

SALE

2.1 +/- Acre Commercial Development Site

PLEASANT HILL ROAD

Kissimmee, FL 32751

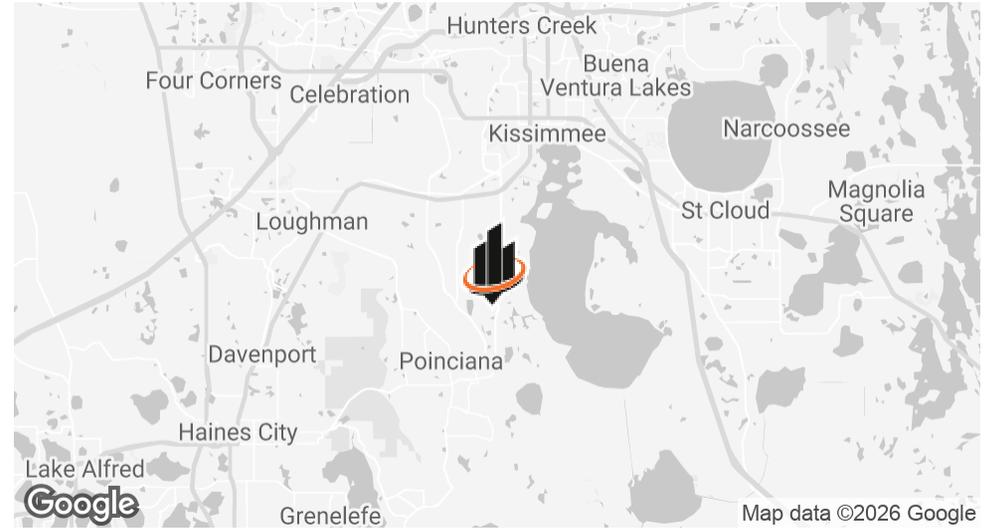
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$975,000
LOT SIZE:	2.1 Acres
ZONING:	Planned Development (PD)
MARKET:	Orlando-Kissimmee-Sanford MSA
SUBMARKET:	Osceola County
AADT:	36,500

PROPERTY HIGHLIGHTS

- 2.1 +/- Acre High Visibility, High Traffic, Commercial Development Site
- Adjacent to the Bellalago community of 2,000 + homes, Publix shopping center, retailers, apartment communities, Bellalago Academy, Master Academy Preparatory High School, Master Brighton Lakes Academy, and Valencia College
- Zoned Planned Development within the Isles of Bellalago Planned Development
- Potential uses: Convenience Store, Restaurant, Quick Service Restaurant, Office, and more

