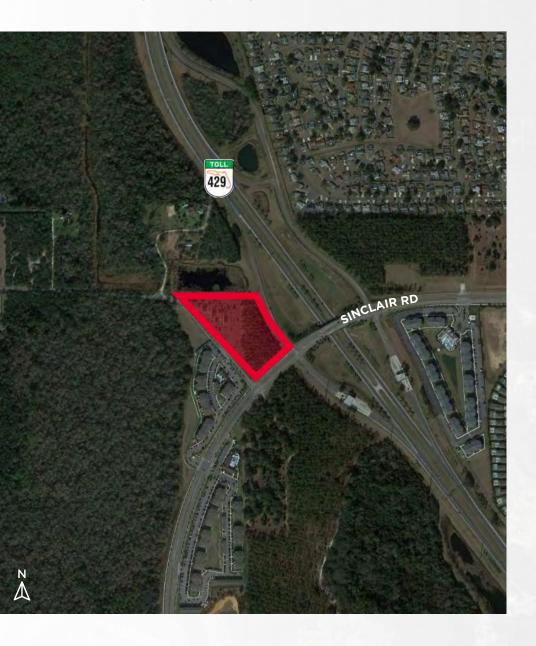


#### PROPERTY FEATURES

Poised at the intersection of Sinclair and Happy Trail Roads where Sinclair Road crosses over SR 429, the property is just a mile from the I-4/SR 429 interchange, offering ready access to all of Metro Orlando.



NEC Sinclair Rd & Happy Trails Rd at the SR429 off ramp, Kissimmee, FL 34747

MUNICIPALITY: Osceola County

SIZE: 5.9± acres

**ZONING:** Commercial Tourist

FUTURE LAND USE: Tourist Commercial

SR 429: 24,700 AADT

**TRAFFIC COUNTS:** Sinclair Rd: 8,000 AADT (east of SR 429)

I-4: 120,000 AADT

AMENITIES:

Site is about 3.7 miles on SR 429 from the booming US 192 area including Target, Margaritaville, Waterstar, Etc.

Disney World and Celebration nearby

**TAX PARCEL ID:** 222527000000240000

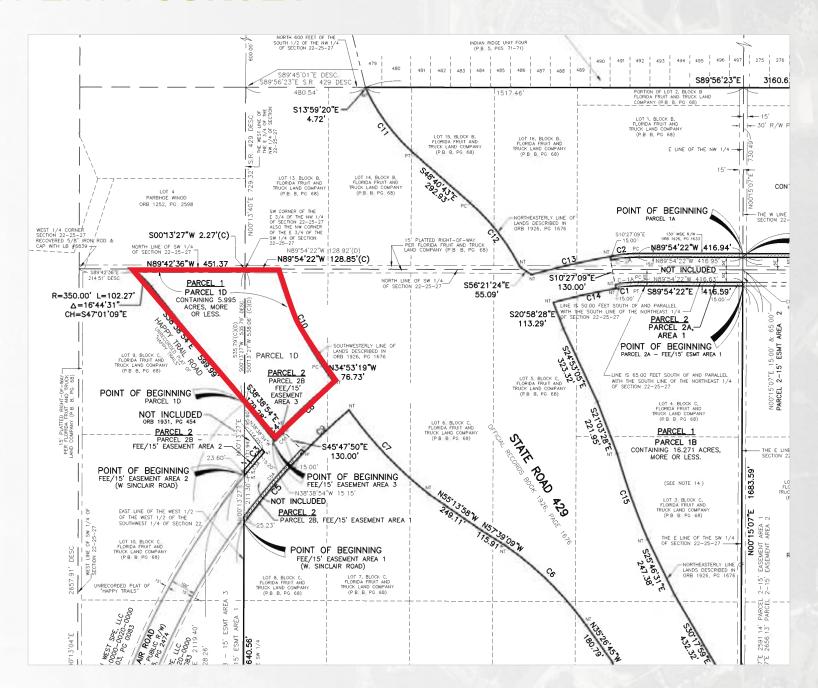
Suitable for multifamily including short term rentals (up to 40 units per acre),

hotel, self-storage, other commercial uses.

