



N Poinciana Blvd

BROWN RANCH COMMERCIAL DEVELOPMENT LAND

N POINCIANA BLVD
KISSIMMEE, FL 34746

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DOWNTOWN
ORLANDO
24.6 ± MILES



Walt Disney World
12 ± Minute Drive

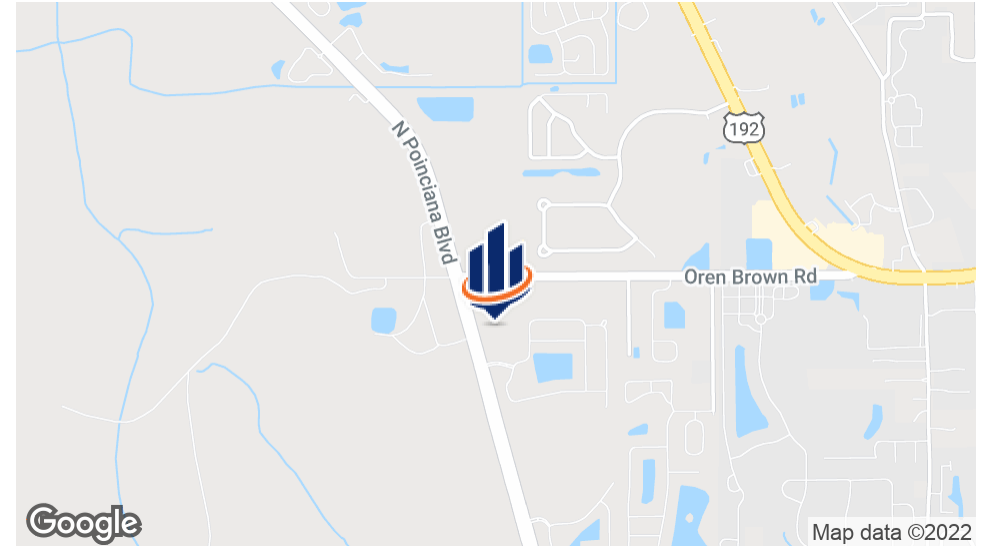


N Poinciana Blvd

1 PROPERTY INFORMATION

N Poinciana Blvd
Kissimmee, FL 34746

Property Summary



OFFERING SUMMARY

Sale Price:	\$5,100,000
Lot Size:	15 ± Acres
Price / Acre:	\$340,000
Zoning:	Planned Development
FLU:	Tourist Commercial & Low Density Residential
Utilities:	Power: Kissimmee Utility Authority
Taxes:	\$46.06 [2021]
Traffic Count:	28,500 Cars per Day
APN:	23-25-28-0000-0070-0000

PROPERTY HIGHLIGHTS

- Prime development opportunity
- 15 ± acres of high and dry land
- Approximately 15 minutes from Disney World®
- Within the heart of Central Florida's I-4 corridor market
- Quick access to Orlando's major attractions and theme parks
- Minimum Density: 3-8 D.U./Acre [Low-Density Residential]
- Maximum Density: 40-80 D.U./Acre [Tourist Commercial]

Property Description



Prime development opportunity approximately 15 minutes from Disney World® in Osceola County. The property is located on the Southeast corner of Oren Brown Rd and N Poinciana Blvd and benefits from easy access to US Highway 192, which is a major commercial corridor that connects both Osceola and Orange County. The site is high and dry and ready to be developed.

Cities like Kissimmee and St. Cloud have seen enormous growth as their big metro neighbor Orlando expands into its surrounding cities. Located near the coveted tourism corridor and Walt Disney World® Resort and just 5 miles from ESPN Wide World of Sports Complex, this property delivers an excellent location with quick access to Orlando's major attractions and theme parks.

Osceola County is in Central Florida's I-4 corridor. With over 21 million people, Florida is the third most populated state in America and grows by almost 900 people per day and Central Florida grows by about 1,500 people per week. Florida boasts the world's 17th largest economy at \$1.1 trillion with growth trending upward.

The greater Orlando area has welcomed 75 million visitors annually. Orlando International Airport continuously maintains its position as the busiest airport in Florida, with nearly 50 million passengers.

The I-4 corridor includes the five-county area of Osceola, Lake, Polk, Orange, and Hillsborough counties. These five counties total about 4.3 million people, with a population growth rate almost 2.5 times the national rate and 1.5 times the Florida rate.

