

Bass Road Offerings Memorandum



0 S BASS RD, KISSIMMEE, FL 34746

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Executive Summary

PROPERTY DESCRIPTION

The opportunity is to acquire a 1± acre retail/commercial site located at 0 S Bass Road in Kissimmee, Florida, within Osceola County. The property is currently zoned for Mixed-Use (Urban Core Transect Zone) and has a future land use General Commercial Development. The site offers a unique opportunity for a single-tenant net lease project in a high-growth suburban market, near one of the primary commercial/commuter corridors in Osceola County.

LOCATION DESCRIPTION

The property is located along Bass Road and just south of US-192 (W Irlo Bronson Memorial Hwy), providing convenient access to one of Osceola County's primary commercial and commuter corridors. The site benefits from proximity to established retail, new residential neighborhoods, and employment centers in Kissimmee and St. Cloud, with strong connectivity to I-4 and the greater South Orlando region.

PROPERTY SIZE | PRIMARY USE

1.0 Acres | Commercial

PARCEL ID

19252900U001910000

PRICE

\$850,000

PROPERTY HIGHLIGHTS

- Proximity to established commercial corridor
- Located within dense residential market
- 66,521 ADT along Irlo Bronson Hwy
- Ideal site for a Child Care Facility (Daycare), Medical/Dentistry Office, or QSQ (Quick Service Restaurant) development

BROKER CONTACT INFO

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Matt White

Advisor

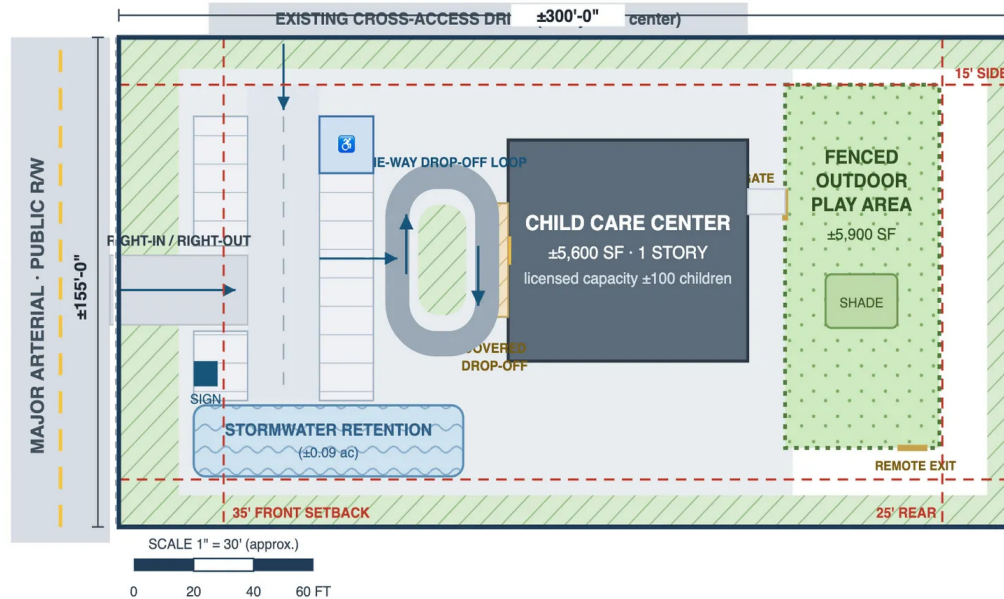
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Conceptual Site Plan - Daycare

CONCEPTUAL SITE PLAN — CHILD CARE CENTER (DAYCARE)

Outlined Parcel · Kissimmee / Unincorporated Osceola County, Florida · Zoning: CR (Commercial Restricted)



PROJECT DATA

Jurisdiction: Osceola County, FL
 Zoning: CR — Commercial Restricted
 Use: Daycare / Child Care (P)
 Site area: ±46,500 SF (±1.07 ac)*
 Lot width: ±155' (min 150' ✓)
 Min lot size 20,000 SF ✓
 Building: ±5,600 SF, 1 story
 Capacity: ±100 children*
 FAR: 0.12 · Max height: 4 stories

SETBACKS (CR)

