OFFERING MEMORANDUM

VACANT LAND

1670 ORANGE LN

KISSIMMEE, FL

EXECUTIVE SUMMARY

Prime location on a highly-traveled, major roadway in Osceola County. Development in the immediate area boasts major fast food restaurants, car washes, banks, shopping centers, gas stations and the like. Residential development continues to grow rapidly in the area, adding to the already high traffic counts and continued growth of the surrounding region.

PROPERTY DESCRIPTION

1.44 acre site located in area of major growth, development and infrastructure improvements

List Price
US$950,000

Total Lot Size
1.44 acres

APN/ Parcel ID
05-26-29-4510-000I-0045

Sale Type
Vacant Land / Investment

Current major development projects nearby

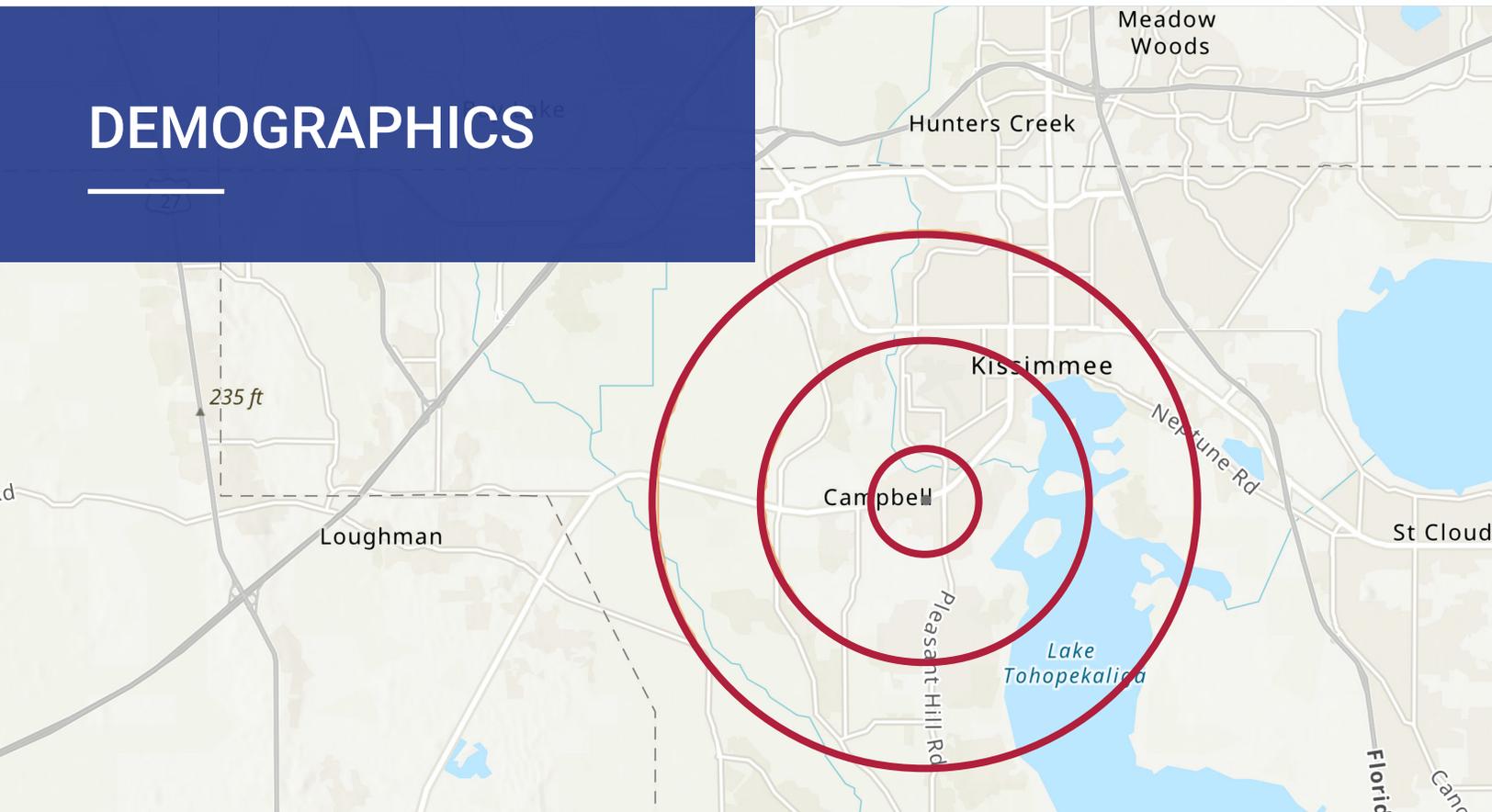Located on Orange Blossom Trl near Pleasant Hill Rd

