

# For Sale

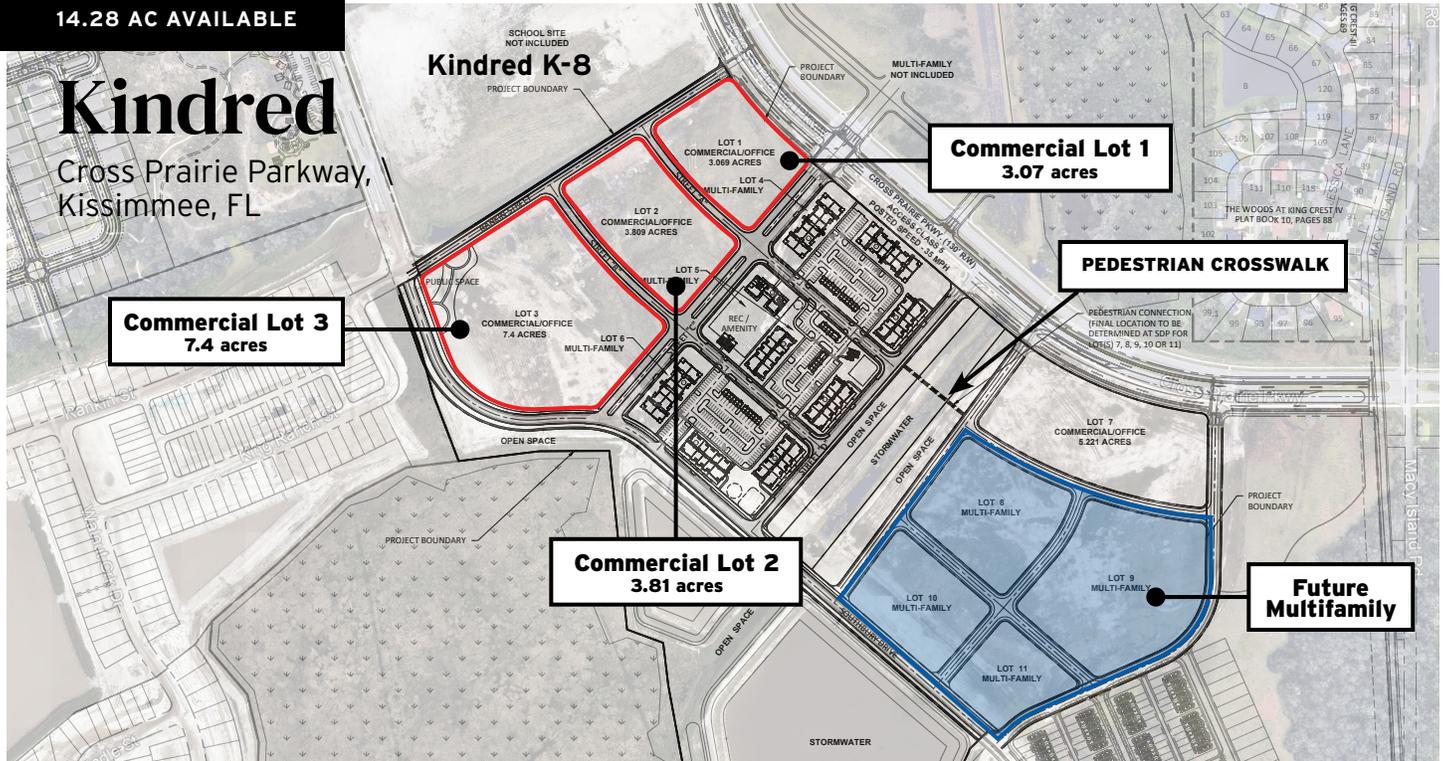
14.28 ACRES SUBDIVIDABLE AVAILABLE FOR SALE  
CROSS PRAIRIE PARKWAY, KISSIMMEE, FL 34744

## Commercial Lots

14.28 AC AVAILABLE

### Kindred

Cross Prairie Parkway,  
Kissimmee, FL



### DESCRIPTION

Kindred is a master-planned community located in the heart of Kissimmee, and within close proximity to NeoCity. The commercial component is new-to-market and will service the 10,000+ residents within the development. Kindred is comprised of over 2,829 Single-Family and Townhome lots, 880 Multifamily units and 77 Built-to-Rent units.