Front / street side: 35'
 Interior side: 15'
 Rear: 25'

OUTDOOR PLAY (FL DCF 65C-22)

Req'd: 45 SF/child x ½ capacity
 = ±2,250 SF min.
 Provided: ±5,900 SF fenced ✓
 Fence ≥ 4' cont.; 2 exits (1 remote)

PARKING & CIRCULATION

Required: ±19 (≈1/300 SF GFA)†
 Provided: 22 (incl. 2 ADA)
 Stall 9'x18' · Aisle 24'
 Covered one-way drop-off loop
 Access: R-I/R-O + cross-access

LEGEND

- Building
- Fenced play area
- Parking
- Covered drop-off
- Landscape buffer
- Stormwater

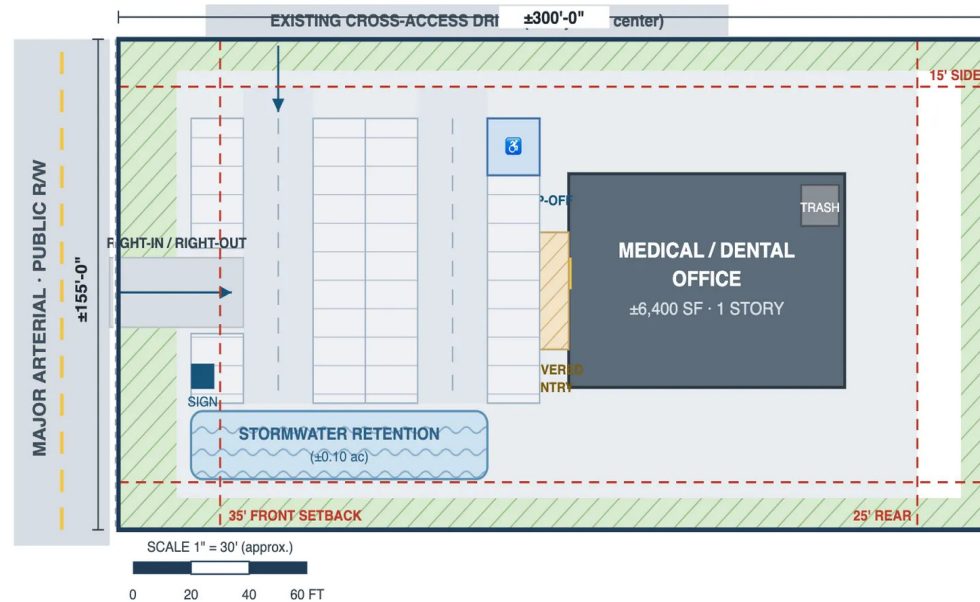
NOTES

* Site dims & capacity scaled / assumed; verify w/ survey & DCF.
 † Parking ratio is a planning assumption; confirm in LDC Ch. 4.
 Play area, fencing & indoor sf per FL DCF Rule 65C-22 licensing.
 Conceptual only — not for permit; subject to County site-plan review.

Conceptual Site Plan - Medical

CONCEPTUAL SITE PLAN — MEDICAL / DENTAL OFFICE

Outlined Parcel · Kissimmee / Unincorporated Osceola County, Florida · Zoning: CR (Commercial Restricted)



PROJECT DATA

Jurisdiction: Osceola County, FL
 Zoning: CR — Commercial Restricted
 Use: Medical / Dental Office (P)
 Site area: ±46,500 SF (±1.07 ac)*
 Lot width: ±155' (min 150' ✓)
 Min lot size 20,000 SF ✓
 Building: ±6,400 SF, 1 story
 FAR: 0.14 · Max height: 4 stories
 Bldg. coverage: ±14%

SETBACKS (CR)

Front / street side: 35'
 Interior side: 15'
 Rear: 25'

PARKING & CIRCULATION

Required: ±32 (≈1/200 SF GFA)†
 = 5 spaces / 1,000 SF (ITE med.)
 Provided: 34 (incl. 2 ADA)
 Stall 9'x18' · Aisle 24'
 Covered patient drop-off / entry
 Access: R-I/R-O + cross-access

LANDSCAPE / STORMWATER

20' frontage landscape buffer
 10' perimeter buffers
 On-site stormwater retention

