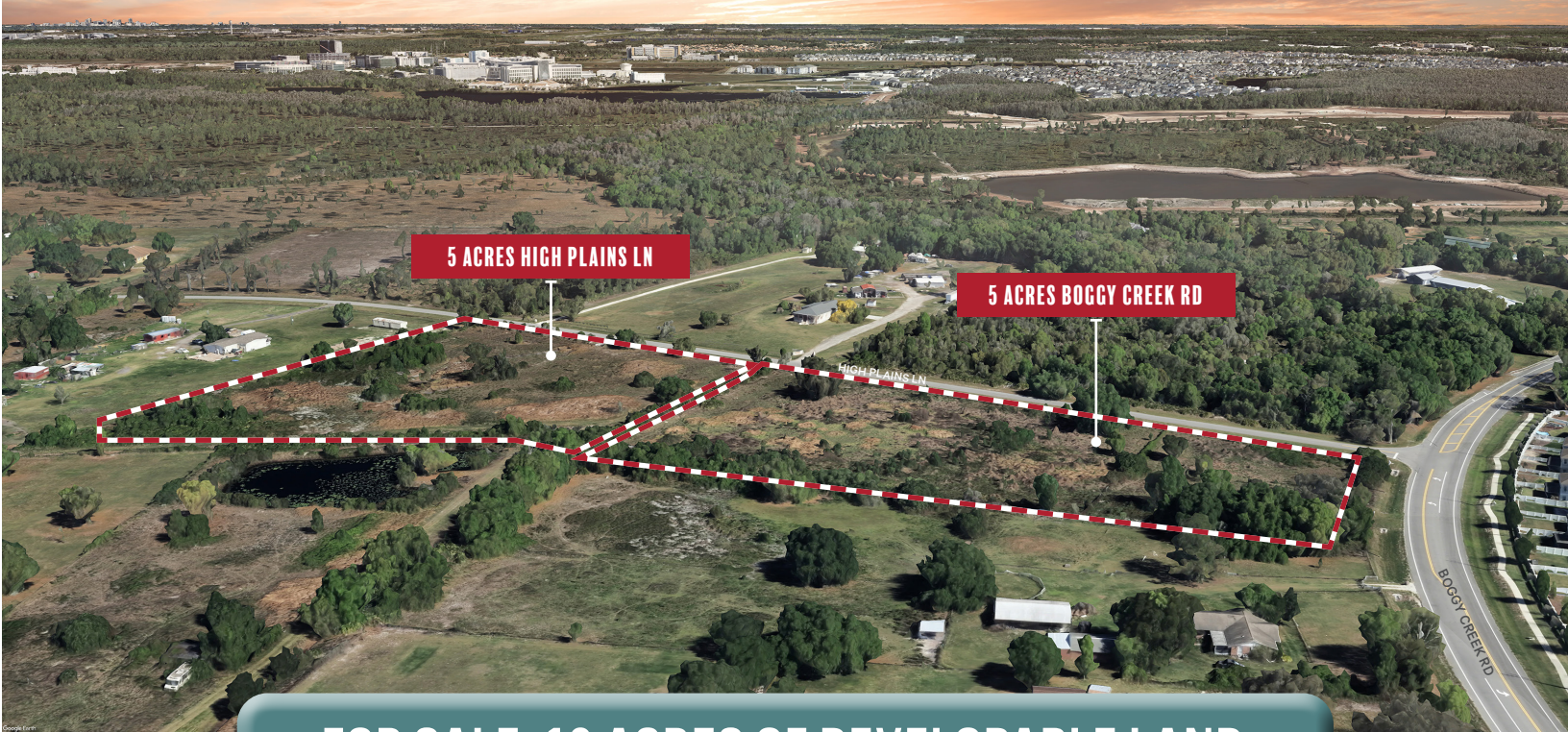


INDUSTRIAL LAND | FOR SALE

CBRE

4369 Boggy Creek Road
4280 High Plains Lane
Kissimmee FL 34744



FOR SALE: 10 ACRES OF DEVELOPABLE LAND



Land Opportunity

- + Two 5 Acre Parcels = 10 Total Acres
- + Zone A Boggy Creek Industrial Corridor = Light Industrial (IR)
- + Zone B High Plains Ln = Light Industrial (IR) & Heavy Industrial (IM)



Imminent Industrial Zoning:

Full entitlement for Industrial zoning is anticipated for the property by 2025



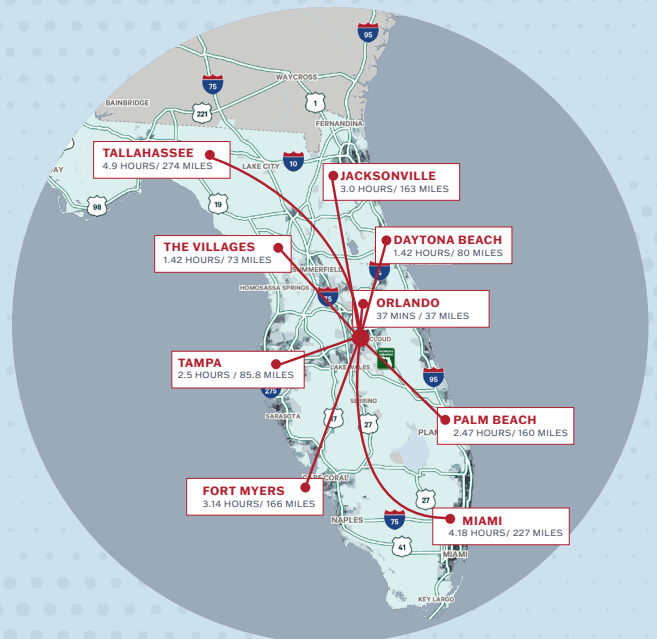
Logistics

Situated with immediate access to amenities along the vibrant Osceola County Parkway corridor



Flexible Uses

- + Warehousing & Distribution