### PROPERTY OVERVIEW

AVAILABLE	14.28 ACRES SUBDIVIDABLE
COMMERCIAL LOT 1	3.07 acres
COMMERCIAL LOT 2	3.81 acres
COMMERCIAL LOT 3	7.4 acres
ASKING RATE	Call for Pricing

### HIGHLIGHTS

- Located on Cross Prairie Parkway, just south of E Irlo Bronson Memorial Highway (US 192) and NeoCity
- The site is adjacent to the new Kindred K-8 School, set to open in August of 2025 with over 1,500 students
- 25,000 residents added in the last 5 years
- There is an apartment project, Kindred Ascend, with 258 units on the other side of the property which will be delivered in Q4 2026
- The property would be ideal for all commercial users including grocery, day care, financial institution, medical users, QSRs, coffee users & more

FOR MORE INFORMATION, PLEASE CONTACT:

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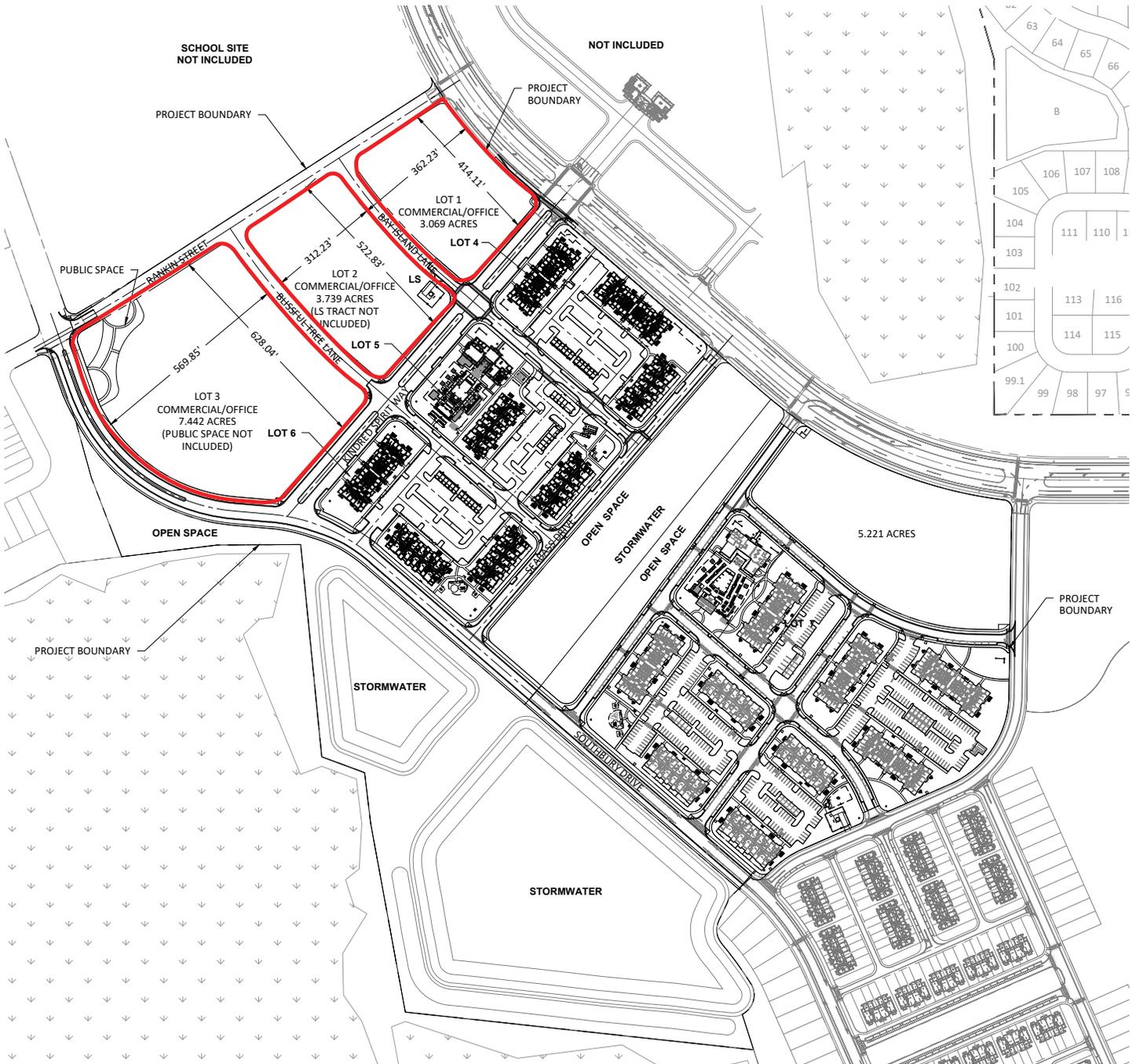
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### SITE PLAN



