

FOR SALE

KISSIMMEE, FL

SWC E OSCEOLA PKWY & FLORIDA'S TURNPIKE

- ±32.56 Gross Acres | ±23 Net Acres
- Prime multifamily development location with a favorable outlook for securing the necessary PD and/or land use amendment.
- Exceptional infill setting offering seamless connectivity to the Turnpike, ensuring convenient regional commuting.
- Highly amenitized area with abundant nearby retail and services, located just 10 miles from Lake Nona's extensive lifestyle and employment hub.



PROPERTY HIGHLIGHTS

ACREAGE:

±32.56 Gross Acres, ±23 Net Acres

MUNICIPALITY:

City of Kissimmee

FUTURE LAND USE:

Industrial Business (N)

ZONING:

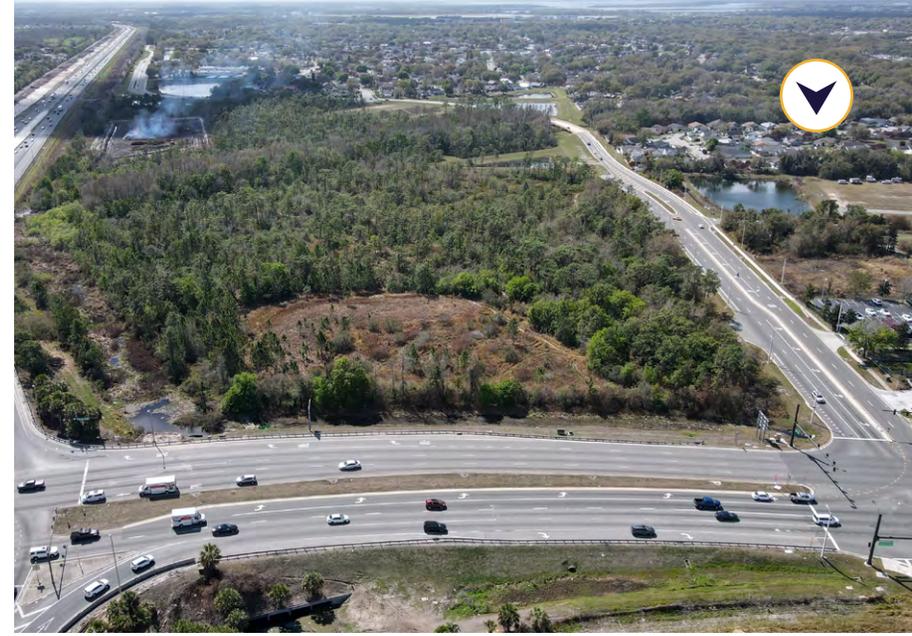
Mixed Use PUD (MUPUD)

At a minimum, the property will require a PUD amendment to incorporate multifamily as an allowed use. PUD Amendment is a ±4-6 month process. Depending on the City's review and interpretation, a Future Land Use amendment may also be required.



