



COMMERCIAL

REAL ESTATE PROFESSIONALS, INC.

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OFFICE FAX: 888-600-6191

1600 EAST AMELIA ST
ORLANDO, FL 32803



OFFERING SUMMARY

VILLAGE WAY & S.
HOAGLAND BLVD,
KISSIMMEE 34711

MARK ALLEN, BROKER

CCIM*ABRM*CIPS*RESS*E-PRO*REALTOR*

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Commercial Real Estate Professionals, Inc. has prepared this offering memorandum for the referenced property. Commercial Real Estate Professionals, Inc. is a licensed real estate broker in the State of Florida and presenting this property on behalf of the Owners.

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Property Details

Price: \$300,000.00

Property Type: Land

Property Sub-Type: Commercial/ Other

Lot Size: 1 Acre

Zoning: Commercial Vacant

Are you seeking a desirable piece of Land located in Kissimmee?

Fantastic corner lot with a lot of potential. Zoned commercial vacant. Surrounded by neighborhoods and close to the Kissimmee Golf Club. Located directly across the street from a Sunoco Gas Station.

****Owner will consider trade for hotel, motel, mobile home park, and rv park. Owner will finance and hold paper****

Presented By

Mark Allen, Broker

CCIM*ABRM*CIPS*RESS*e-PRO*REALTOR®



EXTERIOR PHOTOGRAPHS





1 MILE RADIUS

Population	2,687	2,824	3,259			
Households	866	902	1,036			
Families	652	674	770			
Average Household Size	3.10	3.13	3.14			
Owner Occupied Housing Units	548	524	608			
Renter Occupied Housing Units	318	378	428			
Median Age	33.8	34.9	35.5			
Trends: 2014 - 2019 Annual Rate	Area	State	National			
Population	2.91%	1.06%	0.73%			
Households	2.81%	1.06%	0.75%			
Families	2.70%	0.95%	0.66%			
Owner HHs	3.02%	0.93%	0.69%			
Median Household Income	2.24%	3.16%	2.74%			
	2014		2019			
Households by Income	Number	Percent	Number	Percent		
<\$15,000	153	17.0%	175	16.9%		
\$15,000 - \$24,999	151	16.7%	136	13.1%		
\$25,000 - \$34,999	214	23.7%	213	20.6%		
\$35,000 - \$49,999	201	22.3%	248	23.9%		
\$50,000 - \$74,999	132	14.6%	184	17.8%		
\$75,000 - \$99,999	29	3.2%	45	4.3%		
\$100,000 - \$149,999	12	1.3%	17	1.6%		
\$150,000 - \$199,999	10	1.1%	17	1.6%		
\$200,000+	0	0.0%	1	0.1%		
Median Household Income	\$30,975		\$34,608			
Average Household Income	\$36,101		\$40,333			
Per Capita Income	\$11,551		\$12,839			
	Census 2010		2014		2019	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	208	7.7%	217	7.7%	256	7.9%
5 - 9	217	8.1%	211	7.5%	240	7.4%
10 - 14	199	7.4%	194	6.9%	208	6.4%
15 - 19	197	7.3%	195	6.9%	215	6.6%
20 - 24	181	6.7%	209	7.4%	220	6.7%
25 - 34	393	14.6%	390	13.8%	468	14.4%
35 - 44	420	15.6%	440	15.6%	447	13.7%
45 - 54	374	13.9%	387	13.7%	450	13.8%
55 - 64	262	9.8%	300	10.6%	361	11.1%
65 - 74	156	5.8%	198	7.0%	262	8.0%
75 - 84	58	2.2%	63	2.2%	109	3.3%
85+	21	0.8%	21	0.7%	24	0.7%
	Census 2010		2014		2019	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,926	71.7%	1,951	69.1%	2,177	66.8%
Black Alone	164	6.1%	185	6.6%	227	7.0%
American Indian Alone	9	0.3%	10	0.4%	12	0.4%
Asian Alone	42	1.6%	44	1.6%	50	1.5%
Pacific Islander Alone	4	0.1%	4	0.1%	4	0.1%
Some Other Race Alone	419	15.6%	488	17.3%	615	18.9%
Two or More Races	123	4.6%	142	5.0%	175	5.4%
Hispanic Origin (Any Race)	1,454	54.1%	1,705	60.4%	2,197	67.4%

