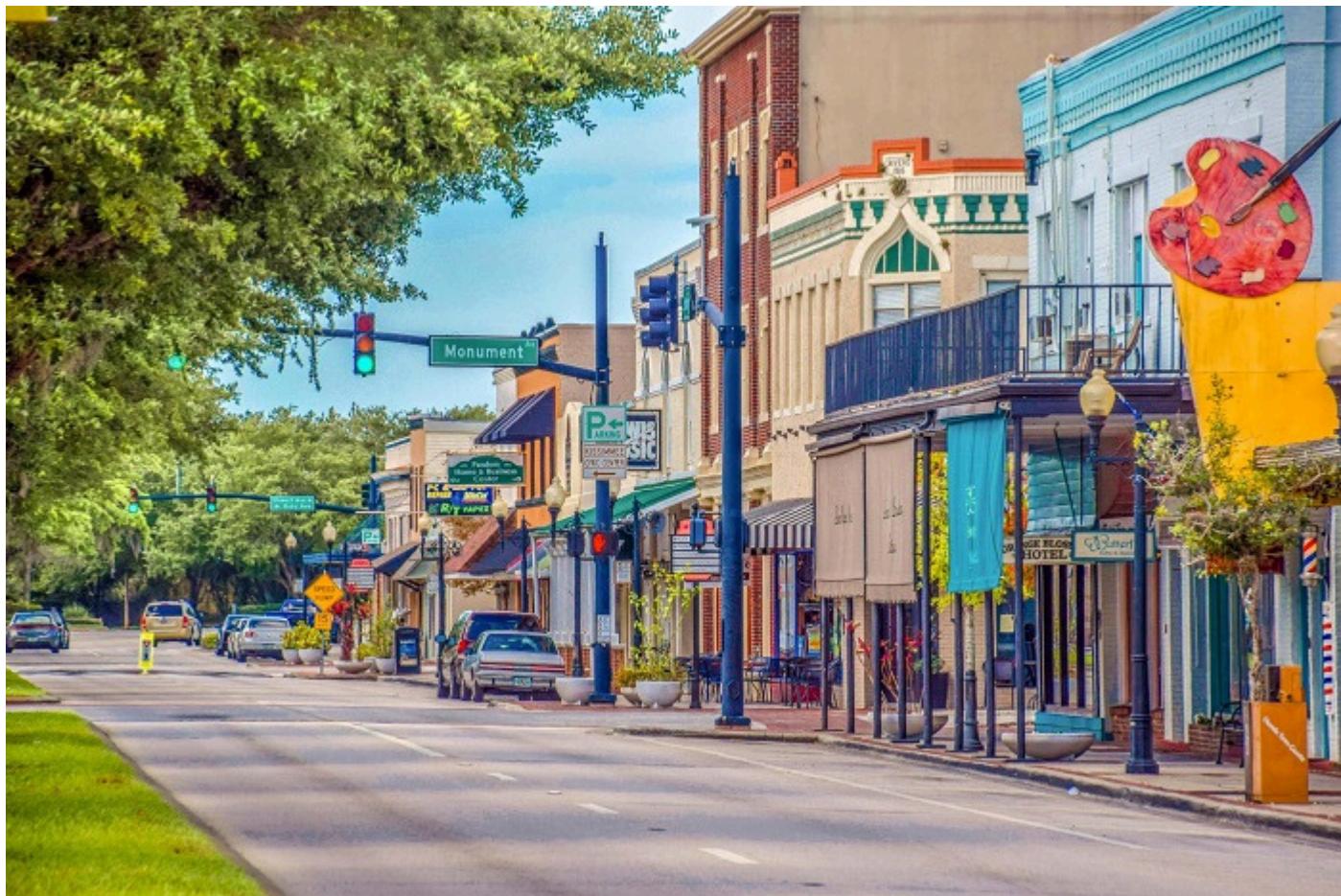


Kissimmee's Local Offerings



Kissimmee, Florida – a vibrant city just south of Orlando and 25 minutes from MCO Airport – boasts a 2023 population of around 82,700 residents, making it the largest city and county seat of Osceola County. Nestled against the north shore of scenic Lake Tohopekaliga ("Toho"), it offers abundant outdoor activities like fishing, kayaking, and lakeside strolling in places like Kissimmee Lakefront and Shingle Creek Regional Parks. Historic Downtown is known for its pastel-hued architecture, bustling Broadway Avenue restaurant and bar scene, weekend farmers' markets, vintage murals, and the Osceola County Courthouse, all preserved in its National Register Historic District. Notable attractions include Old Town, a retro-themed shopping and entertainment district featuring shops, restaurants, an 86-foot Ferris wheel, arcades, and classic-car shows, as well as the sprawling Margaritaville Resort & Club, with its water park, Sunset Walk shopping district, and master-planned residences. The nearby Loop outdoor mall adds retail, dining, and cinema options. Kissimmee has earned the nickname "Vacation Home Capital of the World," with over 30,000 vacation homes and a dynamic real estate market featuring affordable single-family homes, gated communities, condos, and luxury estates around \$395K median price – lower than metro Orlando. Looking ahead, the upcoming Kissimmee Park lagoon community promises 2,800+ new homes, commercial centers and charter school along East Toho, signaling continued growth and investment. With its blend of historic charm, lakeside living, proximity to Disney, Universal and SeaWorld, and expanding real estate offerings, Kissimmee is both a vibrant visitor hub and a thriving community for residents.

