



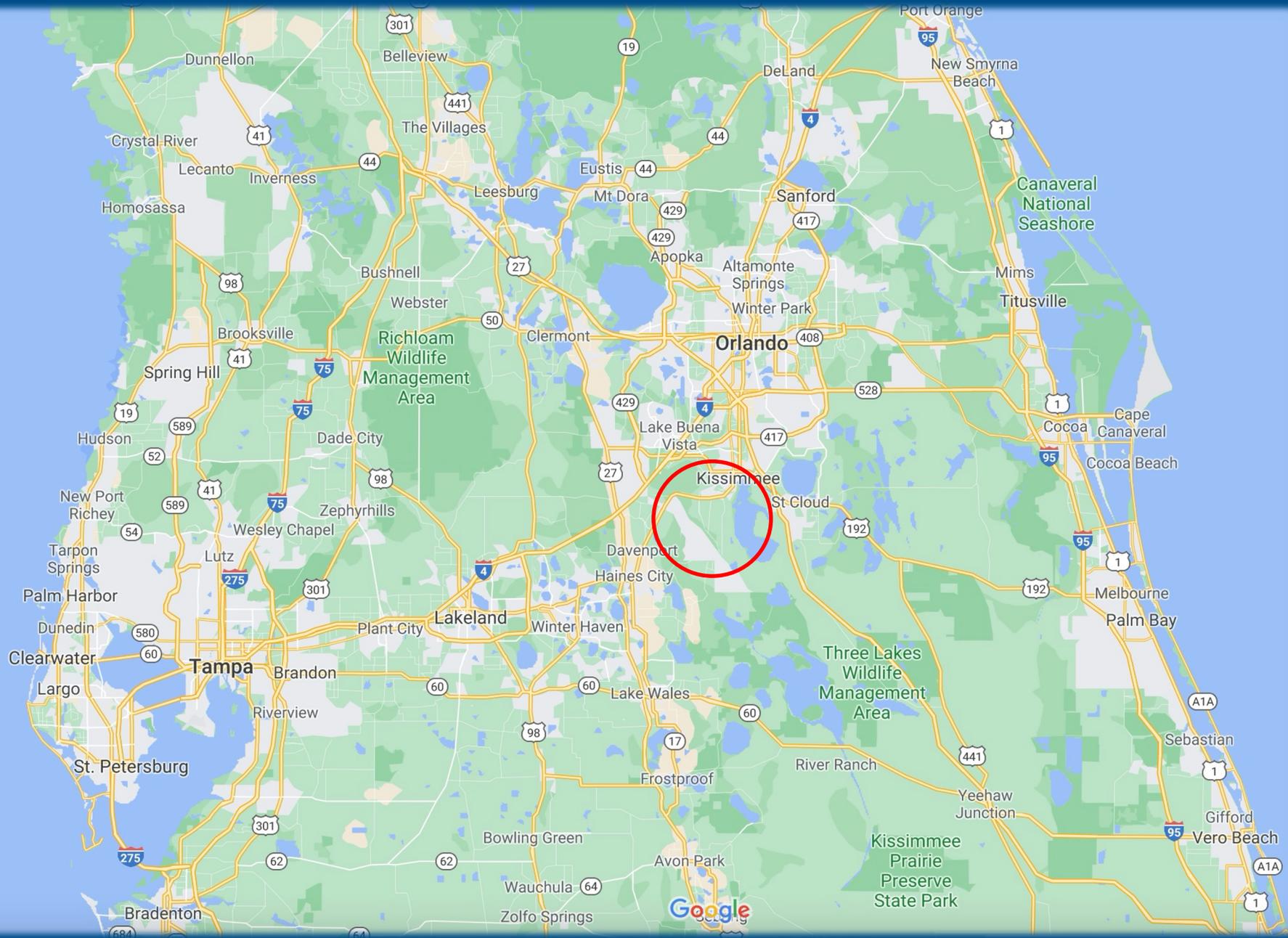
**Hawks Run  
850 SF's  
Ashton Woods Homes  
Under Development**

