

RESIDENTIAL REDEVELOPMENT PROPERTY

**4441 ANDERSON ROAD
KISSIMMEE, FL 34746**



MARK ALLEN, CCIM

*Florida Licensed Real Estate Broker
Florida Licensed General Contractor
Florida Licensed Community Association Manager (LCAM)
CIPS • ePRO • RESS*

407-737-9797

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1600 East Amelia Street, Orlando, Florida 32803

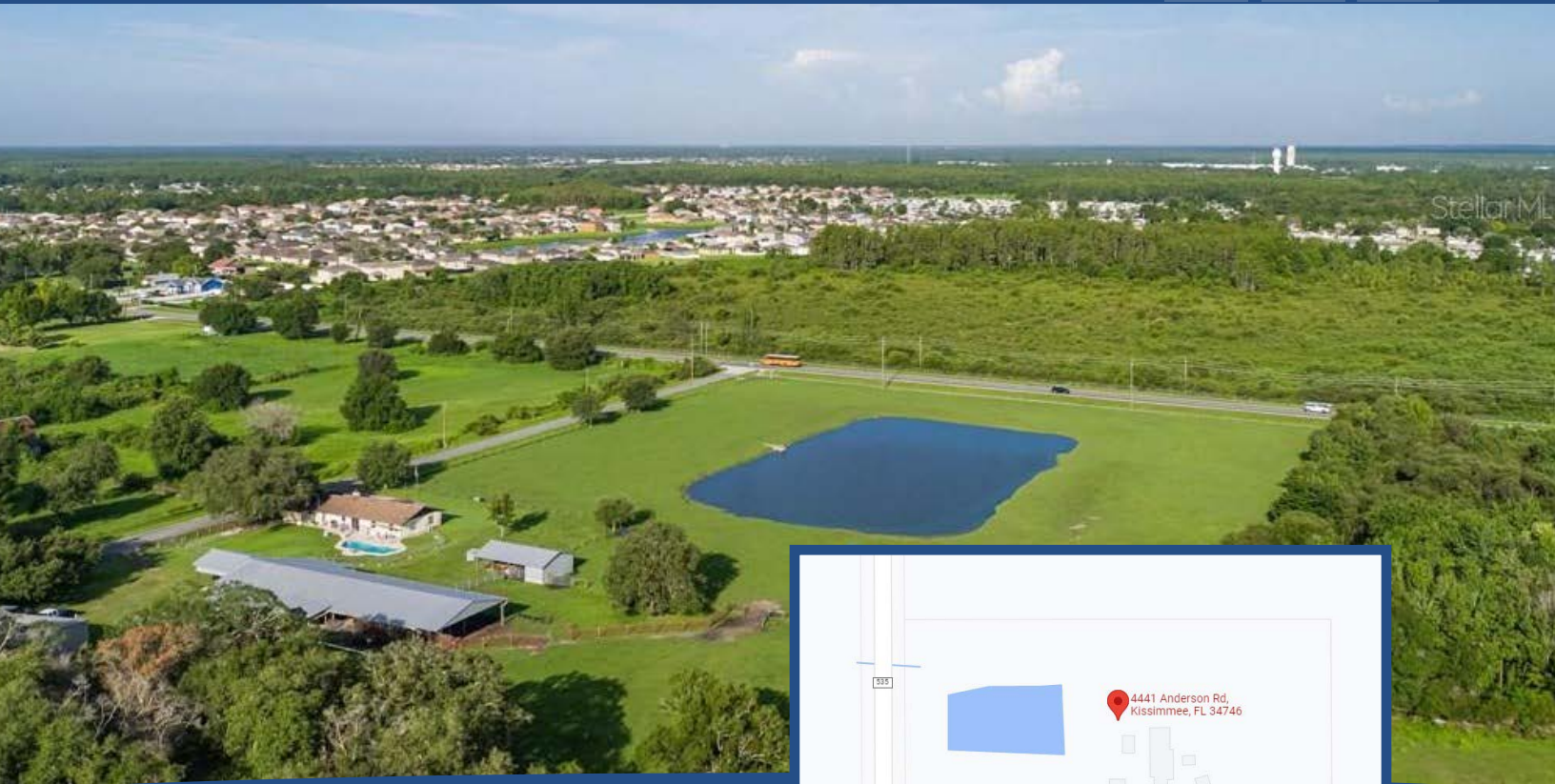
Fax: 888-600-6191



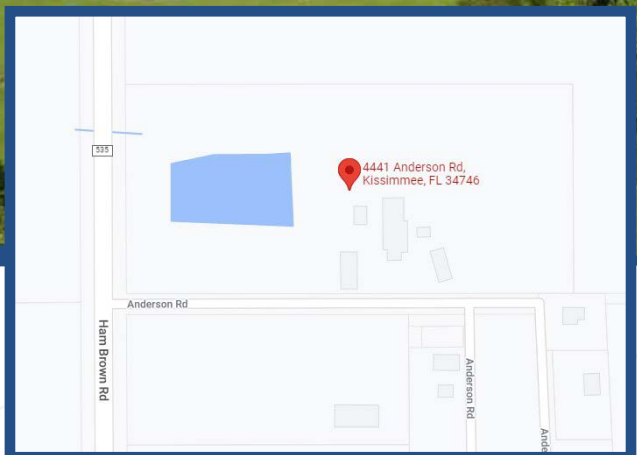
COMMERCIAL
REAL ESTATE PROFESSIONALS, INC.

FOR SALE

4441 Anderson Road
Kissimmee, FL 34746



Stellar ML



PROPERTY DETAILS

Price: \$4,500,000.00

Property Type: Redevelopment

Zoning: RS-2

Lot Size: 12.34 Acres

HIGHLIGHTS