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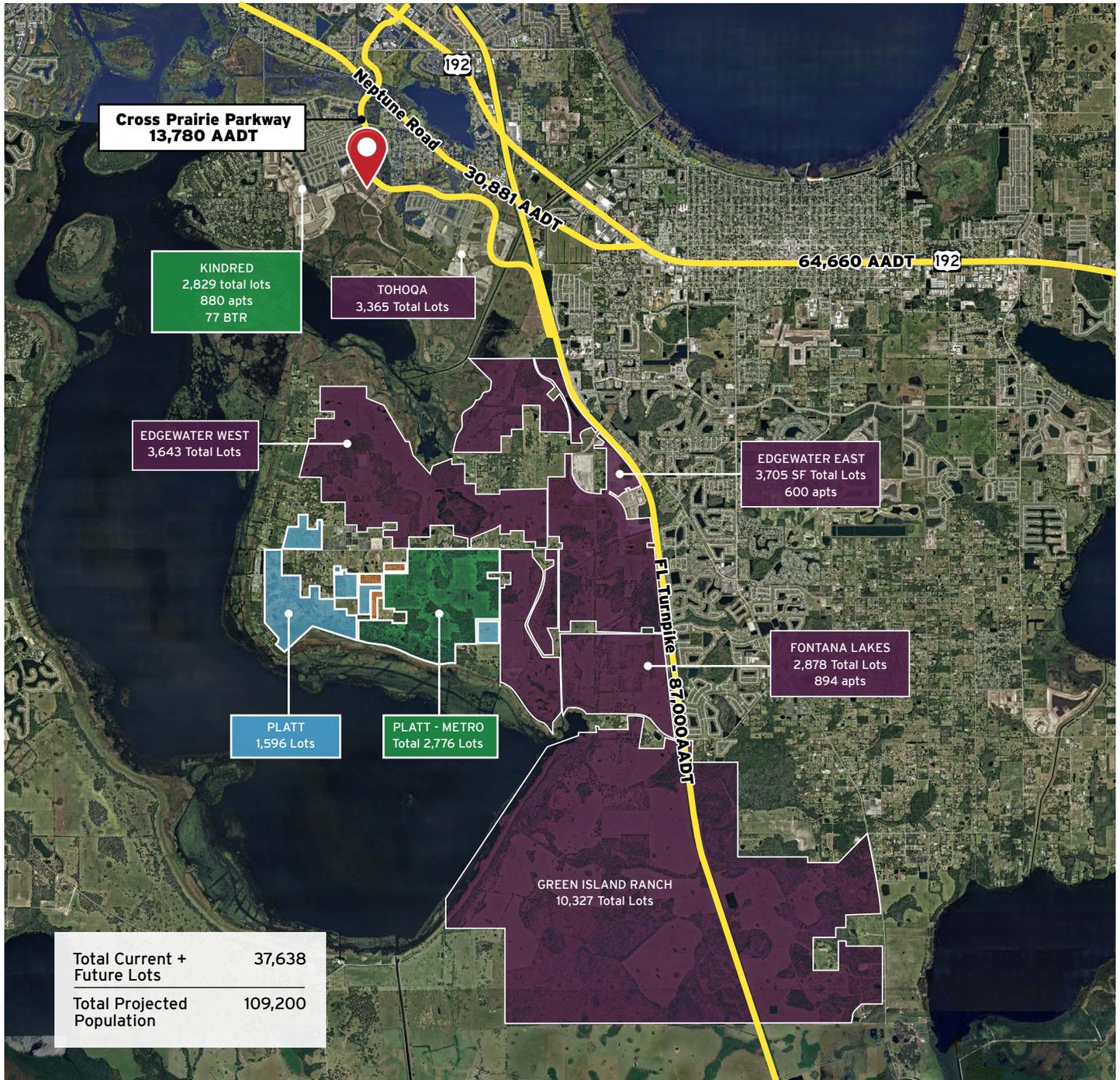
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### SURROUNDING DEVELOPMENTS MAP