Offered Exclusively By:  
Douglas James Kirlan, P.A.  
Douglas Kirlan, Licensed Real Estate Broker

2088 Chagall Circle  
West Palm Beach, FL 33409  
Office: (561) 688-2102 Cell: (561) 252-1388  
Email: dougk1@bellsouth.net

# Ham Brown Reserve West

# Ham Brown Reserve West



# PROPERTY INFORMATION

**PROPERTY:** HAM BROWN RESERVE WEST - 23.76 ACRES

**LOCATION:** FRONTING ON THE WEST SIDE OF HAM BROWN ROAD, APPROXIMATELY 1.5 MILES SOUTH OF U.S. HIGHWAY 17/92 IN UNINCORPORATED OSCEOLA COUNTY/KISSIMMEE, FL

**LAND USE/ZONING:** CCC (COMMUNITY CENTRAL CORE)



**OFFERING:** THE OFFERING IS FOR THE 23.76 ACRES. A BUYER COULD BUILD A RESIDENTIAL PRODUCT BUT IT WOULD ALSO HAVE TO HAVE SOME MIXED USE/COMMERCIAL PODS. THE LANDOWNERS WOULD ENTERTAIN KEEPING THE COMMERCIAL LAND AND JUST SELL A PORTION FOR THE RESIDENTIAL.

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# Terms Of Sale

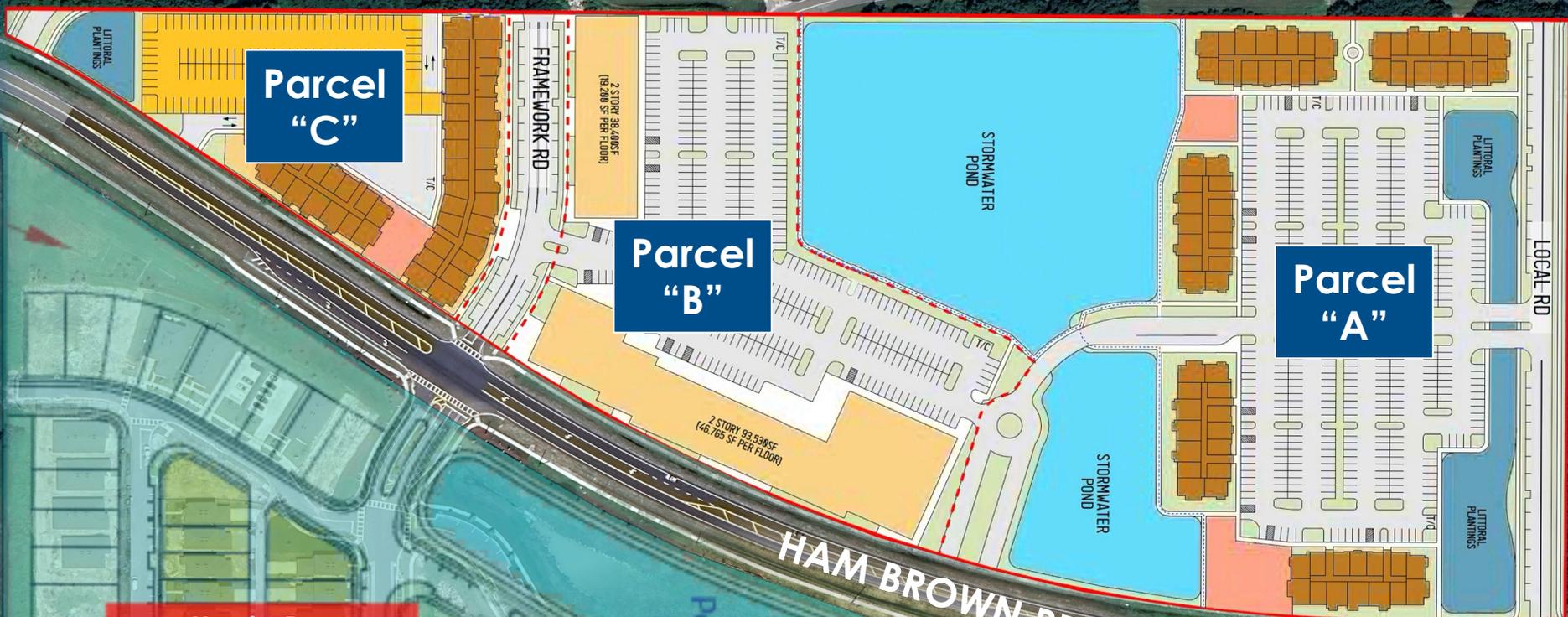
<b>PRICE:</b>	TO BE NEGOTIATED
<b>DEPOSITS:</b>	TO BE NEGOTIATED
<b>INSPECTION PERIOD:</b>	TO BE NEGOTIATED
<b>CLOSING:</b>	TO BE NEGOTIATED
<b>BROKERAGE FEE:</b>	DOUGLAS JAMES KIRLAN, P.A. TO BE PAID BY SELLER