- Approved for 52 single family lots with preliminary lot sizes of 45' x 100'
- Approx 12 Lots are 40' x 100'
- Tenants currently occupying single family home & mobile home
- Single family PSP Approved
- Pool area

PROPERTY OVERVIEW

Don't miss out on this one perfect 12.34 acre property available for residential redevelopment! This property has been approved for 52 single family lots (preliminary site plan available).

The property is located on the corner of Ham Brown Rd and Orange Blossom Trail with great visibility!



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PROPERTY OVERVIEW



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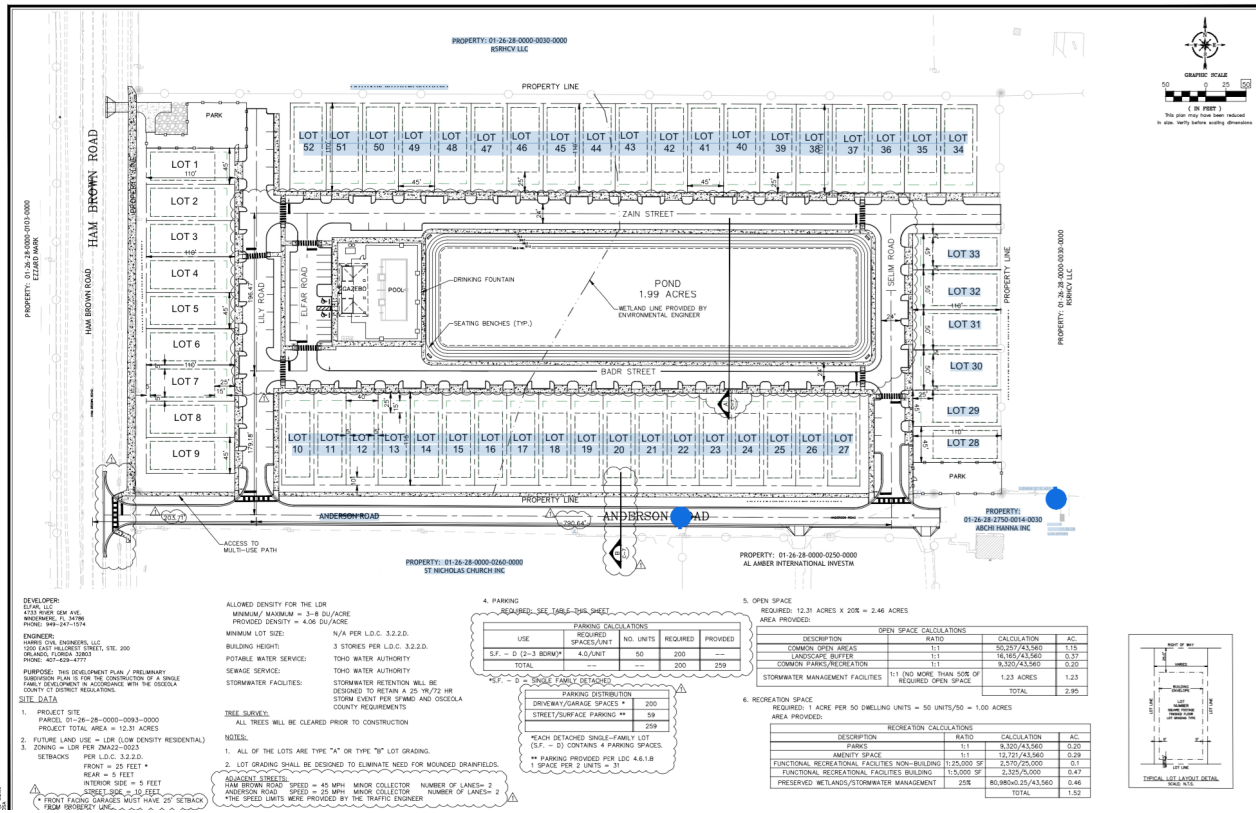
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PRELIMINARY SITE PLAN



