

# MULTI-FAMILY DEVELOPMENT OPPORTUNITY

2481 HAM BROWN ROAD, KISSIMMEE, FL 34746

High Intensity Development District



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15.72 Acres (+/-) FLU - Community Center Peripheral  
Osceola County

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# MULTI-FAMILY DEVELOPMENT OPPORTUNITY

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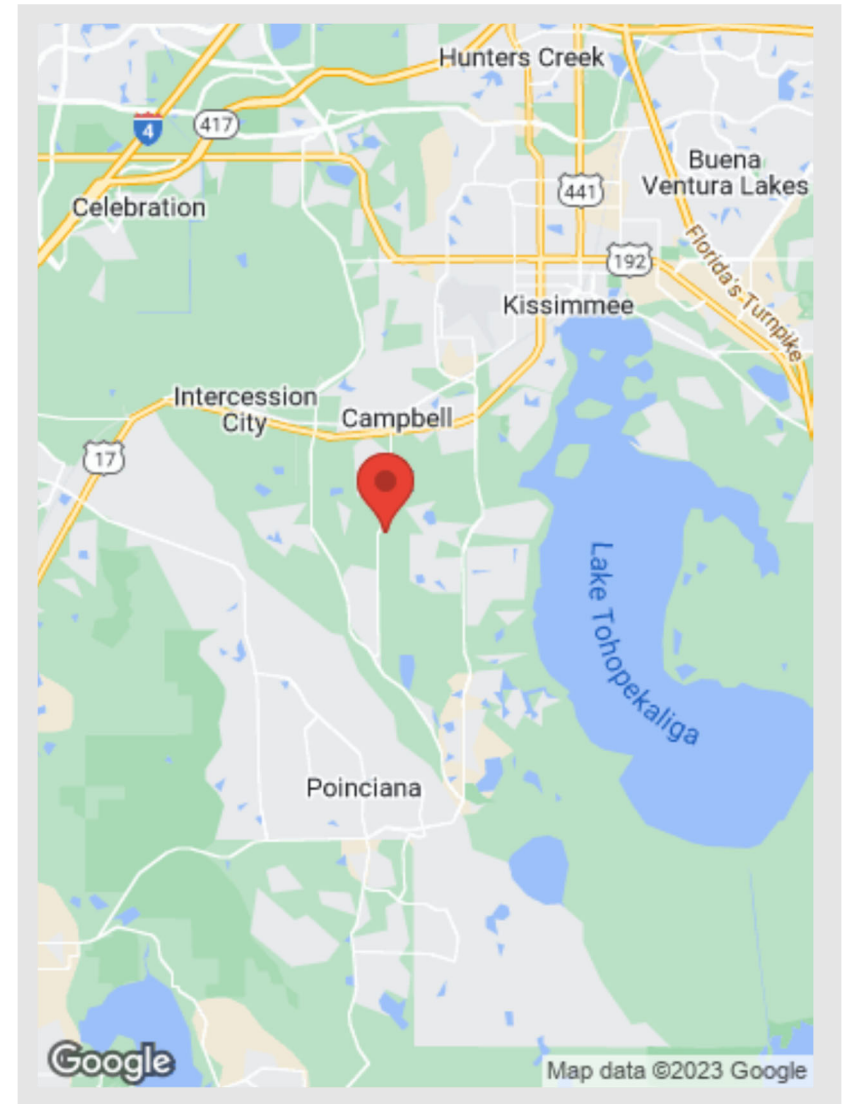
The available development site is ideal for construction of a multifamily project in the high-growth Kissimmee - Poinciana area.

The site is on Ham Brown Road 1.8 miles south of US 17-92. Ham Brown Road is a north-south thoroughfare located between Poinciana Blvd and Pleasant Hill Road. The parcel consists of 15.72 acres on the east side of Ham Brown Road with 658 ft of frontage. Approximately 11.00 acres of the site are reported to be uplands.