## **ADDITIONAL INFO:**

1. THE SELLER WILL CONSIDER OFFERS WITH THE CLOSING BASED UPON SITE DEVELOPMENT PLAN (SDP) OR AS IS WITH THE CCC ZONING AND EXISTING PSP. PREFERENCE IS FOR A SALE AT PSP.

\*NOTE: WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR SALE, WITHDRAWAL FROM MARKET, OR CHANGE IN PRICE WITHOUT NOTICE.

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**Parcel  
"C"**

**Parcel  
"B"**

**Parcel  
"A"**

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# Ham Brown Reserve West Conceptual Site Plan



HAM BROWN RD

PARCEL A (MULTI-FAMILY)	
GROSS AREA	15.14 AC
STORMWATER POND(S) (LESS)	5.68 AC
NET AREA	9.46 AC
RESIDENTIAL UNITS MINIMUM REQUIRED (@ 18DU/AC)	170.28 DU
RESIDENTIAL UNITS SHOWN	280 DU
RESIDENTIAL PARKING REQUIRED (@1.8 PER DU)	504 SPACES
PARALLEL PARKING SHOWN	75 SPACES
SURFACE PARKING SHOWN	439 SPACES
TOTAL PARKING SHOWN	514 SPACES

# Ham Brown Reserve West Parcel "A"

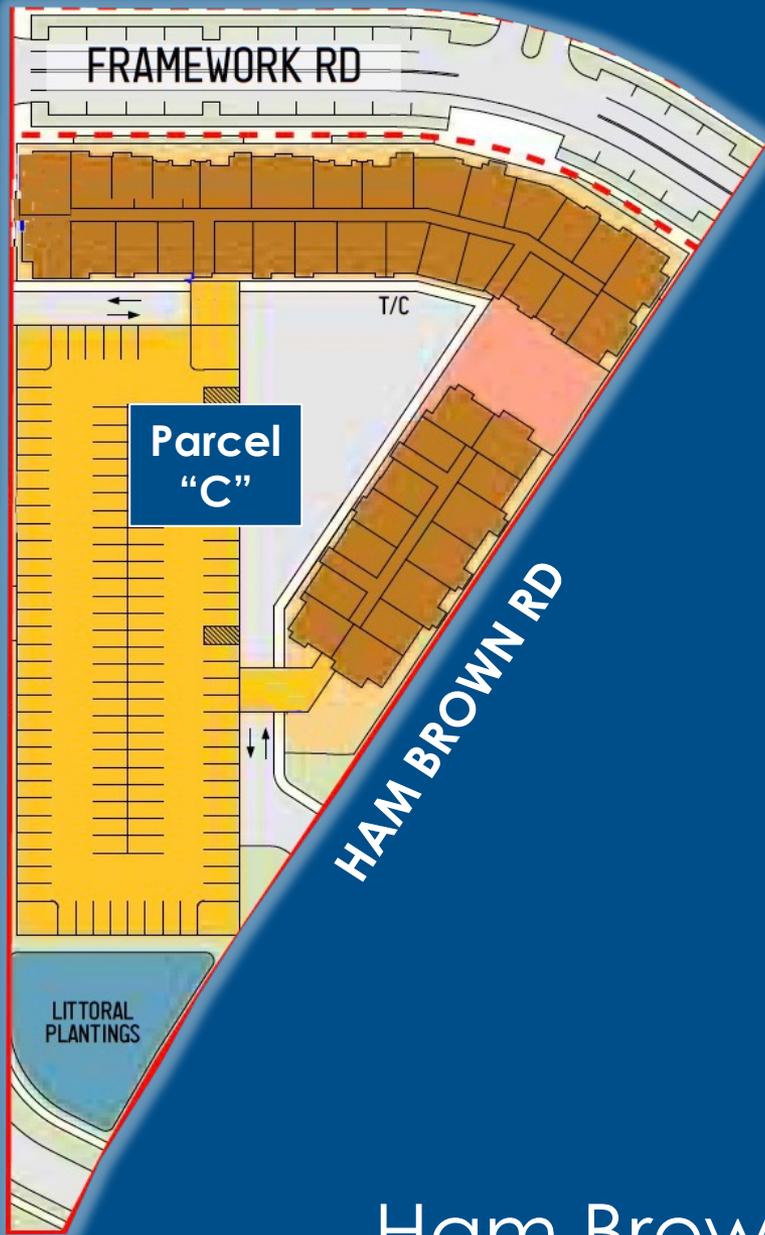


**Hawks Run**

**PARCEL B (RETAIL / OFFICE)**

GROSS AREA	5.53	AC
STORMWATER POND(S) (LESS)	0.00	AC
NET AREA	5.53	AC
COMMERCIAL REQUIRED (MINIMUM)	0.50	FAR