HARRIS
Harris Civil Engineers, LLC
1200 E. Hillcrest Street
Suite 200
Orlando, Florida 32803
Phone: (407) 629-4777
Fax: (407) 629-7888
www.harrisengineers.com
28 WFLA

**ANDERSON ROAD
PRELIMINARY SUBDIVISION PLAN**
Orange County, Florida

Revisions:

No.	Date	Description
1	09/21/22	CONVERT TO LDC & MA 12/21/21
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DEVELOPER:
HARRIS CIVIL ENGINEERS, LLC
1200 E. HILLCREST STREET, STE. 200
ORLANDO, FLORIDA 32803
PHONE: (407) 629-4777

ENGINEER:
HARRIS CIVIL ENGINEERS, LLC
1200 EAST HILLCREST STREET, STE. 200
ORLANDO, FLORIDA 32803
PHONE: (407) 629-4777

PURPOSE: THIS DEVELOPMENT PLAN / PRELIMINARY SUBDIVISION PLAN IS FOR THE CONSTRUCTION OF A SINGLE FAMILY DEVELOPMENT IN ACCORDANCE WITH THE OSCEOLA COUNTY DISTRICT REGULATION.

SITE DATA

- PROJECT SITE: PARCEL: 01-26-28-0000-0093-0000
PROJECT TOTAL AREA = 12.31 ACRES
- FUTURE LAND USE = LOW DENSITY RESIDENTIAL
- ZONING = LDR PER ZMA22-0023

SETBACKS PER L.D.C. 3.2.2.1:
FRONT = 25 FEET *
REAR = 5 FEET
INTERIOR SIDE = 5 FEET
SIDE SETBACK = 10 FEET
* FRONT YARD GARAGES MUST HAVE 5% SETBACK FROM PROPERTY LINE.

ALLOWED DENSITY FOR THE LDR
MINIMUM / MAXIMUM = 3 - 8 DU/ACRE
PROPOSED DENSITY = 4.06 DU/ACRE
MINIMUM LOT SIZE: N/A PER L.D.C. 3.2.2.D.
BUILDING HEIGHT: 3 STORIES PER L.D.C. 3.2.2.D.
PORTABLE WATER SERVICE: TOWN WATER AUTHORITY
SEWAGE SERVICE: TOWN WATER AUTHORITY
STORMWATER FACILITIES: STORMWATER RETENTION WILL BE DESIGNED TO RETAIN A 25 YEAR STORM EVENT PER SFPMAD AND OSCEOLA COUNTY REQUIREMENTS

TREE SURVEY:
ALL TREES WILL BE CLEARED PRIOR TO CONSTRUCTION

NOTES:

- ALL OF THE LOTS ARE TYPE "A" OR TYPE "B" LOT GRADING.
- LOT GRADING SHALL BE DESIGNED TO ELIMINATE NEED FOR MOUND DRAINFIELDS.

ADJACENT STREETS:
HAM BROWN ROAD SPEED = 45 MPH MAJOR COLLECTOR NUMBER OF LANES = 2
ANDERSON ROAD SPEED = 25 MPH MAJOR COLLECTOR NUMBER OF LANES = 2
* THE SPEED LIMITS WERE PROVIDED BY THE TRAFFIC ENGINEER

4. PARKING
REQUIRED - SEE TABLES THIS SHEET.

USE	REQUIRED SPACES/UNIT	NO. UNITS	REQUIRED	PROVIDED
S.F. - D (2-3 BDRM)	4.0/UNIT	50	200	---
TOTAL	---	---	200	259

PARKING DISTRIBUTION

DRIVEWAY GARAGE SPACES *	STREET/SURFACE PARKING **
200	59

* EACH DETACHED SINGLE-FAMILY LOT (S.F. - D) CONTAINS 4 PARKING SPACES
** PARKING PROVIDED PER LDC 4.6.1.8 (1 SPACE PER 2 UNITS = 59)