The immediate neighbor (adjacent) is a 193 acre site which is under development to consist of 452 single family residences, 92 townhomes and 300 multi-family units with a national home builder. Utilities will be available at the site. All modern business services are nearby along US Hwy17-92.

The current zoning is PD. The Future Land Use is Community Center Peripheral. The residential density allows up to eighteen units per acre. Offices and professional services, as well as ancillary commercial, may be permitted.

The nearby Osceola County and Poinciana areas are highly desirable residential living locations. The immediate area is seeing tremendous development, growth and modernization. A 95-unit BTR town home development is just being completed ¼ mile south of the site. The recently opened Lowes Distribution Center – Poinciana is less than one mile to the south.



**15.72 Acres (+/-) FLU - Community Center Peripheral - Osceola County**

# OUTSTANDING DEVELOPMENT SITE - 15.72 ACRES

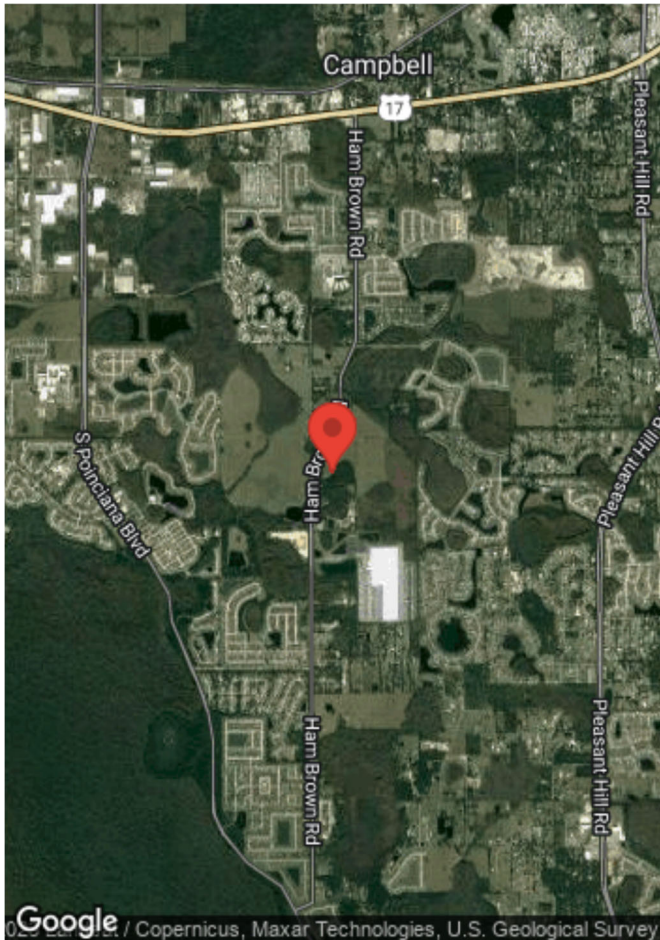
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# SITE FEATURES