	120,443	SF
COMMERCIAL SF SHOWN	153,626	SF
COMMERCIAL PARKING REQUIRED	384	SPACES
PARALLEL PARKING SHOWN	54	SPACES
SURFACE PARKING SHOWN	339	SPACES
TOTAL PARKING SHOWN	393	SPACES

**Ham Brown Reserve West  
Parcel "B"**



PARCEL C (RETAIL / OFFICE / RESIDENTIAL)		
GROSS AREA		3.31 AC
STORMWATER POND(S) (LESS)		0.19 AC
NET AREA		3.12 AC
COMMERCIAL REQUIRED (MINIMUM)		0.50 FAR
		67,954 SF
RESIDENTIAL UNITS REQUIRED (18DU/AC + 163DU TRANSFER FROM EAST CCP)		219.16 DU
COMMERCIAL SF SHOWN		72,456 SF
RESIDENTIAL UNITS SHOWN		224 DU
COMMERCIAL PARKING REQUIRED		181.14 SPACES
RESIDENTIAL PARKING REQUIRED (@1.8 PER DU)		403.20 SPACES
TOTAL PARKING REQUIRED		584.34 SPACES
PARALLEL PARKING SHOWN		44 SPACES
STRUCTURED PARKING SHOWN		605 SPACES
TOTAL PARKING SHOWN		649 SPACES
NORTH WING		
COMMERCIAL SF PER FLOOR		30,634 SF
COMMERCIAL FLOORS		1 FLOORS
RESIDENTIAL UNITS PER FLOOR		28 DU
RESIDENTIAL FLOORS		6 FLOORS
SOUTH WING		
COMMERCIAL SF PER FLOOR		20,911 SF
COMMERCIAL FLOORS		2 FLOORS
RESIDENTIAL UNITS PER FLOOR		14 DU
RESIDENTIAL FLOORS		4 FLOORS
STRUCTURED PARKING		
PARKING LEVELS		5 FLOORS
SPACES PER FLOOR		121 SPACES

