

OFFERING MEMORANDUM

4005 REAVES RD

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Kissimmee, FL 34746

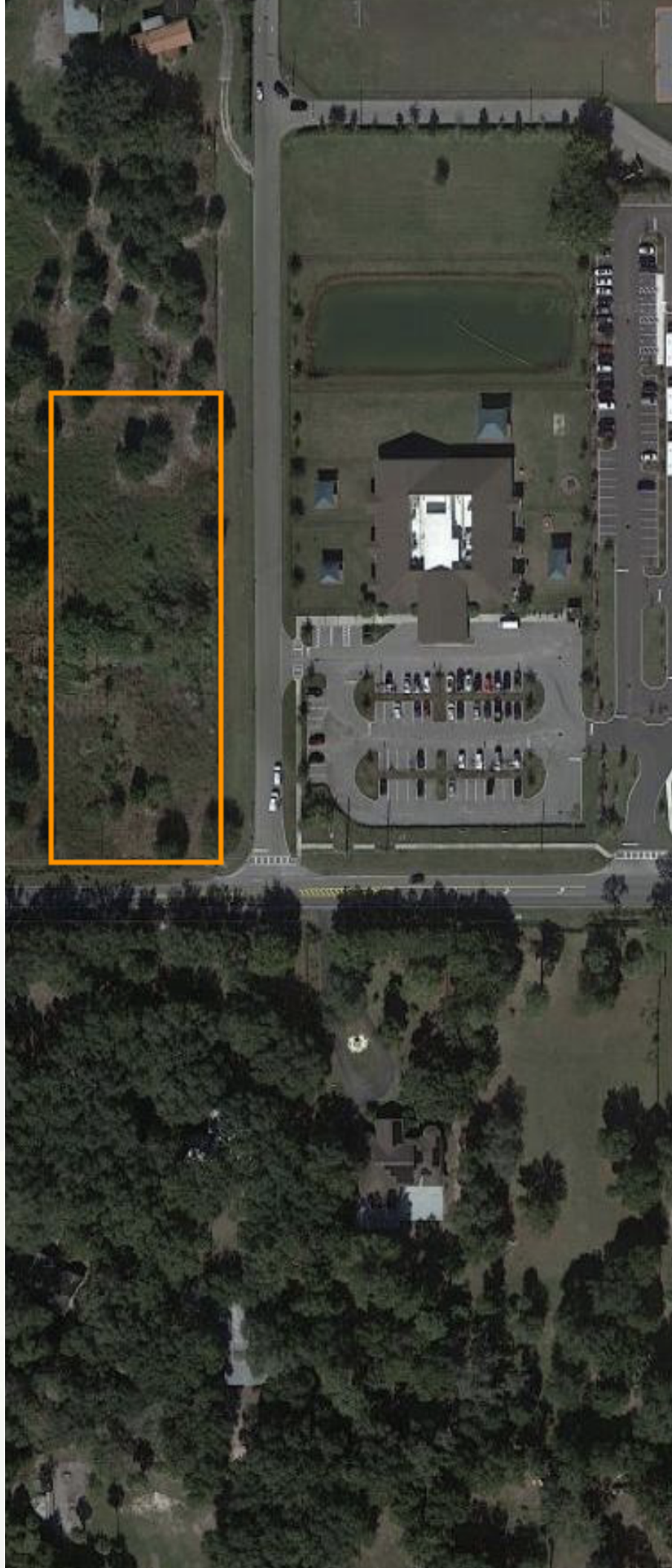
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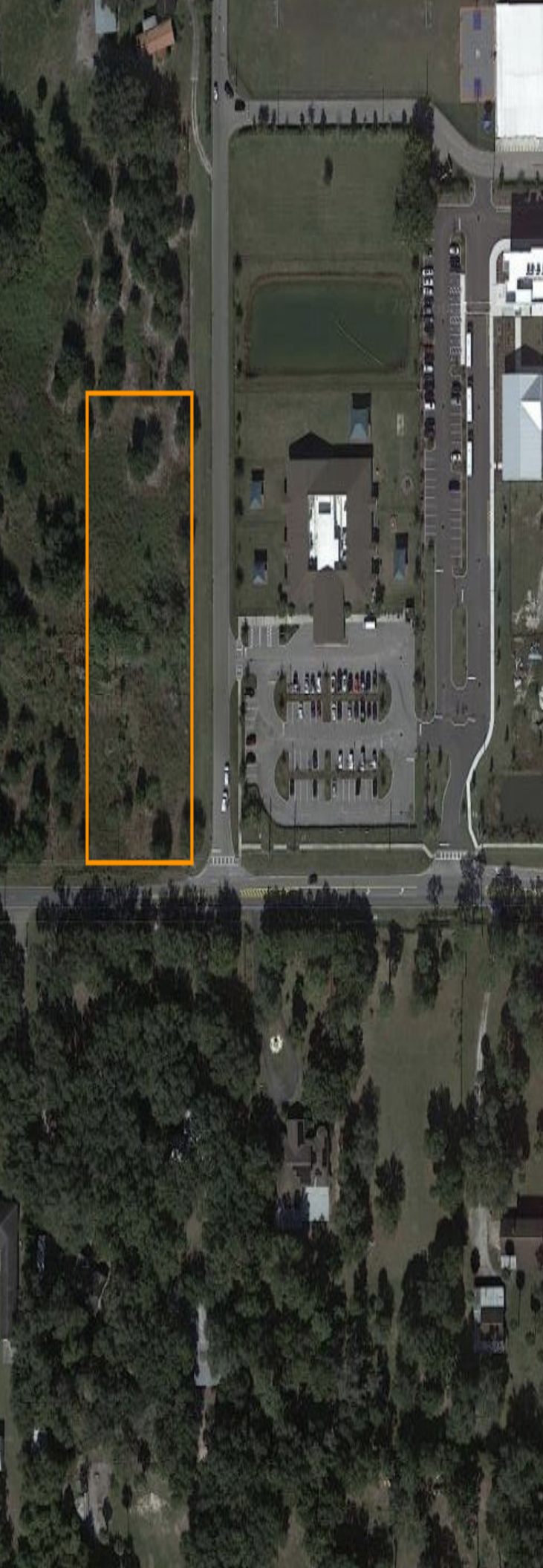