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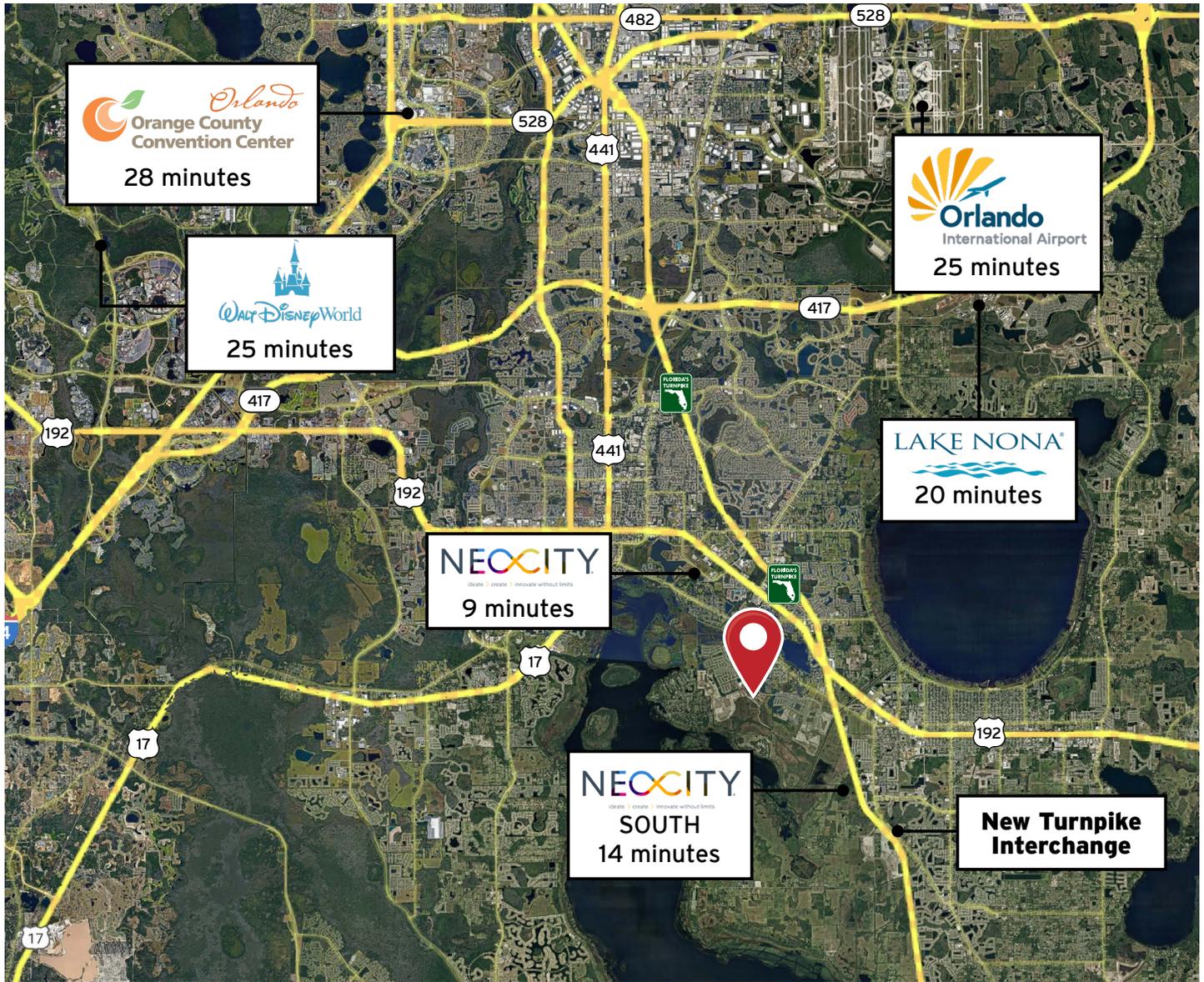
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KEY POINTS MAP