LEGEND

- Building
- Parking
- Covered entry
- Drive / aisle
- Landscape buffer
- Stormwater
- - - Setback line

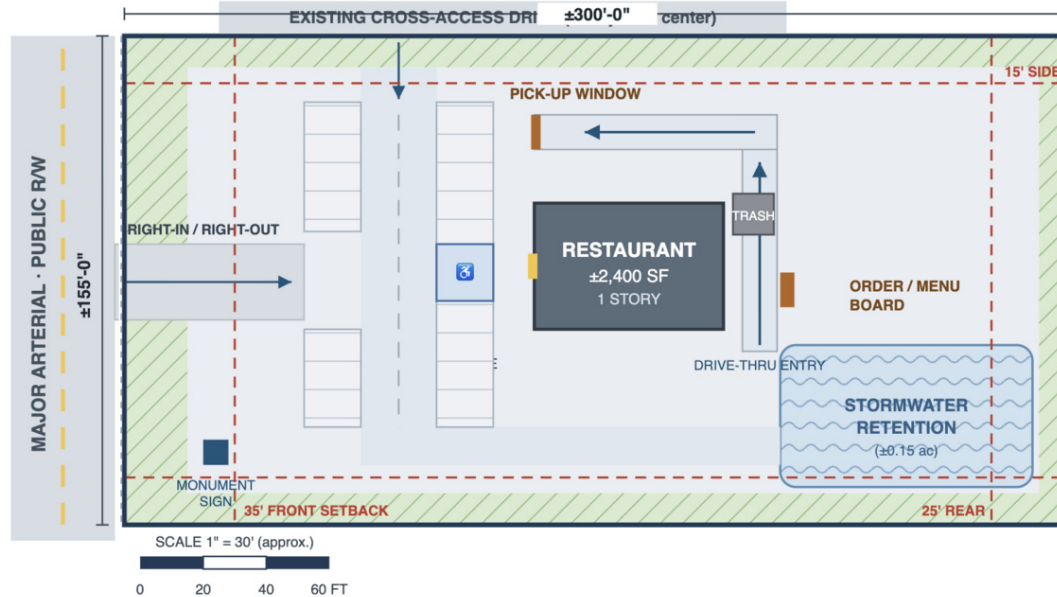
NOTES

* Site dimensions scaled from aerial; verify with boundary survey.
 † Parking ratio is a planning assumption (ITE medical ≈4.5–5 /1,000 SF); confirm LDC Ch. 4.
 Dental alt.: 1.5/chair + 1/staff.
 Conceptual only — not for permit; subject to County site-plan review.

Conceptual Site Plan - QSR

CONCEPTUAL SITE PLAN — SINGLE-TENANT RESTAURANT WITH DRIVE-THRU

Outlined Parcel · Kissimmee / Unincorporated Osceola County, Florida · Zoning: CR (Commercial Restricted)



PROJECT DATA

Jurisdiction: Osceola County, FL
 Zoning: CR — Commercial Restricted
 Use: Restaurant w/ Drive-Thru (P)
 Site area: ±46,500 SF (±1.07 ac)*
 Lot width: ±155' (min 150' ✓)
 Min lot size 20,000 SF ✓
 Building: ±2,400 SF, 1 story
 FAR: 0.05 · Max height: 4 stories
 Bldg. coverage: ±5%

SETBACKS (CR)

Front (arterial): 35'
 Street side: 35'
 Interior side: 15'
 Rear: 25'

PARKING & CIRCULATION

Required: ±24 (≈1/100 SF GFA)†
 Provided: 24 (incl. 2 ADA)
 Stall: 9' x 18' · Aisle: 24'
 Drive-thru stacking: 8 vehicles
 Access: R-I/R-O + cross-access

LANDSCAPE / STORMWATER

20' frontage landscape buffer
 10' perimeter buffers
 On-site stormwater retention

LEGEND

- Building
- Parking
- Drive-thru / aisle
- Landscape buffer
- Stormwater
- Setback line

NOTES

* Site dimensions scaled from aerial; verify with boundary survey.
 † Parking ratio is a planning assumption; confirm exact ratio in LDC Ch. 4 parking table.
 Conceptual only — not for permit.
 Subject to Osceola Co. site-plan review & FBC/FDOT approvals.

