

PRIME DEVELOPMENT LAND CITY OF KISSIMMEE

159± acres • Osceola County, FL

**UNDER
CONTRACT**



LOCATION/DESCRIPTION

Mixed-use development opportunity along S John Young Parkway/US 92! Offering scenic views overlooking Lake Toho and Shingle Creek and many potential uses including: mixed-use, commercial, single-family and multi-family residential. Recreational uses along the Lake Toho Marsh and the extension of the Shingle Creek Regional Trail along the southern and eastern side of the property add to the diversity and aesthetic appeal of the site.

This site is just south of Downtown Kissimmee and the Downtown Kissimmee CRA. Redevelopment efforts have increased the desirability of the area and continue to draw visitors and add jobs to the market. Within close proximity to major roadways, Downtown Orlando, the tourist corridor, and the Lake Nona/Medical City/Orlando Int'l Airport Area.

The Shingle Creek Regional Trail will be located along the southern and eastern property line. The trail will offer a beautiful, natural environment for cyclists, pedestrians, canoeists/kayakers, bird watchers and other nature lovers. A wide variety of habitats on the trail include Lake Tohopekalgia waterfront and islands, a pristine cypress swamp, an orange grove and wild grasslands. Native flora and fauna abound along the way.

ZONING/FLU

Highway Commercial and Open Space/ Commercial General and Conservation. A land use amendment and rezoning will be required for mixed-use development.

FRONTAGE

Road: 3,383± feet along S John Young Pkwy/US 92
Water: 2,063± feet along Lake Tohopekalgia

SIZE & PRICE

159± acres
\$7,500,000

UTILITIES

Electric: Kissimmee Utility Authority. 3 phase overhead utility poles running north and south servicing the Villas at Estancia community.

Water and Sewer: Toho Water Authority. 8" Water Main at northeast corner of property. 10" Force Main on John Young Pkwy, 11'± northwest of property line. 10" Reclaim Main on John Young Pkwy, 35'± northwest of property.

