

FOR SALE



VACANT LAND PROPERTY
3108 W VINE ST, KISSIMMEE 34741



Demographics & Traffic Count

Traffic Count: **64,913 VPD**

Pop: 1-mile 3-mile 5-mile
18,445 / 95,015 / 196,071

HH: 6,521 / 32,905 / 66,985

Avg HH \$: \$78,896 / \$76,788 / \$87,746

PROPERTY HIGHLIGHTS

- 7.00 AC Zoning: T5-U FLU: MU-V
- Municipality: City of Kissimmee High & Dry
- Three Curb Cut Access Points (2 via Vine St, 1 via Plantation Dr)
- Zoning allows develop. of 40 DU / AC & 6.0 FAR
- Vine St CRA - Grants & Incentives Available
- Frontage Vine St: 325 Linear Foot +/-
- Frontage Plantation Dr: 460 Linear Foot +/-
- Close to: Florida Turnpike, SR 417, Hwy 17, I-4, Walt Disney World, numerous National Retailers
- Purchase Price: \$8,050,000

Molly Garrett

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AERIAL REVIEW



LINKS BELOW

[Vine Street CRA Boundary Outline.pdf](#)

[Vine Street CRA - City of Kissimmee.pdf](#)

[Comprehensive Plan MU-V City of Kissimmee.pdf](#)

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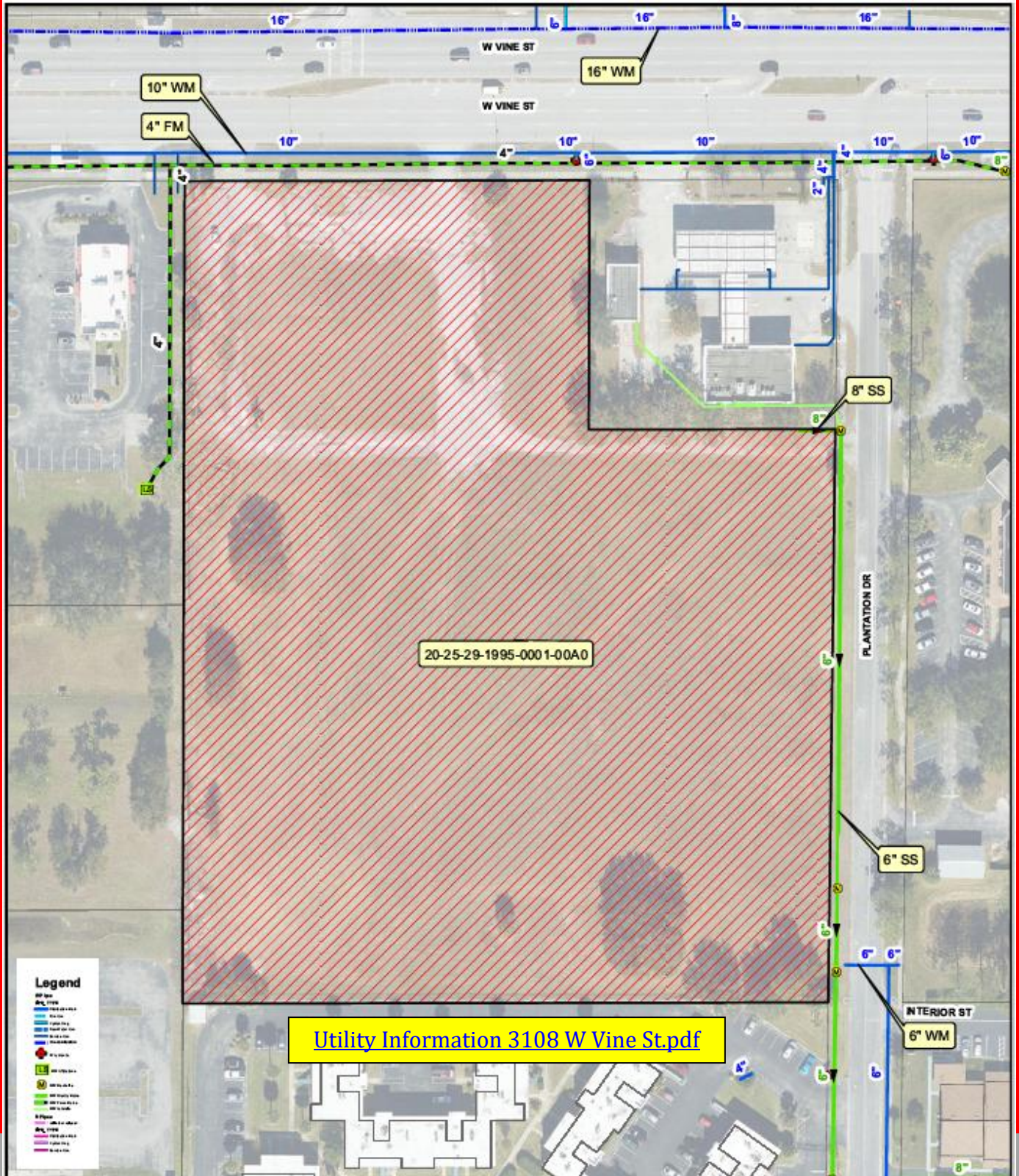
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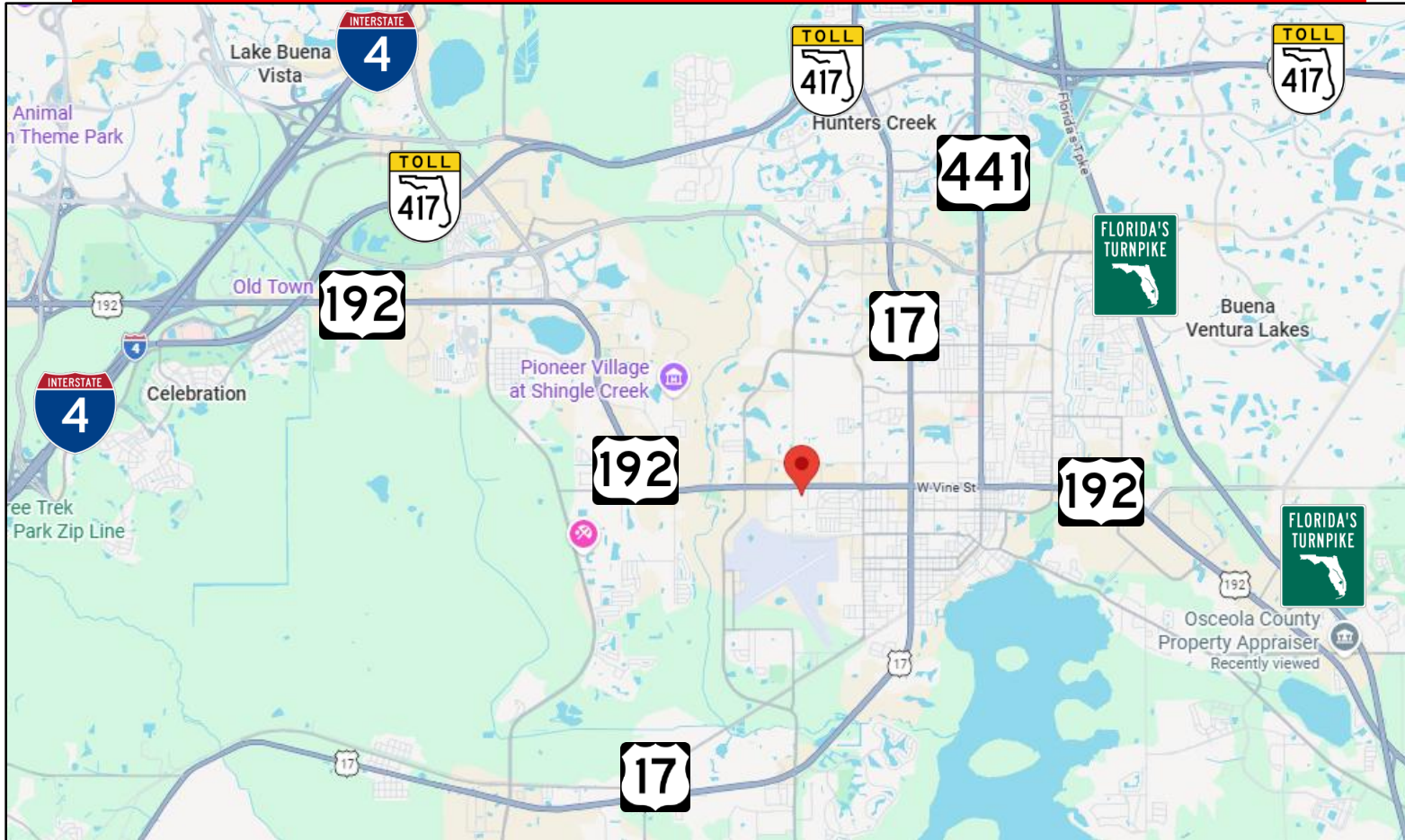
UTILITY OVERVIEW



