

Site Serving the Regional St. Cloud Market

Select Area Businesses - Big Sky Blvd/Hwy 192, Osceola County, FL



Information provided therein, while believed to be accurate, is provided "as is". Marketplace Advisors, Inc. disclaims any and all representations, warranties, or guarantees of any kind. It is your responsibility to independently confirm its accuracy and completeness. 4/2/24

Parcel Map - Property For Sale

Big Sky Blvd/Hwy 192, Osceola County, FL



Owner Name:	GPK SUNRISE, LLC
Site Address:	E IRLO BRONSON MEM HWY KISSIMMEE FL 34744
County:	OSCEOLA
Acres:	1.17+-
PIN:	32-25-30-0000-0017-0000

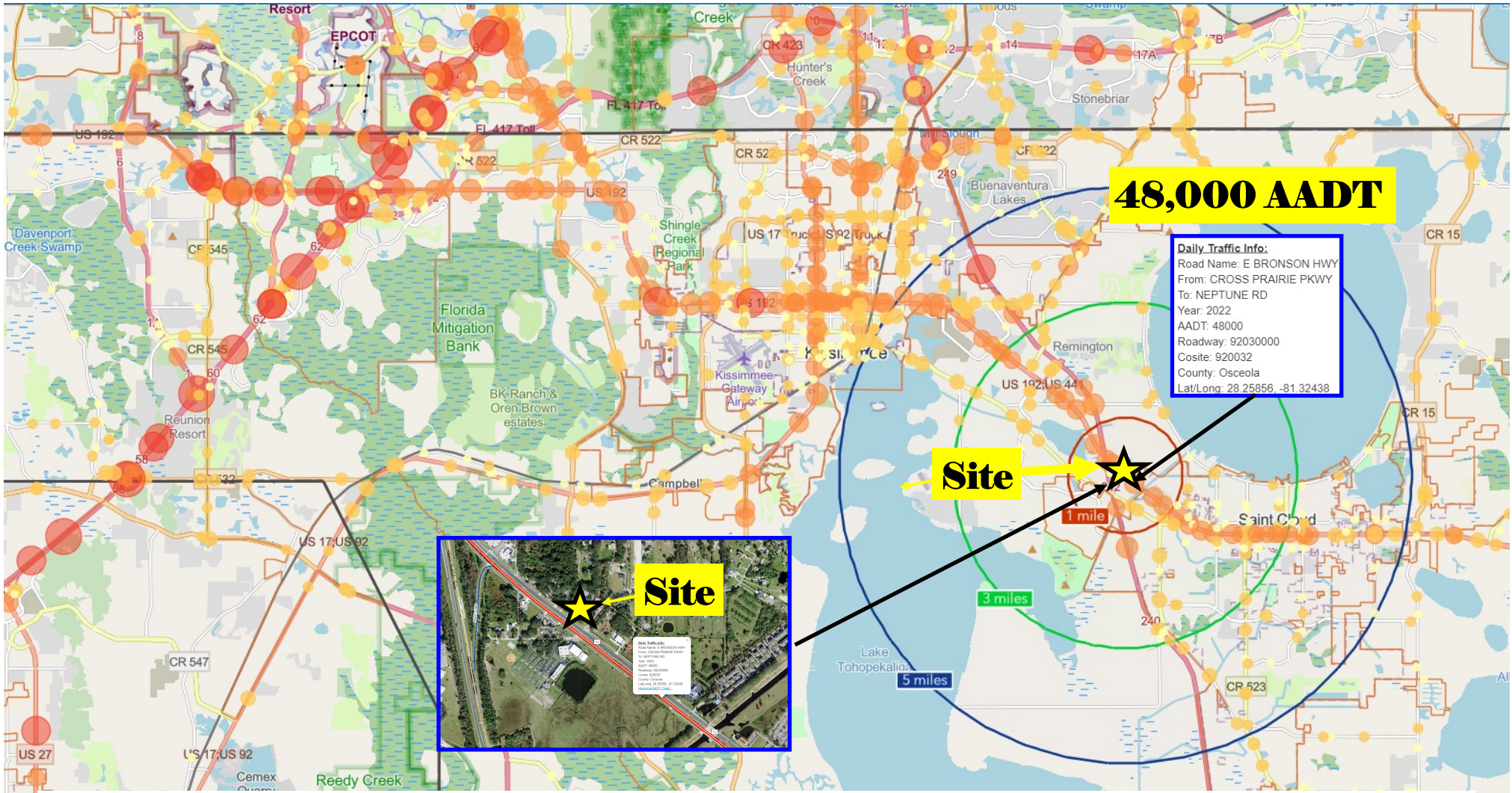
Info: David Marks (407) 694-7040
Marketplace Advisors, Inc.

