



\$10,000,000.00

0 & 4250 HIGH PLAINS LANE KISSIMMEE, FL 34744

PROPERTY HIGHLIGHTS

- **Total Acreage:** 10.00 Acres (Two contiguous 5.00-acre parcels)
- **Combined Frontage:** 700 Feet on Paved High Plains Lane, offering superior access.
- **Current Zoning:** IM (Industrial Manufacturing) with strong potential for re-zoning the total site to a single, optimal Industrial use given the area's development focus.
- **Location Advantage:** Unmatched Connectivity to major highways and the rapidly growing Lake Nona and NeoCity Technology District corridors.



4259 HIGH PLAINS LN \$5,000,000.00



4345 BOGGY CREEK RD \$4,250,000.00

This unparalleled 10.00-acre contiguous development site combines the adjacent parcels at 4250 High Plains Lane and O High Plains Lane to offer the scale and access required for a major industrial project in Central Florida. Boasting an impressive 700 feet of total frontage on Paved High Plains Lane, the property is strategically positioned near the high-growth Lake Nona corridor, the Orlando International Airport (MCO), and the NeoCity Technology District, making it ideal for warehouse/logistics, manufacturing, or distribution operations. The combined parcels feature IM zoning, with the 4250 parcel including an existing workshop and utility hookups (electricity, water, well, septic), offering immediate flexibility while planning for a cohesive, large-scale industrial asset in a market that strongly favors long-term, stable industrial investment.



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PROPERTY OVERVIEW



KEY FEATURES OF THE INDIVIDUAL PARCELS

Parcel	Zoning	Frontage	Existing Features & Utilities	Flood Risk
4250 High Plains Ln	IM	355 ft	Includes existing workshop structure. Electricity & water available, with one well and one septic tank.	FEMA Zone X (Minimal/Moderate Hazard)
0 High Plains Ln	IM	345 ft	Raw land, primed for development.	FEMA Zone X (Minimal/Moderate Hazard)



CITY OF KISSIMMEE

LOCAL ECONOMY & DEVELOPMENT

The economy surrounding Kissimmee and Osceola County is rapidly diversifying and growing, moving beyond its foundational strength in **tourism, hospitality, and retail**—which continues to provide a massive customer base and workforce due to its proximity to world-class attractions—to strategically cultivate **Advanced Manufacturing and Smart Sensors & Photonics**; this high-tech focus is anchored by the **NeoCity technology park**, an innovative development backed by the county to drive high-wage job creation and economic stability. Investment in this area is highly attractive due to the robust **population growth** (Osceola County is one of the nation's fastest-growing), a business-friendly environment that includes no state income tax, various **tax incentives** (like those in Opportunity Zones), and a continuous influx of new residents and visitors who fuel demand for commercial, industrial, and residential services; this growth is supported by significant **infrastructure improvements** and excellent access via major state roads, local highways, and Kissimmee Gateway Airport. The combination of a strong, established leisure market with targeted expansion into future-focused industries creates a stable, high-potential environment for commercial real estate investment.

Demographics

Population		
1 mile	3 miles	5 miles
2,891	38,174	114,824
Total Businesses		
1 mile	3 miles	5 miles
31	850	2,159



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