Brown Ranch Commercial Development Land is a premier large land tract located in the heart of the tourism corridor. With short-term and vacation rental properties nearby, investment opportunities are plentiful.

Florida land similar to Brown Ranch East Tourism and Development are in high demand and going fast. This tract is in one of the hottest real estate markets in the United States, just next door to one of the world's largest tourist destinations.

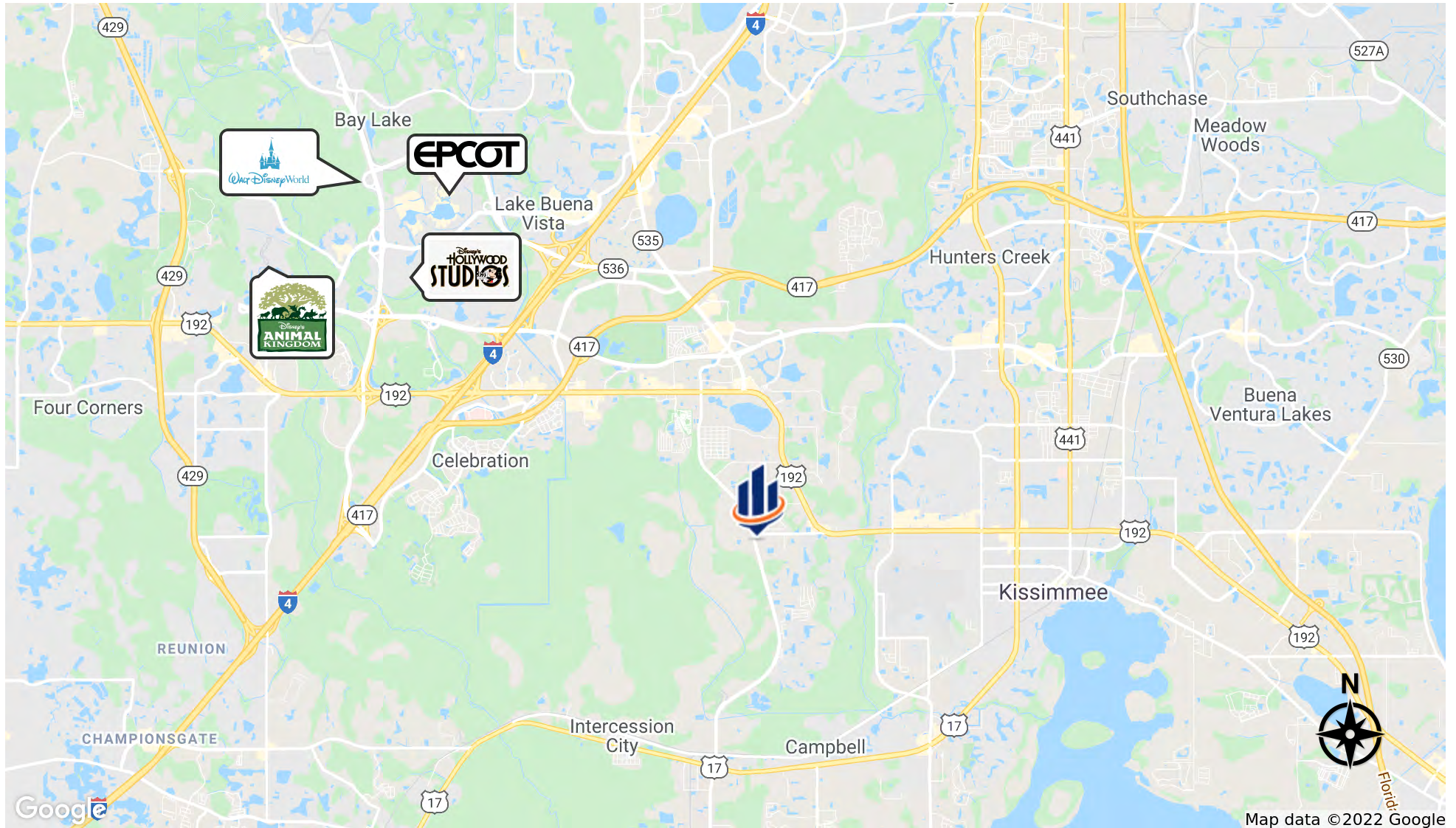
Aerial Facing North



2 LOCATION INFORMATION

N Poinciana Blvd
Kissimmee, FL 34746

Location Map



Location, Connectivity, And Roadways