- + Cold Storage
- + Retail & Services
- + Research Facility/Lab
- + Offices & Professional Service
- + Big Box Retail



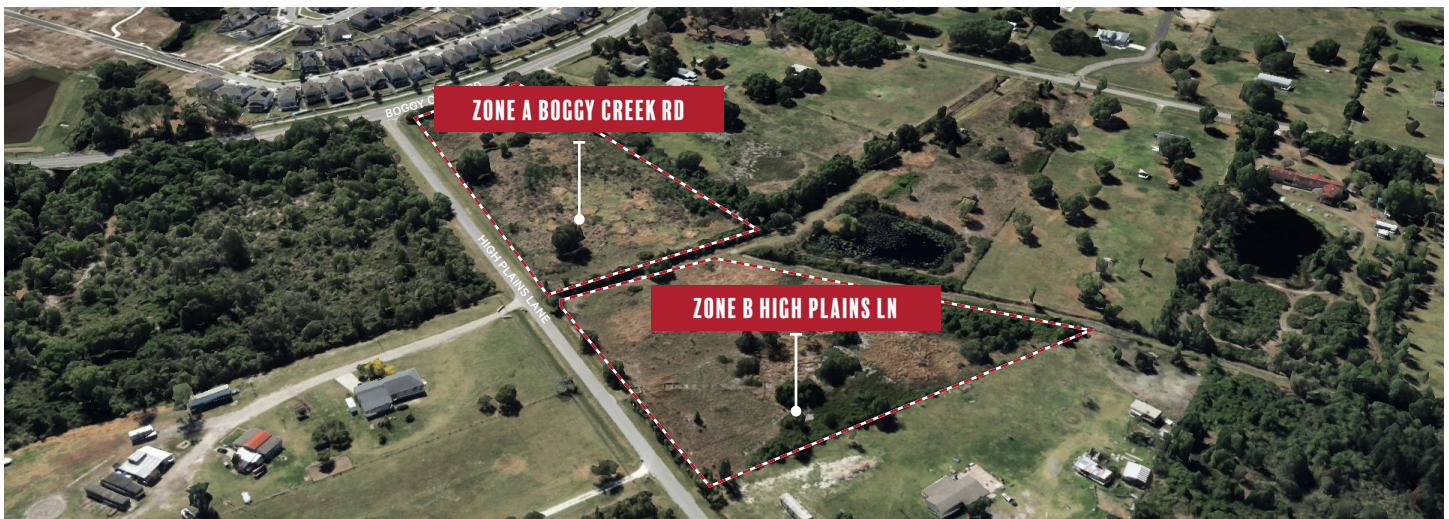
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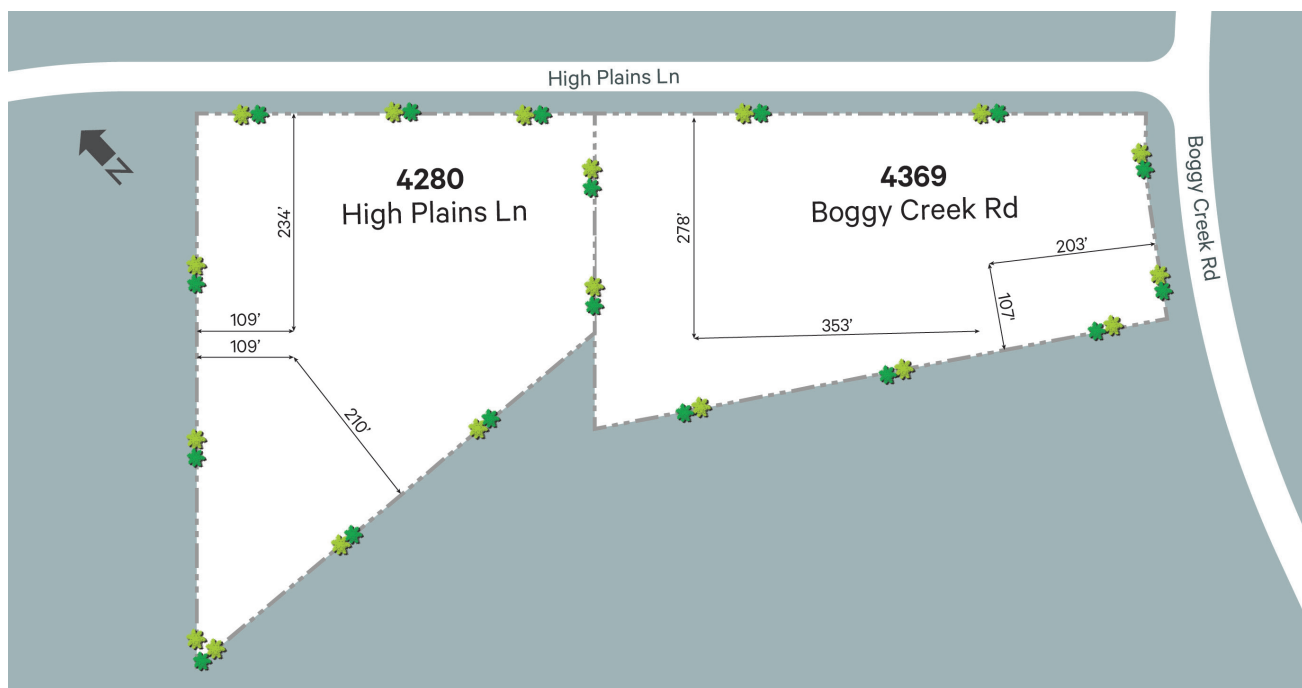
CBRE



