

Development Opportunity – Hotel Site



±1.91 ACRES | PERMITTED HOTEL SITE

S. Orange Avenue & Osceola Parkway • Kissimmee, Florida



DEVELOPMENT HIGHLIGHTS

- ±1.91 acres (formerly permitted hotel site)
- Across from Orlando Health ER and Hospital Campus
- Walkable to SunRail's Tupperware Station
- Near Tupperware HQ, Walmart and established retail
- Strong 1-, 3- and 5-mile population base
- High visibility from Osceola Parkway, S. Orange Avenue and Florida's Turnpike
- Formerly approved: 85,343 SF, five-story hotel
 - 142-key dual concept: 70 + 72 rooms
 - FDEP water and sewer permits
 - SFWMD permit and County PD approval
 - Osceola Corporate Center Planned Development

All permits and plan approvals are subject to expiration.

PRICE: Call for Information

Upon registration, once can receive copies of detailed documents.

DEMOGRAPHICS

1 MILE

12,398

Population

\$62,308

Avg. HH Income

2 MILE

38,290

Population

\$71,521

Avg. HH Income

3 MILE

81,275

Population

\$79,665

Avg. HH Income

HIGH TRAFFIC CORRIDORS (AADT)

Osceola Parkway	51,927
S. Orange Ave.	30,167
Florida's Turnpike	125,000



REGIONAL ACCESS & DEMAND DRIVERS



REGIONAL AERIAL & KEY DESTINATIONS



UNIVERSAL STUDIOS

MALL AT MILLENIA

FLORIDA MALL

ORLANDO
INTERNATIONAL
AIRPORT (MCO)