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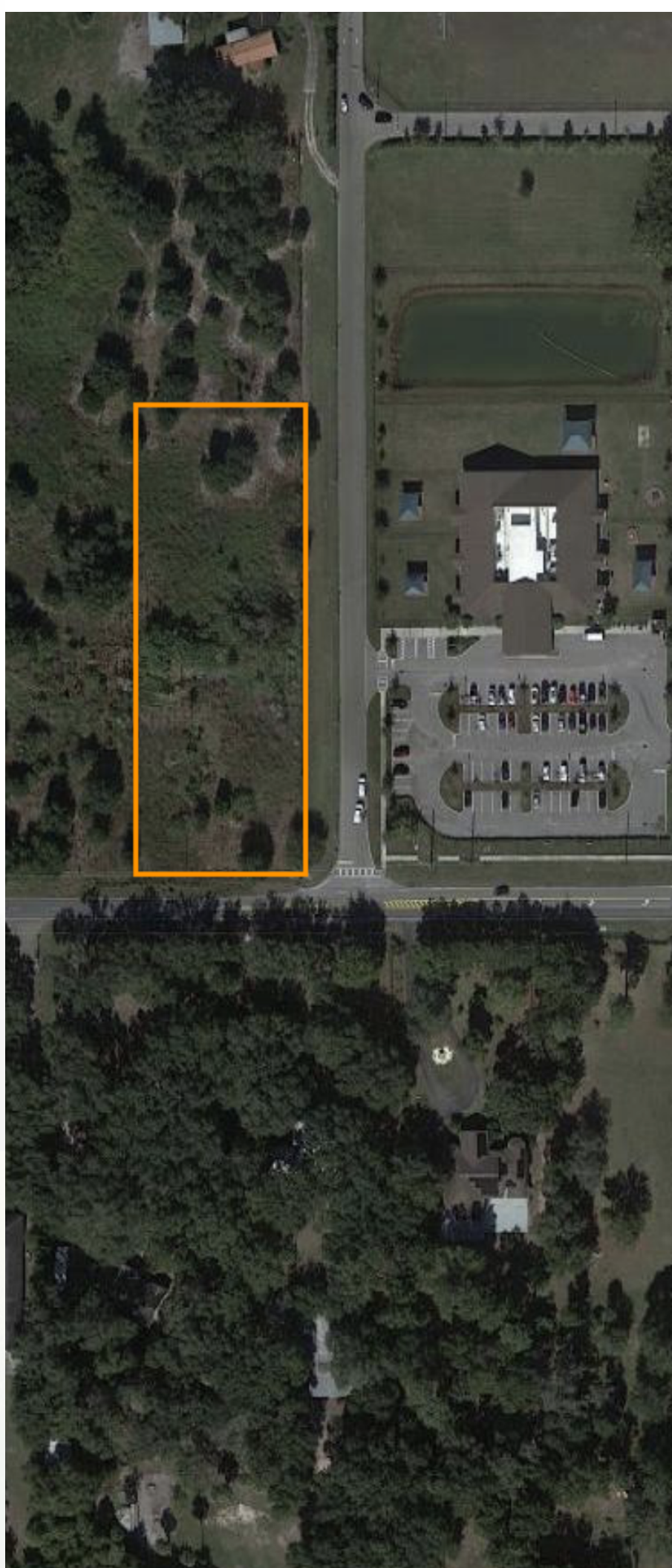
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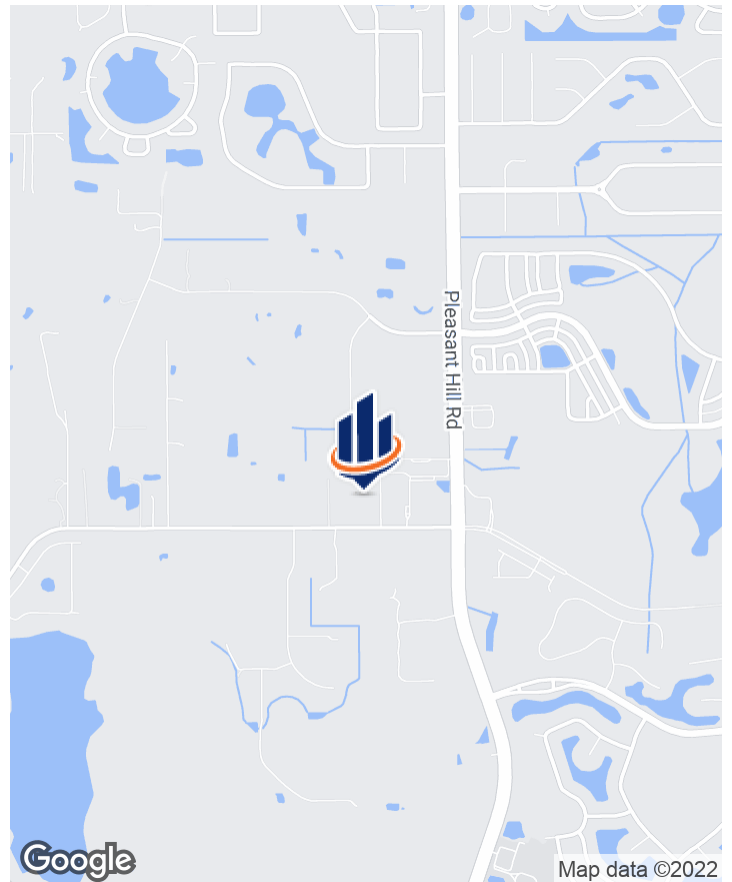
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SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$1,850,000
AVAILABLE SF:	
LOT SIZE:	5 Acres
PRICE / ACRE:	\$370,000
ZONING:	R2, FLU MDR, Apartment Units, Apartment Units - Condo, Apartment Units - Senior, Commercial, Industrial, Mixed Use, Warehouse.
APN:	302629000000130000