Lic. Real Estate Broker

Information provided therein, while believed to be accurate, is provided "as is". Marketplace Advisors, Inc. disclaims any and all representations, warranties, or guarantees of any kind. It is your responsibility to independently confirm its accuracy and completeness. 4/2/24

Traffic Pattern - Regional St. Cloud Market

Hwy 192 @ Big Sky Blvd, 48,000 AADT (2022 yr, FDOT)



Information provided therein, while believed to be accurate, is provided "as is". Marketplace Advisors, Inc. disclaims any and all representations, warranties, or guarantees of any kind. It is your responsibility to independently confirm its accuracy and completeness. 4/2/24

Regional St. Cloud Market

3, 5, 7-mile Radius - Big Sky Blvd/Hwy 192, Osceola County, FL

Market Profile by Esri

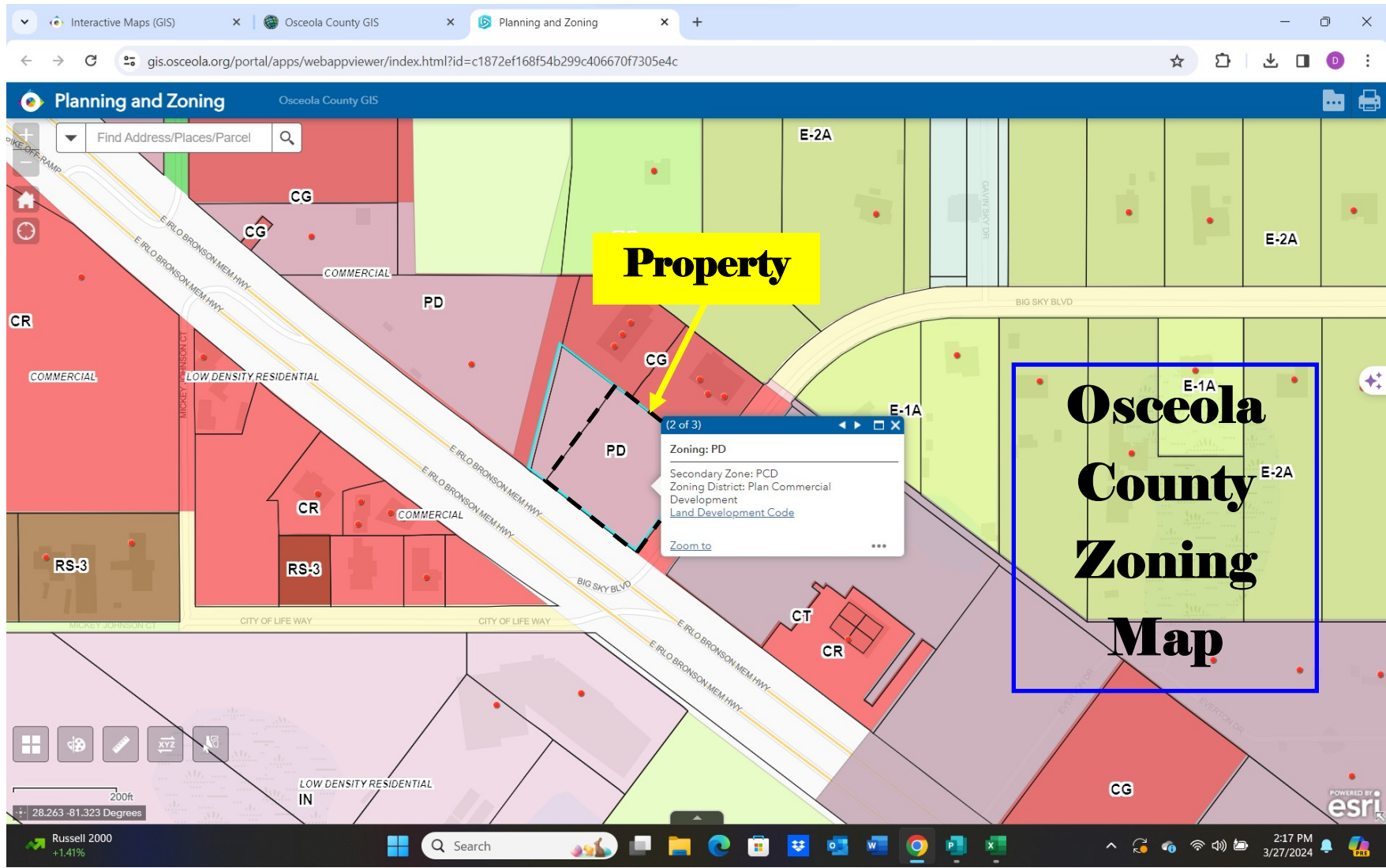
Radius	3 miles	5 miles	7 miles
2023 Total Population	53,408	107,627	233,233
2023 Average Household Size	2.87	2.91	2.99
2023 Average Household Income	\$78,799	\$81,064	\$84,069
2023 Median Age	38.1	37.7	37.8