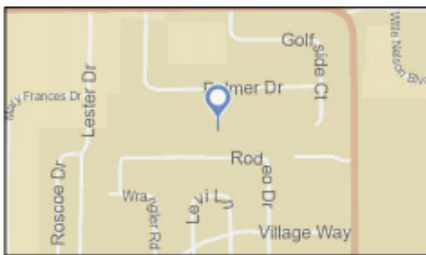
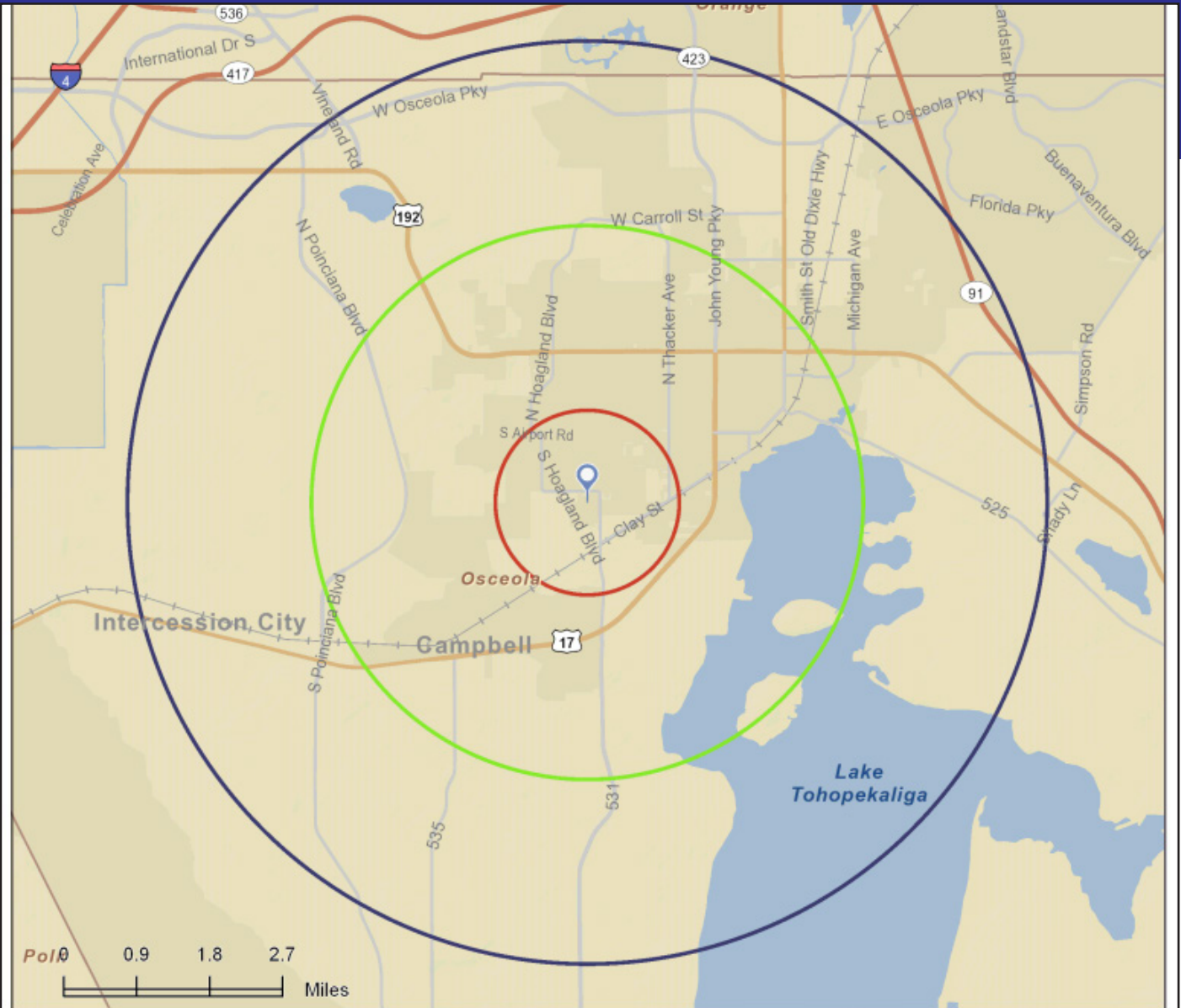
3 MILE RADIUS