5. OPEN SPACE
REQUIRED: 12.31 ACRES X 20% = 2.46 ACRES
AREA PROVIDED:

DESCRIPTION	RATIO	CALCULATION	AC.
COMMON OPEN AREAS	0.11	0.2527/43,560	0.15
LANDSCAPE BUFFER	0.11	0.1616/43,560	0.33
COMMON PARKS/RECREATION	0.11	0.2527/43,560	0.30
STORMWATER MANAGEMENT FACILITIES	11% (NO MORE THAN 50% OF REQUIRED OPEN SPACE)	1.23 ACRES	1.23
TOTAL			2.01

6. RECREATION SPACE
REQUIRED: 1 ACRE PER 50 DWELLING UNITS = 50 UNITS/50 = 1.00 ACRES
AREA PROVIDED:

DESCRIPTION	RATIO	CALCULATION	AC.
PARKS	0.11	0.2527/43,560	0.20
AMENITY SPACE	0.11	0.2527/43,560	0.29
FUNCTIONAL RECREATIONAL FACILITIES NON-BUILDING	1:25,000 SF	2,527/25,000	0.11
FUNCTIONAL RECREATIONAL FACILITIES BUILDING	1:5,000 SF	2,527/5,000	0.47
PRESERVED WETLANDS/STORMWATER MANAGEMENT	25%	80,980.05/43,560	0.46
TOTAL			1.52



