

**FOR
SALE**

COMMERCIAL NEAR NEOCITY

1600 E Vine Street, Kissimmee, FL 34744



ABOUT THE PROPERTY

- SIZE** 12.2± acres
- AREA** Kissimmee, NeoCity/192 Corridor
- ZONING** Commercial: CG, CR & KHC
- UTILITIES** Available to site
- ROAD FRONTAGE** 1,000'± on 192 / E Irlo Bronson Memorial Hwy

DESCRIPTION

One of the best development sites in Central Florida! Located at one of the main entrances to Osceola County's NeoCity sits a little over twelve acres. The property is positioned greatly for a multitude of uses and redevelopment. Eight acres of the twelve is usable, the property already features a stormwater retention pond. This is one of the best positioned properties to take advantage of NeoCity and capture some of its growth and commerce. **Developer's dream site, ready for offers! Call today!**

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



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PARCEL MAP

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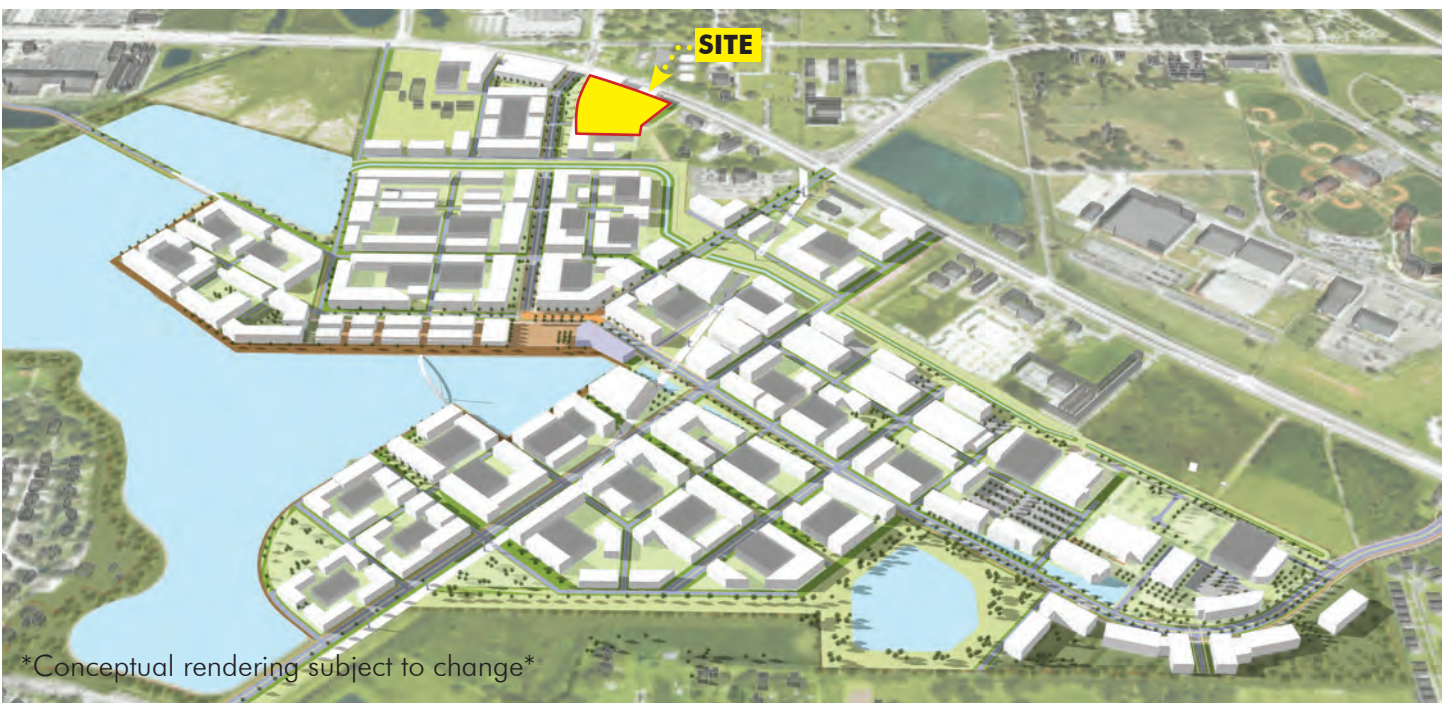
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"NeoCity is recognized as the up-and-coming world epicenter for smart sensors, photonics and optics, and has ready-made synergies with the University of Central Florida (the nation's largest producer of aerospace engineers), University of Florida, University of South Florida, Florida International University and Florida Atlantic University, as well as Central Florida's large concentration of Department of Defense partners and contractors."