Summary	Census 2010		2014		2019	
Population	41,611		44,584		51,398	
Households	15,211		16,125		18,500	
Families	10,349		10,873		12,404	
Average Household Size	2.68		2.71		2.73	
Owner Occupied Housing Units	6,701		6,510		7,487	
Renter Occupied Housing Units	8,510		9,615		11,014	
Median Age	34.9		35.2		35.1	
Trends: 2014 - 2019 Annual Rate	Area		State		National	
Population	2.89%		1.06%		0.73%	
Households	2.79%		1.06%		0.75%	
Families	2.67%		0.95%		0.66%	
Owner HHs	2.84%		0.93%		0.69%	
Median Household Income	2.72%		3.16%		2.74%	
Households by Income	2014			2019		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,856	17.7%	3,196	17.3%		
\$15,000 - \$24,999	2,826	17.5%	2,381	12.9%		
\$25,000 - \$34,999	2,382	14.8%	2,260	12.2%		
\$35,000 - \$49,999	2,846	17.6%	3,357	18.1%		
\$50,000 - \$74,999	3,028	18.8%	4,079	22.0%		
\$75,000 - \$99,999	1,163	7.2%	1,762	9.5%		
\$100,000 - \$149,999	678	4.2%	939	5.1%		
\$150,000 - \$199,999	159	1.0%	245	1.3%		
\$200,000+	189	1.2%	283	1.5%		
Median Household Income	\$34,997		\$40,027			
Average Household Income	\$45,171		\$51,297			
Per Capita Income	\$16,106		\$18,109			
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,973	7.1%	3,099	7.0%	3,698	7.2%
5 - 9	2,692	6.5%	2,910	6.5%	3,378	6.6%
10 - 14	2,811	6.8%	2,739	6.1%	3,193	6.2%
15 - 19	2,969	7.1%	2,890	6.5%	3,074	6.0%
20 - 24	3,279	7.9%	3,650	8.2%	3,599	7.0%
25 - 34	6,118	14.7%	6,886	15.4%	8,688	16.9%
35 - 44	5,994	14.4%	5,873	13.2%	6,464	12.6%
45 - 54	5,811	14.0%	6,040	13.5%	6,287	12.2%
55 - 64	4,037	9.7%	4,728	10.6%	5,714	11.1%
65 - 74	2,638	6.3%	3,169	7.1%	4,031	7.8%
75 - 84	1,565	3.8%	1,758	3.9%	2,284	4.4%
85+	724	1.7%	842	1.9%	988	1.9%
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,637	66.4%	28,712	64.4%	32,244	62.7%
Black Alone	5,102	12.3%	5,692	12.8%	6,818	13.3%
American Indian Alone	219	0.5%	254	0.6%	302	0.6%
Asian Alone	1,500	3.6%	1,572	3.5%	1,768	3.4%
Pacific Islander Alone	46	0.1%	47	0.1%	52	0.1%
Some Other Race Alone	5,304	12.7%	6,227	14.0%	7,690	15.0%
Two or More Races	1,804	4.3%	2,080	4.7%	2,524	4.9%
Hispanic Origin (Any Race)	21,636	52.0%	25,481	57.2%	32,370	63.0%