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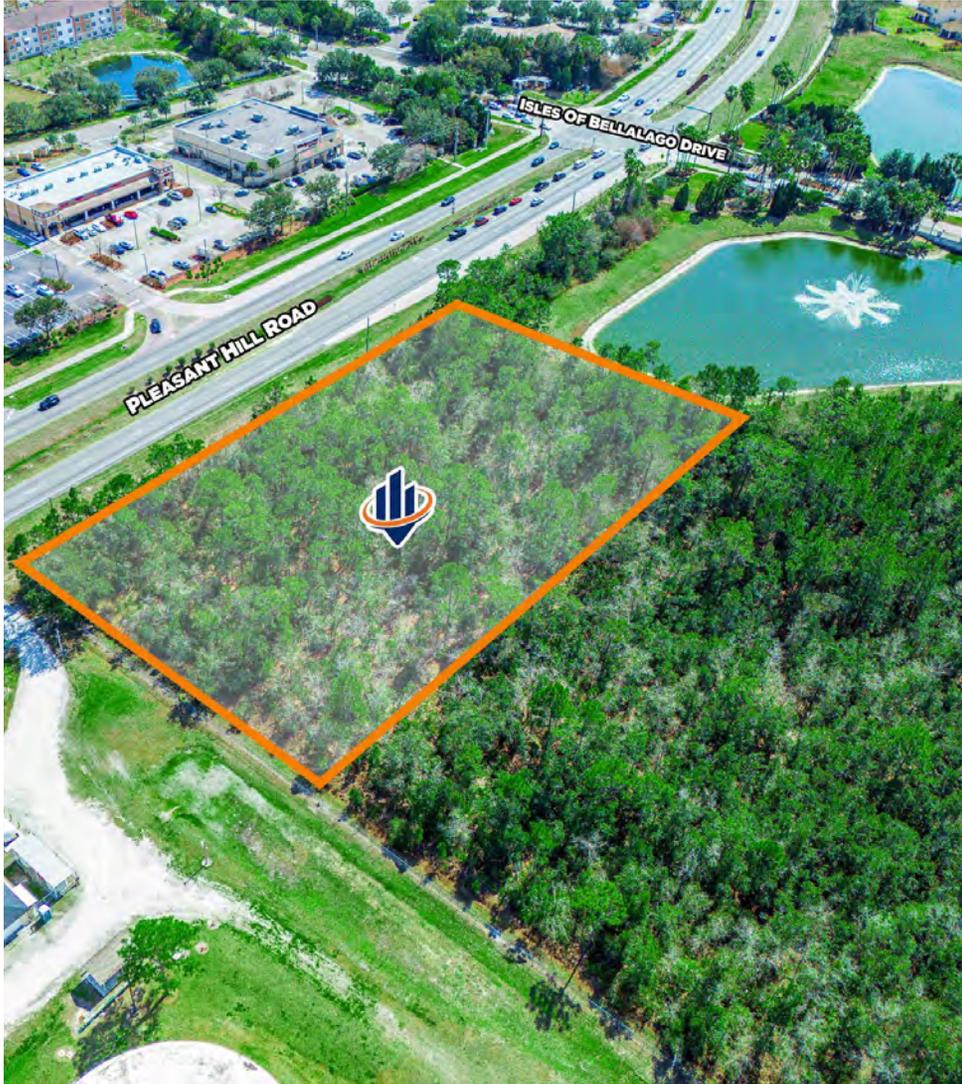
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PROPERTY DESCRIPTION



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This 2.1 +/- Acre commercial development site is located on the highly visible, high traffic Pleasant Hill Road, a main North-South Connector between US 17 and Cypress Parkway in southwest Osceola County between Kissimmee and Poinciana. Located at the entrance to the master-planned community of Isles of Bellalago and nearby the main 2,000 + home, master-planned Community of Bellalago with a number of national retailers including Publix, Walgreens, Dunkin, and Starbucks, as well as prestigious private school options and the Valencia Collage Poinciana Campus in the immediate area.

The zoning for the site is Planned Development (PD) within the Bellalago Planned Development. A preliminary Due Diligence report has identified a number of retail and office uses including Convenience Store, Restaurant, QSR, Office, Gym, and more with two potential options for ingress/ egress.

All utility service is immediately adjacent or very near to the site and including electric, water, sewer and reuse water.

LOCATION DESCRIPTION

This site is located in the rapidly expanding Poinciana, Florida community, near the well-established and premier master-planned lakeside community of Bellalago, which features over 2,000 homes. The area has experienced tremendous growth over the past ten years, highlighted by the addition of the Poinciana Parkway, which provides seamless transportation between Poinciana and the I-4/Champions Gate area. This improved connectivity has helped generate a more affordable housing market while maintaining convenient access to Celebration and the greater Central Florida region.

The community has grown so significantly that the Southport Connector Expressway is now in development stages with phasing and financial plans currently in the works to provide direct access to Florida's Turnpike from the Poinciana Parkway.

Poinciana is located in Osceola County, one of the fastest-growing counties in the United States, with its population projected to exceed 700,000 residents by 2050. Known as the Vacation Home Capital of the World, the area is home to world-renowned attractions such as Walt Disney World and Universal Orlando.

