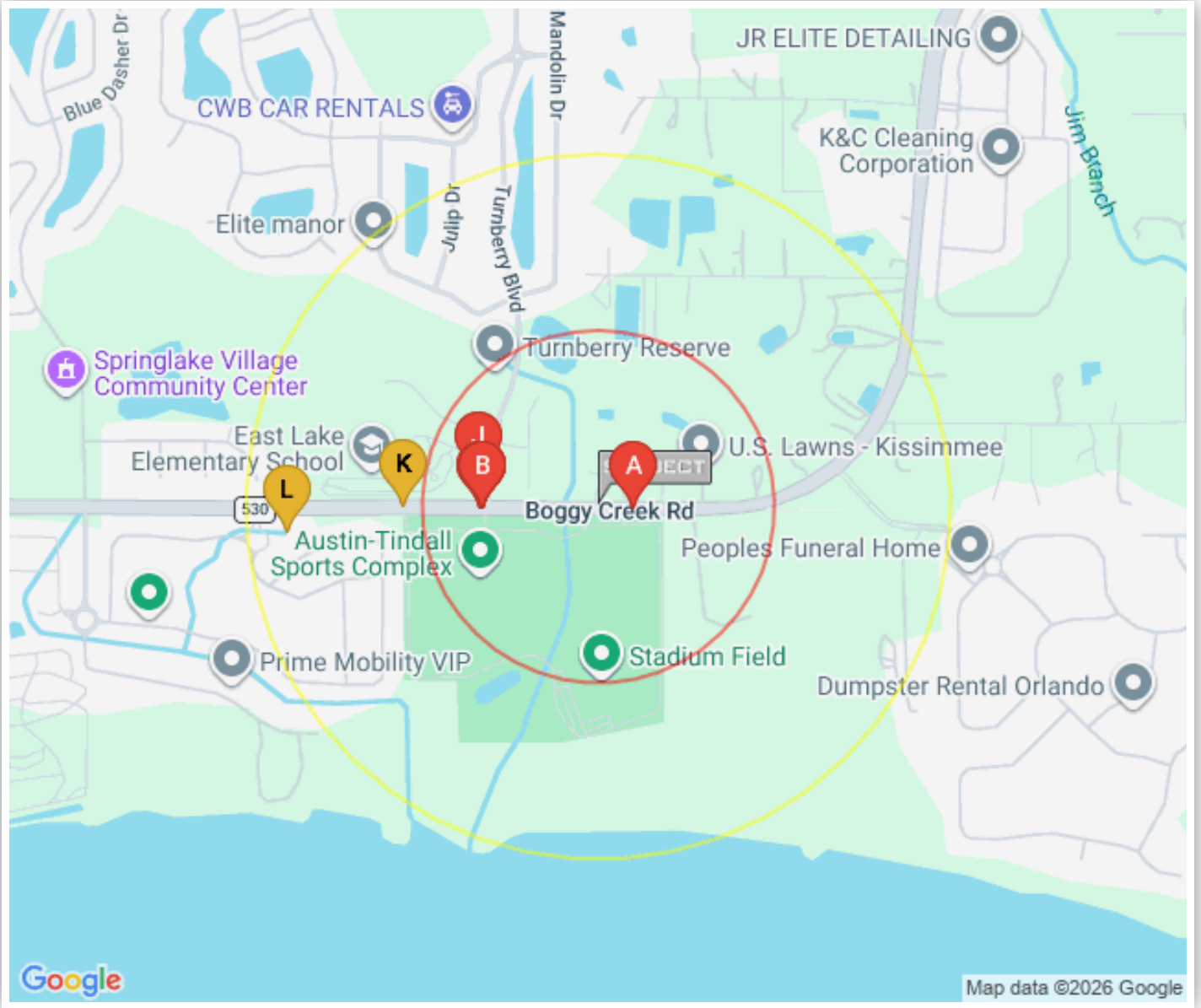
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# LOCATION RISK ANALYSIS

