CREA
COMMERCIAL REAL ESTATE
ADVISORS

2450 Neptune Road

KISSIMMEE, FL 34744

LAND FOR SALE



PROPERTY DESCRIPTION

8.03 AC +/- of vacant land is available For Sale between the growing markets of Kissimmee and St. Cloud. The site fronts Neptune Rd (23,500 Annual Average Daily Traffic), which puts this site in front of daily commuters moving between the two cities. 2450 Neptune Rd is perfect for a multifamily developer or a retail group looking to serve the new households moving into the Neptune Rd corridor.

The property is within 0.8 miles +/- of Kindred by D.R. Horton and 1.1 miles +/- of Tohoqua by Pulte, two of the large residential communities driving growth in this part of Osceola County. Grocery-anchored retail is close by at Partin Village, home to Publix, 1.2 miles +/- north on US 192. AdventHealth Partin Settlement Health Park is 1.1 miles +/- from the site, and Orlando Health St. Cloud Hospital is 2.8 miles +/- away. NeoCity and Osceola Heritage Park are each 2.9 miles +/- from the property, and the Osceola County Courthouse in downtown Kissimmee is 4.5 miles +/- away.

PROPERTY HIGHLIGHTS

- Frontage on Neptune Rd (23,500 AADT)
- Surrounded by New Residential Communities from D.R. Horton and Pulte
- 1.1 Miles +/- to AdventHealth Partin Settlement Health Park
- 1.7 Miles +/- to Florida's Turnpike Exit 244 (53,800 AADT)
- Perfect for Multifamily or Neighborhood Retail Development
- Minutes away from Neptune Middle School

OFFERING SUMMARY

Asking Price:	$750,000 per AC
Lot Size:	8.03 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,272	13,243	38,388
Total Population	3,704	39,822	117,867
Average HH Income	$83,415	$83,379	$84,435