2481 Ham Brown Rd.

Conveniently located near...

Dining, Shopping & Entertainment:

Downtown Kissimmee 8 miles
Medieval Times 8.5 miles
The Loop 9.7 miles
Silver Spurs Arena / Osceola Heritage Park...10.4 miles
Osceola Heritage Park 10.6 miles
Old Town 11 miles
Gatorland 11.6 miles
Celebration Town Center 13 miles
Walt Disney World® Resort 13.7 miles
Disney Springs 15.4 miles
SeaWorld Orlando 17.1 miles
Island H2O Water Park 17.1 miles
Margaritaville Resort 17.4 miles

Golf Courses:

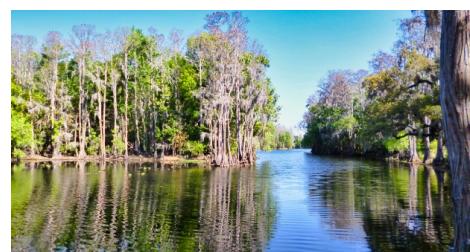
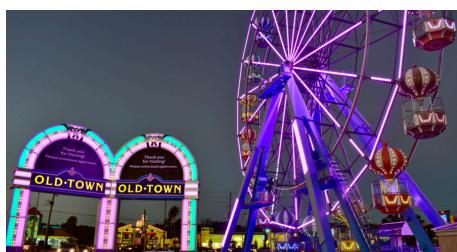
Falcon's Fire Golf Club 11.9 miles
Celebration Golf Club 13.1 miles
Kissimmee Bay Country Club 13.1 miles
Remington Golf Club 14.2 miles

Nature & Outdoors:

Lakefront Park (Lake Tohopekaliga) ...6.8 miles
Shingle Creek Regional Park 7.8 miles
Disney Wilderness Preserve 8.7 miles
Boggy Creek Airboat Adventures ..11.2 miles
Lazy H Ranch Trail Rides 13.9 miles

Nearby Schools:

Sunrise Elementary School 1.6 miles
Horizon Middle School 1.6 miles
Poinciana High School 3.7 miles
Master Palms Academy 6 miles
Renaissance Charter School at Tapestry ...8.3 miles
Osceola Science Charter School 8.9 miles
Imagine Kissimmee Charter Academy ...11.8 miles



New & Upcoming Developments

Kissimmee

Below is a sampling of some exciting new developments now open or coming soon to Kissimmee, which significantly contributes to the area being a highly desirable place to live in Central Florida.