PROPERTY OVERVIEW

Transitional land located on Reaves Rd next to Kids R Kids Bellalago 3901 Reaves Rd #3411 - built in 2018 sold 1-21-2020 for \$7,750,000. A New High School Mater Academy is being built next to Kids R Kids Bellalago. This land is .3 miles [1 minute to intersection of Pleasant Hill Rd at Valencia College Poinciana Campus with 1094+ Students. Reaves Rd is slated for widening as a main east-west connector between Pleasant Hill Blvd and Poinciana Parkway.

PROPERTY DESCRIPTION

5.00 acres of raw land with dual ingress and egress along Reaves Rd. Traffic count 3,700. High potential opportunity for multifamily developers.

LOCATION DESCRIPTION

5 acre lot zoned R2 with future zone use for MDR, offered as a stand alone property but is adjacent to 4055 Reaves and the east side of the property is adjacent to Kids R Kids Bellalago 3901 Reaves Rd #3411 – built in 2018 & sold 1-21-2020 for \$7,750,000. Also a brand new High School Mater Academy next to Kids R Kids Bellalago is currently being built. Located [1 minute] near the new Valencia College Poinciana Campus with easy access to both Pleasant Hill Blvd, Reaves Rd Extension and Poinciana Parkway. Only 3/10th of a mile to the intersection of Pleasant Hill Blvd. and Reaves Rd. Dual access along Reaves Rd. facilitates multifamily developers. Additional overview of the area. Pleasant Hill Rd has over 43,000ADT. Reaves Rd[Westside] & Reaves Rd Extension connects to Pleasant Hill Rd. There is a current development of a Life Storage, Wendy's. Across on Reaves Rd Extension is UCF Valencia College and College Station Project consisting of 7/11, Starbucks, Verizon, Gator Tire. College Station Project is a development of 422 residential units, 300,000 square-foot Village Center, and a 35,200 square-foot Athletic Center surrounding a 43 AC man-made lake with boat access to Lake Toho.

There is also two [2] additional five [5] acre parcels that could be combined making a total of 15 acres for development. Commercial Advisor Lance Cobb 941-356-4781 or email Lance.Cobb@svn.com for details.