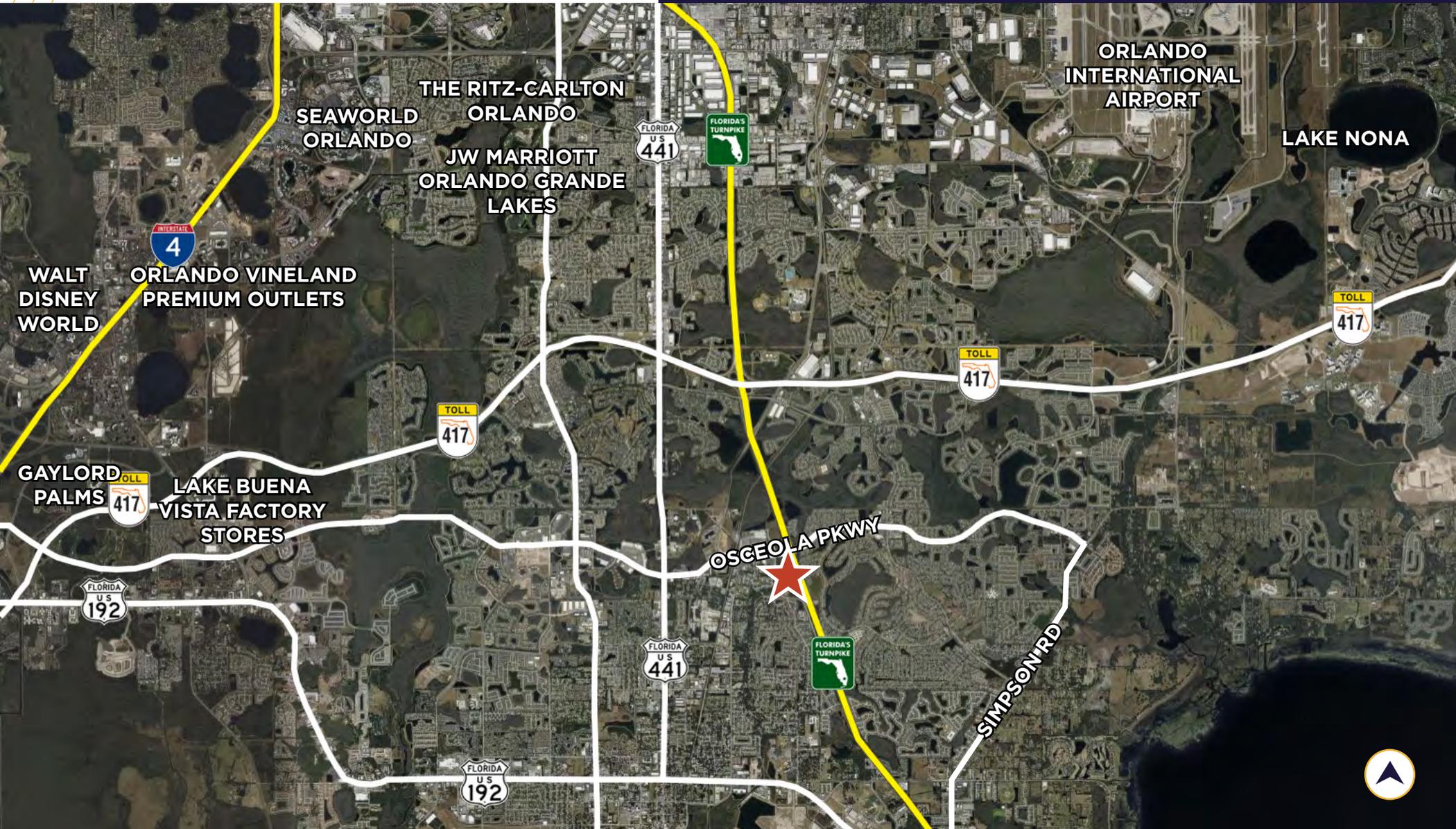
ENTITLEMENTS

- Parcel is a part of the Ramona MUPUD
- Previous Future Land Use before the MUPUD amendment was Multi-Family Medium Density Residential (MF MDR), Multi-Family High Density Residential (MF-HDR), Conservation (CONS), and Commercial General (CG)
- Current adopted Future Land Use as part of the MUPUD is Conservation (CONS) and Industrial Business (IB). MUPUD allowed for 1,020,000 total SF of Industrial Warehouse Uses between this parcel and other parcels part of the MUPUD
- At a minimum, the property will require a PUD amendment to incorporate multifamily as an allowed use. PUD Amendment is a ± 4 -6 month process. Depending on the City's review and interpretation, a Future Land Use amendment may also be required.
- Wetlands can be utilized to fulfill open space requirements per the PUD.

