

Dove Street Retail Outparcel



0 DOVE ST, KISSIMMEE, FL 34747

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Executive Summary

PROPERTY DESCRIPTION

The opportunity is to acquire 1.11± acre commercial development site located at 0 Dove Street in Kissimmee, Florida, within Osceola County. The property is currently zoned for commercial use with a new roundabout and road being constructed around west/south of the parcel. The site offers an excellent location for an STNL development within the Four Corners submarket.

LOCATION DESCRIPTION

The property is located along W Irlo Bronson Highway (US 192), east of US-27, and west of the Western Beltway (429), providing convenient access to one of Southwest Orlando's growing Four Corners submarket. The site benefits from proximity to new retail, residential neighborhoods, and employment centers with all four major counties within Central Florida as well as quick access to I-4.

PROPERTY SIZE AND PARCEL ID

1.11 acres / 052527473300010020

CURRENT AND FUTURE LAND USE

CT (Commercial Tourist)

PRICE

\$950,000

PROJECT HIGHLIGHTS

- Seller open to Ground Lease
- Ideal for STNL development
- Predevelopment work completed, including off-site water retention and new road paving - Contribution amount required: \$360,000.
- Located within Four Corners Market
- Strong fundamentals (new employment centers, strong growth, and demand)
- Average HH Income of \$78,682 within a 1, 3, and 5 mile radius