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AERIAL LOOKING NORTHEAST TOWARD LAKE TOHOPEKALIGA



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AERIAL LOOKING NORTHWEST TOWARD VALENCIA COLLEGE



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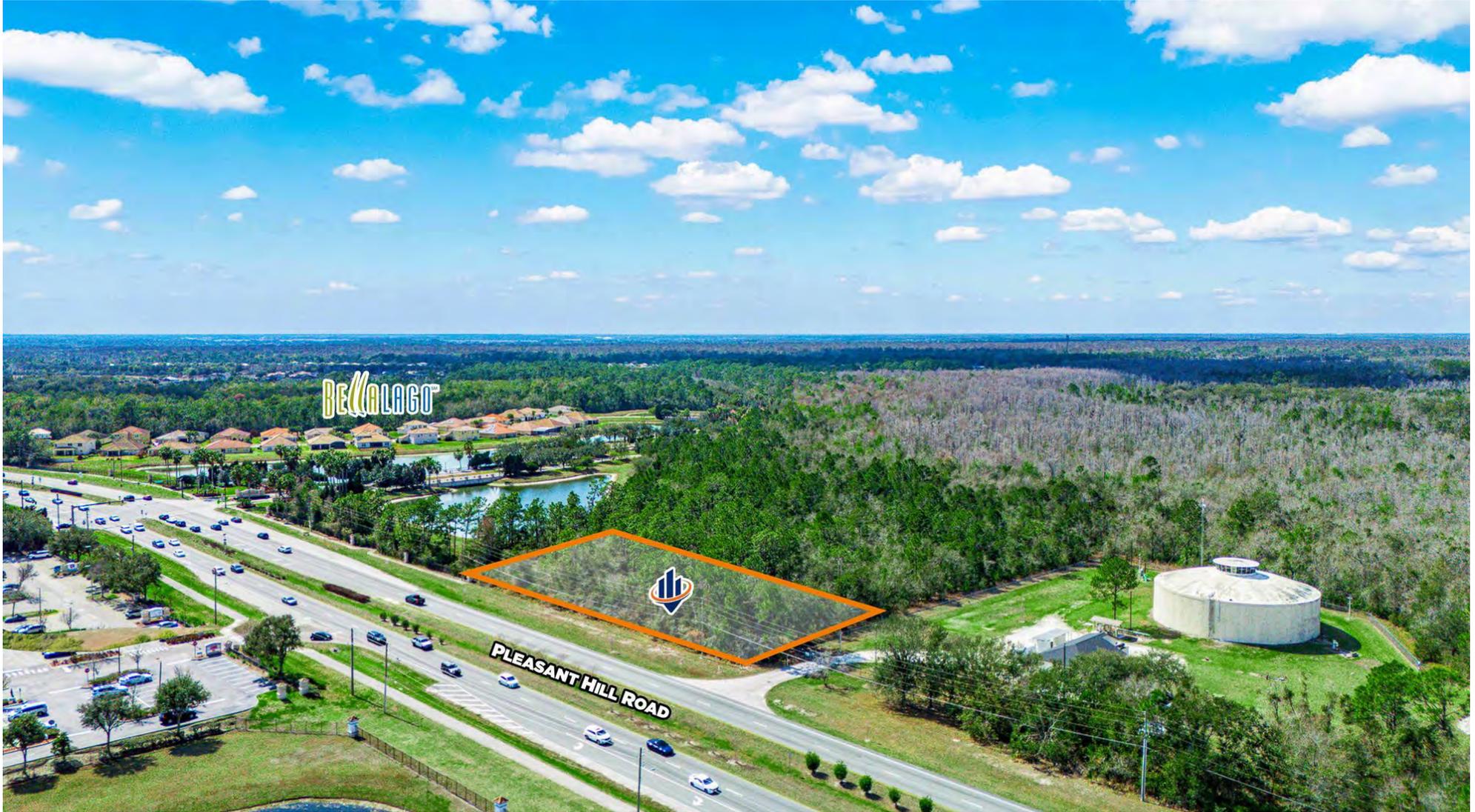
AERIAL LOOKING SOUTHEAST