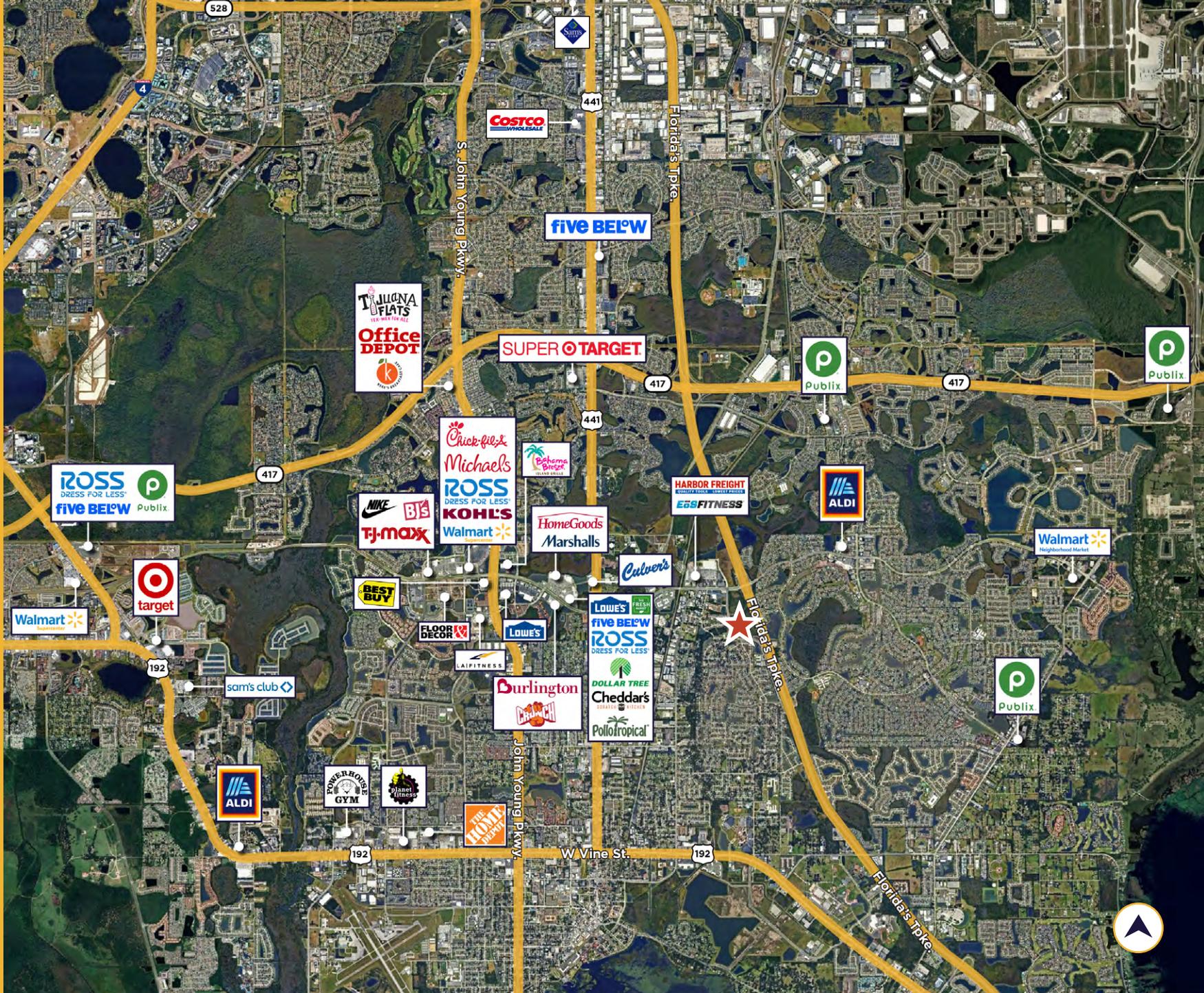


AREA OVERVIEW

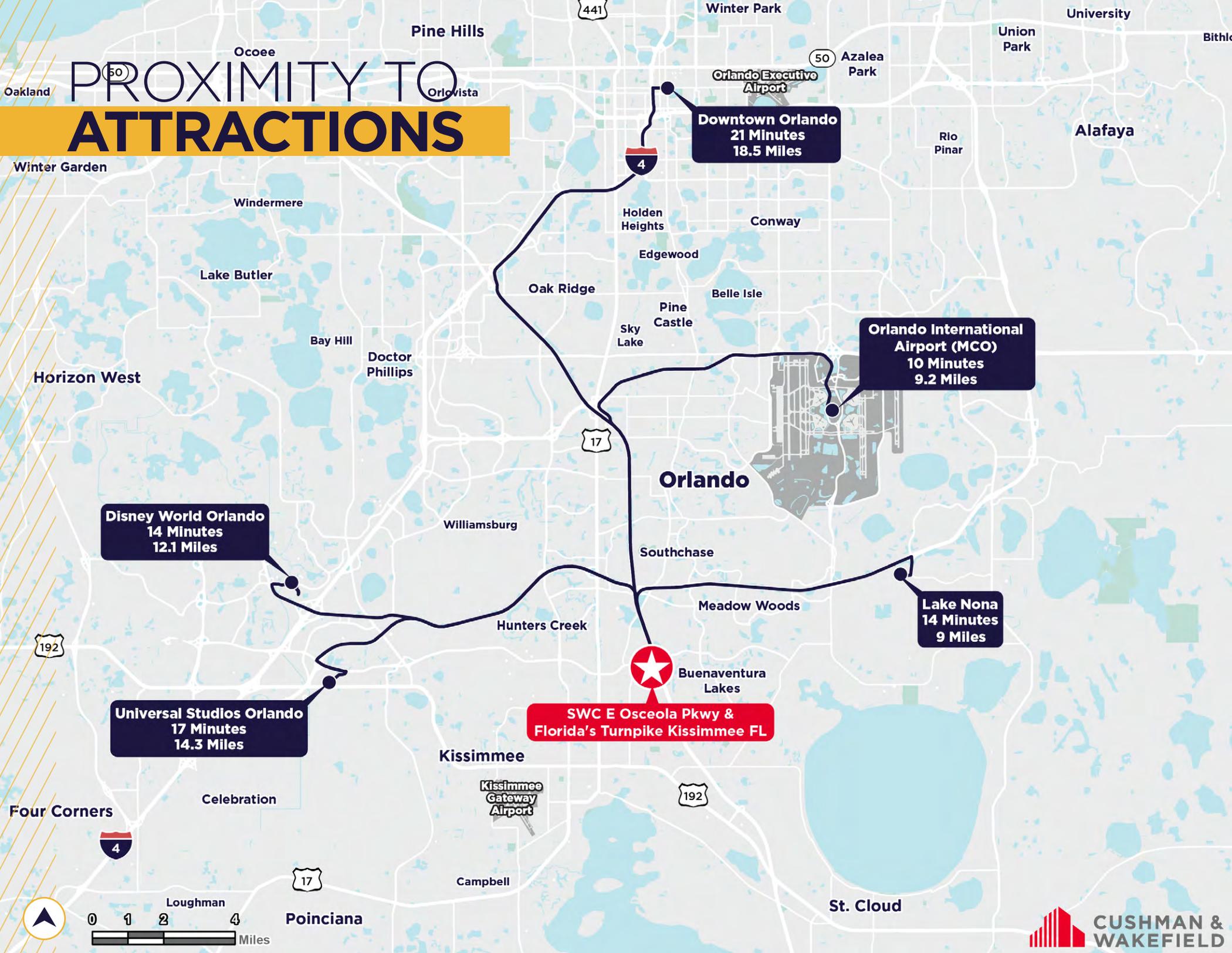
This is the first time this unique infill location with proximity to all the major Orlando landmarks is available to the broader market.



