

REDEVELOPMENT OPPORTUNITY AVAILABLE

2.14 ± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

214 W SPROULE AVENUE
KISSIMMEE, FL 34741

OVERVIEW

ADDRESS

214 W Sproule Avenue
Kissimmee, FL 34741

CURRENT USE

Religious

COUNTY

Osceola

ACREAGE

2.14 ± AC

PARCEL ID

222529217000030010

ZONING

T5-M

FUTURE LAND USE

Mixed Use - Downtown

ASKING PRICE

\$2,950,000



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ZONING



ZONING

T5-M with Community
Redevelopment Overlay &
Short-Term Rental Overlay

FUTURE LAND USE

Mixed Use - Downtown

The subject property is zoned T5-M (Mixed-Use Center). From the City of Kissimmee Zoning Code: "This zone encompasses the center of downtown Kissimmee. Priority is placed on optimizing the built environment for increased walkability and creating a vibrant atmosphere that embraces the historic character of Kissimmee's main street."

The current zoning and future land use allow a mix of commercial and residential uses with density ranges based on the area and including required infrastructure for specific projects. Building height maximum of 5 floors with no maximum impervious surface ratio.

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NEARBY

MEDICAL COMPLEX

Adjacent to the HCA Florida Osceola Hospital Medical Complex

MUNICIPAL

Near Kissimmee City/ Osceola County Municipal Buildings

SUNRAIL/AMTRAK

Three blocks from the Kissimmee Train Station

NEW RESIDENTIAL

Near two new multi-family developments

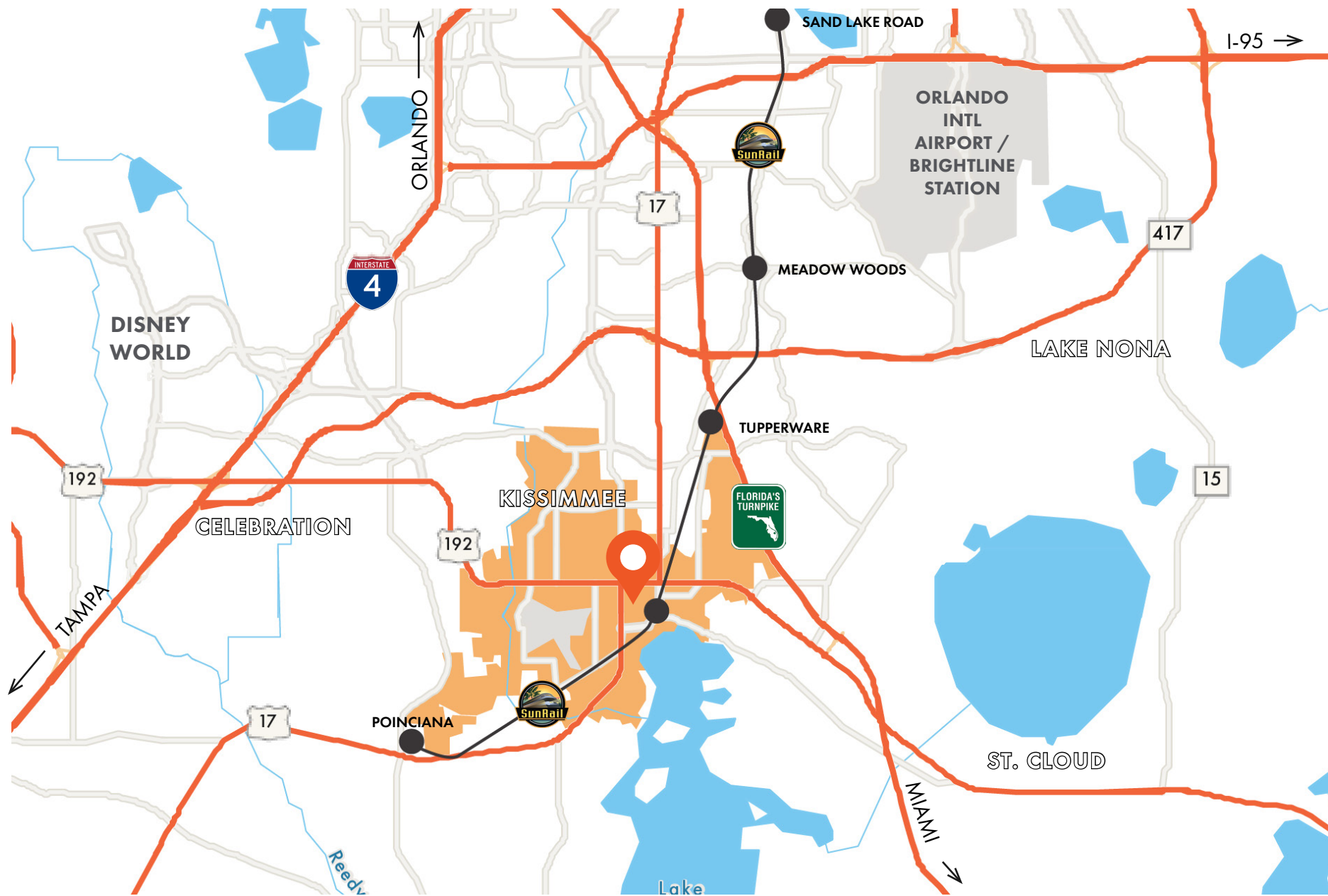
RESTAURANTS & DINING

Two blocks from restaurants and shopping district



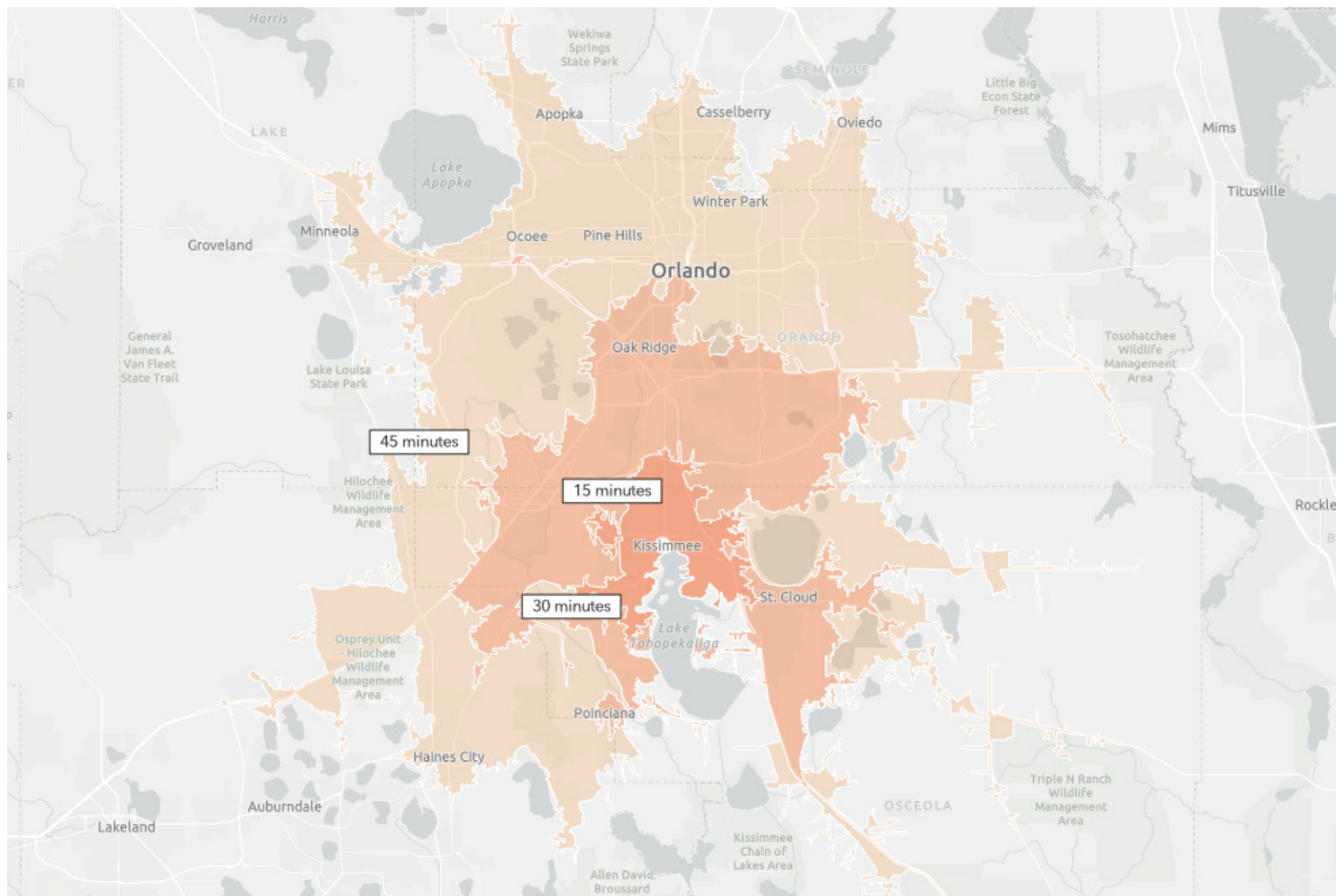
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LOCATION



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DRIVE TIMES



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THE TOWN

COUNTY SEAT

Kissimmee is the county seat of Osceola County

BROADWAY STREET

Downtown is one of Florida's largest independent dining districts with 30 locally owned restaurants

FARMERS MARKET

Held downtown the first Friday of every month

SPORTS & ENTERTAINMENT

Kissimmee is home to the NBA G-League team, the Osceola Magic

VACATION HOME CAPITAL OF THE WORLD®

Kissimmee contains over 30,000 vacation home rentals



REDEVELOPMENT OPPORTUNITY AVAILABLE IN KISSIMMEE, FL

GROW KISSIMMEE

The City of Kissimmee's Economic Development Division, Grow Kissimmee, develops business assistance and incentives to draw and retain valued businesses.