10 contiguous industrial acres in Kissimmee, Florida, for \$10,000,000

This prime industrial lot is located in Kissimmee's Boggy Creek area, a 2.5-mile road that runs through the city center. The area's proximity to tourist attractions and the growing economy at Lake Nona make it a promising location for various businesses. Situated in a high-traffic area, this lot offers excellent visibility and accessibility. The land is poised for

significant value appreciation due to Osceola County's planned change in land use to industrial in 2025, with industrial zoning application immediately following. The property is strategically located near major roadways and includes two parcels (4369 Boggy Creek Road and 4280 High Plains Ln).

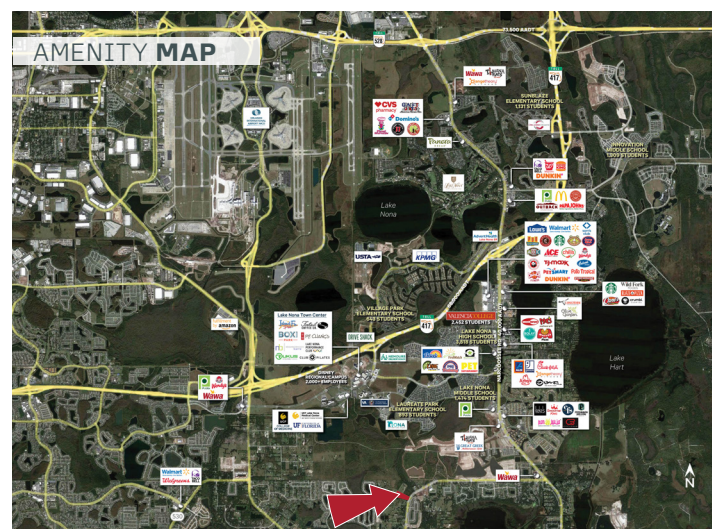
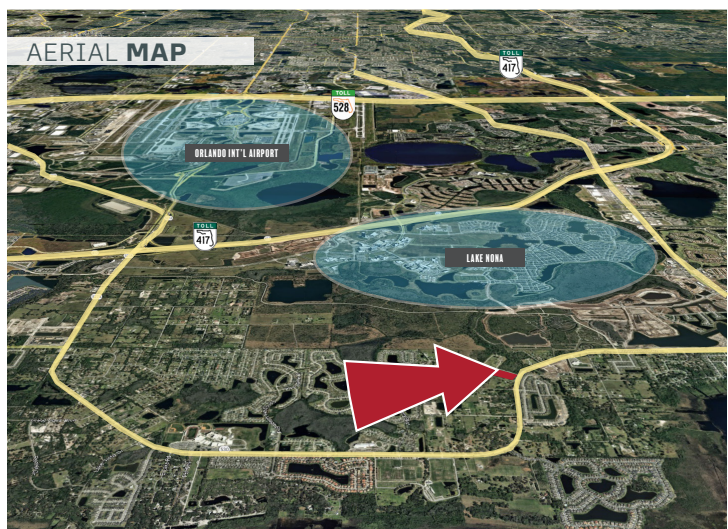
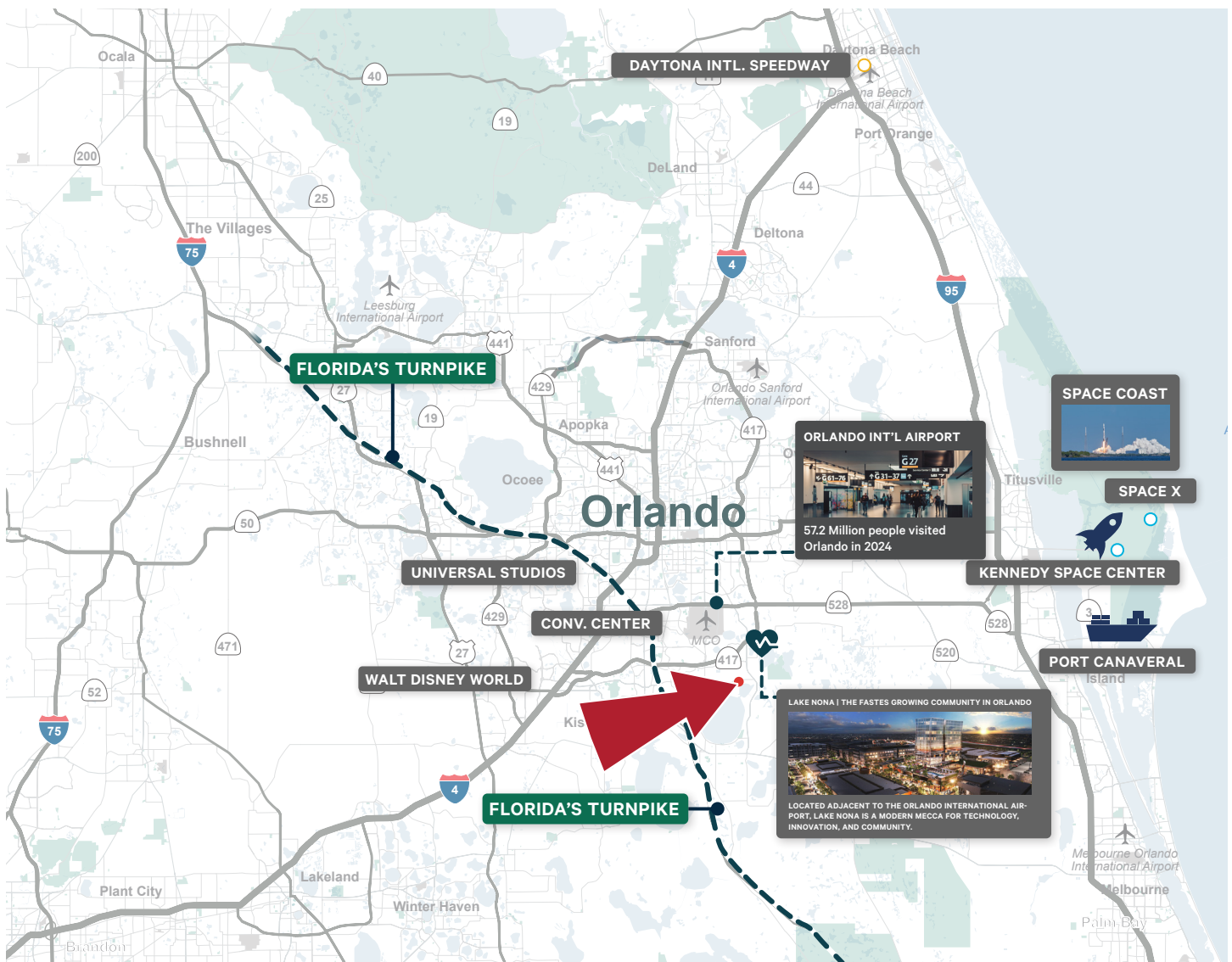