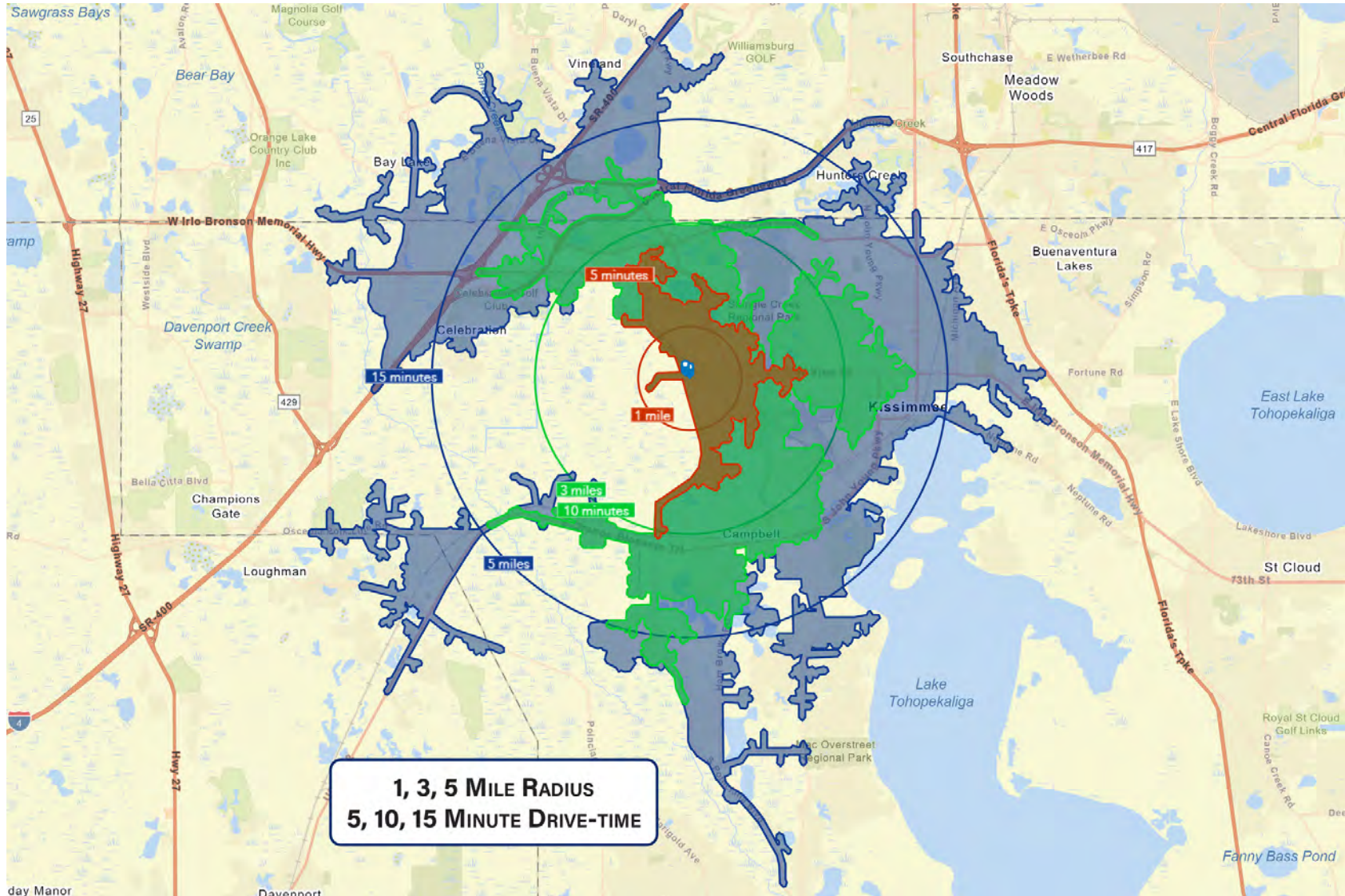
Brown Ranch East Tourism and Development is a premier large land tract located in the heart of the tourism corridor. With short-term and vacation rental properties nearby, investment opportunities are plentiful.

You won't want to miss the opportunity

to own a piece of Osceola County history and write the next chapter for this iconic property. Florida land similar to Brown Ranch are in high demand and going fast. This tract is in one of the hottest real estate markets in the United States, just next door to one of the world's largest tourist destinations.