**64,660 AADT**  
US 192

**13,780 AADT**  
CROSS PRAIRIE PARKWAY

**87,000 AADT**  
FL Turnpike

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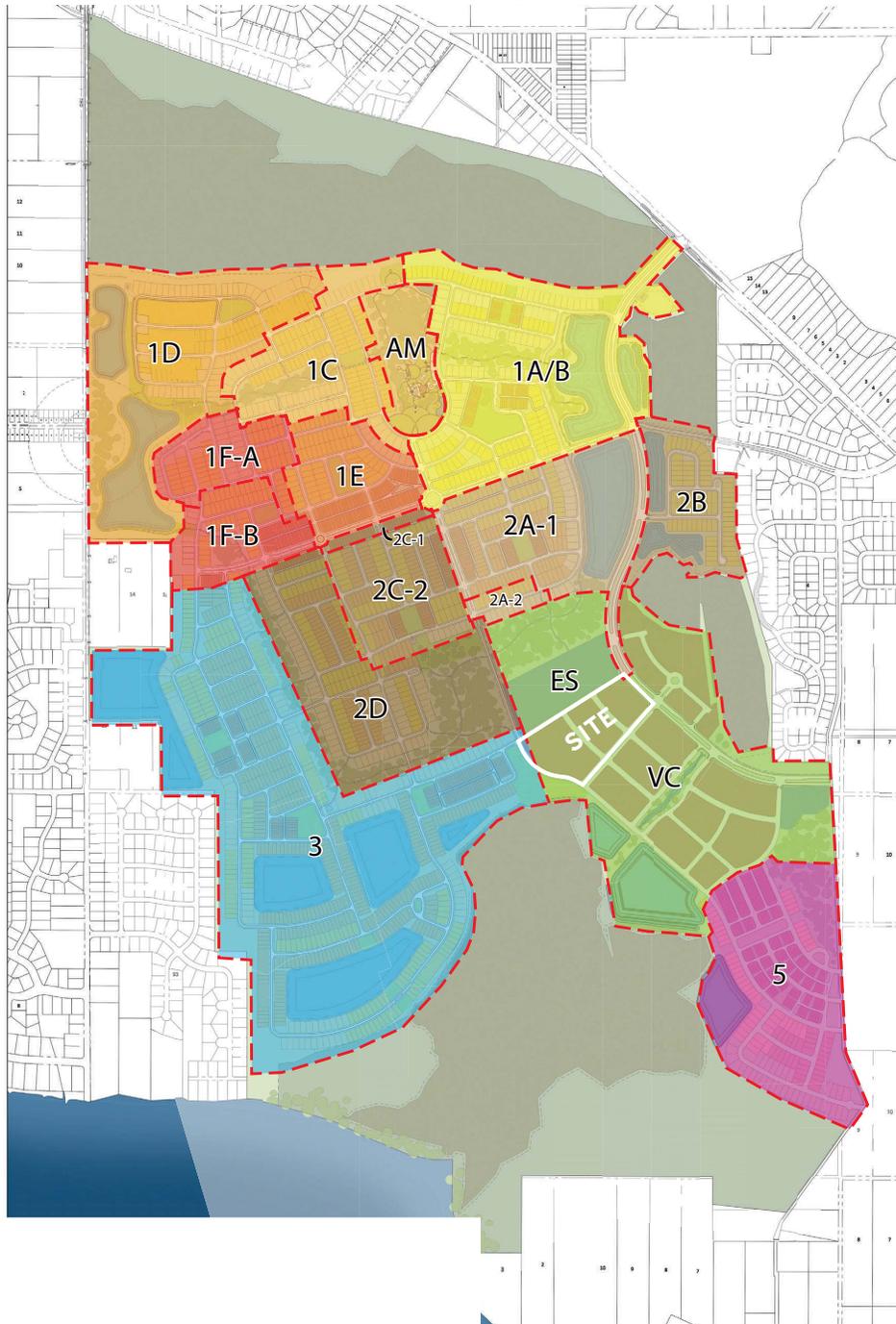
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## KINDRED MASTER PLAN