2023 Consumer Spending	3 miles	5 miles	7 miles
Apparel & Services: Total \$	\$30,159,842	\$61,728,927	\$135,024,724
Food at Home: Total \$	\$93,776,479	\$191,136,624	\$417,146,865
Food Away from Home: Total \$	\$51,432,243	\$106,245,313	\$232,704,237
Health Care: Total \$	\$100,573,009	\$207,041,773	\$452,291,859

Information provided therein, while believed to be accurate, is provided "as is". Marketplace Advisors, Inc. disclaims any and all representations, warranties, or guarantees of any kind. It is your responsibility to independently confirm its accuracy and completeness. 4/2/24

Zoning District: Plan Commercial Development

Big Sky Blvd/Hwy 192, Osceola County, FL



Information provided therein, while believed to be accurate, is provided "as is". Marketplace Advisors, Inc. disclaims any and all representations, warranties, or guarantees of any kind. It is your responsibility to independently confirm its accuracy and completeness. 4/2/24

Cross-Access Easement Agreement (Dated March 1st, 2006)

Big Sky Blvd/Hwy 192, Osceola County, FL

OR 3099/11

CL 2006074654

EXHIBIT C

LOT COVERAGE CALCULATIONS:

OVERALL SITE			
PARKING & SIDEWALK AREA	114,796 SF	AC	%
BUILDING FOOTPRINT AREA	19,429 SF	AC	%
TOTAL DEVELOPABLE AREA	134,225 SF	AC	%

PARKING REQUIRED:

CODE REQUIREMENT SPACES
 RETAIL = 1 SPACES PER 300 S.F. OF G.F.A.
 FINANCIAL OFFICES = 1 SPACES PER 300 S.F. OF G.F.A.
 RESTAURANT = 1 SPACES PER 100 S.F. OF G.F.A.
 LOT (1) (AMPHIT) AT 2,300 S.F. = 11 SPACES REQUIRED

PREPARED BY AND RETURN TO:
 John L. Thomas, II
 Attorney at Law
 720 Rugby Street, Suite 240
 Orlando, Florida 32804
 (407) 843-1290

LARRY WEALEY
 OSCEOLA COUNTY, FLORIDA
 CLERK OF CIRCUIT COURT
 CL 2006074654 OR 3099/1108
 JSS Date 03/17/2006 Time 13:31:22
 DOC STAMPS: 0.70

CROSS-ACCESS EASEMENT AGREEMENT

THIS CROSS-ACCESS EASEMENT AGREEMENT (the "Agreement") is hereby made and executed as of the 1st day of March, 2006, by and between RIVERSIDE BANK OF CENTRAL FLORIDA, whose address is 401 S. Semoran Boulevard, Winter Park, Florida 32782 (hereinafter referred to as "RIVERSIDE"), and HENRY C. YATES, as Trustee, whose address is 3825 Canoe Creek Road, St. Cloud, Florida 34772 (hereinafter referred to as "YATES").