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AERIAL LOOKING SOUTHWEST TOWARD BELLALAGO



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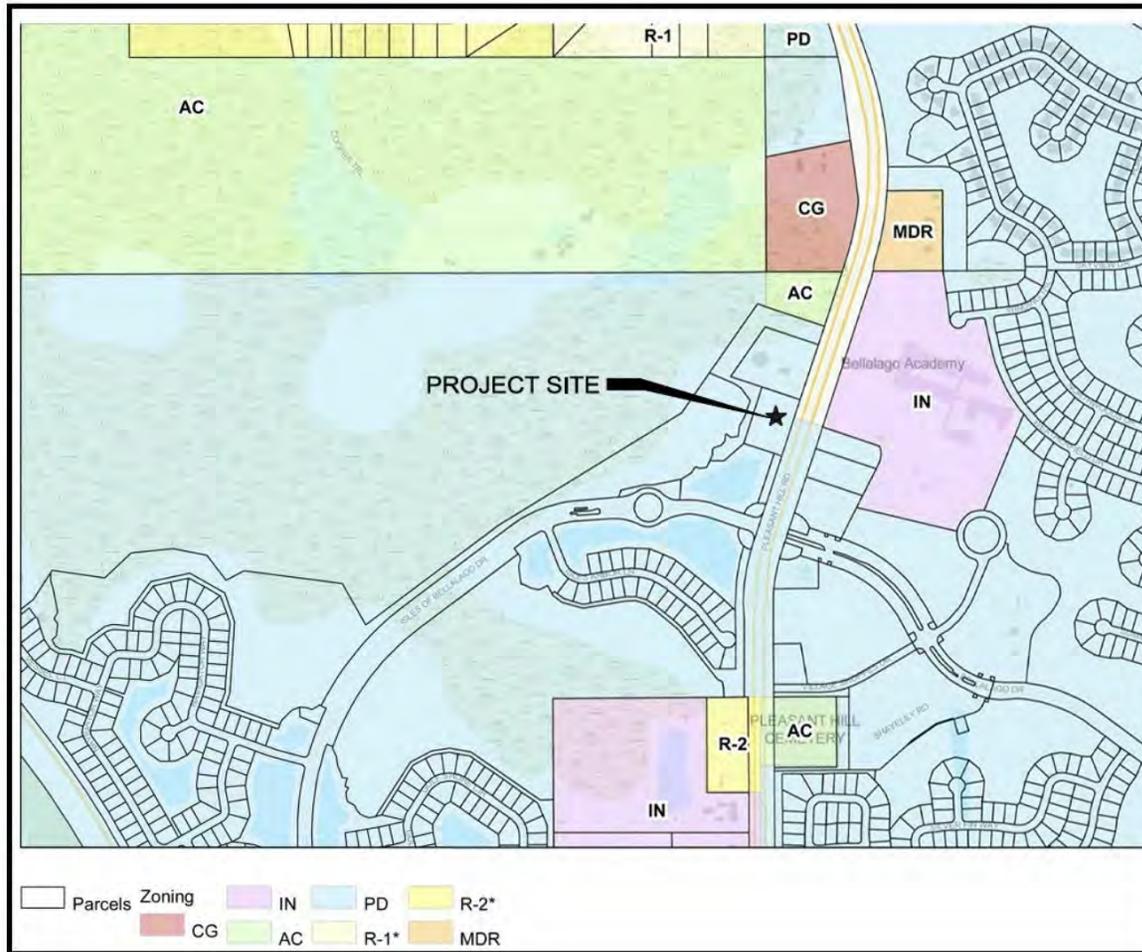
PROPERTY APPRAISER AERIAL



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PERMITTED USES



PERMITTED USES

- Cocktail Lounge or Bar
- Convenience Retail with Gas Pumps
- Dance, Karate, Art or Similar Afterschool Care Studio
- Entertainment Complexes
- Food and Beverage Sales
- Food Truck / Lunch Truck
- Gym or Fitness Training
- Membership Organizations
- Offices and Professional Services
- Recreational Facilities (Commercial)
- Restaurant
- Restaurant with Drive Thru
- Retail Sales and Services
- Self Service Ice House
- Service Station
- Other similar uses which are reasonably implied and are consistent with the objectives of this district, based on appropriate consideration of the nature of the intended activity, the character of the proposed development, the location of the site, and the compatibility with adjacent parcels. The County Manager shall make these determinations.