INCENTIVE ELIGIBILITY CRITERIA:

CITY OF KISSIMMEE INCENTIVES

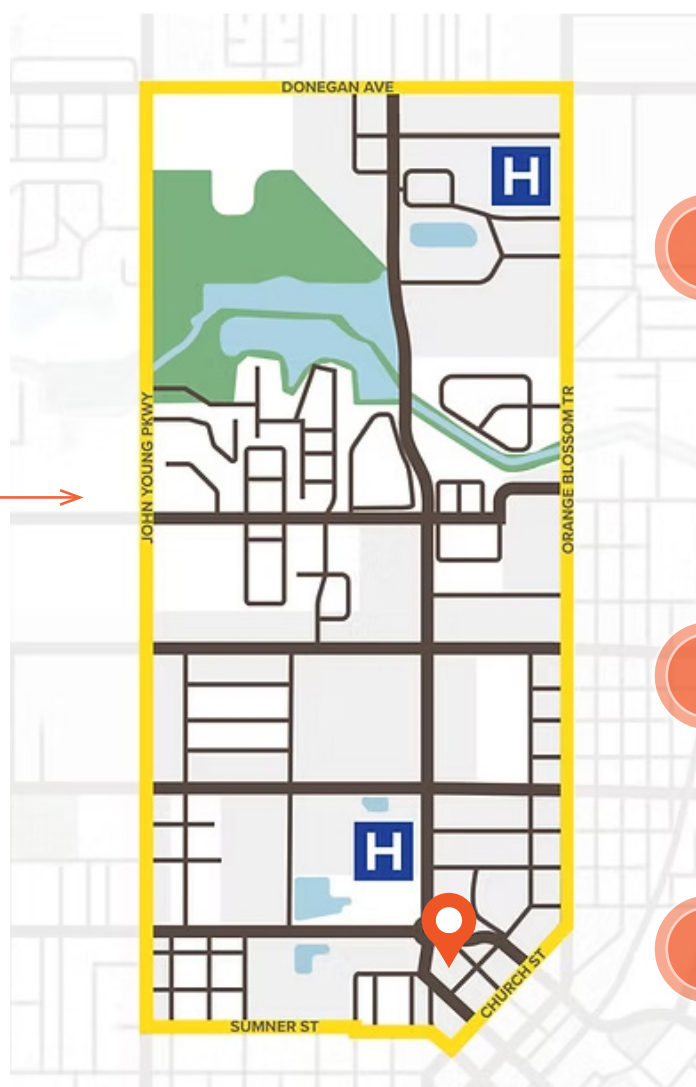
- Job Creation Bonus
- Ad Valorem Property Tax Refund
- Building Permit Fee Reimbursement
- Development Review Fee Reimbursement
- Fast Track Permitting
- Brownfield Building Permit Fee Reimbursement

KISSIMMEE MEDICAL ARTS DISTRICT

- Job Creation Bonus
- Building Permit Fee Reimbursement
- Development Review Fee Reimbursement
- Medical Equipment Grants

AEROSPACE ADVANCEMENT INITIATIVE

- Job Creation Bonus
- Building Permit Fee Reimbursement
- Development Review Fee Reimbursement
- Aviation/Aerospace Equipment Grant



To be eligible for economic incentives, a company must meet all three of the criteria below.

1

Be within one of the City's target industry categories:

- Aerospace (Aviation/Aeronautical)
- Nano, Sensor, and Semiconductor Manufacturing Supply-Chain, Clean or Renewable Technologies
- Manufacturing
- Medical Specialties
- Preparatory High School
- Post-Secondary Educational Institutions

2

Create at least ten (10) net new full-time permanent jobs, or if expanding a business, increase employment by at least 10% or ten (10) net new full-time jobs (whichever is greater).

3

Pay an average annual wage that is at least 115% of the Osceola County average wage. (2024: 115% = \$54,839)

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DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
POPULATION 2025	8,894	80,000	210,634
PROJ. POPULATION INCREASE 2030	1.0%	0.6%	0.9%
AVG. HOUSEHOLD INCOME	\$67,795	\$73,854	\$87,913
EMPLOYEES	11,612	36,970	65,389
MEDIAN AGE	36.2	35.2	36.4
MEDIAN HOME VALUE	\$315,115	\$329,106	\$351,247

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FOR MORE INFORMATION:**MATT MESSIER, SIOR, CCIM**

407.540.7718

MATT.MESSIER@FOUNDRYCOMMERCIAL.COM

CARLIN BEEKMAN

407.540.7789

CARLIN.BEEKMAN@FOUNDRYCOMMERCIAL.COM

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