AMENITIES



PROXIMITY TO ATTRACTIONS



LAKE NONA

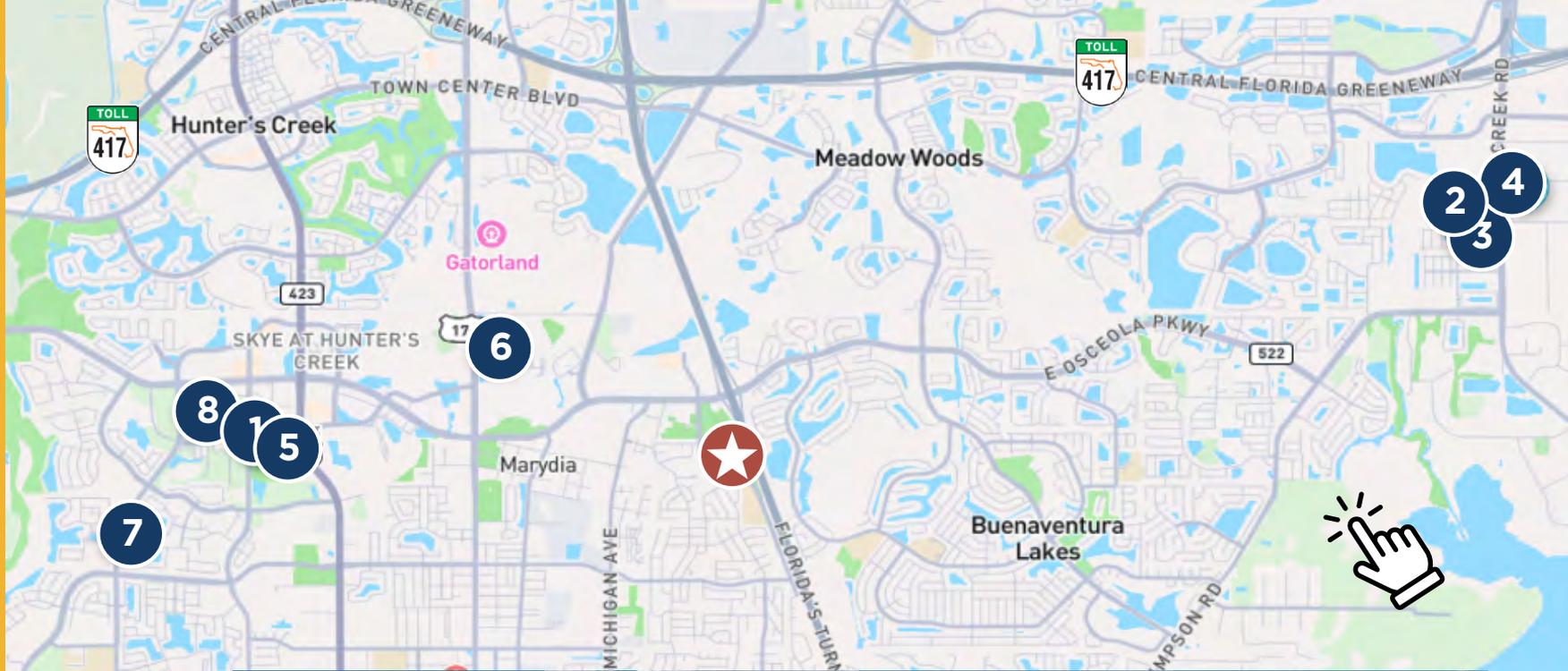
Located approximately 15 minutes from Lake Nona, the property benefits from close proximity to one of Central Florida's most rapidly expanding economic hubs. Positioned southeast of Orlando, Lake Nona has evolved into a nationally recognized center for healthcare, research, and mixed-use development, anchored by Lake Nona Medical City.