BROKER CONTACT INFO

Austin McWilliams

Area Director (Orlando) /Advisor

407.710.7374 x118

austin@thedirtdog.com

Matt White

Advisor

407.710.7374 x119

matt@thedirtdog.com

Drone Video



Additional Photos



CHAMPIONS
village

TIERRA VISTA
APARTMENTS

**FUTURE 364 UNIT
MULTIFAMILY COMMUNITY**

OVERSTREET W

**1.11±
ACRES**

W IRLO BRONSON MEMORIAL HWY (US 192) 54,000 AADT

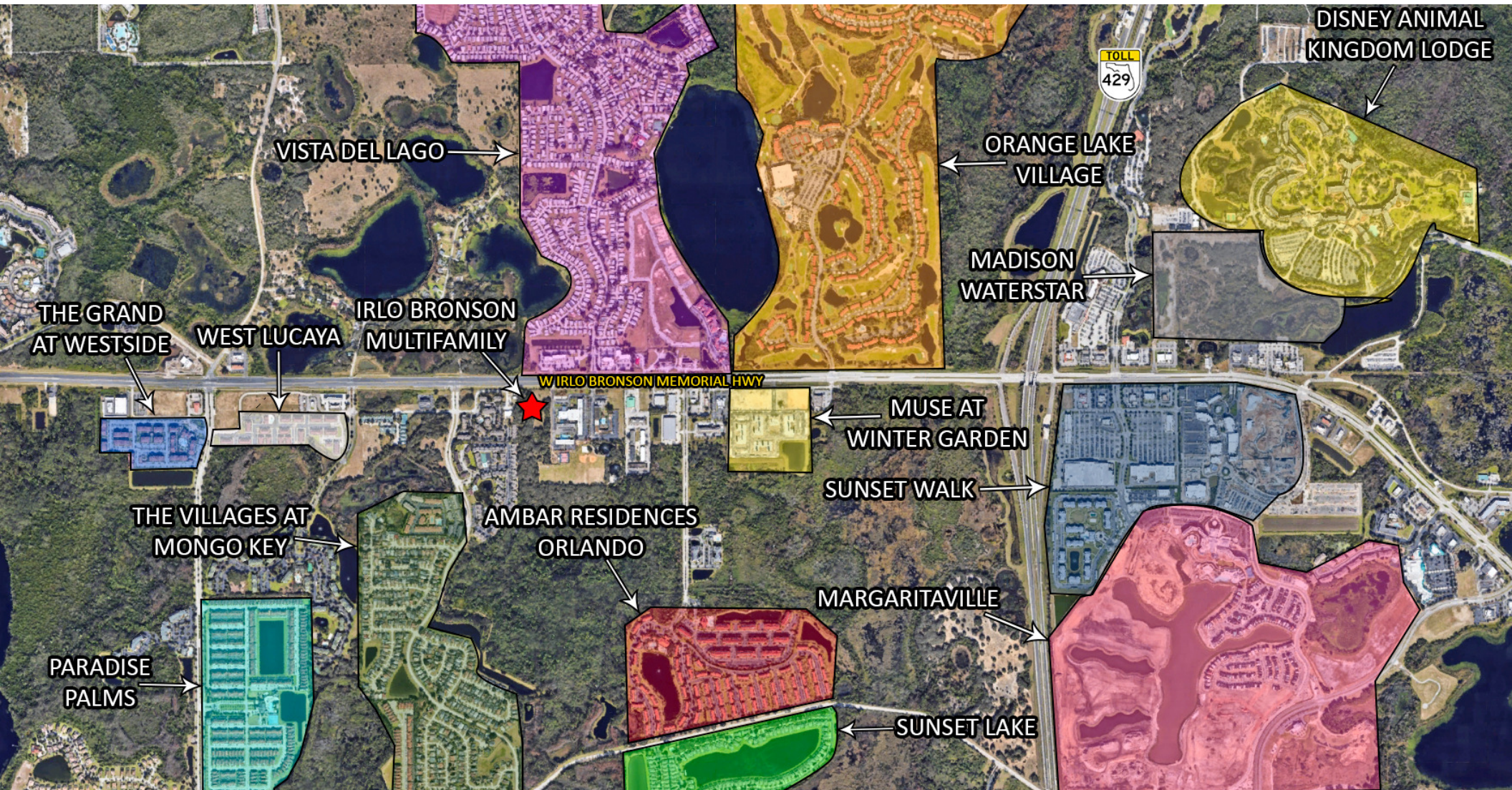
Additional Photos



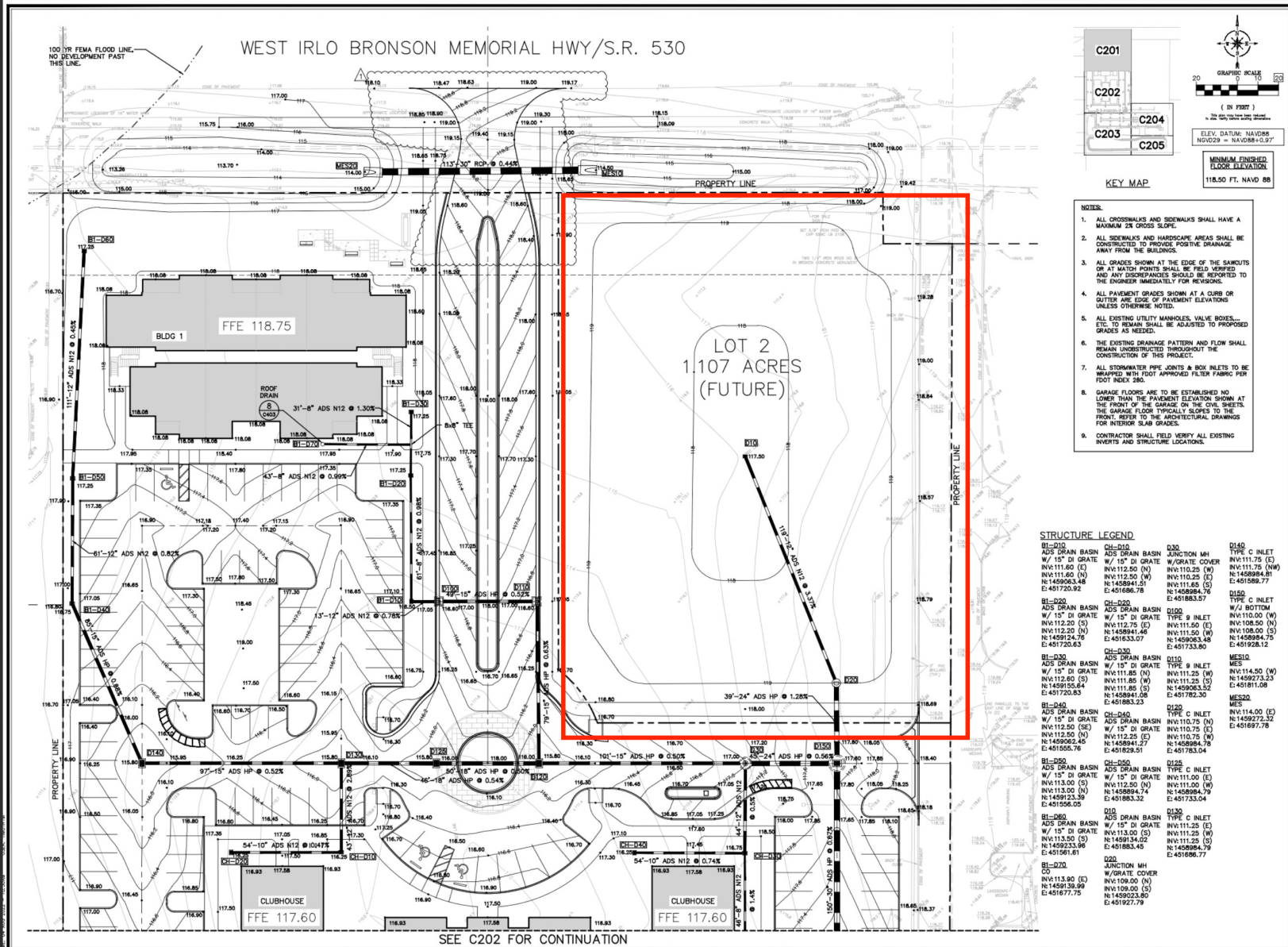
Additional Photos



Area Development Map



WEST IRLON BRONSON MEMORIAL HWY/S.R. 530



KEY MAP

C201
C202
C203
C204
C205

GRAPHIC SCALE
20
[IN FEET]
ELEV. DATUM: NAVD83
NOV2023 = NAVD83+9.97

MINIMUM FINISHED FLOOR ELEVATION: 118.50 FT. NAVD 88

- NOTES:**
1. ALL GROUSEWALKS AND SIDEWALKS SHALL HAVE A MAXIMUM 2% CROSS SLOPE.
 2. ALL SIDEWALKS AND HARDSCAPE AREAS SHALL BE CONNECTED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.
 3. ALL GRADES SHOWN AT THE EDGE OF THE SAWMOUTS OR AT WATER POINTS SHALL BE FIELD VERIFIED AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY FOR REVISIONS.
 4. ALL PAVEMENT GRADES SHOWN AT A CURB OR OUTER EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
 5. ALL EXISTING UTILITY MANHOLES, VALVE BOXES, ETC. TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADES AS NEEDED.
 6. THE EXISTING DRAINAGE PATTERN AND FLOW SHALL REMAIN UNCHANGED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
 7. ALL STORMWATER PIPE JOINTS & BOX INLETS TO BE WRAPPED WITH FOOT APPROVED FILTER FABRIC PER FOOT INDEX 286.
 8. GARAGE FLOORS ARE TO BE ESTABLISHED NO LOWER THAN THE FINISHED ELEVATION SHOWN AT THE FRONT OF THE GARAGE ON THE CIVIL SHEET. THE GARAGE FLOOR FINISH SHALL BE SHOWN TO THE FRONT. REFER TO THE ARCHITECTURAL DRAWINGS FOR INTERIOR 2.00 GRADES.
 9. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING INVERTS AND STRUCTURE LOCATIONS.