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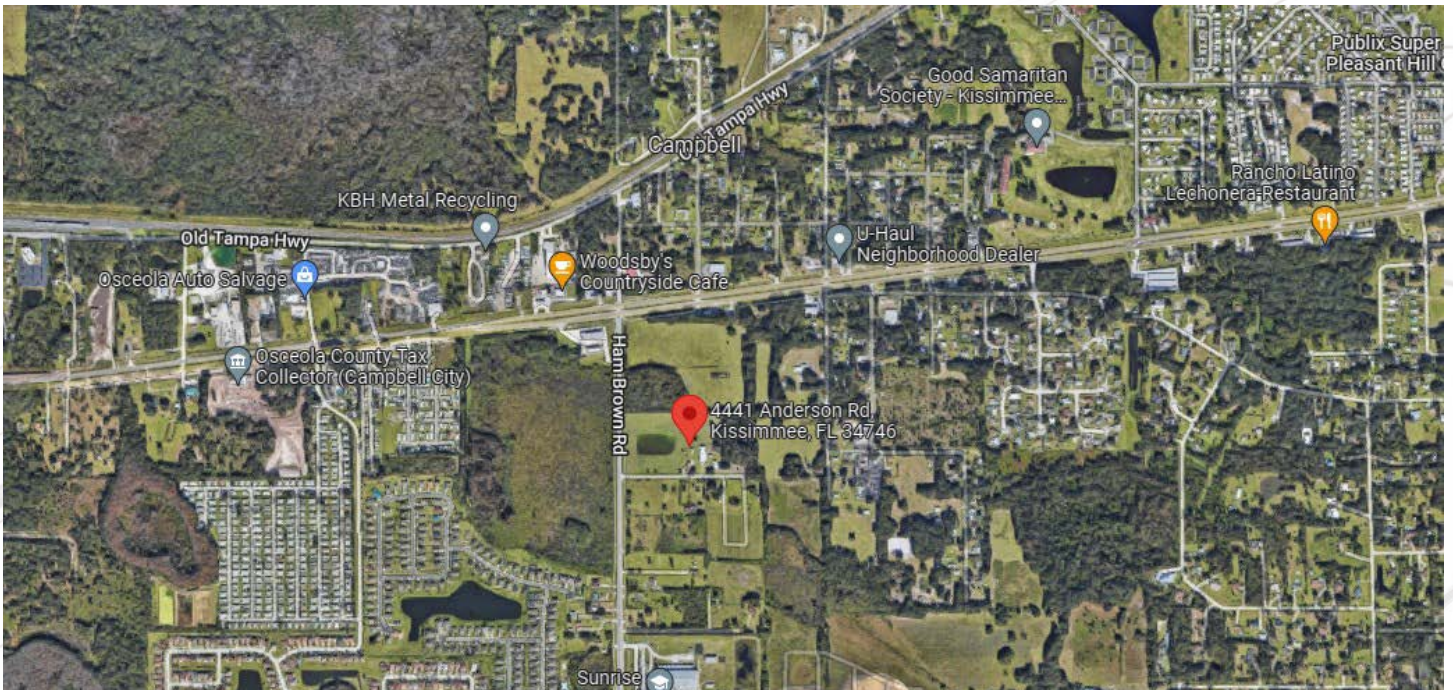
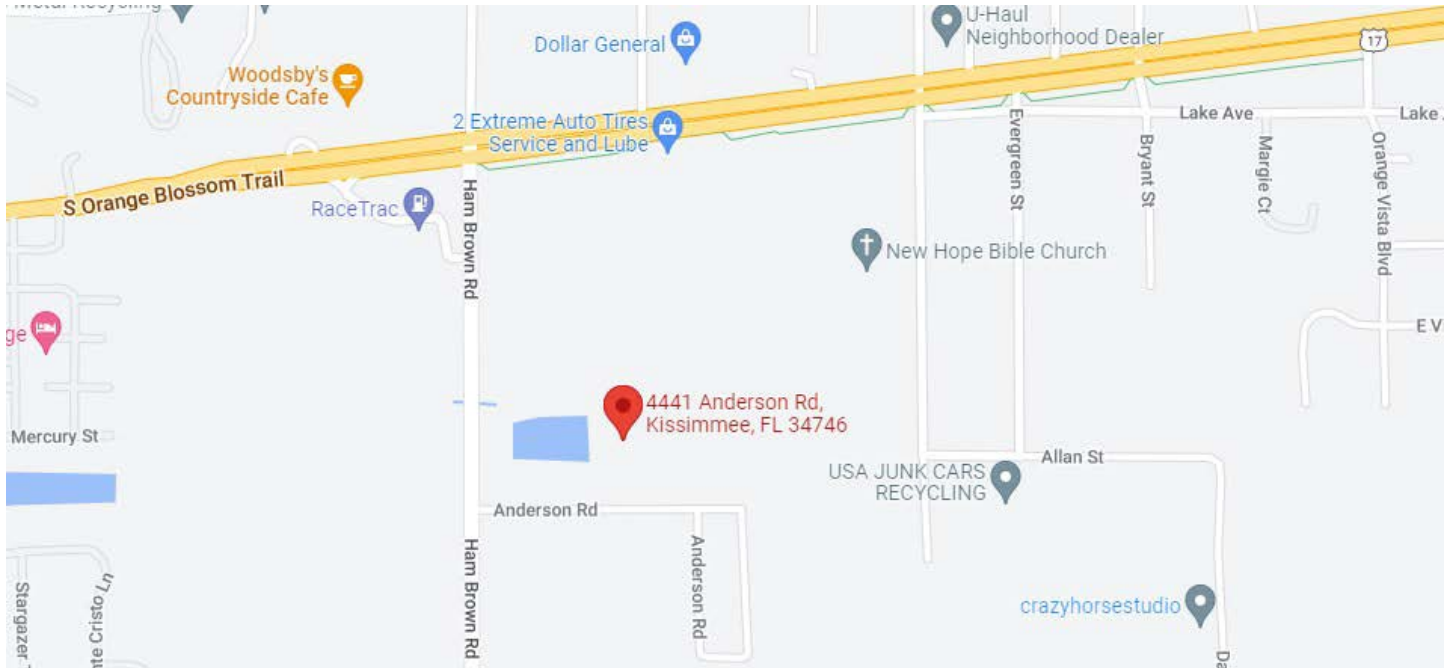
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MAP OVERVIEWS



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OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida
real estate since 1987

Licensed Florida Real Estate Broker
Licensed Community Association Manager
Licensed General Contractor



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BBF Business Brokers of Florida
ORRA Orlando Regional REALTORS® Association
FAR Florida Association of REALTORS®
NAR National Association of REALTORS®

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e-PRO Internet & Real Estate e-Commerce
RESS Real Estate Short Sale Specialist

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Top Commercial Production Award | Central Florida Commercial Association of REALTORS®

Our Team

We strive to provide the best service to each of our clients. Every member of our team brings to the table a specific skillset that makes Commercial Real Estate Professionals, INC. the best in their market.

AMANDA ADAMS

Operations Manager &
Transaction Coordinator



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