All property information, including but not limited to zoning classifications, permitted uses, lot size, or property boundaries, has been obtained from sources deemed reliable but is not guaranteed. Broker makes no representations or warranties, expressed or implied, regarding the accuracy of this information. Buyers are solely responsible for independently verifying all zoning regulations, allowed uses, building codes, and any potential restrictions with the appropriate city or county Planning and Zoning Department before making an offer.

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UTILITIES MAP



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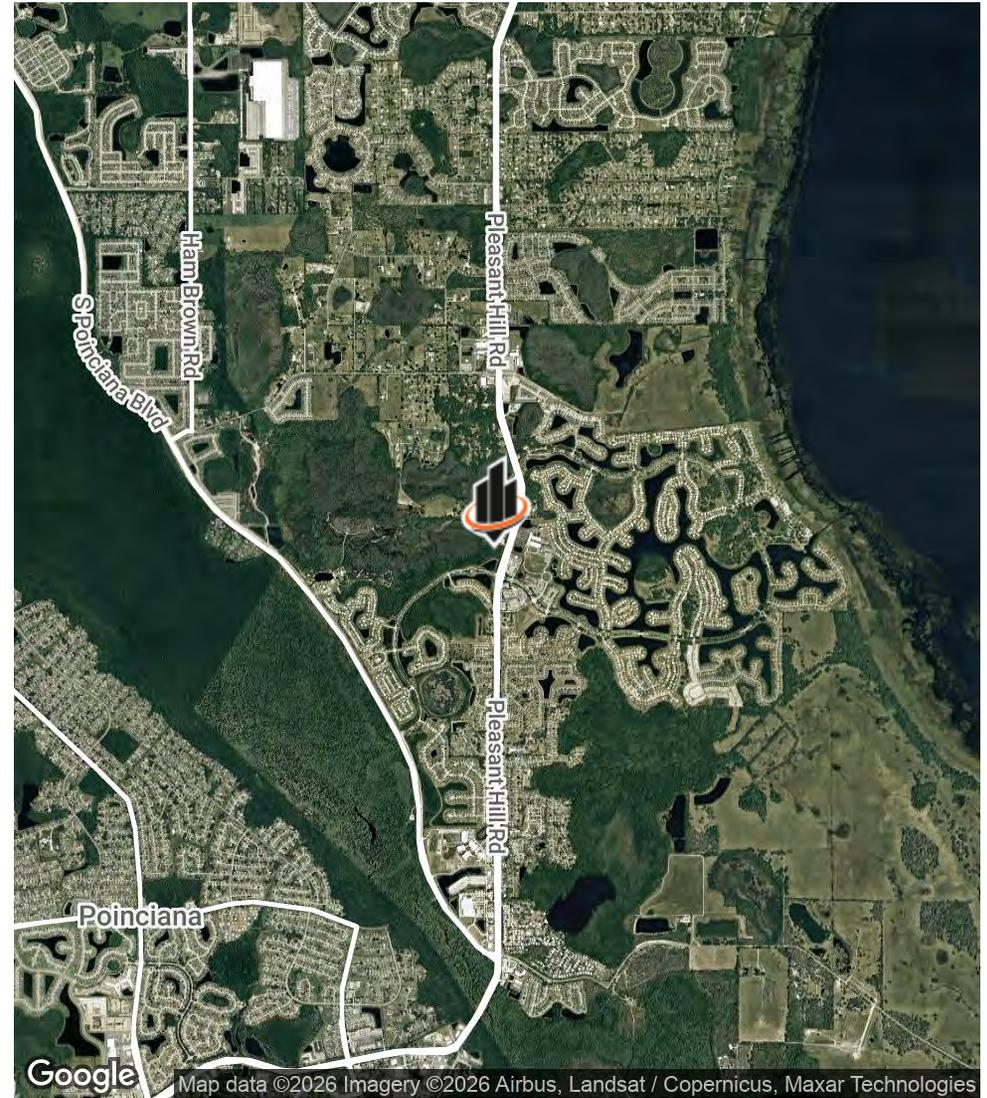
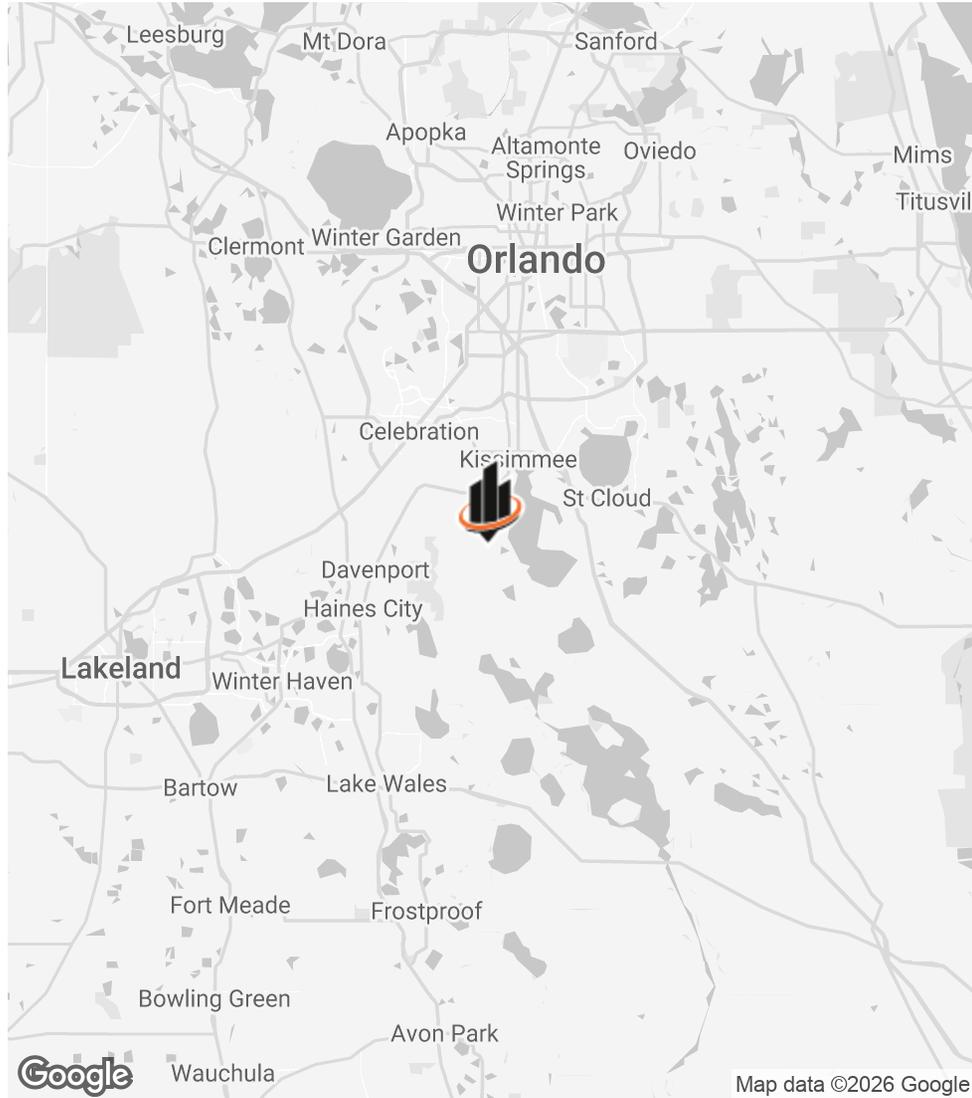
RETAILER MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