## ENVIRONMENTAL RISK ANALYSIS





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# LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

## A OSCEOLA COUNTY FIRE STATION NO. 67

Latest Update:

**Site Type:** STATIONARY      **Address:** 4150 BOGGY CREEK RD  
**County:** OSCEOLA      **Facility Detail Report:** [110071280413](#)  
**Country:**

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">ICIS-NPDES NON-MAJOR</a>	<a href="#">NPDES</a>	facility contact	<a href="#">BETH WOOTEN</a>	
<a href="#">STORM WATER CONSTRUCTION</a>	<a href="#">NPDES</a>	facility contact	<a href="#">BETH WOOTEN</a>	

## B TURNBERRY RESERVE

Latest Update: 05-Mar-2013

**Site Type:** STATIONARY      **Address:** BOGGY CREEK RD  
**County:** OSCEOLA      **Facility Detail Report:** [110020539103](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">STATE MASTER</a>	<a href="#">FDM</a>	president	JEFFERY J CARPENTER	
<a href="#">STATE MASTER</a>	<a href="#">FDM</a>	president	JEFFERY J CARPENTER	
<a href="#">STATE MASTER</a>	<a href="#">FDM</a>	executive vice president	NOY RIVERS	
<a href="#">STATE MASTER</a>	<a href="#">FDM</a>	vice president	GEORGE FRIEDMAN	
<a href="#">STATE MASTER</a>	<a href="#">FDM</a>	executive vice president	NOY RIVERS	
<a href="#">STATE MASTER</a>	<a href="#">FDM</a>	vice president	GEORGE FRIEDMAN	

## C RAWTREE AT SPRINGLAKE VILLAGE

Latest Update: 05-Mar-2013

**Site Type:** STATIONARY      **Address:** BOGGY CREEK RD  
**County:** OSCEOLA      **Facility Detail Report:** [110021019618](#)  
**Country:** UNITED STATES





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# LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	development field manager	GREGG INGRAM	
STATE MASTER	FDM	development field manager	GREGG INGRAM	

## D NORTH POINT

Latest Update: 23-Apr-2008

**Site Type:** STATIONARY      **Address:** BOGGY CREEK RD  
**County:** OSCEOLA      **Facility Detail Report:** [110032798373](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		RICHARD JERMAN	
STATE MASTER	FDM		RICHARD JERMAN	

## E SPRINGLAKE VILLAGE PHASE 5

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY      **Address:** BOGGY CREEK RD AT  
**County:** OSCEOLA      SPRINGLAKE VILLAGE BLV  
**Country:** UNITED STATES      **Facility Detail Report:** [110035449020](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	development field manager	GREGG INGRAM	
STATE MASTER	FDM	development field manager	GREGG INGRAM	

## F EAGLE BAY

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY      **Address:** BOGGY CREEK RD, S OF  
**County:** OSCEOLA      OSCEOLA PKWY  
**Country:** UNITED STATES      **Facility Detail Report:** [110035453862](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	project manager	WAYNE HARRIS	
STATE MASTER	FDM	project manager	WAYNE HARRIS	



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# LOCATION RISK ANALYSIS

## G FELLOWS COVE UNITS 3 & 4 - PHASE 2

Latest Update:

**Site Type:** STATIONARY      **Address:** BOGGY CREEK ROAD W OF  
**County:** OSCEOLA      **Facility Detail Report:** NARCOOSEE  
**Country:** UNITED STATES      **Facility Detail Report:** 110035723811

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	vice president operations	SAMUEL METZ	
STATE MASTER	FDM	vice president operations	SAMUEL METZ	

## H AUSTIN TINDALL REGIONAL PARK EXPANSION

Latest Update: 11-Jan-2016

**Site Type:** STATIONARY      **Address:** 4100 BOGGY CREEK RD  
**County:** OSCEOLA      **Facility Detail Report:** 110054128920  
**Country:**

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	president	JAMES DAVIS	
ICIS-NPDES NON-MAJOR	NPDES	president	JAMES DAVIS	