PERMITTED USE FOR ZONE A & B

- + Auto Leasing (Passenger Vehicles)
- + Bus or Train Station
- + Car Wash
- + Communication Towers
- + Crematorium
- + Convenience Retail with Gas Pumps
- + Educational Facilities (Private)
- + Government Buildings and Facilities
- + Gym or Fitness Training
- + Gun Range (Indoor)
- + Houses of Worship / Civic
- + Membership + Organizations
- + Parks and Playgrounds
- + Pet Rescue
- + Utility Support Substations
- + Wind Farms
- + Cocktail Lounge or Bar
- + Marina (Commercial)
- + Building Supply and Lumber Sales
- + Research Facility / Lab
- + Lunch Truck
- + Materials Recovery
- + Recycling and Composting
- + Renewable Energy Creation
- + Manufacturing, Research
- + Construction Trailers / Temp Office
- + Daycare / Adult Daycare
- + Food Truck
- + Offices and Professional Services
- + Vet Clinic
- + Outdoor Display (accessory use)
- + Recreational Facilities (Commercial)
- + Restaurant w/ Drive Thru
- + Retail Sales and Services
- + Seasonal Sales Lot
- + Self Storage/Flex Warehouse
- + Service Station
- + Vehicle Sales/Lease and Service
- + Vehicle Self Storage (accessory use)
- + Water Bodies for the Propagation of Marine Foods
- + Wholesaling, Warehousing, Storage and Distribution, Enclosed Light Manufacturing

PERMITTED USE FOR ZONE B ONLY

- + Packing Houses
- + Sawmills
- + Slaughterhouses
- + Waste Related Services
- + Utility Plants
- + Asphalt or Concrete Batching Plant or Pug Mill
- + Outdoor Storage Yard
- + Fertilizer or Feed Plants
- + Heavy Industrial
- + Junk, Salvage, or Recycled Materials
- + Parking of Trucks, Recreational Vehicles and Trailers
- + Solid Waste Transfer Station



UTILITY PROVIDERS

ELECTRIC: Orlando Utility Commission
CABLE PROVIDERS: Xfinity

WATER: ToHo Water
SEWER: Will be installed Boggy Creek Expansion




WHY OSCEOLA COUNTY

Be First to What's Next in Osceola County!

Osceola County, Florida, is an ideal location for industrial business development, strategically located near Orlando and providing easy access to a thriving economic hub. Visionary leaders are driving initiatives to position Osceola as the place to "Be First to What's Next." The county offers a rich mix of cultural and recreational amenities that enhance the quality of life for employees and their families, alongside a strong educational system that supports a skilled workforce. Osceola has emerged as a national leader in sensor R&D and advanced manufacturing. The innovative NeoCity, a 500-acre high-tech campus, attracts high-tech jobs and fosters creativity. Coupled with its natural beauty and strong sense of community, Osceola County is a compelling choice for businesses looking to thrive in a supportive environment while investing in its people and economy.


The key industries in Osceola County include Advanced Manufacturing, Smart Sensors and Photonics, Aviation, Corporate Headquarters, and Life Sciences & Allied Health. Together, these industries form the backbone of Osceola County's economy, driving innovation, prosperity, and sustainable growth.

- + Population base of 455,875 / 2.75% Annual Population Growth Rate
- + Labor Force of 204,732 / Unemployment rate of 3.6% (MSA)
- + 550,000 higher education students within a 100-mile radius, providing a talent pipeline for companies in the region. This includes UCF, the nation's 2nd largest university.




PORTS

1 hr..... Port Canaveral
3 hr ...Jaxport
2 hr ...Tampa Port Authority
4.4 hr...Port of Savannah
6.3 hr...Port of Charleston




MAJOR HIGHWAYS

14 min..... SR-528
15 min..... SR-417
19 min Florida Turnpike
30 min I-4
48 min I-95
1.45 hr..... I-75




MAJOR CITIES

37 min Orlando
2.4 hrs Tampa
3.0 hrs Jacksonville
4.20 hrs Miami
4.45 hrs Savannah, CA
6.22 hrs Charleston, SC
6.42 hrs Atlanta, CA



AIRPORTS

41 min... Kissimmee Gateway Airport
24 min.. Orlando Intl Airport
1.37 hr.. Daytona Boh Intl Airport
2.24 hr...Tampa Intl Airport
3.15 hr...Jacksonville Intl Airport



DEMOGRAPHICS

2024 Population455,875
Projection 2029 Population522,041
2024 Households151,852
Projection 2029 Households172,307
2024 Employed Population 16+220,944
2024 Average Household Income\$88,755



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