SEAWORLD

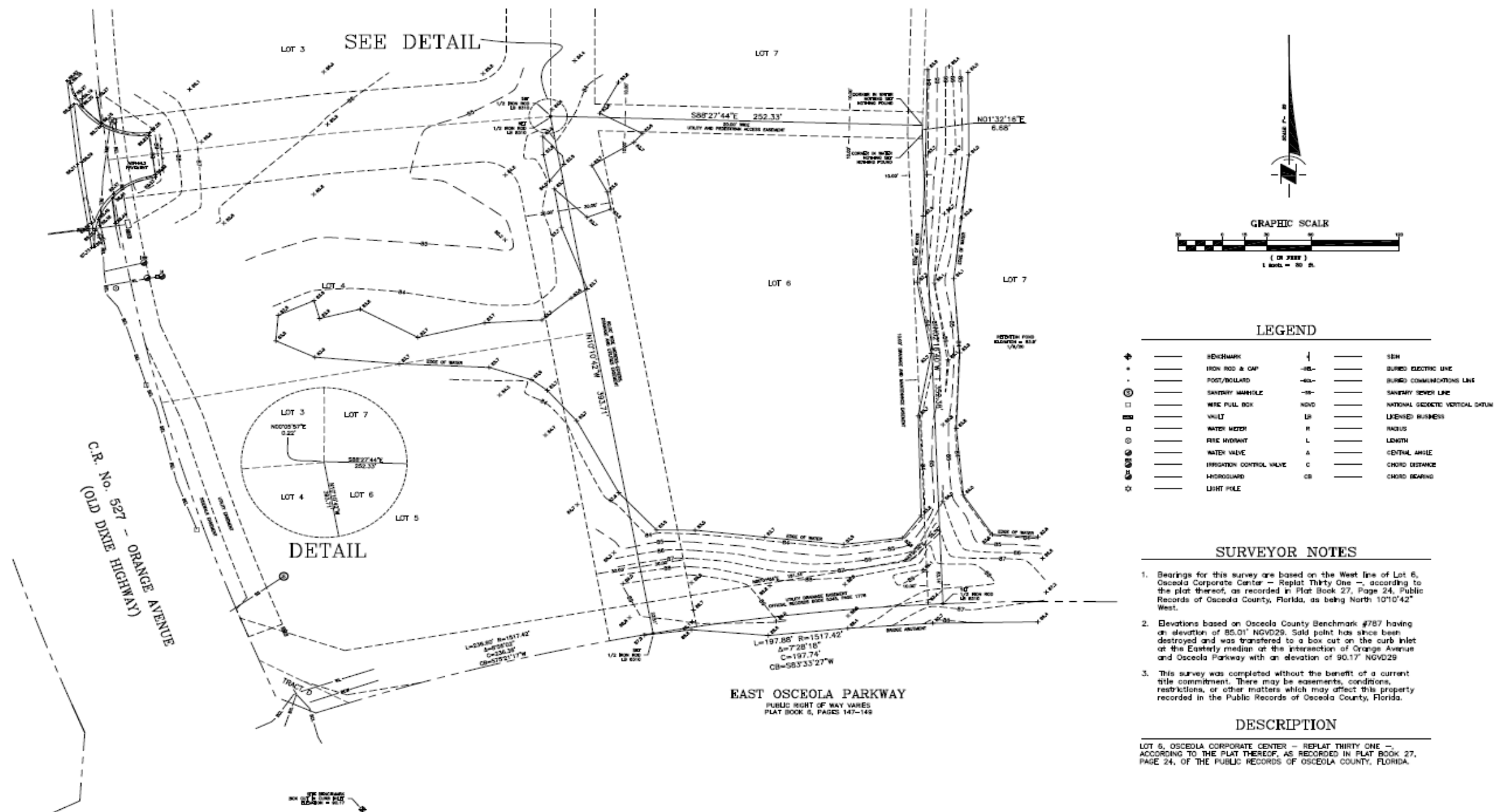
DISNEY

CELEBRATION

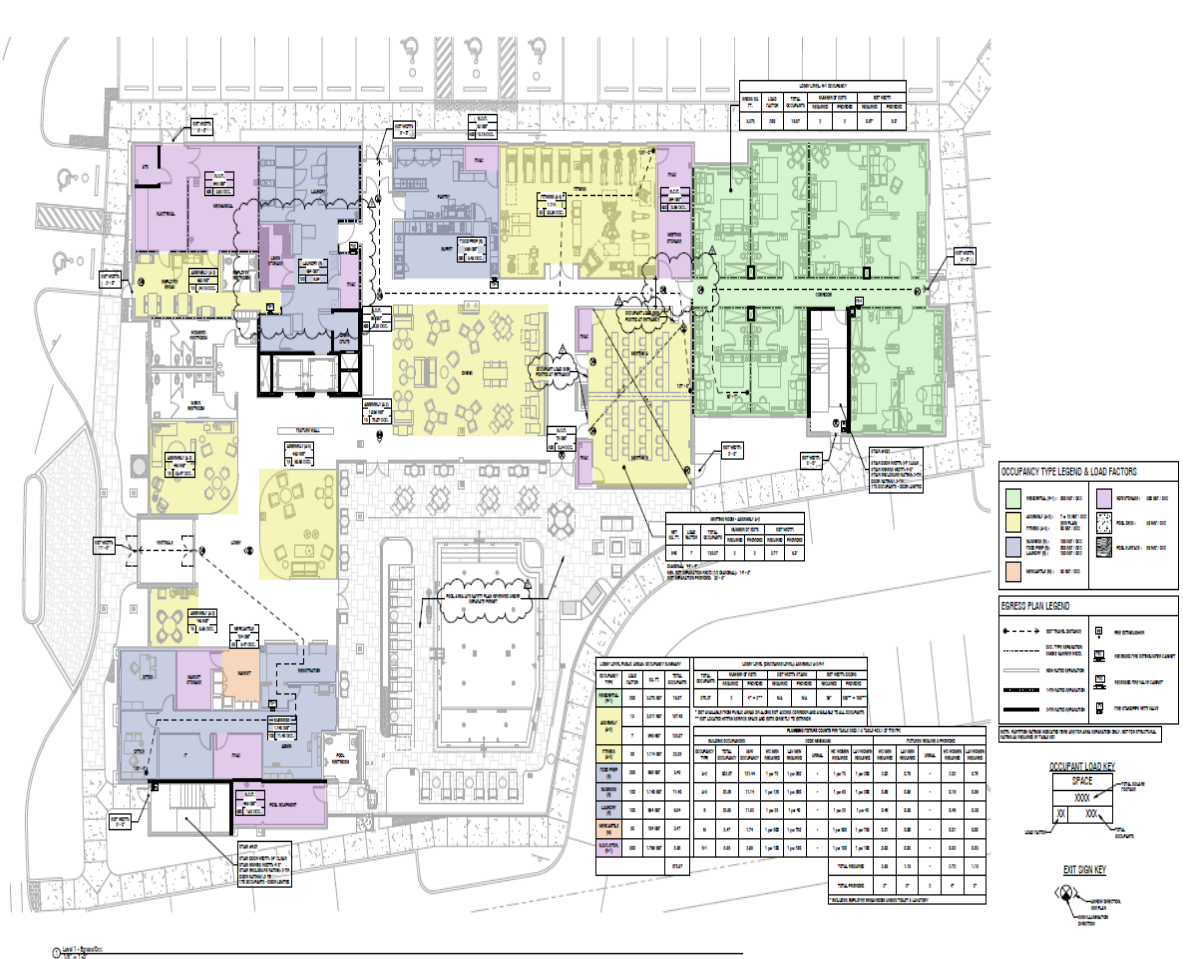
KISSIMMEE

★ SITE
1240 DECATUR ROAD

SITE SURVEY



FORMERLY APPROVED ARCHITECTURAL SITE PLANS



POTENTIAL HOTEL ELEVATIONS



MATERIAL LEGEND	
1	Brick
2	Color 1 - White
3	Color 2 - Blue
4	Color 3 - Light Gray
5	Color 4 - Medium Gray
6	Color 5 - Dark Gray
7	Color 6 - Black
8	Color 7 - Light Blue
9	Color 8 - Dark Blue
10	Color 9 - Light Green
11	Color 10 - Dark Green
12	Color 11 - Light Yellow
13	Color 12 - Dark Yellow
14	Color 13 - Light Purple
15	Color 14 - Dark Purple
16	Color 15 - Light Pink
17	Color 16 - Dark Pink
18	Color 17 - Light Brown
19	Color 18 - Dark Brown
20	Color 19 - Light Gray
21	Color 20 - Dark Gray
22	Color 21 - Light Blue
23	Color 22 - Dark Blue
24	Color 23 - Light Green
25	Color 24 - Dark Green
26	Color 25 - Light Yellow
27	Color 26 - Dark Yellow
28	Color 27 - Light Purple
29	Color 28 - Dark Purple
30	Color 29 - Light Pink
31	Color 30 - Dark Pink
32	Color 31 - Light Brown
33	Color 32 - Dark Brown
34	Color 33 - Light Gray
35	Color 34 - Dark Gray
36	Color 35 - Light Blue
37	Color 36 - Dark Blue
38	Color 37 - Light Green
39	Color 38 - Dark Green
40	Color 39 - Light Yellow
41	Color 40 - Dark Yellow
42	Color 41 - Light Purple
43	Color 42 - Dark Purple
44	Color 43 - Light Pink