# Ham Brown Reserve West Parcel "C"



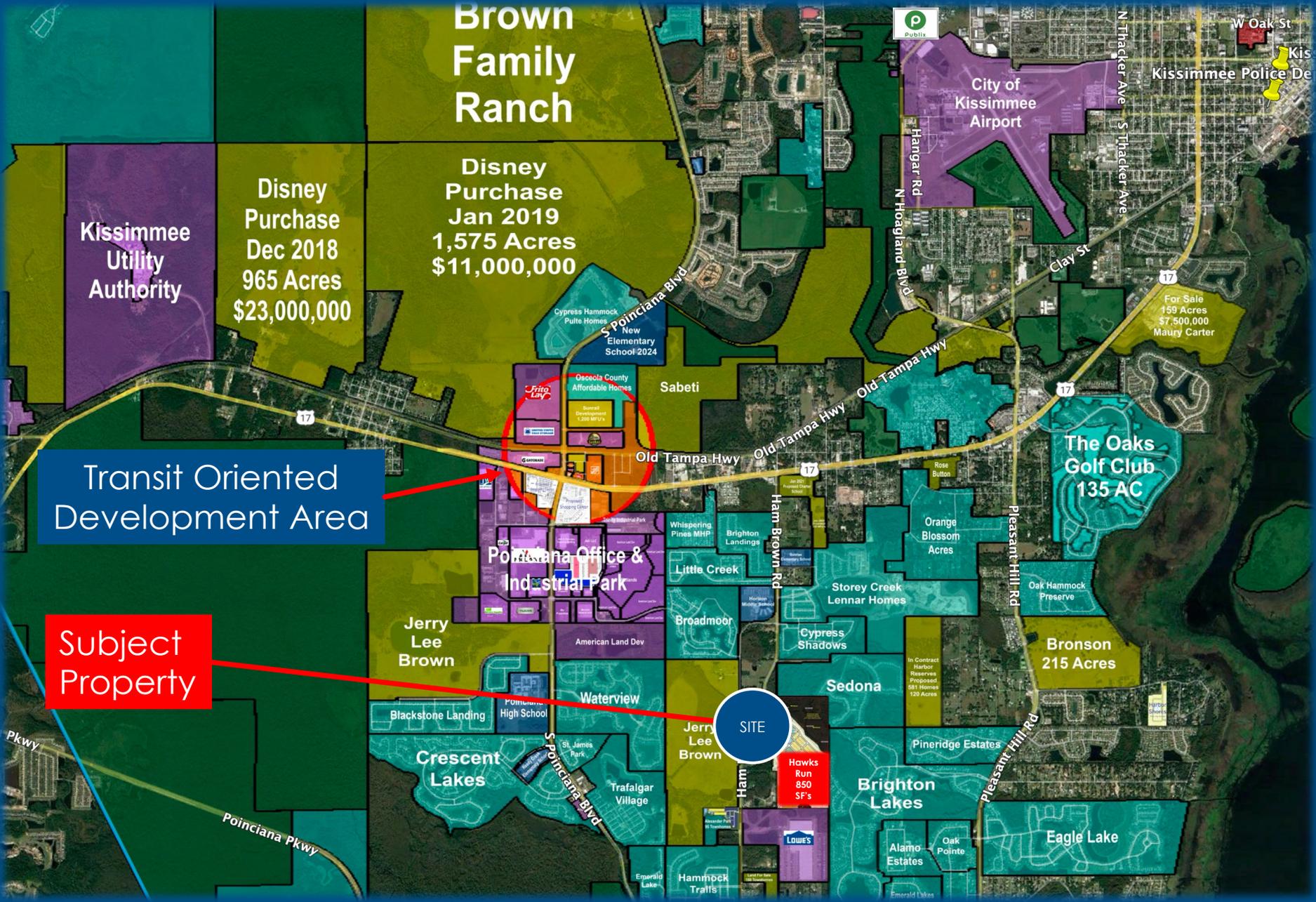
Subject Property

SITE

Hawks Run 950 SF's

# Ham Brown Reserve West Market Aerial

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**Brown Family Ranch**

**Disney Purchase**  
 Jan 2019  
 1,575 Acres  
 \$11,000,000

**Kissimmee Utility Authority**

**City of Kissimmee Airport**

**The Oaks Golf Club**  
 135 AC