Conceptual rendering subject to change

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NEOCITY NEWS

New developers offer a glimpse of their plan for NeoCity town center

By Laura Kinsler | July 18, 2022 5:54pm

“Sciame Construction founder Frank Sciame gave Osceola commissioners a glimpse of his vision Monday for the \$1 billion NeoCity town center and for the first time announced he has brought on a co-developer with decades of experience and a career portfolio in excess of 30 million square feet.”



<https://www.growthspotter.com/news/osceola-county-developments/gs-news-neocity-sciame-osceola-minskoff-20220718-y27lz66n3vg6rm6w7gwhq52shu-story.html>

Osceola County negotiating with Korean developer for \$1.2B town center in Neocity

By Laura Kinsler | Sept 16, 2021 8:00pm

“Korean tech billionaire Young-hwa Song will pay Osceola County \$14.125 million for 25 acres in the county’s Neocity technology district and pledges to deliver a \$1.2 billion mixed-use town center, based on terms in an exclusive negotiating agreement that will go to commissioners Monday for approval.”



<https://www.growthspotter.com/news/osceola-county-developments/gs-news-lg-neocity-contract-20210917-fwo4vxzikzbtnknwu6yl5knpa4-story.html>

Osceola’s NeoCity seeks \$500 million development deal with tech giant LG

By Laura Kinsler | June 27, 2019 5:30am

“Having a household name like LG involved in the project, to me, just speaks volumes to the fact that we’re on the right track,” Osceola Commission Chair Cheryl Grieb said.



<https://www.orlandosentinel.com/business/os-bz-neocity-lg-project-20190627-bbptw-wxxyzauhn5tghubkabbya-story.html>

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NEOCITY'S 50 YEAR MASTER PLAN PRESENTED TO OSCEOLA COUNTY

Jul 14, 2017 | Kissimmee News, Osceola News | ★★★★★



John Maxwell said, "A leader is one who knows the way, goes the way, and shows the way." That is exactly what Osceola County has exemplified in its vision and implementation of NeoCity, a 500-acre master planned campus that will serve as a global center of advanced research, pilot manufacturing, design and commercialization of sensor related technologies.

On Monday July 10th the Osceola County Commissioners were presented with a 50-year masterplan for NeoCity by Austin Texas' Stephen Coulston of Perkins + Will who identified how it will become a "significant and comprehensive global center for smart sensor, photonics, and nano-technology research and development, big data/predictive analytics, and workforce talent concentration" with a long-term economic output between \$25.3 and \$28.5 billion.



Coulston described NeoCity as truly a “game changing opportunity for Osceola County, and looking at it from a global perspective all the way down to the regional perspective we feel that you’re moving on to the map in a completely different way and that Florida uniquely within the tech corridor is positioned to file what we see as the next disruptive market opportunity.”

With a population that is expected to double by 2040, Osceola County is one of the most rapidly growing, and evolving counties in the United States, and with that comes the need for jobs, and not just service industry jobs. One of NeoCity's main focus is to create high paying technology based jobs and to bring opportunity for those who are focusing on technology based career paths. The School District of Osceola County, Valencia College and the University of Central Florida are all heavily focused on careers based on Science, Technology, Engineering and Math, (STEM) making NeoCity a natural part of the vision and the local community.

“We are building the kind of world-class infrastructure that will attract the jobs of tomorrow to Osceola County,” said Commission Chairman Brandon Arrington, who has joined with partner imec to welcome select leaders in the high tech world to a major conference in San Francisco this week. “This investment and the resulting workforce that it will create is going to open up new avenues for fiscal success. The masterplan helps us chart a course toward a better future. I’m proud that we have crafted a road map that has received so much input from our partners in this life-changing journey.”