The area continues to experience significant population and employment growth driven by institutional investment, expanding healthcare and technology sectors, and ongoing infrastructure improvements. Major employers in the immediate area include the Orlando VA Medical Center, Siemens, and Voxx International, all of which contribute to the region's strong employment base and economic stability.

In addition, planned and ongoing retail developments within the Lake Nona submarket continue to enhance the area's live-work-play environment, further supporting residential and commercial demand. As a result, properties within the surrounding submarket are well positioned to benefit from Lake Nona's continued expansion and increasing demand for housing, services, and supporting commercial uses.

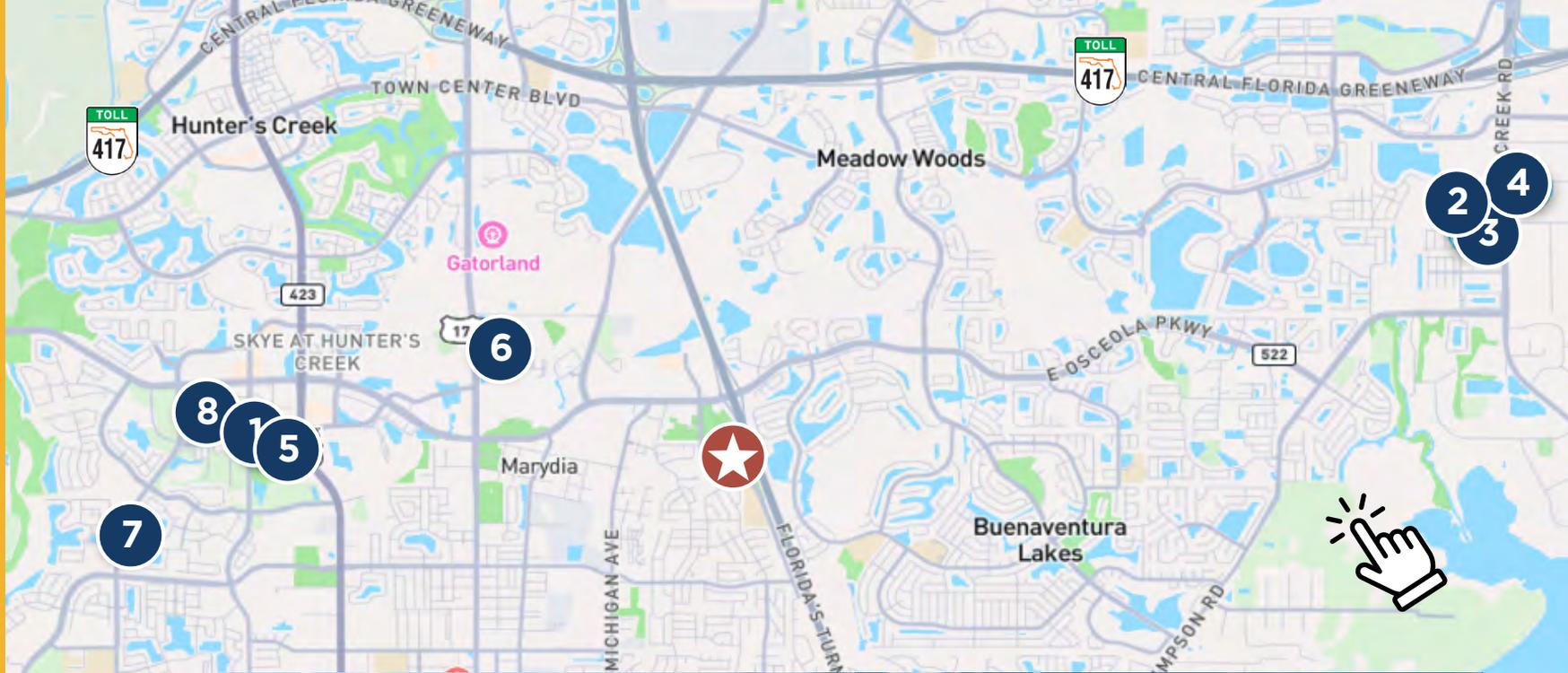


RENT COMPS



Number on Map	1	2	3	4
Property Address	1830 Homerun Rd	4000 Nona West Blvd	14000 Tapestry Dr	14300 Boggy Creek Rd
Property Name	Atlas Grand Palms	Ascend Nona West	Tapestry Nona	Integra Towers at Nona South
Number Of Units	264	396	350	364
Style	Mid-Rise	Garden	Garden	Mid-Rise
Year Built	2025	2025	2025	2025
Number Of Stories	4	3	3	4
Occupancy %	39	72	83	69
Avg Unit SF	1,060	1,158	1,156	1,038
Avg Asking/Unit	\$2,293	\$2,248	\$2,208	\$2,126
Avg Asking/SF	\$2.16	\$1.93	\$1.91	\$2.05
Avg Asking/SF	\$1.94	\$1.95	\$2.04	\$2.03