SITE DESCRIPTION

COM AT SE COR OF NE 1/4 OF NE 1/4, W 1069, N 30FT TO POB; CONT N 696 FT, E 312.97 FT TO POB.

LOCATION INFORMATION

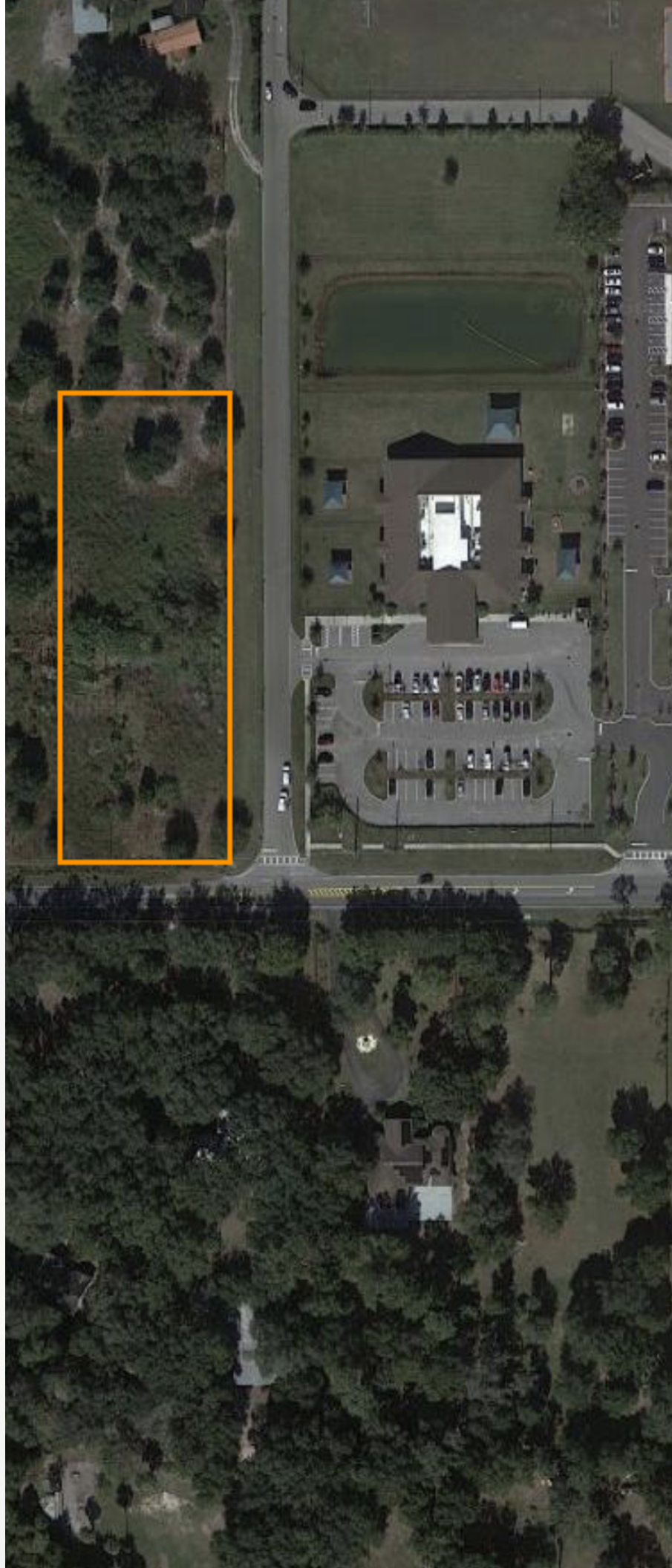
BUILDING NAME	4005 Reaves Rd
STREET ADDRESS	4005 Reaves Rd
CITY, STATE, ZIP	Kissimmee, FL 34746
COUNTY	Osceola
CROSS-STREETS	Pleasant Hill Rd
TOWNSHIP	26
RANGE	29
SECTION	30
ROAD TYPE	Paved
NEAREST HIGHWAY	Pleasant Hill Rd
NEAREST AIRPORT	39 minutes from Orlando International Airport