Drone Video



Additional Photos



Additional Photos



Additional Photos



Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,763	61,616	136,532
Average Age	32.8	34.9	37.4
Average Age (Male)	32.7	33.6	36.2
Average Age (Female)	34.9	36.6	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,200	20,285	46,008
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$84,675	\$72,335	\$81,281
Average House Value	\$249,656	\$265,161	\$295,631

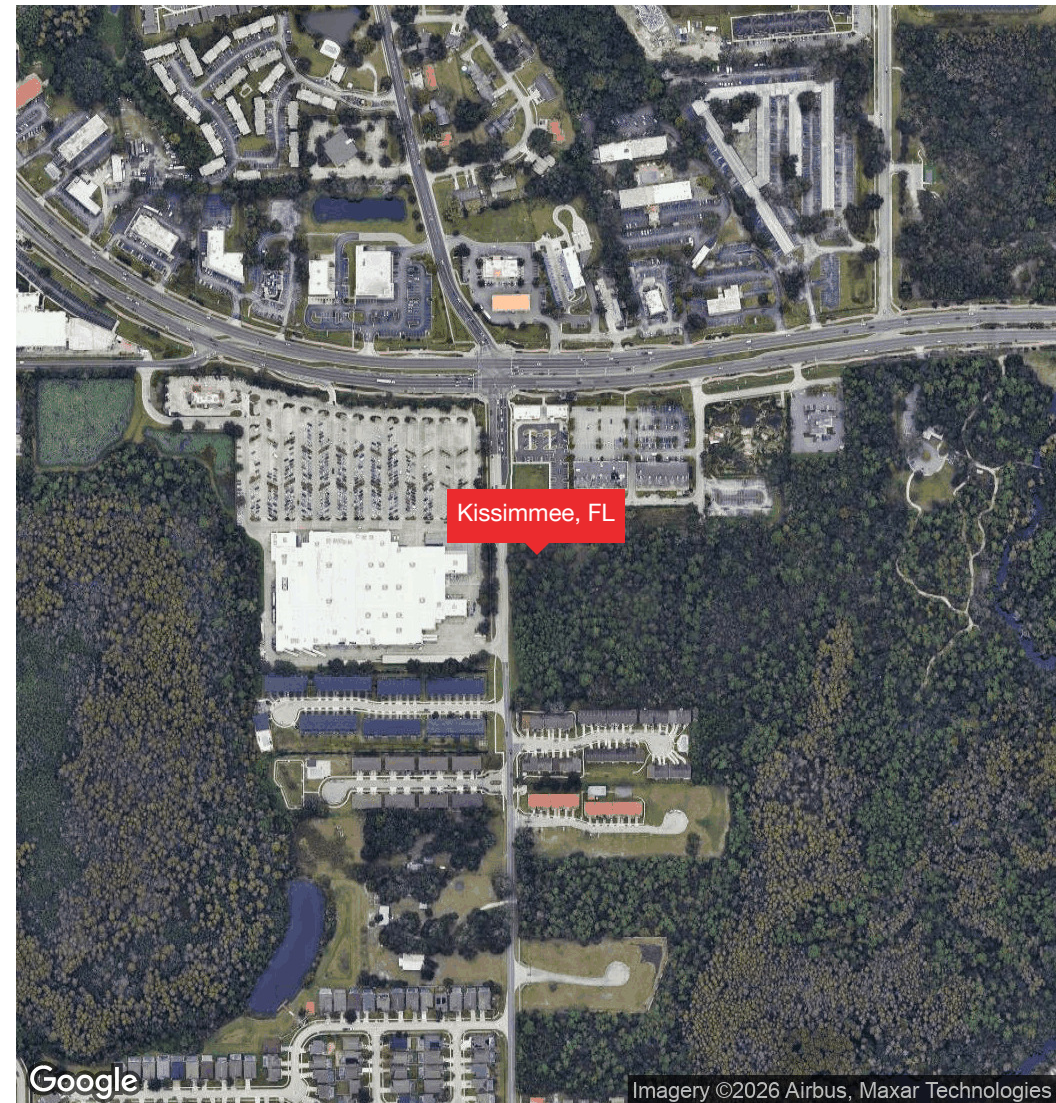