RENT COMPS

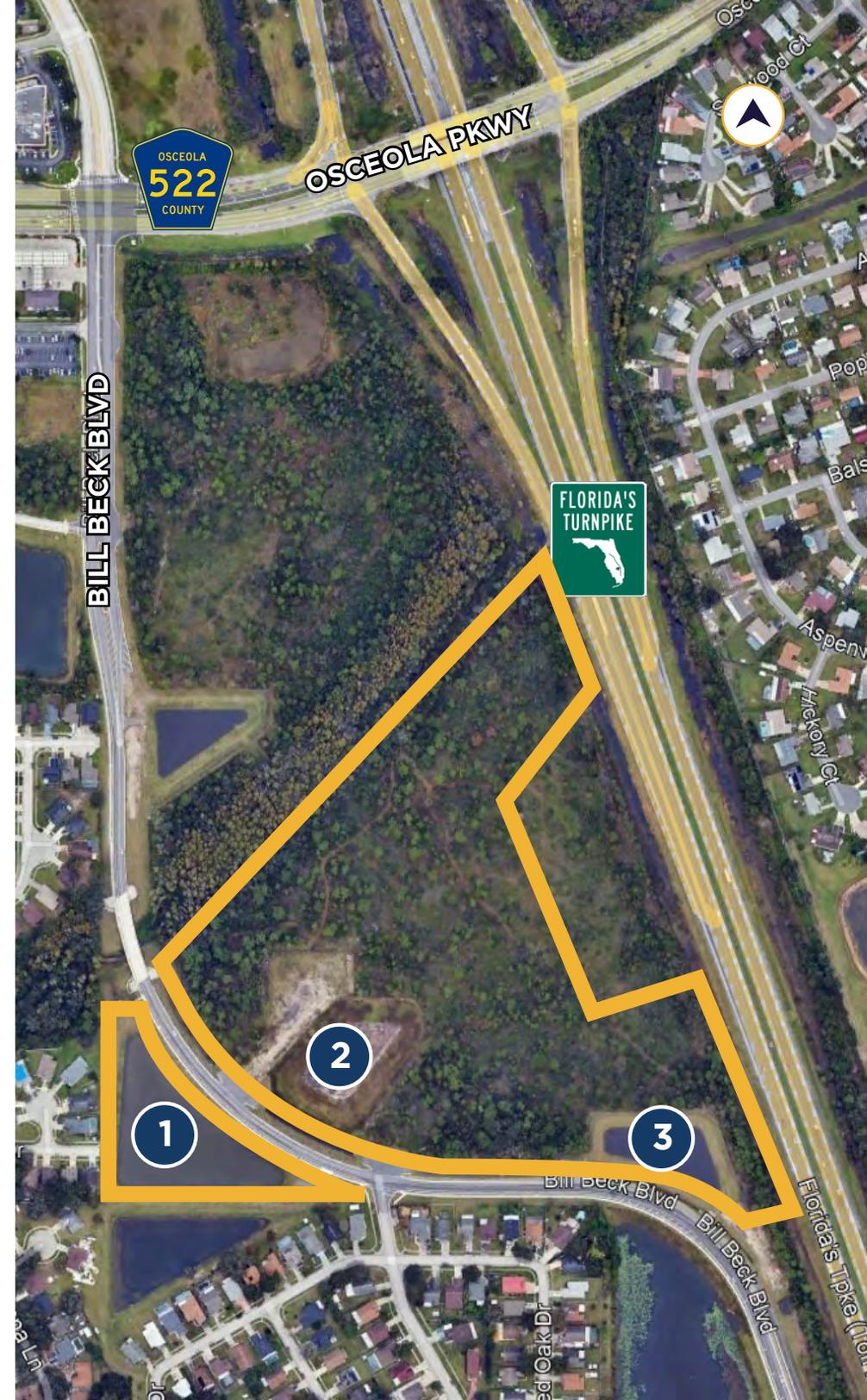


Number on Map	5	6	7	8
Property Address	2985 Homerun Rd	201 Royal Tupper Ter	2775 Drift Ln	3050 Millennium Way
Property Name	Infield Apartments	Altis Grand Twin Lakes	Ebbside Villas & Flats	Atlas at the Loop
Number Of Units	384	346	250	400
Style	Mid-Rise	Mid-Rise	Low-Rise	Garden
Year Built	2024	2025	2024	2024
Number Of Stories	5	4	3	3
Occupancy %	79	55	77	91
Avg Unit SF	988	1042	1112	982
Avg Asking/Unit	\$2,100	\$2,057	\$2,053	\$1,997
Avg Asking/SF	\$2.12	\$1.97	\$1.85	\$2.03
Avg Asking/SF	\$1.98	\$2.14	\$1.88	\$1.88

SUMMARY OF AVERAGES Average Asking Rent/Unit: \$2,135
Average Asking Rent/SF: \$2.00

STORMWATER PONDS

1. Osceola County pond for previous Bill Beck Blvd road work. No additional capacity or relocation rights.
2. On site dirt to be used for fill. Approximately 22,000 cubic yards available.
3. Osceola County pond. Initial indication is they are open allowing connection to this pond for expansion purposes. Buyer will need to confirm the same and negotiate such agreement.



WETLANDS EXHIBIT



SITE DATA:

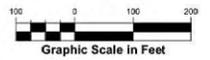
PARCELS: 02-25-29-0009-0010-0000 (22.63 AC.) & 02-25-29-0009-0025-0000 (37.84 AC.)
 PROPOSED LOT #3 IMPROVEMENTS AREA: 13.06 AC.
 PROPOSED LOT #4 IMPROVEMENTS AREA: 15.06 AC.
 PROPOSED LOT #3 IMPERVIOUS AREA: 10.04 AC.
 PROPOSED LOT #4 IMPERVIOUS AREA: 7.29 AC.
 CURRENT LAND USE: VACANT LAND
 PROPOSED LAND USE: WAREHOUSE BUILDINGS
 CURRENT ZONING: MUFUD
 FUTURE LAND USE: IS-1 CONS

PARKING INFORMATION:

PARKING CRITERIA: 1 SPACE = 2,000 SF (GFA)
 OVERALL PARKING REQUIRED: 90 SPACES
 ADA PARKING REQUIRED: 4 SPACES
 PROVIDED STANDARD PARKING: 325 SPACES
 PROVIDED ADA PARKING: 11 SPACES
 50' TRUCK PARKING: 55 SPACES
 60' TRUCK PARKING: 119 SPACES

 Wetlands

 Floodplain



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