

# FOR SALE

5.89± Acres of Land

ARMSTRONG BOULEVARD, KISSIMMEE, FLORIDA 34741



Asking Price **\$2.95MM**

#### Location:

Ideally situated just one block south of US-192 on Armstrong Boulevard, in the heart of Kissimmee's vibrant tourist and commercial corridor.

#### Zoning:

Mixed Use PUD (Planned Unit Development) – one of the most flexible and permissive zoning designations, allowing for a wide range of commercial and light industrial uses, including:

- \* Office and professional services
- \* Light manufacturing and assembly
- \* Warehousing, storage, and distribution
- \* Wholesaling and low-impact retail

#### Utilities:

- \* Water/Sewer: City of Kissimmee
- \* Electric: Kissimmee Utility Authority
- \* Telephone/Internet: Spectrum & Sprint

#### Access:

Excellent accessibility from Armstrong Boulevard, just south of US-192, minutes from Kissimmee Municipal Airport, and with convenient connections to major highways, restaurants, and businesses.

#### Highlights:

- \* Located in a high-growth area surrounded by commercial development
- \* Ideal for owner-user or investor
- \* Strong visibility and accessibility for future tenants or businesses

**exp**<sup>TM</sup>  
REALTY

DEEP MEHTA

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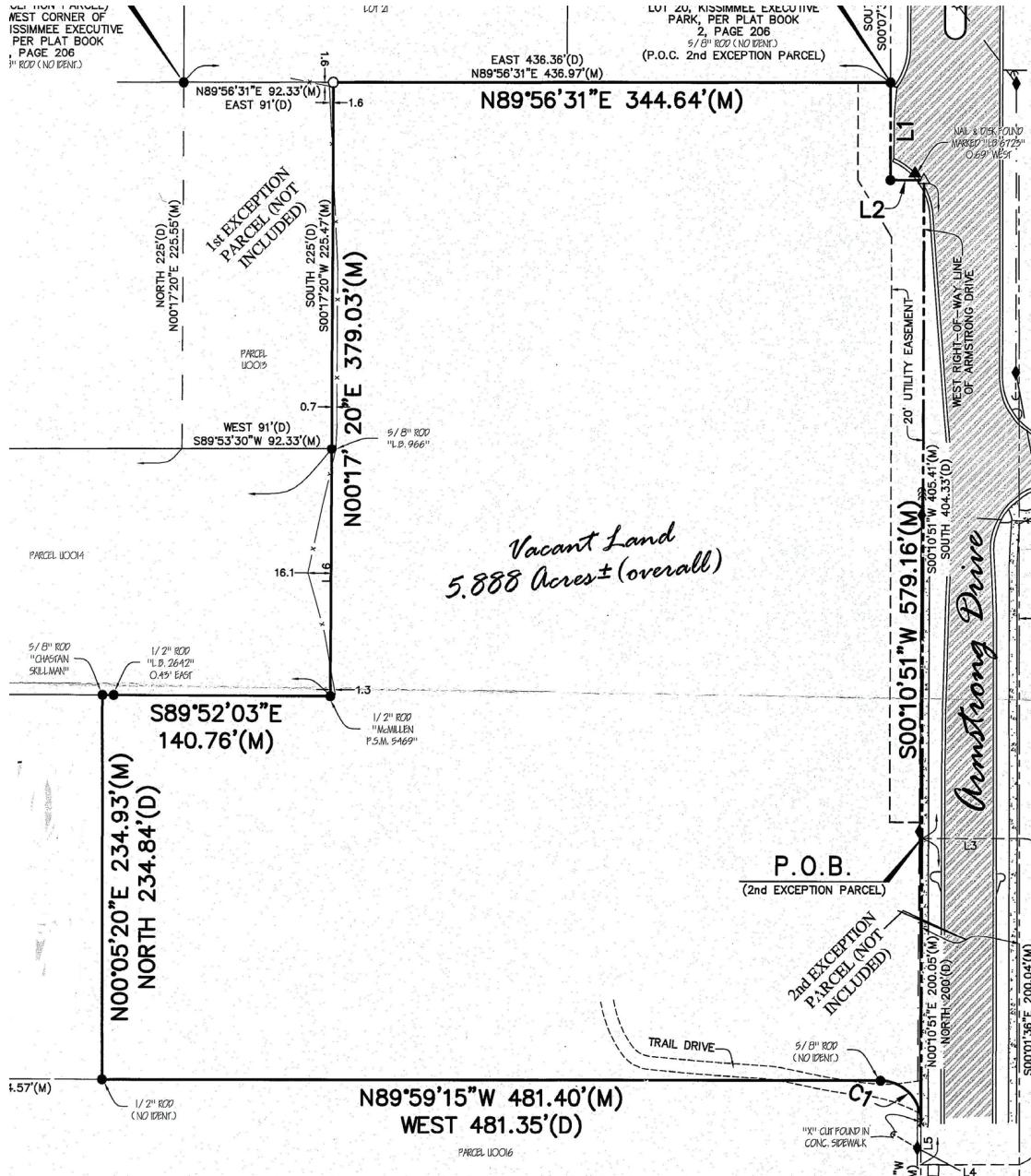
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