45	Color 44 - Dark Pink
46	Color 45 - Light Brown
47	Color 46 - Dark Brown
48	Color 47 - Light Gray
49	Color 48 - Dark Gray
50	Color 49 - Light Blue
51	Color 50 - Dark Blue
52	Color 51 - Light Green
53	Color 52 - Dark Green
54	Color 53 - Light Yellow
55	Color 54 - Dark Yellow
56	Color 55 - Light Purple
57	Color 56 - Dark Purple
58	Color 57 - Light Pink
59	Color 58 - Dark Pink
60	Color 59 - Light Brown
61	Color 60 - Dark Brown
62	Color 61 - Light Gray
63	Color 62 - Dark Gray
64	Color 63 - Light Blue
65	Color 64 - Dark Blue
66	Color 65 - Light Green
67	Color 66 - Dark Green
68	Color 67 - Light Yellow
69	Color 68 - Dark Yellow
70	Color 69 - Light Purple
71	Color 70 - Dark Purple
72	Color 71 - Light Pink
73	Color 72 - Dark Pink
74	Color 73 - Light Brown
75	Color 74 - Dark Brown
76	Color 75 - Light Gray
77	Color 76 - Dark Gray
78	Color 77 - Light Blue
79	Color 78 - Dark Blue
80	Color 79 - Light Green
81	Color 80 - Dark Green
82	Color 81 - Light Yellow
83	Color 82 - Dark Yellow
84	Color 83 - Light Purple
85	Color 84 - Dark Purple
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88	Color 87 - Light Brown
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113	Color 112 - Dark Purple
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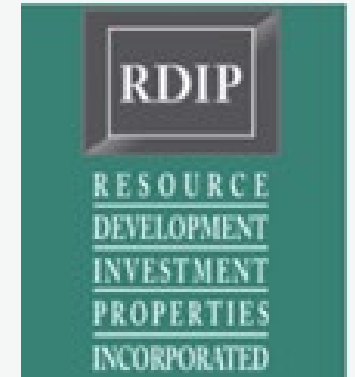
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