**Transit Oriented Development Area**

**Subject Property**

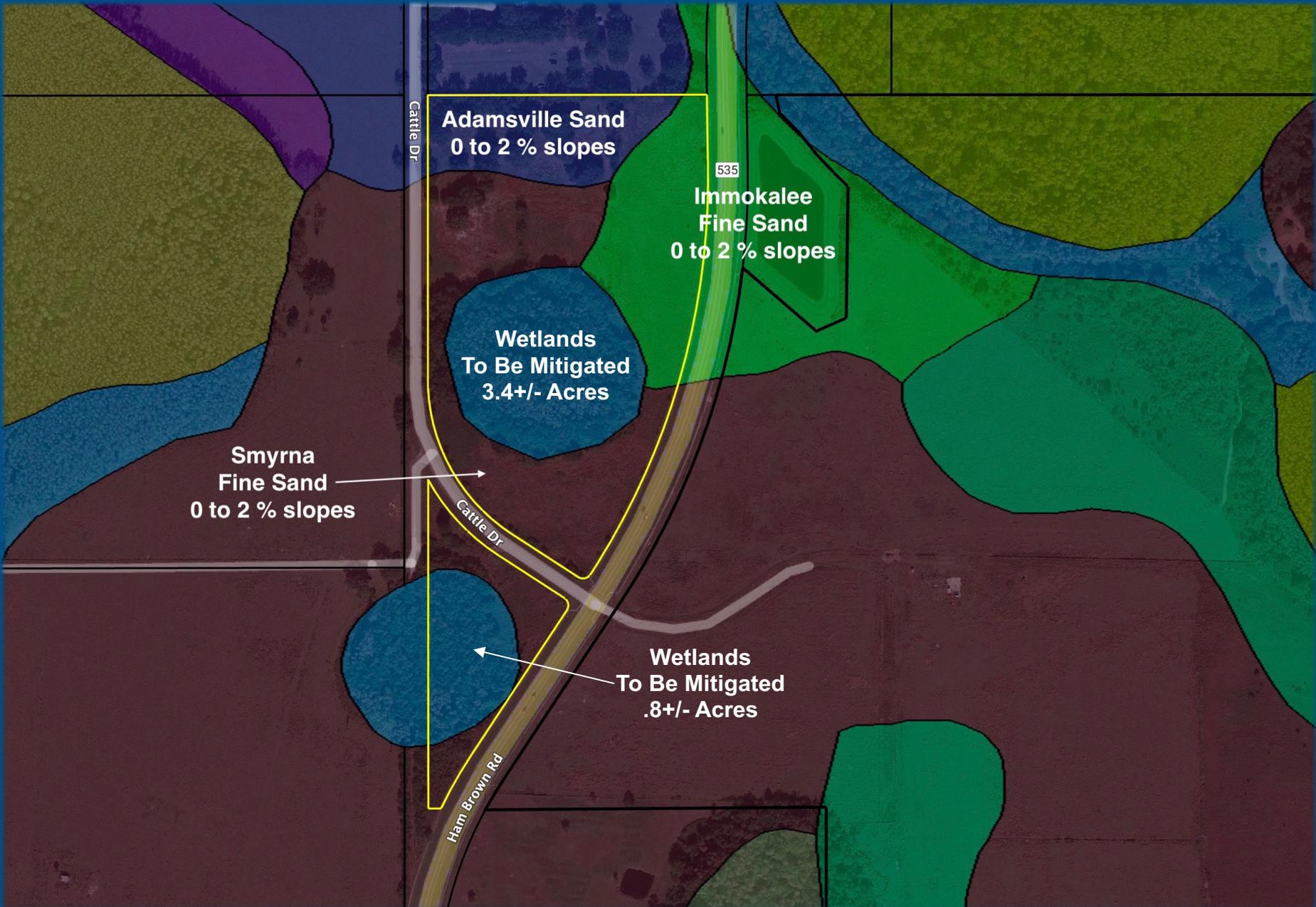
**Poinciana Office & Industrial Park**

**SITE**

**Hawks Run**  
 850 SF's

**Transit Oriented Development Area**

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# Ham Brown Reserve West Soils

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