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MAJOR ROADWAYS



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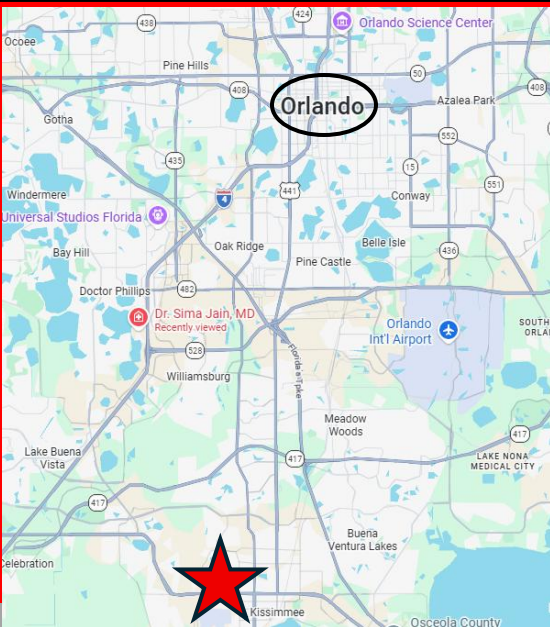
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NATIONAL RETAILERS

Map showing the location of Kissimmee Municipal (marked with a red star) in the Kissimmee area. The map includes major highways (4, 50, 52, 53, 536, 538, 539, 541, 544, 551, 555, 558, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600) and various retail locations. A callout box lists logos for Walmart, Ross, Walgreens, Starbucks, Planet Fitness, The Home Depot, 7-Eleven, Chipotle, Aldi, Wawa, Dunkin', and Chick-fil-A. Another callout box shows the Walt Disney World logo. A third callout box shows the Kissimmee Municipal logo.



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