5 MILE RADIUS

Summary	Census 2010		2014		2019	
Population	94,885		102,622		118,183	
Households	32,989		35,293		40,422	
Families	23,734		25,238		28,758	
Average Household Size	2.84		2.87		2.89	
Owner Occupied Housing Units	17,716		17,585		20,056	
Renter Occupied Housing Units	15,273		17,707		20,365	
Median Age	35.3		35.5		35.5	
Trends: 2014 - 2019 Annual Rate	Area		State		National	
Population	2.86%		1.06%		0.73%	
Households	2.75%		1.06%		0.75%	
Families	2.65%		0.95%		0.66%	
Owner HHs	2.66%		0.93%		0.69%	
Median Household Income	3.03%		3.16%		2.74%	
Households by Income	2014			2019		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	5,187	14.7%	5,726	14.2%	5,726	14.2%
\$15,000 - \$24,999	5,693	16.1%	4,729	11.7%	4,729	11.7%
\$25,000 - \$34,999	5,219	14.8%	4,863	12.0%	4,863	12.0%
\$35,000 - \$49,999	6,259	17.7%	7,298	18.1%	7,298	18.1%
\$50,000 - \$74,999	6,919	19.6%	9,165	22.7%	9,165	22.7%
\$75,000 - \$99,999	3,104	8.8%	4,586	11.3%	4,586	11.3%
\$100,000 - \$149,999	1,943	5.5%	2,619	6.5%	2,619	6.5%
\$150,000 - \$199,999	499	1.4%	745	1.8%	745	1.8%
\$200,000+	469	1.3%	692	1.7%	692	1.7%
Median Household Income	\$37,762		\$43,838		\$43,838	
Average Household Income	\$49,651		\$56,094		\$56,094	
Per Capita Income	\$17,234		\$19,298		\$19,298	
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,513	6.9%	6,865	6.7%	8,214	7.0%
5 - 9	6,344	6.7%	6,617	6.4%	7,616	6.4%
10 - 14	6,665	7.0%	6,618	6.4%	7,430	6.3%
15 - 19	7,023	7.4%	6,894	6.7%	7,369	6.2%
20 - 24	7,058	7.4%	8,194	8.0%	8,121	6.9%
25 - 34	13,470	14.2%	15,414	15.0%	19,509	16.5%
35 - 44	13,687	14.4%	13,512	13.2%	14,963	12.7%
45 - 54	13,564	14.3%	14,264	13.9%	14,738	12.5%
55 - 64	9,970	10.5%	11,484	11.2%	13,864	11.7%
65 - 74	6,125	6.5%	7,640	7.4%	9,755	8.3%
75 - 84	3,211	3.4%	3,662	3.6%	4,861	4.1%
85+	1,256	1.3%	1,459	1.4%	1,744	1.5%
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	64,837	68.3%	68,036	66.3%	76,351	64.6%
Black Alone	10,839	11.4%	12,275	12.0%	14,764	12.5%
American Indian Alone	555	0.6%	650	0.6%	776	0.7%
Asian Alone	3,537	3.7%	3,776	3.7%	4,261	3.6%
Pacific Islander Alone	91	0.1%	94	0.1%	103	0.1%
Some Other Race Alone	11,004	11.6%	13,104	12.8%	16,235	13.7%
Two or More Races	4,023	4.2%	4,688	4.6%	5,694	4.8%
Hispanic Origin (Any Race)	47,586	50.2%	56,913	55.5%	72,695	61.5%

SITE MAP



CITY AND COUNTY INFORMATION



THE CITY OF KISSIMMEE

The area was originally named Allendale, after Confederate Major J.H. Allen who operated the first cargo steamboat along the Kissimmee River - the Mary Belle.[6] It was renamed Kissimmee when incorporated as a city in 1883. The name, Kissimmee, came from 'Cacema', a Native American name meaning 'long water'.[7] Its growth can be credited to Hamilton Disston of Philadelphia, who based his four-million acre[8] (8,000 km²) drainage operation out of the small town. Disston had contracted with the financially wobbly state of Florida to drain its southern lands, for which he would own half of all he successfully drained. This deal made Disston the largest single landowner in the United States.



OSCEOLA COUNTY

Formed on May 12th, 1887 from portions of Orange and Brevard counties, Osceola County became Florida's 40th county. Named after the famed Seminole leader, this area was a transportation hub in the late 19th century and readily began a cattle, sugar and lumber based economy.

Today, Osceola County has a thriving tourism economy that continues to grow each year and still proudly celebrates its heritage each year in the cities of Kissimmee and St. Cloud.



BROKER PROFILE

MARK ALLEN



Certified Commercial Investment Member (CCIM)
ABRM * CIPS * RESS * e-PRO * REALTOR®
Florida Licensed Real Estate Broker
Florida Licensed Mortgage Broker
Florida Licensed Title Agent
Florida Licensed General Contractor
Florida Licensed Community Association Manager (CAM)

Florida Real Estate License # BK3246800
Active in Central Florida Real Estate Since 1987

Orlando Regional REALTOR® Association
Florida Association of REALTORS®
National Association of REALTORS®
Business Brokers of Florida
CCIM Network
Central Florida Commercial Real Estate Society (CFCRES)
Florida Commercial Real Estate Exchange (COMMREX)
Member of Windermere Rotary Club



Our Visions and Values for our company match our clients 100%. We believe in an honest and ethical approach to business and in all real estate transactions. We specialize in the sale and purchase of Improved Properties, Income Properties, Vacant Development Land, Retail Plaza, Industrial, Office Complexes, Multi-Family, Hotel/Motel, Church Facilities, Agricultural and Businesses For Sale.

We serve clients in Orange, Osceola, Seminole, Lake and Polk Counties and throughout Central Florida.

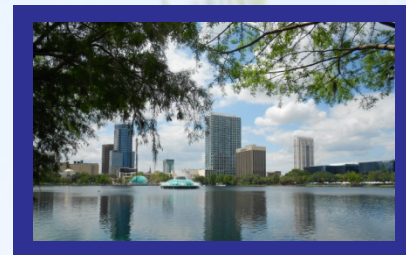
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