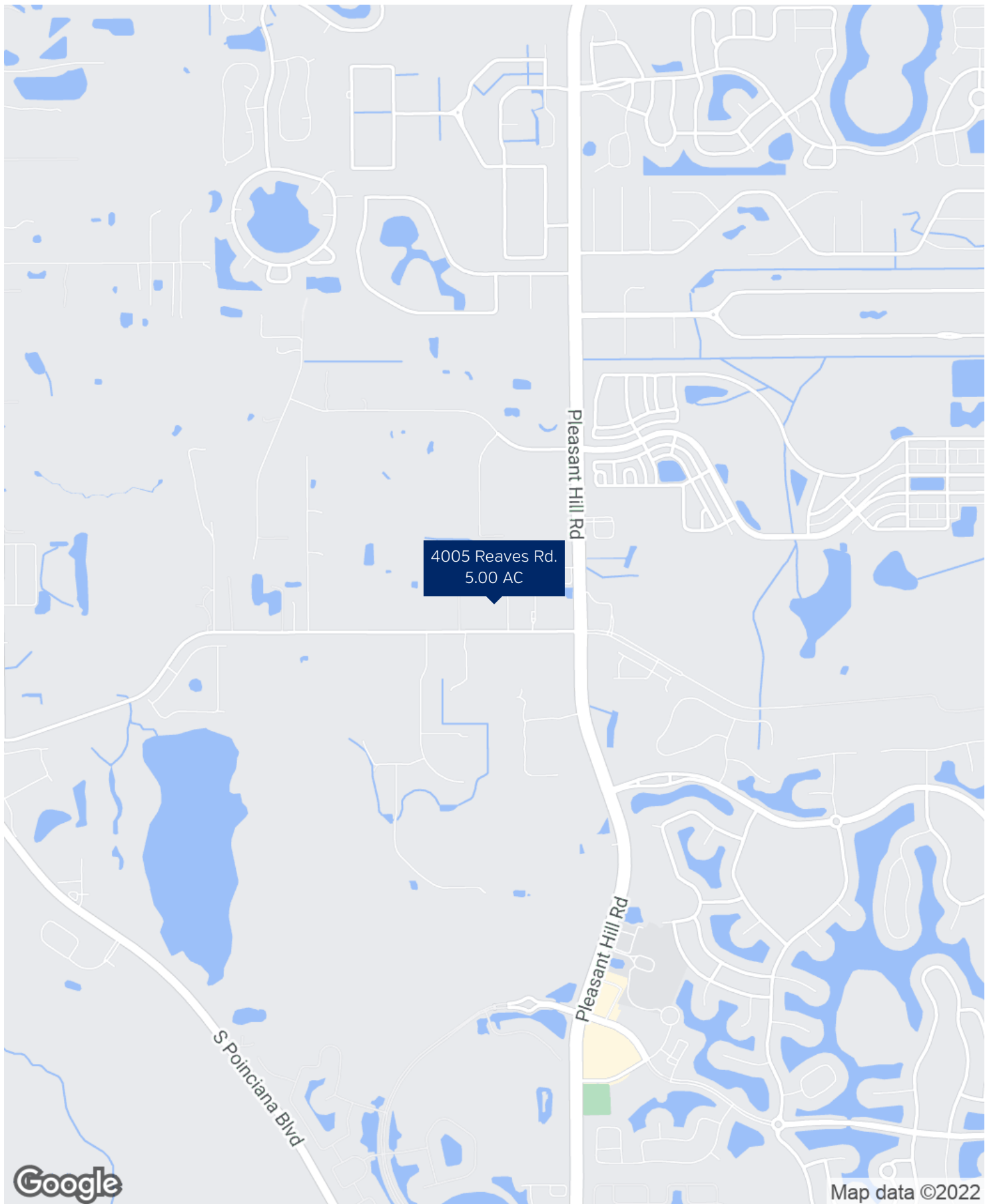
BUILDING INFORMATION

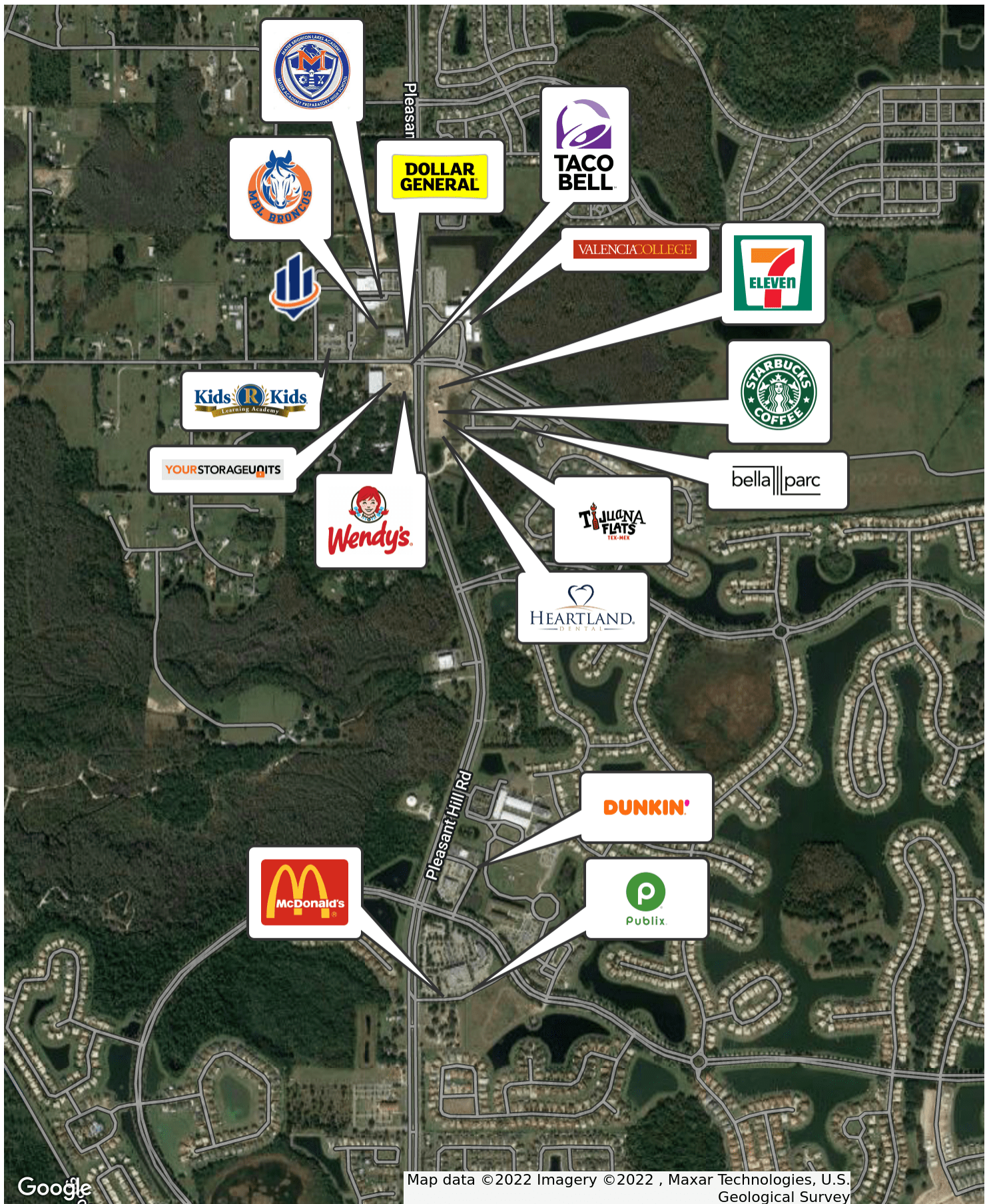
NUMBER OF LOTS	1
BEST USE	Multifamily Apartments, Day Care Facility, Senior Facility, Warehouse

