$4,250,000.00

4345 BOGGY CREEK ROAD

KISSIMMEE, FL 34744

PROPERTY HIGHLIGHTS

- Size: **217,844 SqFt**
- Road Frontage: **301 feet** on Boggy Creek Road
- Zoning: Currently designated **IR (Industrial Restricted)**. This is a result of a recent, complete rezone of the surrounding area by the county to Industrial classification. Allowable uses are specified in the attached documentation.
- Expansion Potential: The parcel is **contiguous** with the adjacent property and may be combined to create a unified site totaling **10 acres**. This combination would yield **615 feet** of continuous frontage on Boggy Creek Road.

The property is strategically situated within a developing corridor that provides excellent regional access, offering convenient connections to the greater tourist corridor and established major highway systems, as well as the nearby Lake Nona area. Furthermore, the surrounding infrastructure is undergoing significant improvements, including the planned upgrade of Boggy Creek Road to a four-lane road and the scheduled installation of a new, signalized intersection at the junction of Boggy Creek Road and Timber Road.

Barrett Spray, CCIM
KW Commercial Broker/Director
(407) 927-3650
barrett@barrettspray.com

Ed Quinones, MBA
KW Commercial Agent
(770) 560-0097
ed@barrettspray.com

ALLOWABLE USES

BOGGY CREEK CODE UPDATE – GROUP A
INDUSTRIAL LAND USE

Permitted Uses for Industrial Restricted (IR) Zoning District

- Areas for Display of Agricultural Product Excludes Equipment
- Greenhouse or Nursery (Commercial)*
- Water Bodies for the Propagation of Marine Foods*
- Nursing Home/Assisted Living*
- Seasonal Sales Lot*
- Bus or Train Station*
- **Communication Towers*
- Crematorium
- Educational Facilities (Private)*
- Government Buildings and Facilities
- Gym or Fitness Training
- Houses of Worship/Civic Membership Organizations *
- Parks, Playgrounds
- Pet Rescue*
- Utility Support Substations*
- Wind Farms*
- Auto Leasing (Passenger Vehicles Only)
- Big Box Retail Stores*
- Cocktail Lounge or Bar
- Convenience Retail with Gas Pumps*
- Dance, Karate, Art or Similar Afterschool Care Studio
- Daycare/Adult Daycare*
- Food Truck *
- Gun Range (Indoor)
- Marina (Commercial)*
- Offices and Professional Services/Vet Clinic
- Recreational Facilities (Commercial)
- Restaurant
- Restaurant with a Drive Thru
- Self Service Ice House*
- Service Station*
- Special Event*
- Self-Storage/Warehouse*
- Vehicle Sales/Lease and Service*
- Vehicle Repair in Commercial Districts*
- Building Supply and Lumber Sales
- Research Facility/Lab
- Lunch Truck*
- Manufactured Mobile Home Sales
- Materials Recovery, Recycling and Composting
- Outdoor Storage Yard*
- Parking of Trucks, Recreational Vehicles and Trailers*
- Renewable Energy Creation/Manufacturing, Research*
- Wholesaling, Warehousing, Storage and Distribution, Enclosed/Light Manufacturing *

Accessory Use

- Construction Trailers/Temporary Office*
- Outdoor Display*
- Retail Sales and Services
- Vehicle Self Storage

P - Permitted Use or Permitted Provided that Siting Standards are Incorporated into Development.
A - Accessory Use Incidental to the Primary Structure or Use and Subject to Siting Standards.
CU- Requires a conditional use permit approved by the Board of Adjustment.
* - Indicates a specific use that has Siting Standards.

Proposed Prohibited IR uses in Boggy Creek Zone A:

- Outdoor Storage Yard
- Parking of Trucks, Recreational Vehicles, and Trailers

Proposed Additional Permitted Use in Boggy Creek Zone A:

- Car Wash

Recommended Zoning for Boggy Creek Zone A is IR.

Industrial Land Use outside of Zone A will be recommended for IR or IM zoning with no additional prohibited or permitted uses.

PROPERTY OVERVIEW

OSCEOLA COUNTY

LOCAL ECONOMY & DEVELOPMENT

Osceola County is currently defined by significant progress on infrastructure and major economic development projects, most notably the approval of a large Fiscal Year 2026 budget prioritizing transportation, and the announcement of a massive mixed-use transformation of Osceola Heritage Park in partnership with the owners of Orlando City Soccer Club. Simultaneously, the city of Kissimmee is advancing several downtown revitalization efforts, including new hotels and a convention center, while the county focuses on new initiatives like a Tech Library and the opening of new affordable housing communities.

The majority of Osceola County's major developments, while located throughout the Kissimmee area, are directly or indirectly connected to the Boggy Creek Road corridor.

Demographics

Population

1 mile	3 miles	5 miles
4,162	35,239	106,463

Total Businesses

1 mile	3 miles	5 miles
52	800	1,912

bst kw ADVANTAGE KELLERWILLIAMS REALTY

Barrett Spray Team
Keller Williams Advantage Realty
team@barrettspray.com | (407) 925-8404 | barrettspray.com
59 Alafaya Woods Blvd Oviedo, FL 32765