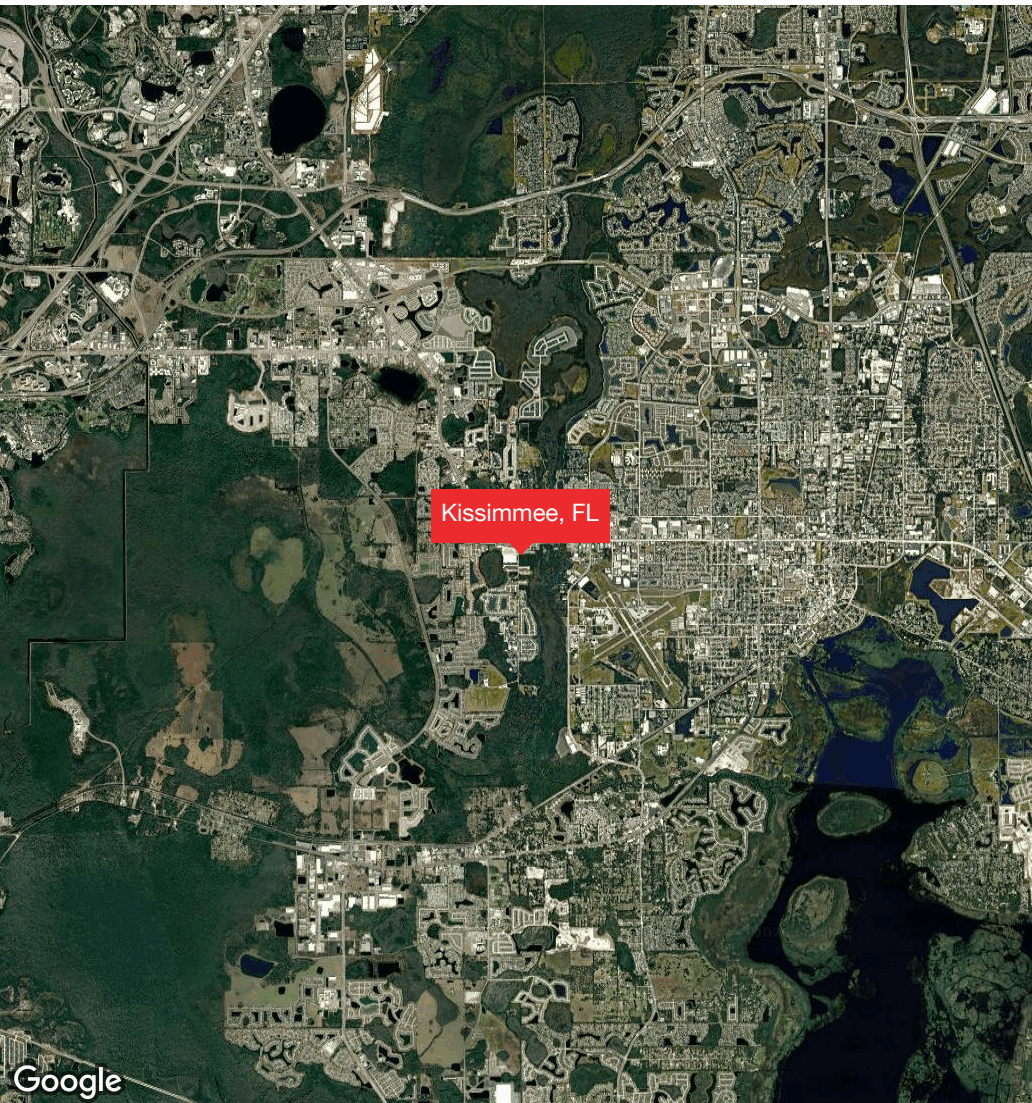
2023 American Community Survey (ACS)

AVERAGE DAILY TRAFFIC COUNTS

S Bass Road	7,800
W Irlo Bronson Memorial Hwy	66,510



Regional | Location Map



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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



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Questions | Give us a call or drop us an email

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