## I AUSTIN TINDALL SPORTS COMPLEX

Latest Update:

**Site Type:** STATIONARY      **Address:** 4100 BOGGY CREEK RD  
**County:** OSCEOLA      **Facility Detail Report:** 110070163527  
**Country:**

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	senior project manager	DAMON POLLARD	
STORM WATER CONSTRUCTION	NPDES	senior project manager	DAMON POLLARD	

## J TURNBERRY RESERVE UNIT 1

Latest Update: 05-Jul-2016

**Site Type:** STATIONARY      **Address:** BOGGY CREEK ROAD &  
**County:** OSCEOLA      **Facility Detail Report:** TURNBERRY B  
**Country:** UNITED STATES      **Facility Detail Report:** 110020164454



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# LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	vice president	GEORGE FRIEDMAN	
STATE MASTER	FDM	vice president	GEORGE FRIEDMAN	

## Locations within 0.50 mile of Subject

### OSCEOLA ELEMENTARY SCHOOL N

Latest Update: 11-Jan-2016

**Site Type:** STATIONARY      **Address:** 4001 BOGGY CREEK RD  
**County:** OSCEOLA      **Facility Detail Report:** [110056989308](#)  
**Country:**

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	facility contact	ROBERT W LUNDQUIST	

### NORTSHORE VILLAGE SUBDIVISION

Latest Update:

**Site Type:** STATIONARY      **Address:** BOGGY CREEK RDHOLIDAY  
**County:** OSCEOLA      WOODS DR  
**Country:** UNITED STATES      **Facility Detail Report:** [110035646593](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	vice president	ROBERT STIEGELE	
STATE MASTER	FDM	vice president	ROBERT STIEGELE	





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# LOCATION RISK ANALYSIS

## Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

## Disclaimer

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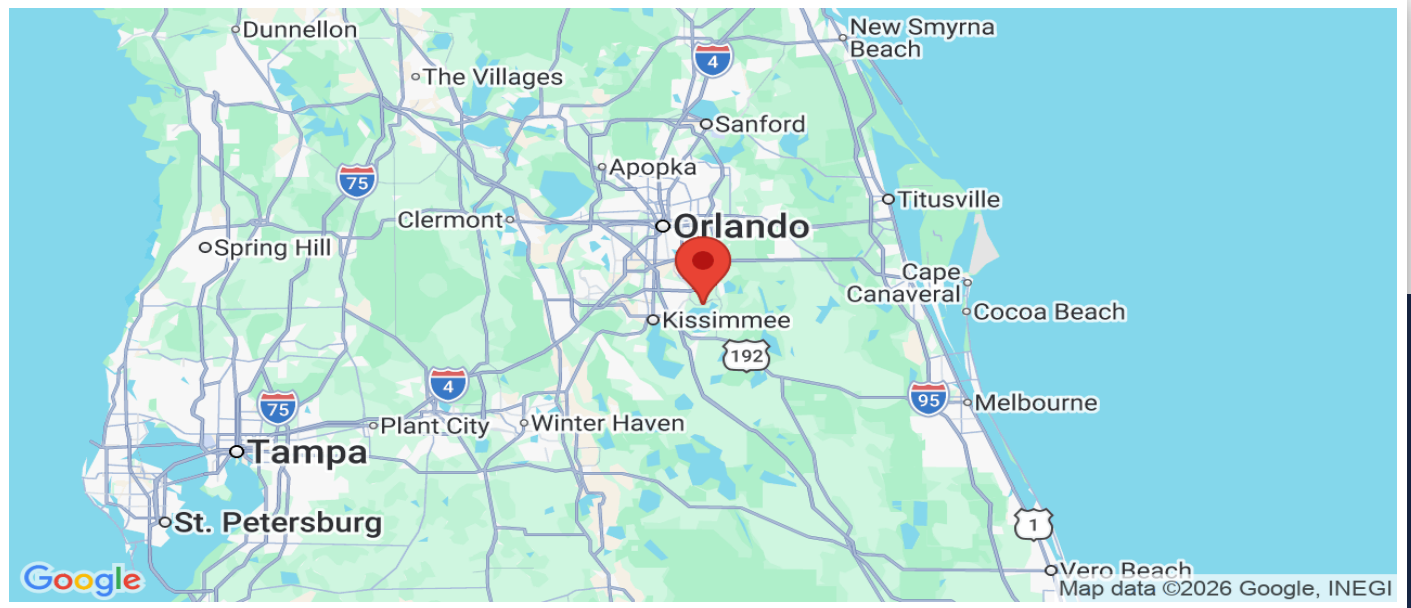
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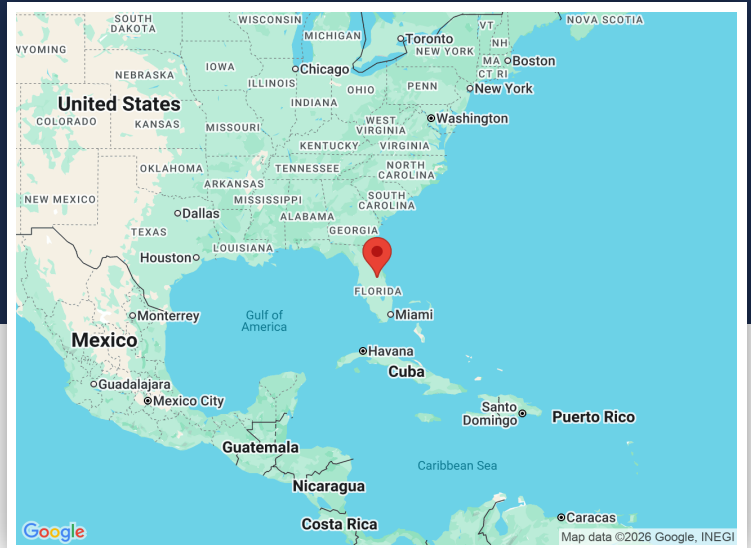
# AREA LOCATION MAP