STRUCTURE LEGEND

BI-D10 ADS DRAIN BASIN W/ 15" DI GRATE INV:111.60 (E) INV:111.60 (N) N:1459063.48 E:451720.92	CH-D10 ADS DRAIN BASIN W/ 15" DI GRATE INV:112.50 (N) N:1458941.51 E:451686.78	D30 JUNCTION MH W/GRATE COVER INV:110.25 (W) INV:110.25 (E) N:145894.76 E:451686.78	D140 TYPE C INLET INV:111.75 (E) INV:111.75 (NW) N:145898.81 E:451089.77
BI-D20 ADS DRAIN BASIN W/ 15" DI GRATE INV:112.00 (S) INV:112.00 (N) N:1459062.45 E:451720.63	CH-D20 ADS DRAIN BASIN W/ 15" DI GRATE INV:111.85 (W) INV:111.85 (E) N:1458941.08 E:451683.23	D100 TYPE B INLET INV:115.00 (E) INV:115.00 (W) N:1459063.48 E:451733.50	D150 TYPE C INLET W/J BOTTOM INV:110.00 (W) INV:108.50 (N) N:1459063.48 E:451928.12
BI-D30 ADS DRAIN BASIN W/ 15" DI GRATE INV:112.60 (S) INV:112.60 (N) N:1459153.64 E:451720.83	CH-D30 ADS DRAIN BASIN W/ 15" DI GRATE INV:111.85 (W) INV:111.85 (E) N:1458941.08 E:451683.23	D110 TYPE B INLET INV:111.25 (W) INV:111.25 (S) N:1459063.52 E:451782.30	MES10 MES INV:114.50 (W) N:1459272.32 E:451811.08
BI-D40 ADS DRAIN BASIN W/ 15" DI GRATE INV:112.50 (S) INV:112.50 (N) N:1459062.45 E:451720.63	CH-D40 ADS DRAIN BASIN W/ 15" DI GRATE INV:111.85 (W) INV:111.85 (E) N:1458941.08 E:451683.23	D120 TYPE C INLET INV:110.75 (N) INV:110.75 (E) N:1458984.76 E:451733.04	MES20 MES INV:114.00 (E) N:1459272.32 E:451811.08
BI-D50 ADS DRAIN BASIN W/ 15" DI GRATE INV:113.00 (S) INV:113.00 (N) N:1459123.39 E:451558.05	CH-D50 ADS DRAIN BASIN W/ 15" DI GRATE INV:112.50 (N) INV:112.50 (E) N:1458941.08 E:451683.23	D125 TYPE C INLET INV:111.00 (E) INV:111.00 (W) N:1458984.76 E:451733.04	MES30 MES INV:114.00 (E) N:1459272.32 E:451811.08
BI-D60 ADS DRAIN BASIN W/ 15" DI GRATE INV:113.00 (S) INV:113.00 (N) N:1459233.96 E:451561.01	CH-D60 ADS DRAIN BASIN W/ 15" DI GRATE INV:111.85 (W) INV:111.85 (E) N:1458941.08 E:451683.23	D130 TYPE C INLET INV:111.25 (E) INV:111.25 (S) N:1458984.76 E:451686.78	MES40 MES INV:114.00 (E) N:1459272.32 E:451811.08
BI-D70 ADS DRAIN BASIN W/ 15" DI GRATE INV:113.00 (S) INV:113.00 (N) N:1459139.99 E:451677.75	CH-D70 ADS DRAIN BASIN W/ 15" DI GRATE INV:111.85 (W) INV:111.85 (E) N:1458941.08 E:451683.23	D135 TYPE C INLET INV:111.00 (E) INV:111.00 (W) N:1458984.76 E:451686.78	MES50 MES INV:114.00 (E) N:1459272.32 E:451811.08

SEE C202 FOR CONTINUATION

Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,895	28,452	59,017
Average Age	34.4	45.2	40.8
Average Age (Male)	26.7	43.9	40.1
Average Age (Female)	42.4	46.9	41.3