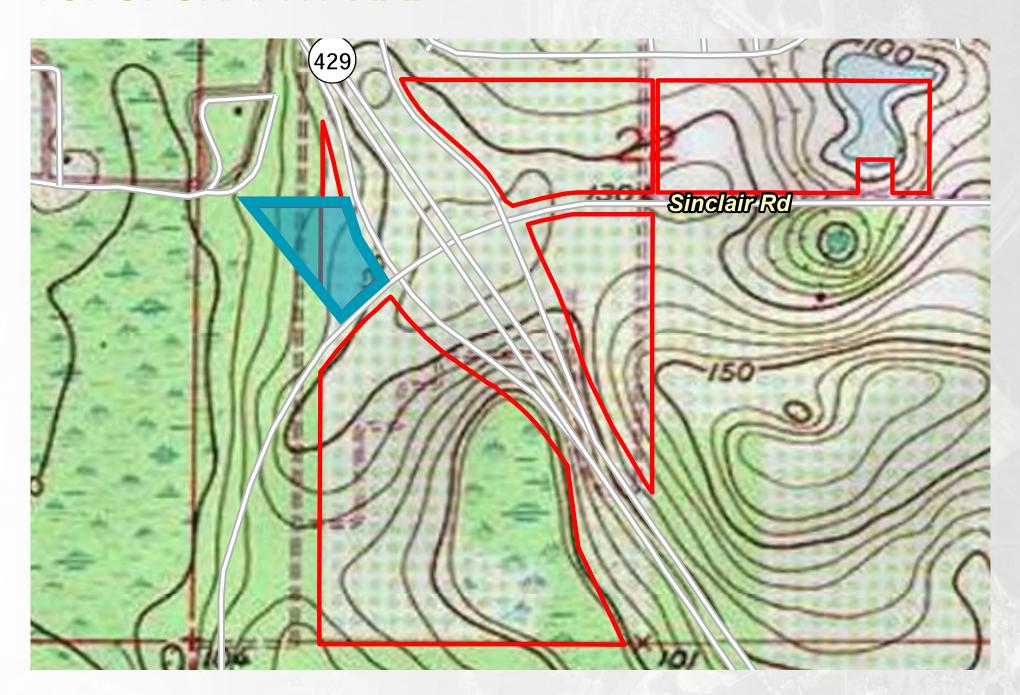
**ASKING PRICE:** \$3,500,000

DEMOGRAPHICS	5 MI	10 MI	15 MI
POPULATION	42,724	184,438	557,640
MEDIAN HH INCOME	\$67,976	\$56,231	\$57,678
AVERAGE HH INCOME	\$95,001	\$77,208	\$82,237