## BOGGY

### CREEK CORRIDOR.

4121 Boggy Creek Blvd  
Kissimmee, FL, 34744

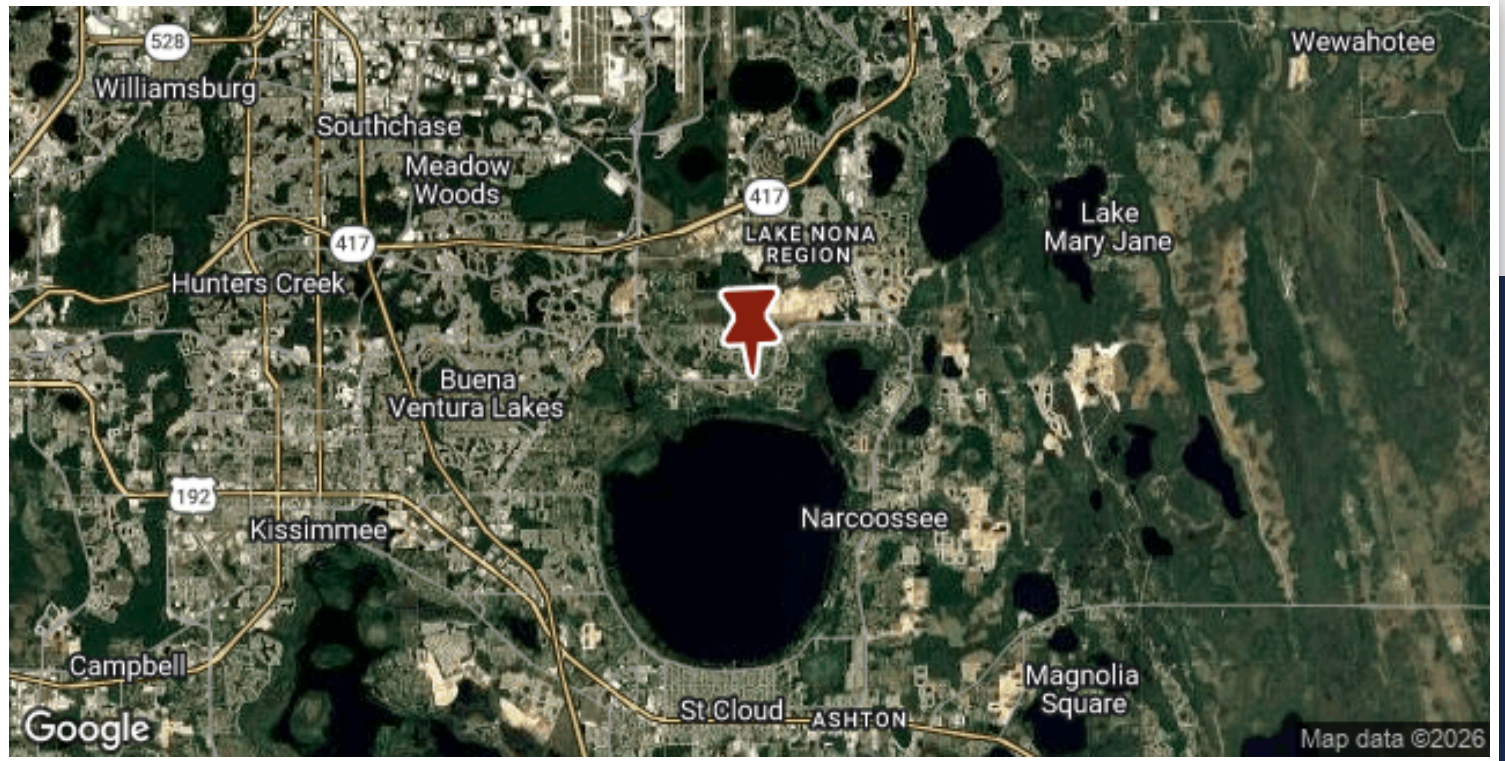


Bernardo Reynoso  
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<https://larosacre.com/>



COMMERCIAL REAL ESTATE

# AERIAL ANNOTATION MAP



## BOGGY

### CREEK CORRIDOR.

4121 Boggy Creek  
Blvd  
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# **BOGGY CREEK CORRIDOR.**

## **PROPERTY INFORMATION**

**Purchase Price**  
*\$3,000.00*

**Property Address**  
*4121 Boggy Creek Blvd  
Kissimmee, FL 34744*

**Property Size**  
*217,800 Sq. Ft.*

**Land Size**  
*5.00 Acres*

COMPANY DISCLAIMER



**COMMERCIAL REAL ESTATE**

## Mr. Bernardo Reynoso's Biography

With an impressive 30 years of combined experience in real estate and mortgage services, has established himself as a trusted leader in the commercial real estate industry. His career is defined by a steadfast commitment to integrity and transparency, ensuring that every client receives honest guidance and clear communication at every stage of the process.

Specializing in commercial properties, he has brought a wealth of market knowledge and a strategic mindset to every transaction. His expertise spans a wide range of commercial real estate services, from site selection and investment analysis to complex negotiations and seamless closings. Clients consistently benefit from your deep understanding of market trends, zoning regulations, and the unique opportunities that drive business growth in today's dynamic environment.

What truly sets you apart is his unwavering focus on building long-term relationships. He believes that every client deserves more than just a transaction—they deserve a trusted advisor who is invested in their success. By providing actionable market insights, negotiating the best possible deals, and offering comprehensive, end-to-end service, he has empowered his clients to make informed decisions and achieve their real estate goals with confidence.

His passion for helping clients meet their goals is matched only by his dedication to ethical business practices. Whether working with seasoned investors, business owners, or first-time commercial buyers, he approaches every opportunity with professionalism, diligence, and a genuine desire to see his clients thrive.



**Bernardo Reynoso, CCPP**

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COMMERCIAL REAL ESTATE

**CONTACT**



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