2481 HAM BROWN ROAD, KISSIMMEE, FL 34746

## MULTIPLE POTENTIAL USES – APARTMENTS, BTR, COMMERCIAL

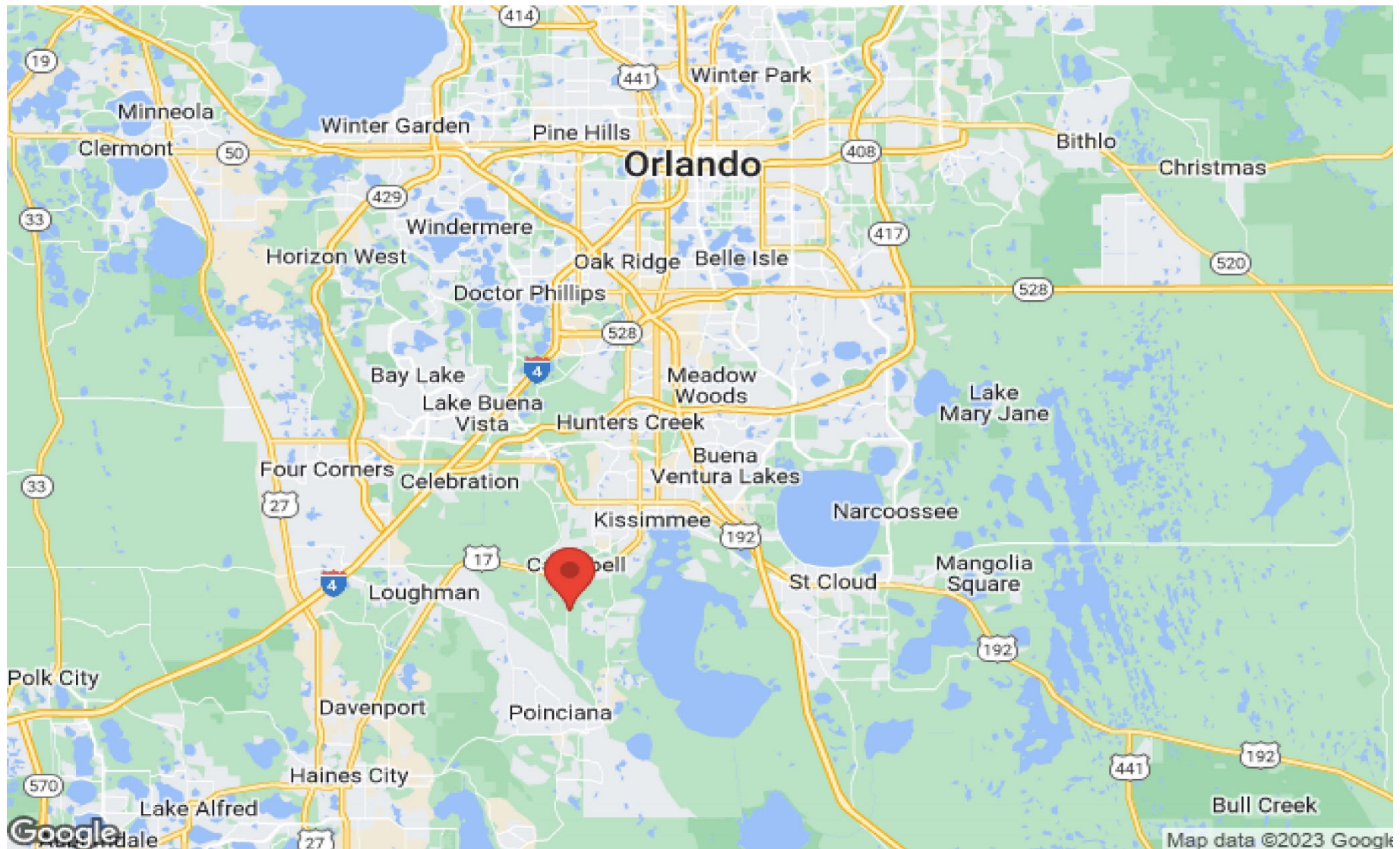


- 15.72 (+/-) Acres
- Irregular Parcel: 1106' by 658'
- Level – east of subject is approx. 1/3 wetlands
- Zoning: PD
- FLU: Community Center Perimeter
- Possible BTR Community
- Nearby developments underway
- Nearest Corner- Hwy 17-92 & 532
- Frontage of 658'
- FAR: 50% / 1.00 %
- Utilities available south of subject
- Access via Ham Brown Rd
- AADT at Ham Brown – 9,100
- AADT at corner 17-92 – 29,500
- Active development occurring in Osceola County
- Goods and services – one mile

**Ongoing Residential Development Adjacent to Property**

# OUTSTANDING LOCATION: 15.72 ACRES

2481 HAM BROWN ROAD, KISSIMMEE, FL 34746



Easy Access to Orlando, Greater Central Florida, Attractions, Central Florida Turnpike

# NEARBY BUSINESSES AND SERVICES

2481 HAM BROWN ROAD, KISSIMMEE, FL 34746



Goods and Services Nearby and Presently Under Development