



102 Unit Multifamily Development Site

Irlo Bronson Highway, Kissimmee, FL

- **Prime Location:** 6.94-acre approved multifamily development site near NEO City and directly benefiting from the \$1 billion Osceola Heritage Park redevelopment. 1.24 Acre Site
- **Fully Approved Plan:** Site development plan for a 4-building, 102-unit Class A multifamily project, with a comprehensive design/building set pending final approval.
- **Market-Driven Growth:** Surging demand for housing in a high-growth area with strategic proximity to tech hubs, entertainment, and new infrastructure.
- **Cost Advantage:** Development positioned ahead of Osceola County's impact fee increase, creating a competitive edge over future projects.

Investment Opportunity

Location Highlights:

- **Proximity to NEO City:** Positioned less than a mile from NEO City, a high-tech hub attracting global technology firms and high-wage jobs. NeoCity's continued development is projected to drive strong demand for quality multifamily housing in the immediate area.
- **Adjacent to OHP Redevelopment:** Osceola Heritage Park is undergoing a transformative \$1 billion redevelopment that will include: Expanded sports facilities, four new hotels, shopping, dining, and mixed-use spaces. This redevelopment will enhance the surrounding infrastructure and create a vibrant destination, increasing housing demand for residents seeking convenience and entertainment.
- **Local Economic Growth:** The synergy between NEO City and the OHP redevelopment is expected to boost property values, rental income, and overall market demand for residential housing.