Demographics Map



Benchmark Demographics

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Osceola	FL	US
Population	5,069	43,832	131,177	12,710	56,597	136,564	390,500	21,733,419	333,934,112
Households	1,520	15,049	44,637	3,840	20,076	45,357	128,310	8,514,543	126,470,675
Families	1,162	10,288	30,388	2,902	13,314	30,647	96,349	5,499,508	82,824,624
Average Household Size	3.33	2.91	2.83	3.31	2.78	2.84	3.02	2.50	2.58
Owner Occupied Housing Units	912	8,256	21,935	2,328	10,596	22,783	86,348	5,633,437	81,906,775
Renter Occupied Housing Units	608	6,793	22,703	1,512	9,480	22,573	41,962	2,881,106	44,563,900
Median Age	35.7	34.8	34.7	35.6	35.4	33.70	36.60	42.80	38.80
<i>Income</i>									
Median Household Income	\$49,641	\$43,921	\$47,456	\$50,008	\$43,576	\$45,874	\$51,869	\$58,462	\$64,730
Average Household Income	\$59,513	\$56,096	\$65,642	\$60,494	\$55,657	\$61,267	\$68,305	\$83,820	\$92,435
Per Capita Income	\$18,049	\$19,273	\$22,829	\$18,468	\$19,310	\$21,093	\$22,466	\$32,917	\$35,106
<i>Trends: 2015 - 2020 Annual Growth Rate</i>									
Population	3.39%	4.23%	3.55%	3.65%	3.65%	3.32%	3.14%	1.31%	0.71%
Households	3.31%	3.92%	3.38%	3.53%	3.37%	3.23%	2.97%	1.27%	0.71%
Families	3.32%	3.93%	3.38%	3.52%	3.41%	3.22%	2.92%	1.22%	0.64%
Owner HHs	3.17%	3.51%	3.57%	3.22%	3.39%	3.26%	3.07%	1.45%	0.91%
Median Household Income	1.43%	1.80%	1.64%	1.43%	1.99%	1.87%	1.55%	2.38%	2.41%

Strong population density with more than 56,000 people within just a 10-minute drive from the property.

Benchmark Demographics

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Osceola FL US

Households by Income

<\$15,000	11.80%	11.00%	11.00%	11.50%	12.30%	11.00%	9.00%	9.90%	9.80%
\$15,000 - \$24,999	9.40%	12.90%	12.10%	9.30%	13.50%	13.00%	10.60%	9.00%	8.20%
\$25,000 - \$34,999	9.90%	10.80%	9.80%	10.30%	10.50%	10.10%	8.90%	9.50%	8.40%
\$35,000 - \$49,999	19.20%	22.30%	19.40%	18.90%	20.70%	20.00%	19.00%	13.50%	11.90%
\$50,000 - \$74,999	24.30%	21.30%	20.60%	24.30%	21.70%	21.00%	22.20%	18.70%	17.30%
\$75,000 - \$99,999	10.90%	9.40%	10.30%	10.50%	9.30%	10.30%	12.20%	12.90%	12.80%
\$100,000 - \$149,999	10.70%	7.40%	9.30%	10.70%	7.50%	8.70%	10.80%	14.10%	15.80%
\$150,000 - \$199,999	2.50%	3.60%	3.90%	2.90%	3.00%	3.30%	4.40%	5.60%	7.20%
\$200,000+	1.30%	1.20%	3.40%	1.50%	1.40%	2.50%	3.00%	6.80%	8.50%