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

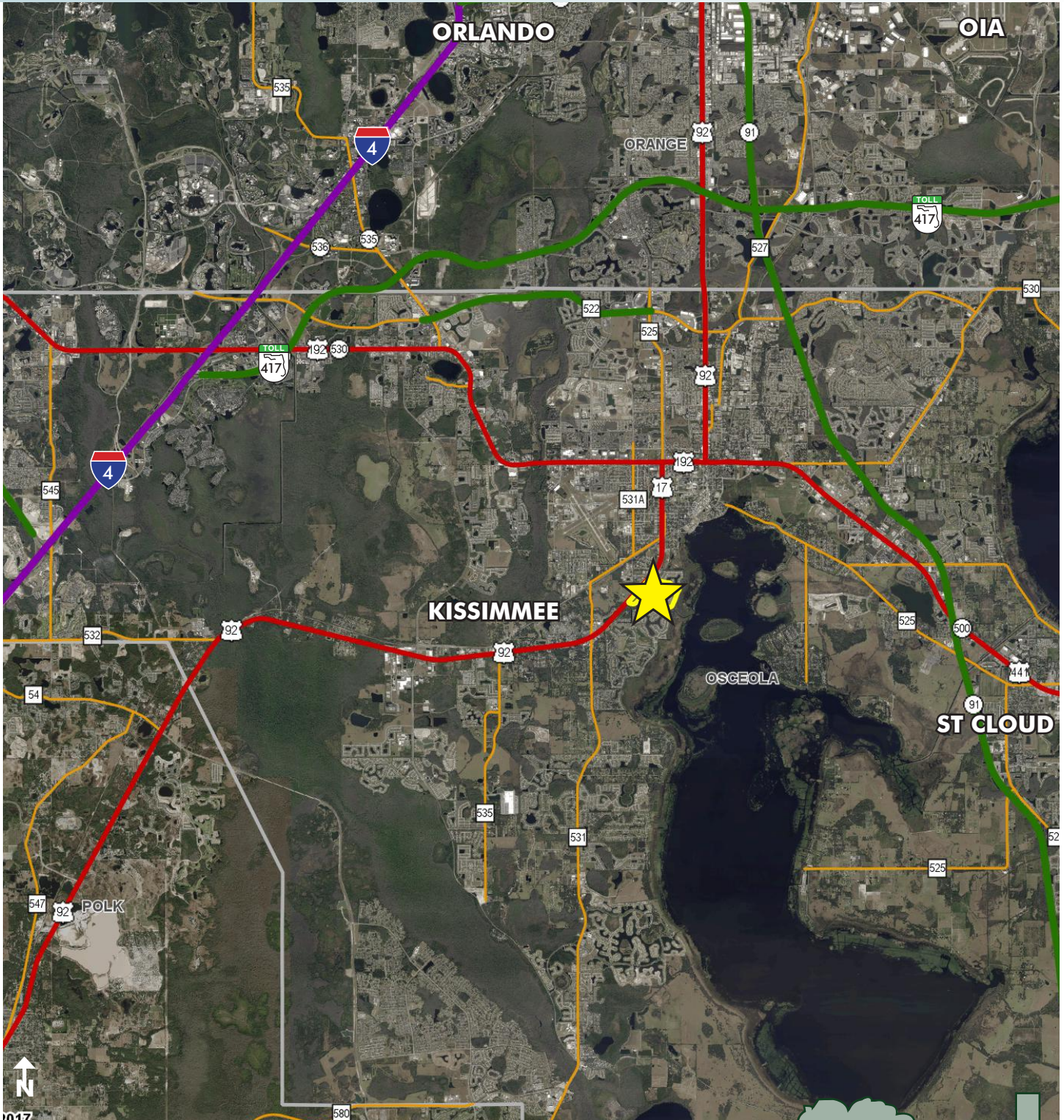


LAND FOR SALE

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LOCATION MAP

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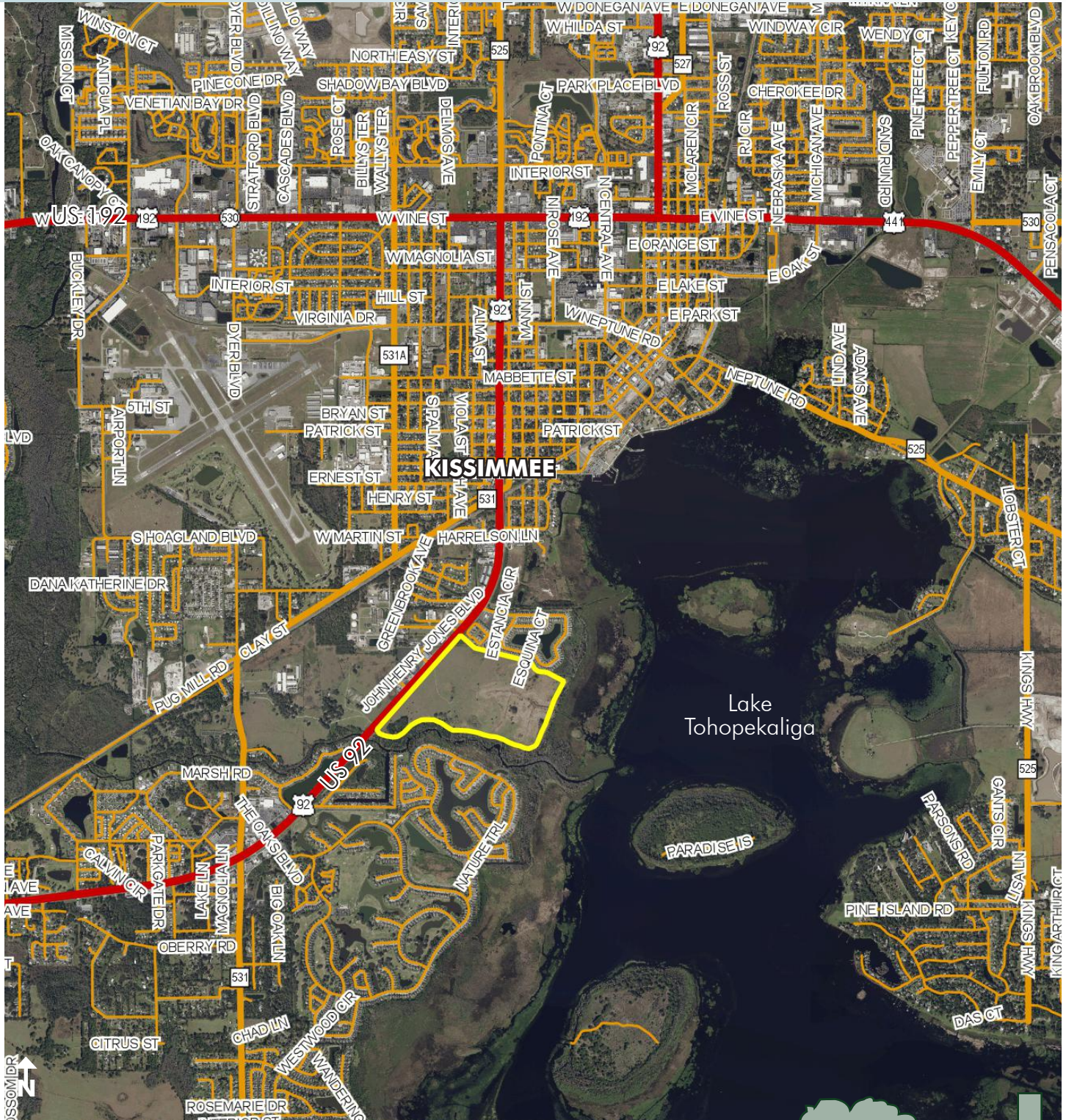
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REGIONAL MAP