HOUSEHOLDS & INCOME

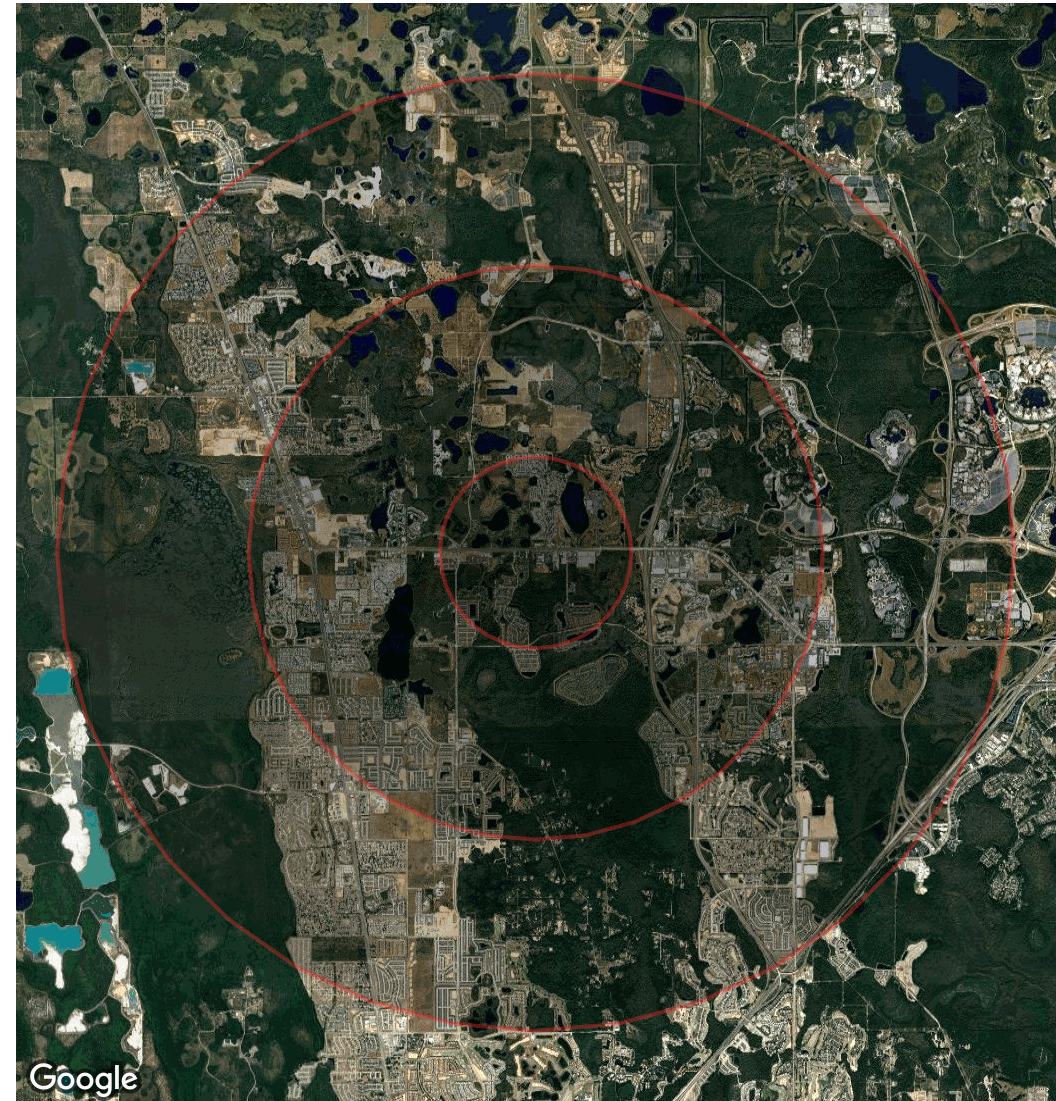
	1 MILE	3 MILES	5 MILES
Total Households	1,440	10,440	19,868
# of Persons per HH	3.4	2.7	3.0
Average HH Income	\$73,015	\$83,368	\$79,665
Average House Value	\$706,187	\$342,333	\$312,546