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KINDRED - CROSS PRAIRIE PARKWAY, KISSIMMEE, FL 34744

## PROJECT PHOTOS



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**KINDRED K-8 SCHOOL - OPENING AUGUST 2025 - 1,500 STUDENTS**



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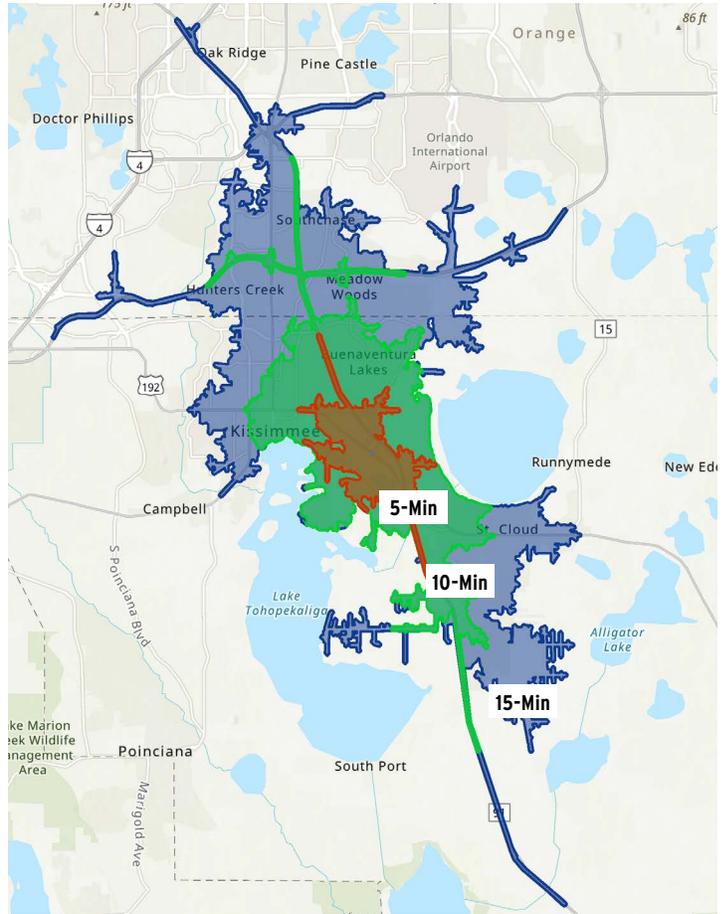
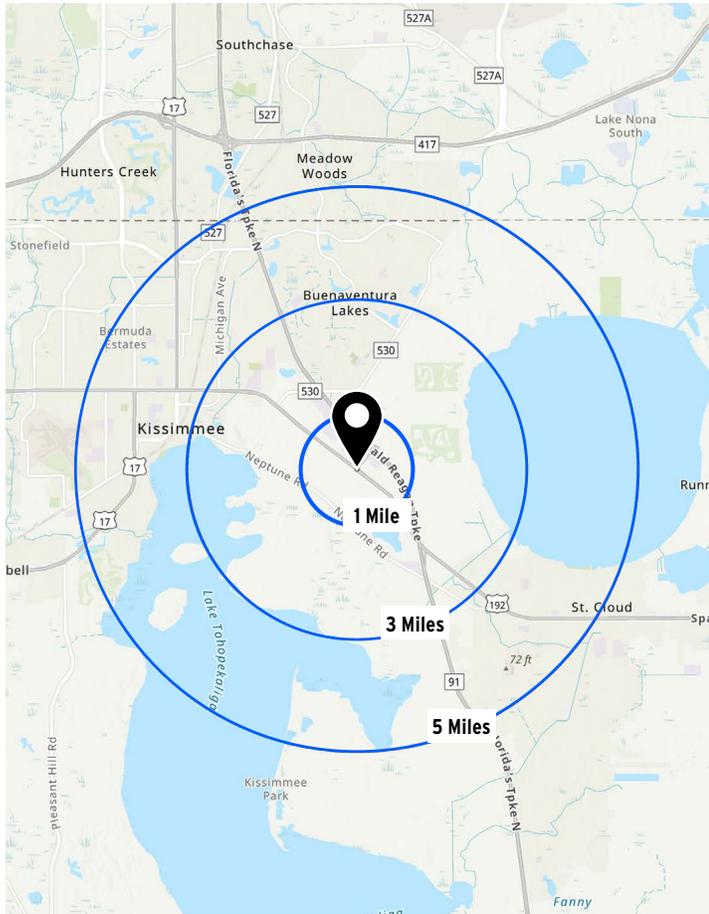
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### RADIUS | DRIVE TIME & DEMOGRAPHICS