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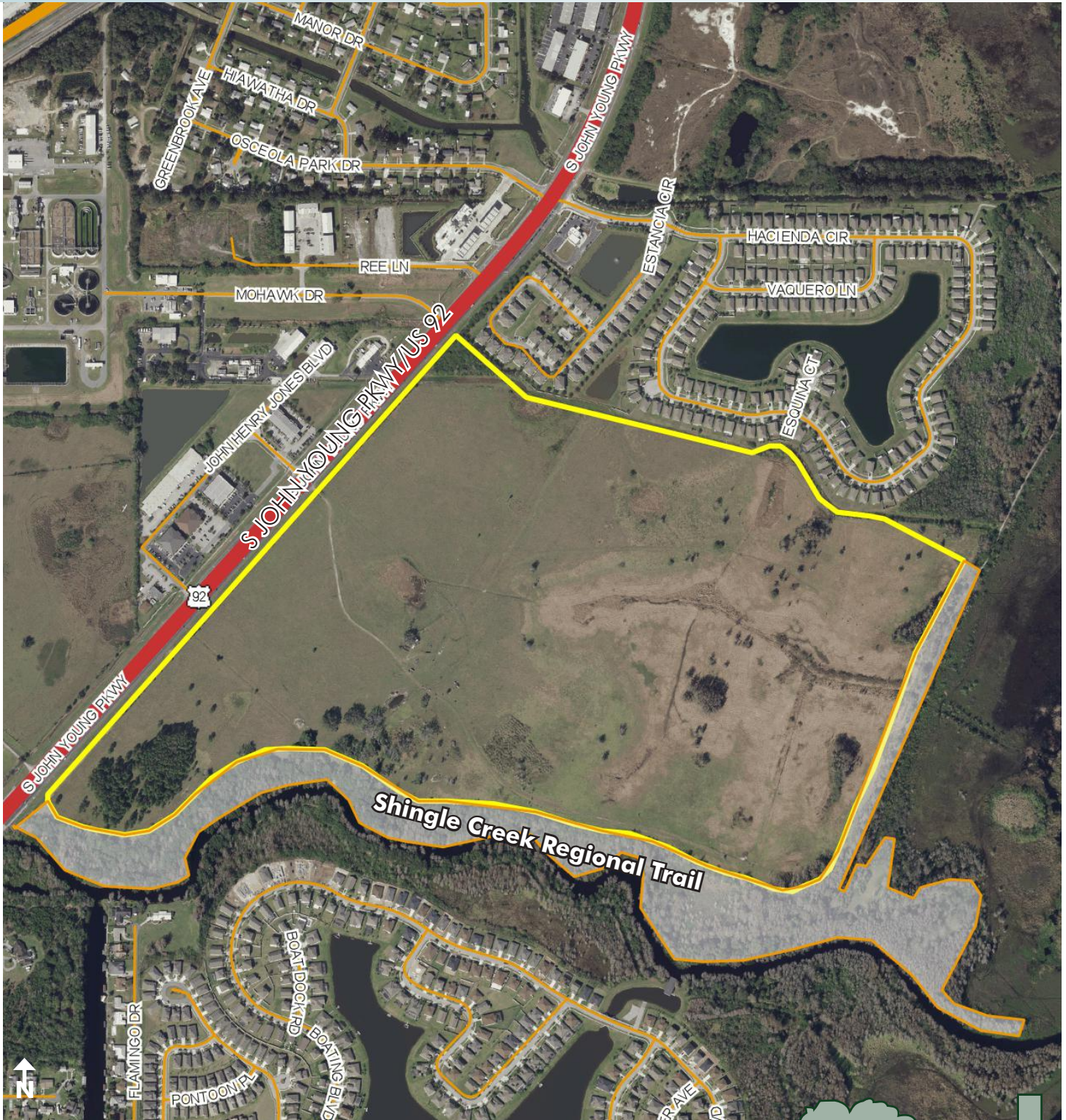
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PARCEL MAP

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