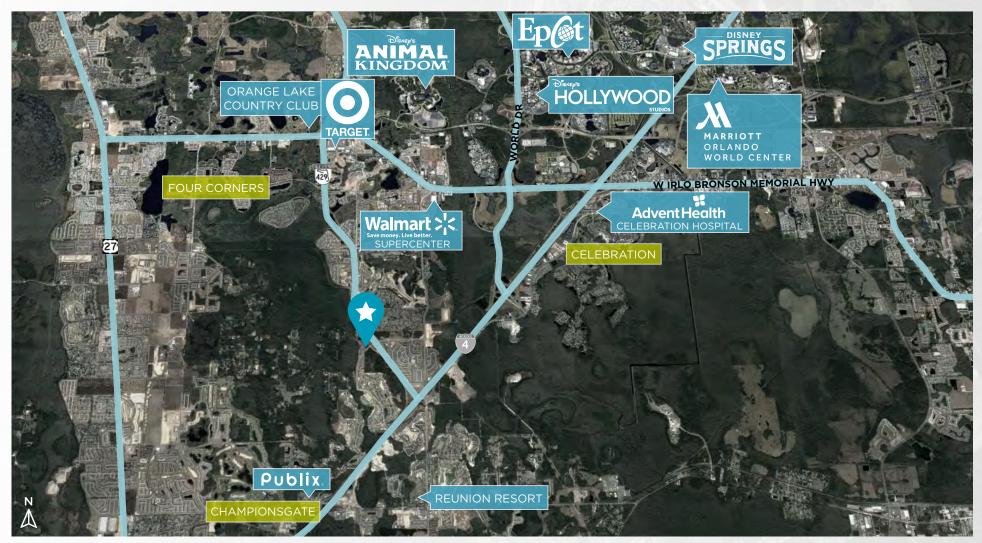
#### PROPERTY SURVEY



## TOPOPGRAPHY MAP



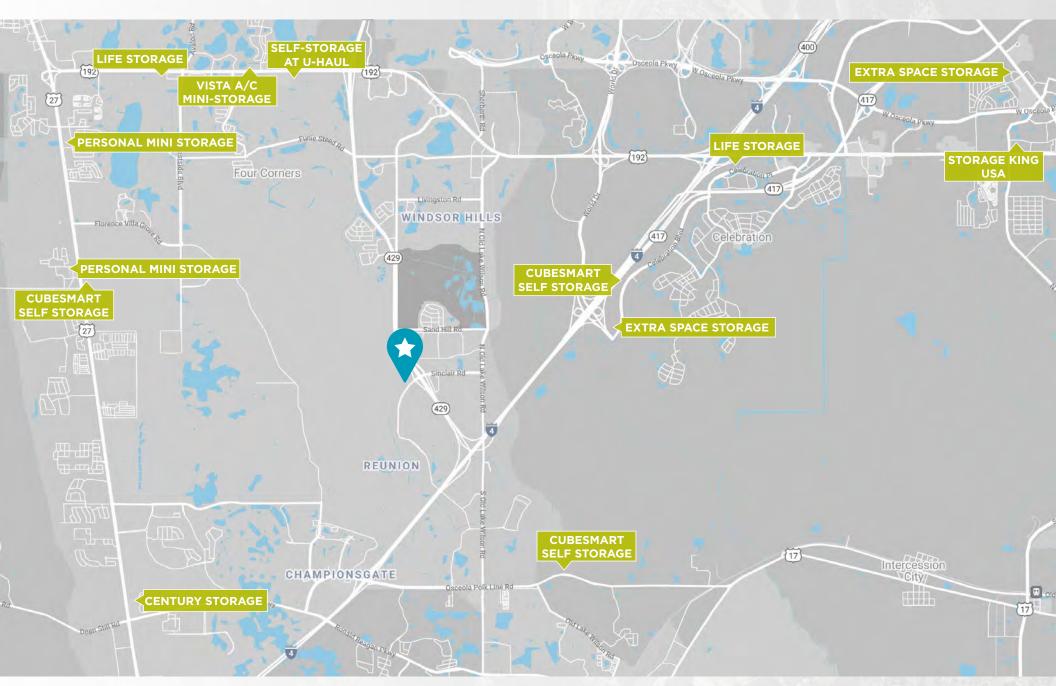
### AREA AMENITIES



LOCATION	DRIVE TIME	MILES
MARGARITAVILLE	8 minutes	5 miles
UNIVERSAL	20 minutes	17 miles
ORLANDO INTERNATIONAL AIRPORT	27 minutes	25 miles
DOWNTOWN ORLANDO	30 minutes	25 miles
TAMPA	1 hour	62 miles

# SITE MINUTES AWAY FROM ORLANDO'S MANY ATTRACTIONS

#### NEARBY SELF-STORAGE



## COMPETITIVE SET





7995 HAVEN WAY KISSIMMEE, FL 34747

**Product:** three-story, walk up

Year Built: 2019 Occupancy: 94.6%

BEDS	UNITS	AVG. SF	ASKING RENT	ASKING RENT/SF
1	156	747	\$1,417	\$1.90
2	146	1,148	\$1,844	\$1.61
3	36	1,392	\$1,939	\$1.39
Totals	338	989	\$1,657	\$1.68



400 HIDDEN PALM CIR KISSIMMEE, FL 34747

Product: three-story, walk up

Year Built: 2020 Occupancy: 38.5%

BEDS	UNITS	AVG. SF	ASKING RENT	ASKING RENT/SF
1	120	850	\$1,300	\$1.53
2	144	1,144	\$1,565	\$1.37
3	24	1,287	\$1,730	\$1.34
Totals	288	1,033	\$1,468	\$1.42

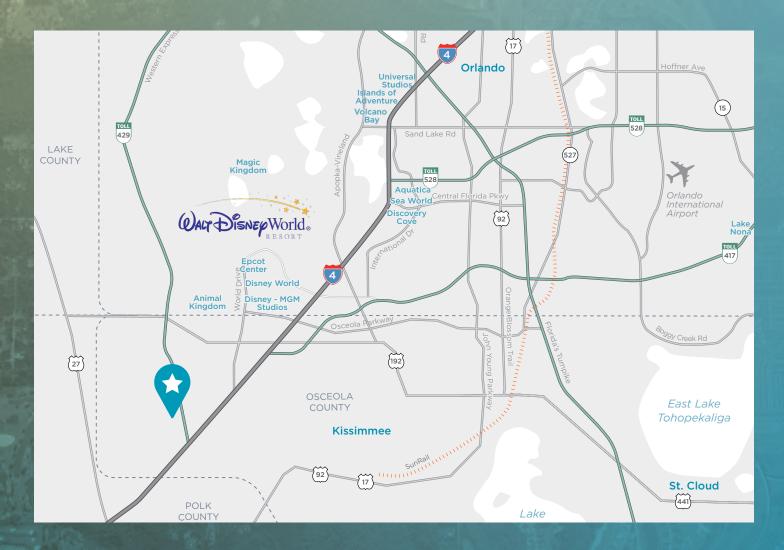


1831 EMERSON RIDGE RD CELEBRATION, FL 34747

**Product:** three-story, walk up

Year Built: 2014 Occupancy: 96.6%

BEDS	UNITS	AVG. SF	ASKING RENT	ASKING RENT/SF
1	117	741	\$1,281	\$1.73
2	185	1,025	\$1,594	\$1.55
3	48	1,355	\$2,034	\$1.50
Totals	350	975	\$1,550	\$1.59



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