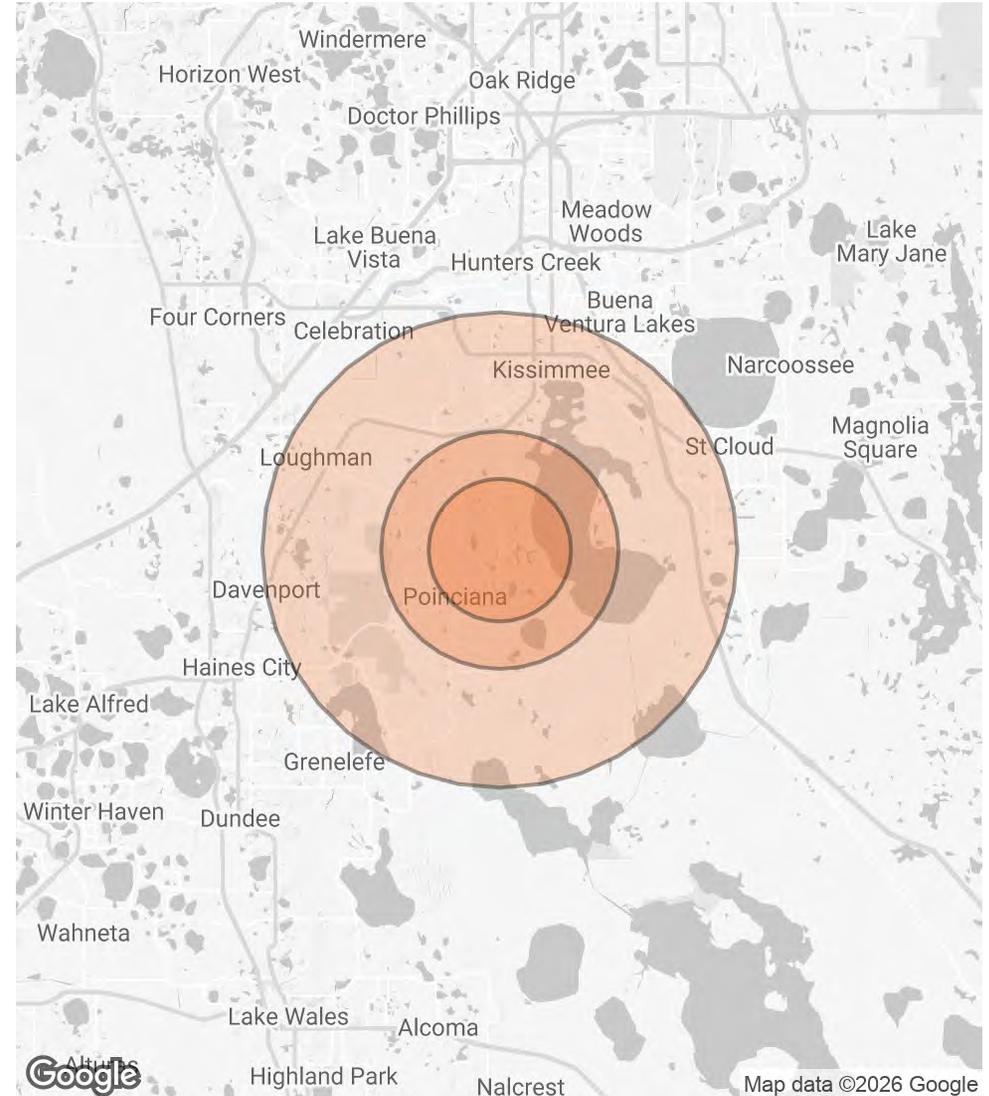
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	42,454	90,506	312,345
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	12,938	27,735	103,316
# OF PERSONS PER HH	3.3	3.3	3
AVERAGE HH INCOME	\$96,120	\$87,532	\$79,176
AVERAGE HOUSE VALUE	\$336,324	\$323,485	\$332,737

Demographics data derived from AlphaMap



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ALL ADVISOR BIOS



Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has completed almost 1,000 sales and leasing transactions with a career volume in excess of \$360 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and serves as the 2025 Chair of their Commercial Alliance and will be the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$140 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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