LOCATION

Publix

Walgreens

POPEYES
LOUISIANA KITCHEN

CVS
pharmacy

Five Star Pizza

ORANGE BLOSSOM TRL

el Punto
sandwiches

SUBJECT PROPERTY

Lake Ln

PLEASANT HILL RD

Rancho Latino

Orange Ln

Nesrus Ln

O'Berry Rd

Forest Dr

AERIAL MAP

SITE

LOCATION

DEMOGRAPHICS

BUSINESS - 5 MILES

TOTAL BUSINESS
4,313

TOTAL EMPLOYEES
32,944

INCOME - 5 MILES

HOUSEHOLD INCOME
$46,033

CAPITA INCOME
$20,493

MEDIAN NET WORTH
$66,569

2021 Summary	1 MILE	3 MILES	5 MILES
Population	5,522	37,775	106,528
Households	2,228	12,278	35,185
Families	1,368	9,120	25,268
Average Household Size	2.41	3.06	2.99
Owner Occupied Housing Units	1,518	8,592	20,800
Renter Occupied Housing Units	710	3,686	14,385
Median Age	52.6	38.3	36.2
Median Household Income	$45,831	$50,240	$46,033
Average Household Income	$57,265	$64,005	$61,363

2026 Summary	1 MILE	3 MILES	5 MILES
Population	6,471	44,641	127,835
Households	2,560	14,273	41,766
Families	1,582	10,588	30,070
Average Household Size	2.47	3.11	3.03
Owner Occupied Housing Units	1,769	10,010	25,396
Renter Occupied Housing Units	791	4,263	16,369
Median Age	51.8	37.9	36.7
Median Household Income	$49,117	$52,963	$50,372
Average Household Income	$64,805	$72,532	$69,523

DBR COMMERCIAL
REAL ESTATE SERVICES

AREA OVERVIEW

Focused on diversified industry, Kissimmee and Osceola County are competitive locations for both growing and established food processing; information technology; advanced manufacturing; life sciences and allied health; and tourism, entertainment and recreation organizations.

Strategically located in close proximity to Orlando, inside America's only Spaceport/Seaport/Airport/Rail grouping, Kissimmee and Osceola County are poised to serve as catalyst for high-tech innovation and creation, including jobs and capital investment.

INDUSTRY

As the fastest growing county in the Orlando metro area, and the 10th fastest growing in the nation, Kissimmee and Osceola County are major players in the region's future. Home to NeoCity, recognized as the up-and-coming world epicenter for smart sensors, photonics and optics, and has ready-made synergies with multiple Universities, as well as Central Florida's large concentration of Department of Defense partners and contractors.

AREA OVERVIEW

POPULATION

The City of Kissimmee had a population of 75,153 as of July 1, 2021. Kissimmee ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Florida.

POPULATION	
Total Population	75,153 (100%)
Population in Households	74,309 (98.9%)
Population in Families	60,445 (80.4%)
Population in Group Quarters	844 (1.1%)
Population Density	3,612
Diversity Index	76

PARKS AND RECREATION

Osceola Heritage Park is an event facility featuring a concert arena (Silver Spurs Arena) and professional sports stadium (Osceola County Stadium). The Silver Spurs Arena has been host to many acts, ranging from Hilary Duff and Bob Dylan to an annual rodeo event.

This event space is also home to Mecum Kissimmee, the world's largest collector car auction held each January.

SHOPPING

Kissimmee is home to The Loop, a large outdoor shopping mall at John Young and Osceola Parkways on the Orange/Osceola County line. It features stores such as American Eagle Outfitters, Kohl's, and Best Buy. There is also a multiplex theater.

Kissimmee also boasts the Old Town and Promenade at Sunset Walk entertainment districts, filled with unique collections of shops, restaurants, and entertainment.