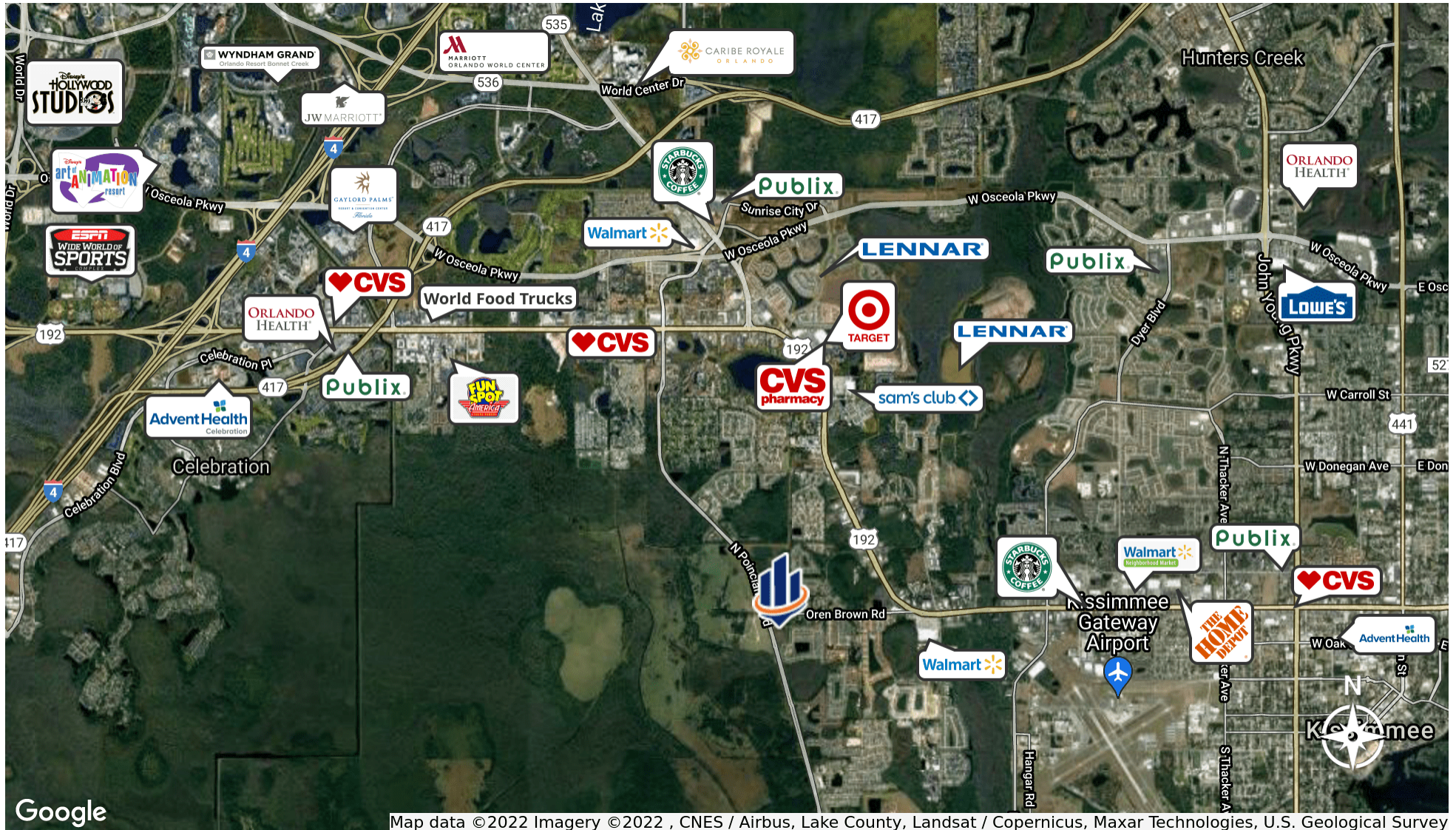
Population by Age

0 - 4	6.50%	6.80%	6.20%	6.50%	6.50%	6.10%	6.20%	5.10%	5.90%
5 - 9	6.70%	6.60%	6.00%	6.60%	6.40%	5.90%	6.30%	5.30%	6.10%
10 - 14	6.50%	6.40%	5.90%	6.50%	6.20%	5.70%	6.30%	5.50%	6.20%
15 - 19	5.70%	5.90%	6.40%	5.70%	5.90%	6.70%	6.20%	5.50%	6.30%
20 - 24	5.80%	7.00%	8.60%	5.90%	7.20%	9.90%	6.80%	5.90%	6.50%
25 - 34	17.80%	17.60%	17.50%	18.00%	17.20%	17.90%	16.20%	13.30%	14.00%
35 - 44	14.00%	14.00%	13.00%	13.90%	13.30%	12.70%	12.60%	11.90%	12.80%
45 - 54	13.20%	12.50%	12.00%	13.10%	11.80%	11.40%	12.50%	12.00%	12.10%
55 - 64	12.50%	11.50%	11.30%	12.50%	11.20%	10.70%	12.30%	13.60%	13.00%
65 - 74	7.50%	7.40%	8.00%	7.50%	8.10%	7.70%	9.00%	12.20%	10.20%
75 - 84	3.00%	3.30%	3.90%	3.00%	4.30%	3.80%	4.30%	6.90%	5.00%
85+	0.80%	0.90%	1.40%	0.80%	1.80%	1.40%	1.40%	2.80%	2.00%