#### 5-MINUTES

- 12,502  
ESTIMATED POPULATION
- 5,877  
HOUSEHOLDS
- 1,551  
TOTAL EMPLOYEES
- \$70,163  
AVERAGE HOUSEHOLD INCOME

#### 10-MINUTES

- 47,183  
ESTIMATED POPULATION
- 36,866  
HOUSEHOLDS
- 24,652  
TOTAL EMPLOYEES
- \$78,488  
AVERAGE HOUSEHOLD INCOME

#### 15-MINUTES

- 172,427  
ESTIMATED POPULATION
- 91,630  
HOUSEHOLDS
- 53,869  
TOTAL EMPLOYEES
- \$82,642  
AVERAGE HOUSEHOLD INCOME

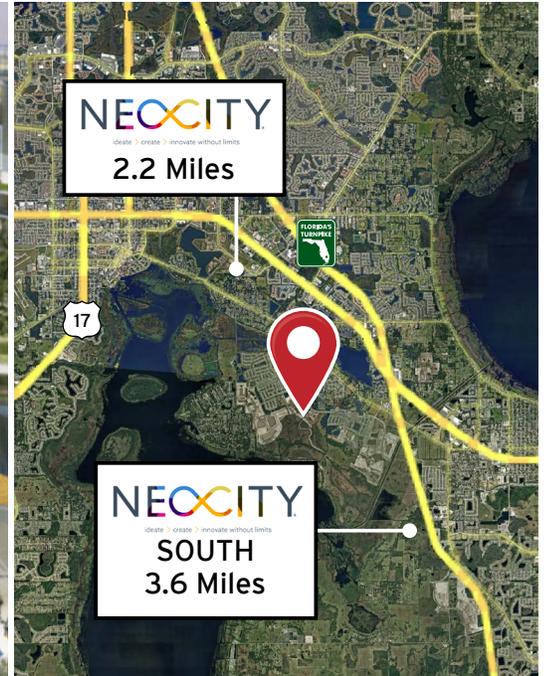
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## NeoCity South: A \$370 Million Economic Catalyst

### THE FUTURE OF CENTRAL FLORIDA'S ECONOMY

The NeoCity technology corridor is the most significant economic development initiative in Osceola County. This long-term, government-backed project will serve as a global center for advanced manufacturing and high-tech research, generating high-wage jobs and a new, affluent consumer base.

### NEOCITY SOUTH: THE NEXT PHASE OF DEVELOPMENT

Osceola County is expanding the NeoCity brand with NeoCity South, a new 323-acre technology park. This site is located at the future Florida's Turnpike interchange with W. Nolte Road, scheduled to open in 2028. This new hub will drive substantial commercial and residential growth, creating a powerful opportunity for strategic investment.

### THE ELSPES HEADQUARTERS: A CORNERSTONE INVESTMENT

The planned new U.S. headquarters and manufacturing facility for South Korea-based tech firm, ELSPES, is a key component of this expansion. This project represents a massive commitment to the region's future.

- **Total Investment:** \$370 million.
- **Job Creation:**
  - **Phase 1:** 100 new jobs by 2026, increasing to 200 by 2028.
  - **Phase 2:** An additional 300 jobs by 2034.
- **Economic Impact:** With an average salary of \$85,000, these jobs will create a consumer demographic with significant disposable income, fueling demand for retail, dining, and other services in the surrounding area.

Source: <https://www.growthspotter.com/2025/07/25/osceola-county-to-launch-neocity-south-at-new-turnpike-interchange/>

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