SECTION 2

LOCATION
INFORMATION



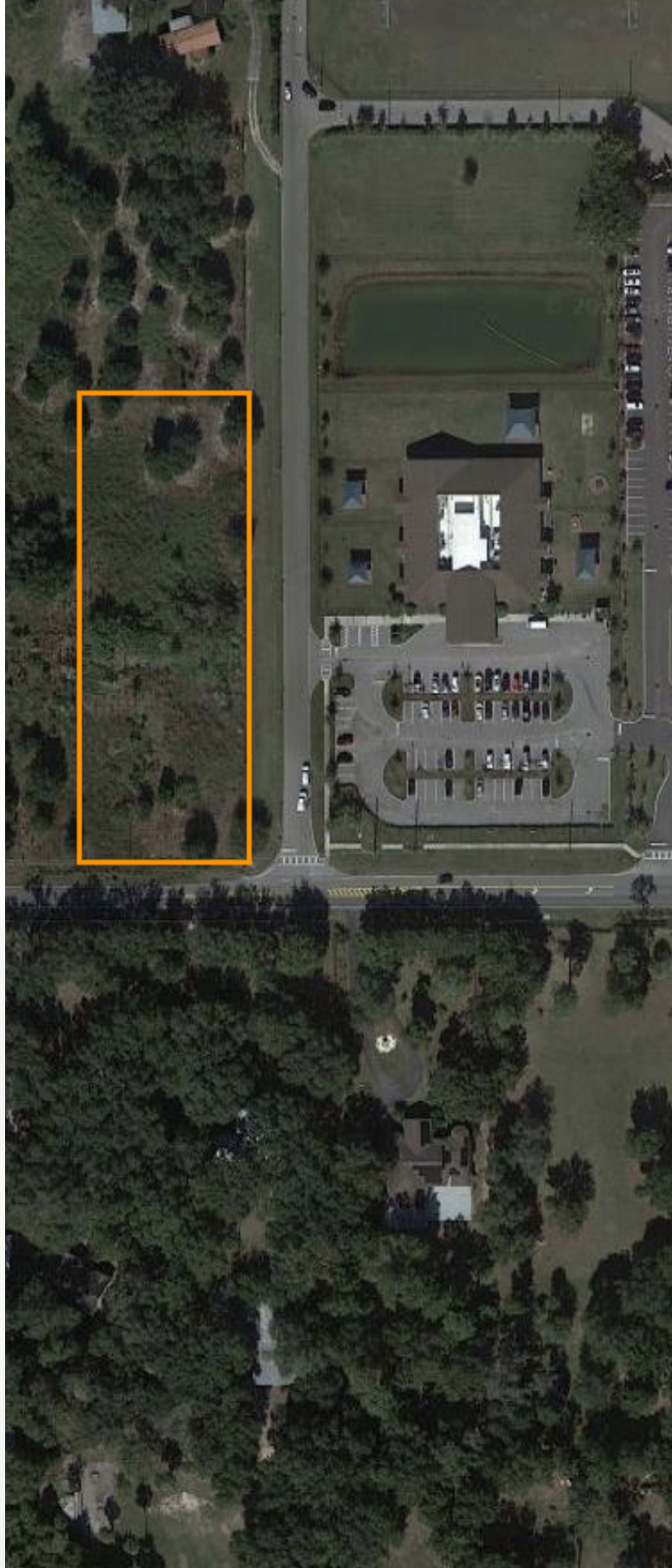


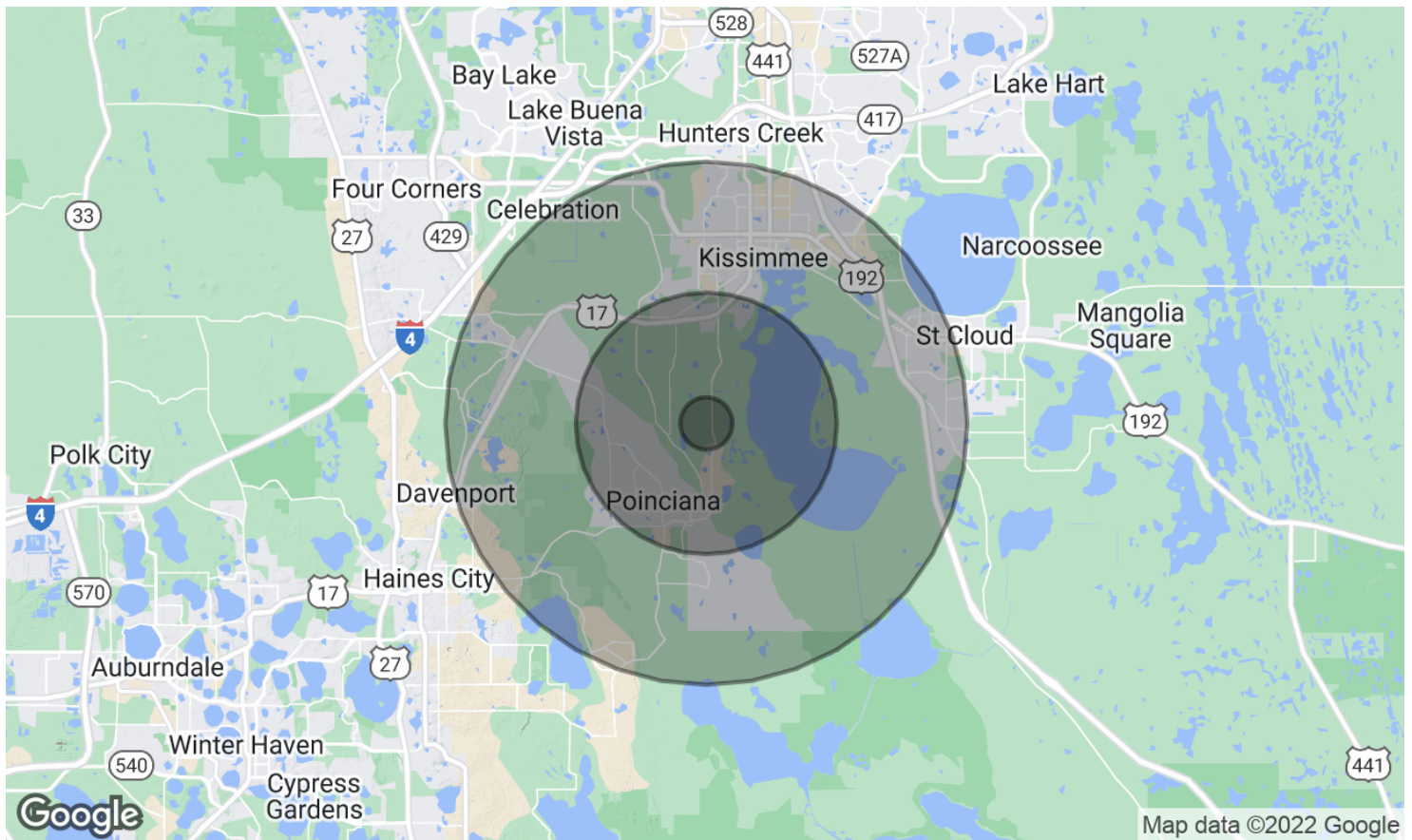


Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey

SECTION 3

DEMOGRAPHICS





POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,883	41,143	193,086
AVERAGE AGE	41.2	36.8	35.4
AVERAGE AGE (MALE)	41.1	35.7	34.1
AVERAGE AGE (FEMALE)	41.3	37.5	36.5