Race and Ethnicity

White Alone	62.60%	63.80%	64.50%	62.60%	63.10%	62.40%	66.40%	72.30%	69.20%
Black Alone	7.50%	9.30%	11.20%	7.70%	10.90%	12.30%	12.50%	16.40%	13.00%
American Indian Alone	0.90%	0.70%	0.60%	0.90%	0.70%	0.60%	0.60%	0.40%	1.00%
Asian Alone	4.30%	4.10%	5.50%	4.70%	3.80%	5.80%	2.60%	2.90%	5.90%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.20%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	20.10%	16.80%	13.40%	19.30%	16.40%	14.00%	13.10%	4.70%	7.10%
Two or More Races	4.40%	5.10%	4.80%	4.60%	5.00%	4.80%	4.80%	3.20%	3.60%
Hispanic Origin (Any Race)	69.80%	69.00%	58.80%	68.60%	66.20%	60.30%	58.10%	27.40%	18.90%

Market Area Map



Trade Area Map



Site Aerial





3 COMPANY AND ADVISOR INFO

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DEAN SAUNDERS ALC, CCIM

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PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Managing Partner & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL].

From 1992 to 1996 he served in the Florida House of Representatives, where his strong passion for supporting landowner property rights and conserving the integrity of a property's natural resources culminated in his authorship of groundbreaking conservation legislation.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 2019, Saunders Real Estate affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues and communities. The brokerage also more fully integrated with its sister company, Saunders Ralston Dantzler Realty, a comprehensive commercial real estate brokerage, to become SVN | Saunders Ralston Dantzler Real Estate.

Dean receives significant recognition for exemplary sales performance and industry leadership.

- In 2019, he was elected to serve as the REALTORS® Land Institute (RLI) 2020 National Vice President and will become the organization's President in 2022.
- In 2019, he was named one of Florida Trend's Florida 500 for his work in the real estate industry based on extensive contacts in regional business circles, hundreds of interviews, and months of research, and are considered Florida's most distinguished industry leaders.
- In 2018, he was awarded the APEX Top National Producer Award, being recognized as the highest-producing agent in the country for land sales based on qualifying production volume.
- He has earned the #1 Sales Professional annual recognition in the Coldwell Banker Commercial affiliate network five times, most recently in 2018.
- He led the company to Coldwell Banker Commercial's highest honor, the Commercial Elite annual award for outstanding company sales performance and customer service 14 times.
- He was recognized as the Florida Realtor® of the Year by the Realtors® Land Institute (RLI).
- In 2003, Saunders was selected by the National Association of Realtor®, along with Alan Greenspan, then four-term chairman of the Federal Reserve Board, as one of the exclusive nine "Notables." As a Notable, Dean was considered by his peers to be among the influential in real estate nationally.
- He worked on one of the largest land transactions in Florida's history brokering 80,000 acres in the Florida Panhandle for \$565,000,000



DUSTIN CALDERON

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PROFESSIONAL BACKGROUND

Dusty Calderon is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Dusty grew up in the land, cattle and grove business working on ranches since the age of six, so he brings years of industry experience to his role in real estate. He has worked in ranch and grove management, development project management, land sales and acquisitions and entitlement processes.

Dusty's current listings include a 12,006-acre ranch and recreational property in Taylor County, a 4,647-acre ranch and timberland tract in Chiefland as well as several development properties in Osceola County. He is also brokering a \$1 million property in New Mexico, a 293-acre ranch in Oklahoma, and most recently closed on Green Island Ranch, a 5,977-acre family legacy property in Osceola County that sold for \$150,000,000.

As a 6th-generation Floridian from a pioneering family in Osceola County, Dusty has a lifetime of solid networking throughout Florida. He also brokers properties from the Southwest to the Deep South, the Midwest, and South America, and continues to expand his client based beyond Florida. He has helped ranchers, farmers, timber companies, domestic and foreign investors, hedge funds, residential and commercial developers, tourism developers, hunters, conservationists, famous celebrities, family and friends sell or acquire every land of all types.

Dusty worked for a large waterfront developer with over \$1 billion in sales. He has helped Brazilian ranchers, farmers and developers sell their land in Brazil and buy and sell real estate here in America.

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

Disclaimer



The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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