- **Residential Surge:** Large-scale master-planned communities (Hawks Run, Kissimmee Park Lagoon, Princess Village) and multi-family luxury apartments.
- **Hospitality Growth:** A wave of new hotels in downtown and near the airport.
- **Mixed-Use Investments:** High-end retail/resort with Visions Resort & Spa.
- **Infrastructure Reimagined:** Upgraded streets, airport hangars, new transit links, and expressway expansions.



Hawks Run

Hawks Run is an upcoming single-family home community by Ashton Woods in Kissimmee (2424 Duck Hawk St), currently in a “coming soon” phase. The development will offer seven distinct floor plans, ranging from intimate 3-bedroom layouts to spacious 5-bedroom homes, with sizes spanning roughly 1,900–3,500 ft. Base prices start in the low-to-mid \$400 Ks and stretch up to about \$545 K for the largest plan.

- **Highway Widening and Road Construction:**

- Florida Department of Transportation (FDOT) completed a widening project in 2022 along US 17-92 from just west of Poinciana Boulevard to Ham Brown Road (CR 535) in Kissimmee.
- The road was expanded from two to four lanes over 2.215 miles, with added grass median, upgraded drainage, new traffic signals, improved median access, sidewalks, lighting, and Intelligent Transportation Systems (ITS) infrastructure.
- As part of the broader Poinciana Boulevard widening project, nighttime lane closures are scheduled along Ham Brown Road between Reedy Gate Lane and Reaves Road.
- The area is part of FDOT's corridor upgrades involving US 17-92 and Poinciana Boulevard, which intersect and connect with Ham Brown Road.
- Work includes infrastructure that directly affects Ham Brown Road—traffic signal improvements, drainage upgrades, and ITS enhancements—especially where it ties to US 17-92 and Poinciana.

- **Nearby Healthcare:**

- AdventHealth Kissimmee — Located at 2450 N. Orange Blossom Trail, this hospital employs around 3,565 people, making it one of the top employers in the county.
- HCA Florida Osceola Hospital and HCA Florida Poinciana Hospital are also nearby healthcare facilities employing large numbers of staff in medical, administrative, and support roles

(Continued)

New & Upcoming Developments

Kissimmee

(Continued)



- **Nearby Retail, Utilities & Distribution:**
 - Lowes Distribution Center — Located at 2651 Ham Brown Road (Ste B). With its sizeable workforce and reliance on roadway access, it is a key stakeholder in the Ham Brown Road corridor enhancements—benefiting from, and contributing to, smoother freight and employee commutes.
 - Publix Supermarkets — Several Publix stores operate in the wider Kissimmee area, including near SR 535 corridors, each employing hundreds. Publix ranks among the top employers in the city, with roughly 1,795 employees across locations in the county.
 - McLane/SunEast Distribution Center — Located in Kissimmee, not far east of Ham Brown Road, this logistics hub employs over 1,270 people.
 - Kissimmee Utility Authority (KUA) — With headquarters in Kissimmee, KUA provides electric and related services across the region. It employs several hundred people and serves approximately 97,000 customers.
- **Osceola Heritage Park Redevelopment:**
 - A transformative mixed-use initiative is in the works on a 210-acre site, in partnership with the Wilf family (owners of Orlando City SC, Orlando Pride, Minnesota Vikings).
 - Plans include expanded training facilities for Orlando City SC, team headquarters, new apartment units, hotel rooms, retail & restaurants, and parking garages.
 - Upgrades to the existing county stadium aim to create a full-fledged soccer venue alongside Silver Spurs Arena.
 - The project is projected to generate approximately 855 permanent jobs and support the eastward revitalization of the US 192 corridor