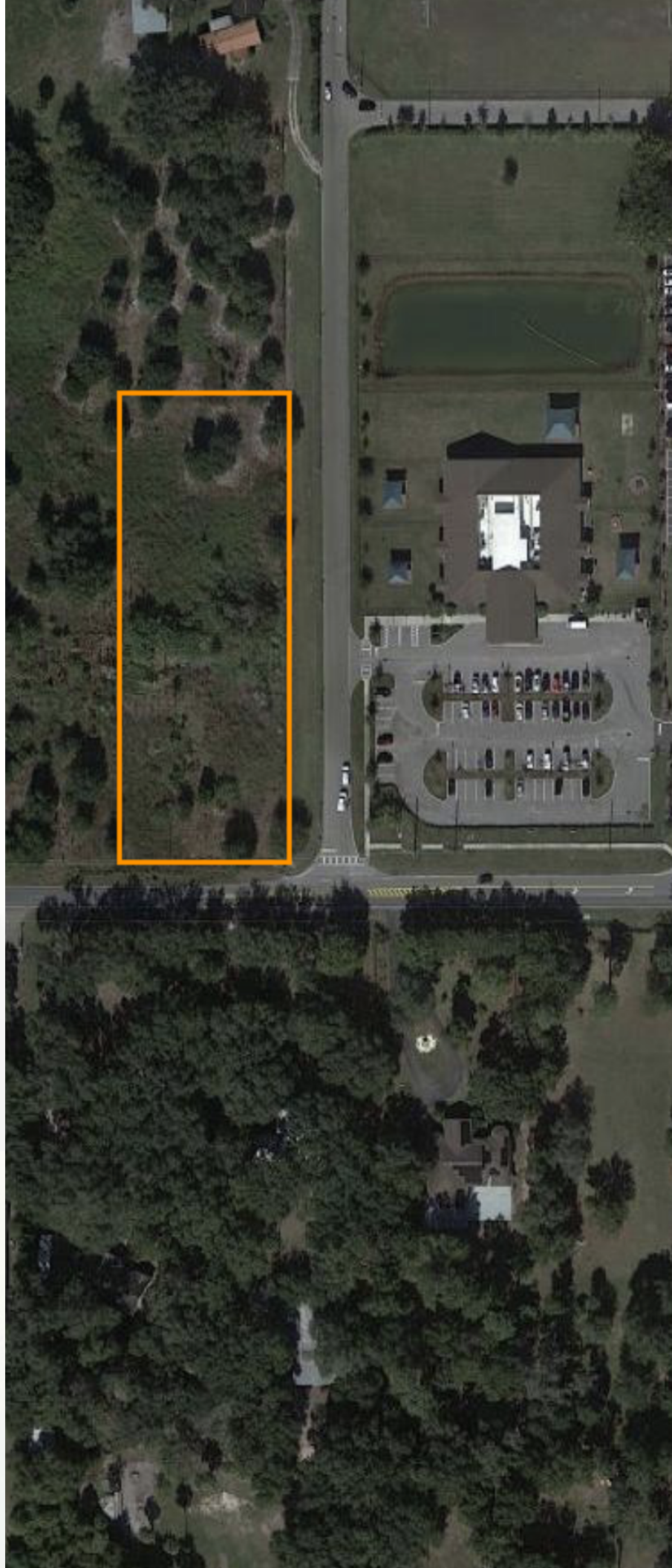
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	689	13,846	68,832
# OF PERSONS PER HH	2.7	3.0	2.8
AVERAGE HH INCOME	\$61,708	\$61,678	\$54,643
AVERAGE HOUSE VALUE		\$194,119	\$212,419

* Demographic data derived from 2020 ACS - US Census

SECTION 4

ADVISOR BIOS





LANCE COBB

Advisor

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PROFESSIONAL BACKGROUND

Lance Cobb, Commercial Advisor with SVN Commercial Advisory Group in Sarasota, Florida has 10+ years of personal investing in the real estate market which allows him to help his clients evaluate business investments from different perspectives. Lance is known for embracing groundwork, delivering solutions, information, and support to clients as they develop strategic investment plans. Driven by a tenacious spirit, he takes pride in providing the best service to those who dream big.

As a Louisiana native, he received his undergraduate degree in Computer Information Systems and was later drawn to Sarasota, Florida where he obtained his master's degree in Business Administration. Lance enjoys spending time traveling with his family and participating in various recreational sports.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

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