Key features of the plan that was presented at the meeting were the integrated functions of water management, functional and active landscape features, urban farming, transit connections and hub, and cutting edge research and development within a walkable urban fabric.

Osceola County has invested more than \$200 million in construction of the Center for Neovation, formerly known as the Florida Advanced Manufacturing Research Center (FAMRC). This 109,000-square-foot, two-story state-of-art R&D facility will focus on the manufacturability of novel materials critical to the commercialization of next-generation universal smart sensors. Osceola County is partnering with BRIDG, a Florida non-profit, to manage, develop, and commercialize the completed facility.



<https://www.positivelyosceola.com/neocity-50-year-master-plan/>

As was noted in the presentation, technology is a hyper-changing world, putting much risk on investments and directional decisions. The products consumers, businesses and manufacturers utilize today will most certainly not be what is utilized a decade from now. However, Osceola County has certainly leveraged the fact that sensor technology will be a major component in technological advances for years to come, reducing the likelihood that NeoCity will find itself outside the technologies of tomorrow. Positively Osceola applauds Osceola County for its consistent focus on bringing the jobs of tomorrow to Osceola County. Once again from John Maxwell, "A leader is one who knows the way, goes the way, and shows the way."

For the masterplan and the presentation go to <http://www.osceola.org/neocity/> and click on resources.



OPENING OF NEOCITY WAY MARKS MILESTONE FOR OSCEOLA'S HIGH-TECH HUB

PR21-54

Cutting the ribbon on NeoCity Way (left to right): County Manager Don Fisher, Public Works Director Danielle Slaterpryce, Planner John Arend, Project Manager Rene Laporte, Commission Chairman Brandon Arrington, Commissioner Cheryl Grieb, Transportation and Transit Direct Tawny Olore, Project Manager Jacqueline Laracuent, Carla Rivera-Marrero (District secretary for Kristen Arrington, Florida House District 43), and Assistant County Engineer Linette Matheny.

Osceola County, Florida – NeoCity Way – the central transportation corridor for Osceola County's emerging technology hub for the creation of high-paying jobs and economic diversification – opened Wednesday, May 19, 2021.

The 2.1-mile long roadway opens up NeoCity to future development. The new road, which was partially financed with a \$5.8 million grant from the Florida Department of Economic Opportunity, provides NeoCity with a half-moon shaped main thoroughfare linking the technology hub to U.S. Highway 192 at Denn John Lane at its northern terminus, and south to U.S. 192 to Bill Beck Boulevard.



NeoCity Ethos Park Drive

The new roadway, which includes a 1,600-foot spur called Ethos Park Drive, features two lanes of traffic with a divided and landscaped median, a grade-separated 12-foot Veloway specifically dedicated to bicyclists and rollerbladers, and two 10-foot wide sidewalks on each side of the road. In addition to the state economic development grant, local funds were used to complete construction of the \$11.3 million project, which broke ground about two years ago.

“Completing this gateway road allows NeoCity to realize its full growth and expansion potential as the world’s up-and-coming epicenter for smart sensors, photonics and optics,” said Osceola Commission Chairman Brandon Arrington. “It enhances access to surrounding business, helps relieve traffic congestion, and provides outdoor enthusiasts with terrific new recreational opportunities.”



NeoCity Way

NeoCity is poised to serve as a catalyst for high-tech innovation and creation, including jobs and capital investment – all within the boundaries of a walkable, urban framework connecting people back to the community. When fully built-out, the NeoCity Master plan will include 2.9 miles of recreational trail, 2.5 miles of linear parks, a 1.1 mile-long boardwalk, 2.2 miles of dedicated bike lanes, 15 acres of open space, and a 10-acre urban farm anchored by a 166-acre water feature – effectively creating a new city within Osceola County that serves as a high-tech hub for the County, the region and the state.

“The opening of NeoCity Way is another critical step forward towards realizing the NeoCity vision,” said Commissioner Cheryl Grieb, who represents the NeoCity area. “As our infrastructure expands, so, too, will businesses, great jobs and capital investment in the area.”

For more information on NeoCity, please visit www.neocityfl.com (<https://www.neocityfl.com>). For media inquiries, please contact the Osceola County Communications Office at 407-742-0100 or bccpio@osceola.org (<mailto:bccpio@osceola.org>).