TRAVEL TIME TO WORK

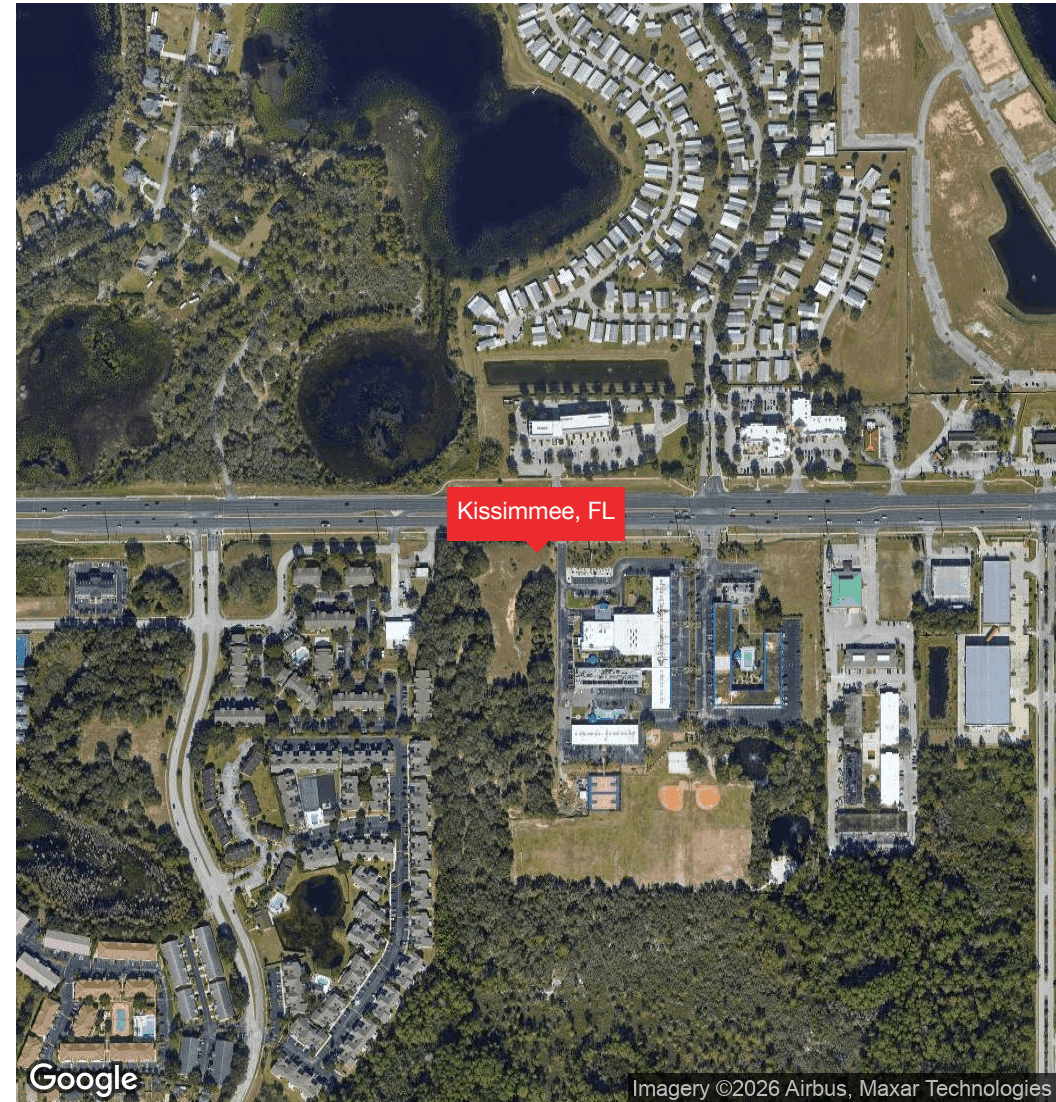
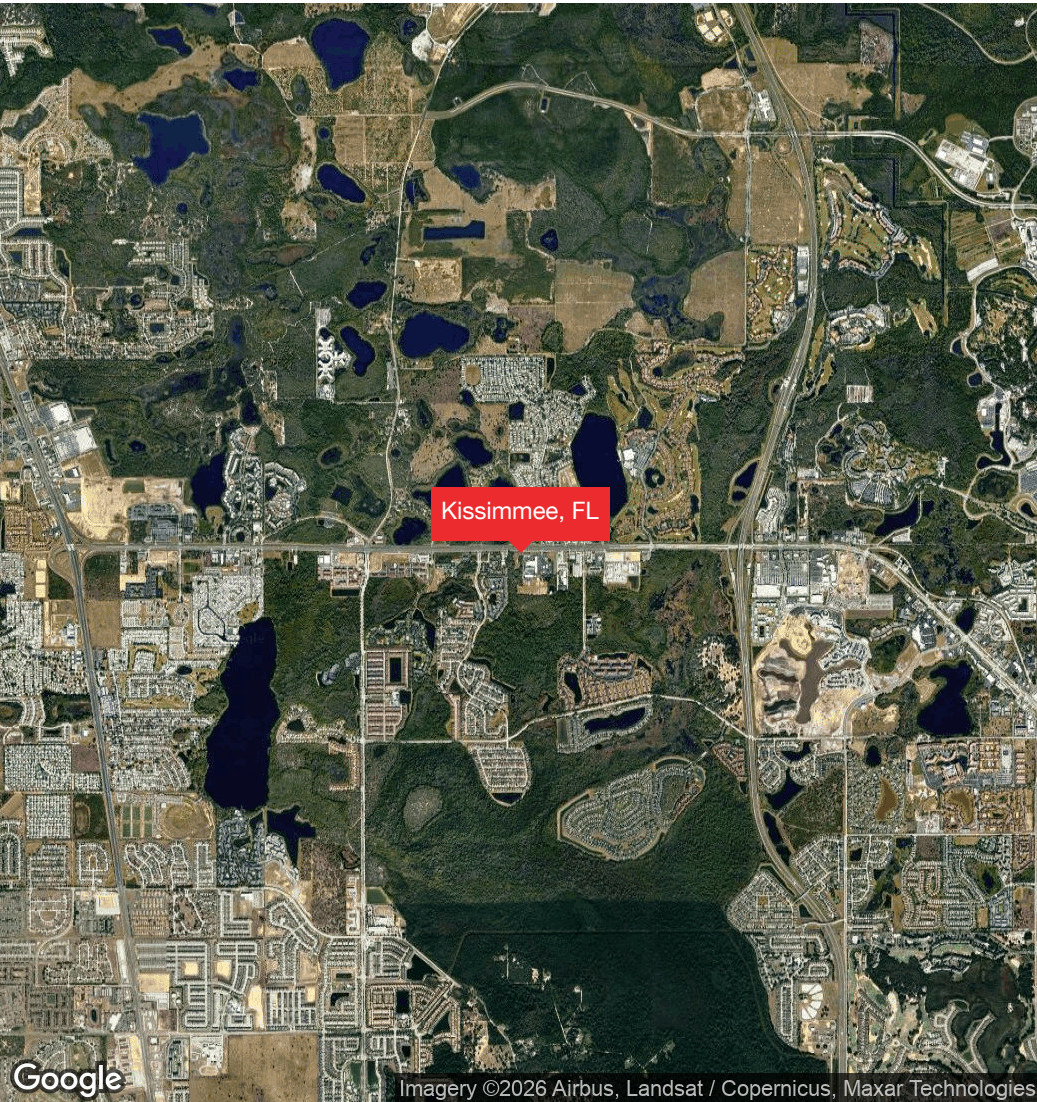
	1 MILE	3 MILE	5 MILE
Average Travel Time	46	48	48
Less than 15 min	54	576	1,727
15-29 min	460	2,470	4,516
30-44 min	372	2,045	5,443
45-59 min	356	1,797	3,395

Average Annual Daily Trips

	Vehicle/day (2026)
Irlo Bronson Highway	67,000
US-27 (Four Corners)	55,000 - 57,000
Western Beltway (429)	60,000 - 63,000



Regional / Location Map



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisors



Austin McWilliams
Area Director (Orlando) / Advisor
407.710.7374 x118
austin@thedirt dog.com



Matt White
Advisor
407.710.7374 x119
matt@thedirt dog.com

Questions | Give us a call or drop us an email

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirt dog.com