Ashley Walker
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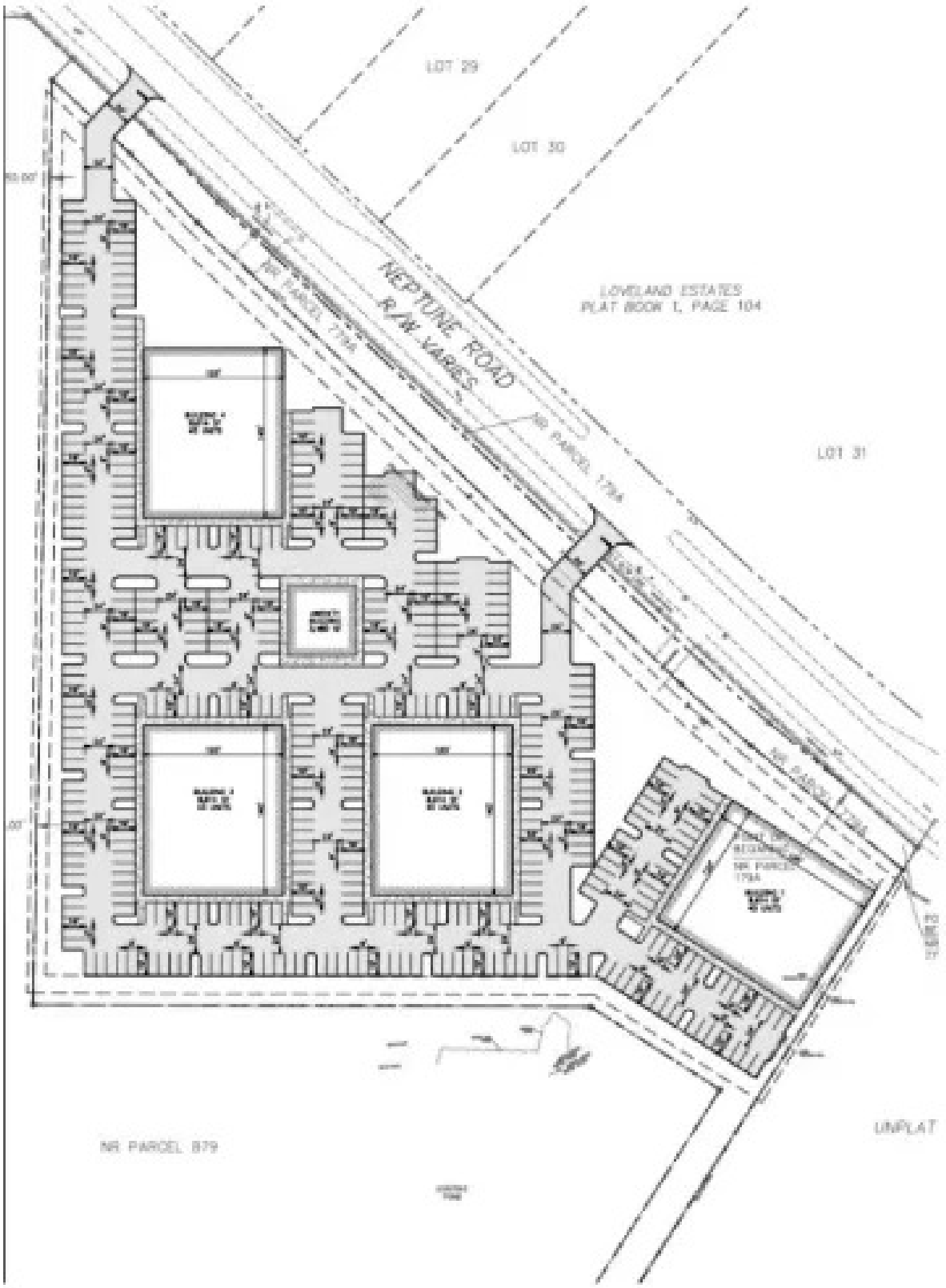
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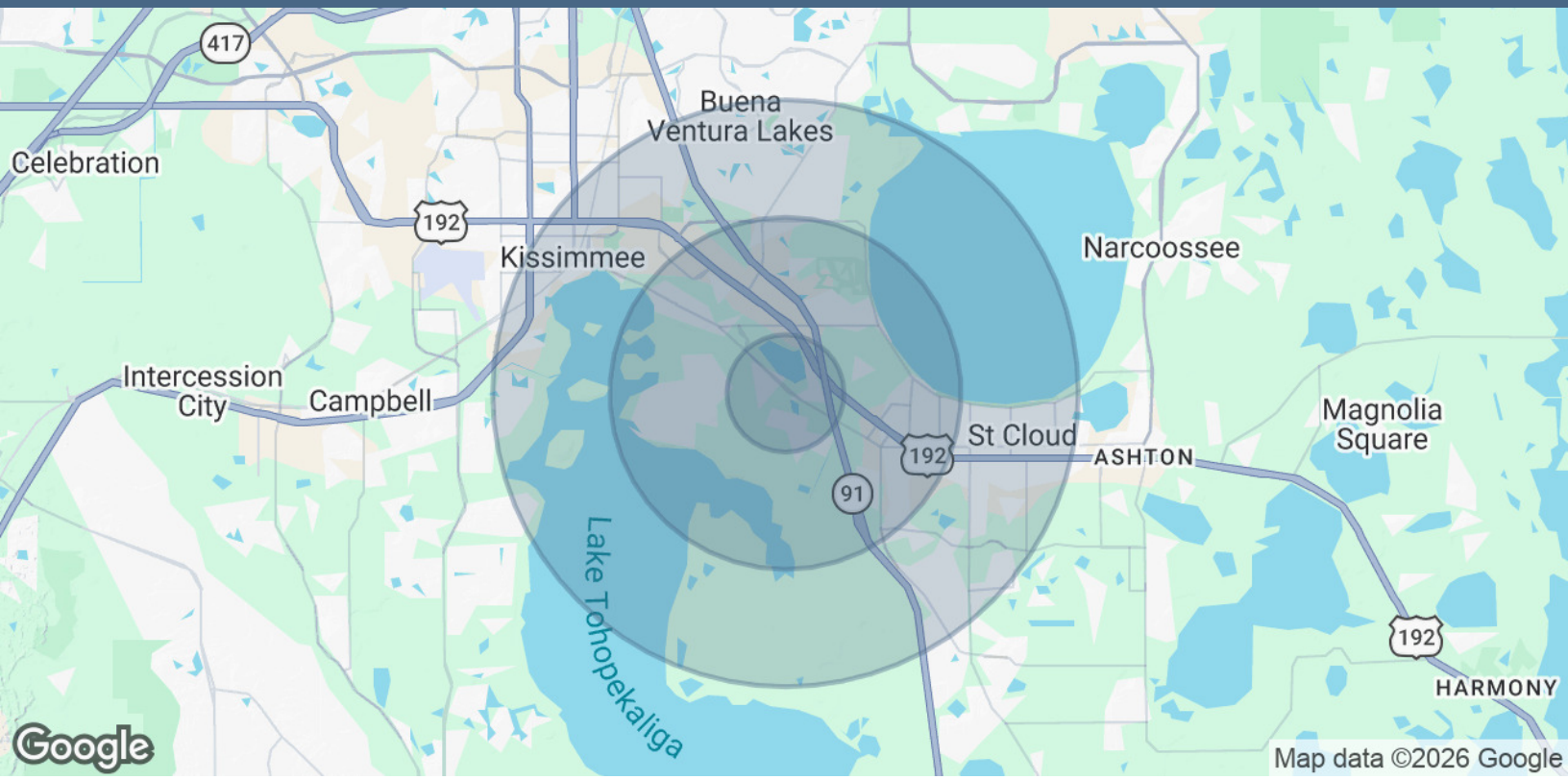
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,704	39,822	117,867
Average Age	34.5	35.7	37.5
Average Age (Male)	34.4	34.1	35.0
Average Age (Female)	36.0	39.6	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,272	13,243	38,388
# of Persons per HH	2.9	3.0	3.1
Average HH Income	$83,415	$83,379	$84,435
Average House Value	$387,625	$303,637	$306,731

2023 American Community Survey (ACS)

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