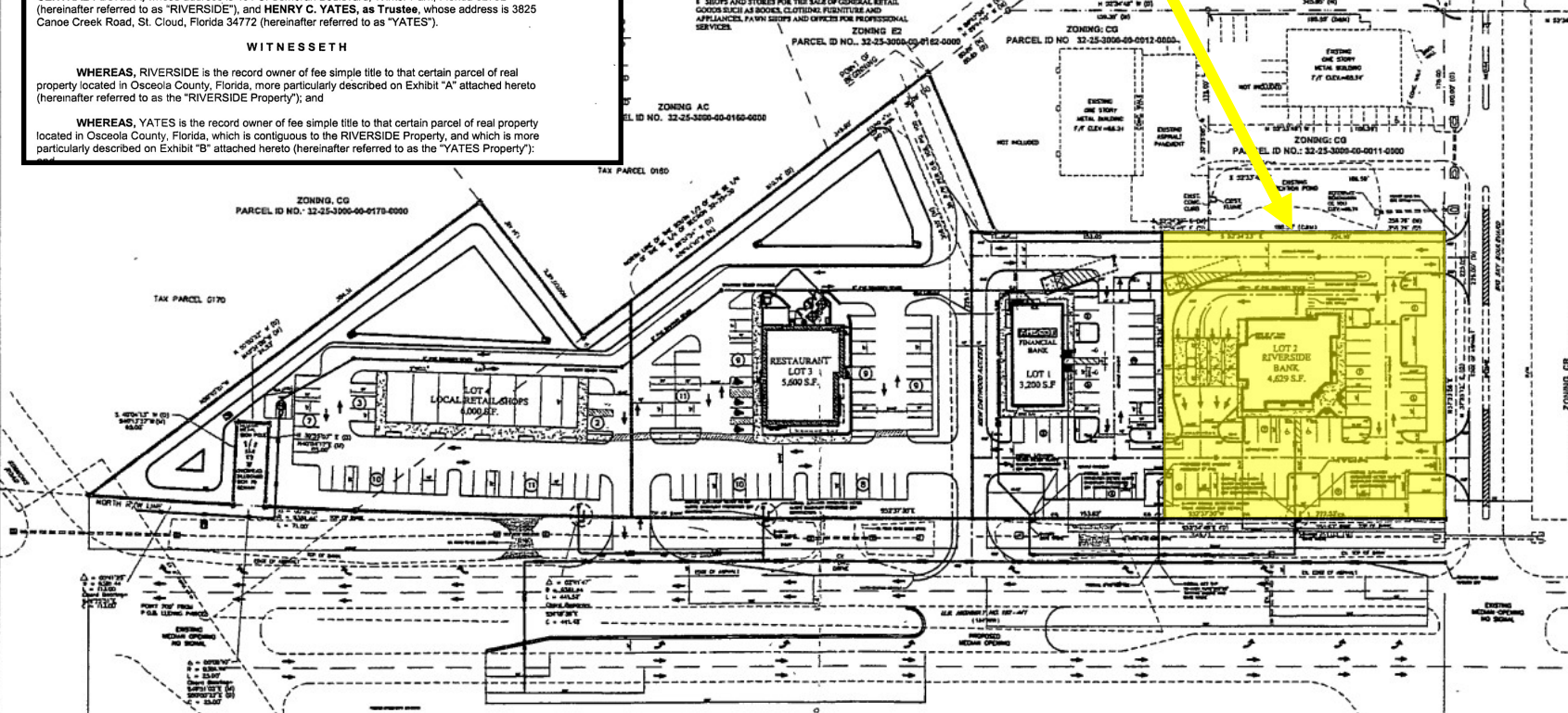
WITNESSETH

WHEREAS, RIVERSIDE is the record owner of fee simple title to that certain parcel of real property located in Osceola County, Florida, more particularly described on Exhibit "A" attached hereto (hereinafter referred to as the "RIVERSIDE Property"); and

WHEREAS, YATES is the record owner of fee simple title to that certain parcel of real property located in Osceola County, Florida, which is contiguous to the RIVERSIDE Property, and which is more particularly described on Exhibit "B" attached hereto (hereinafter referred to as the "YATES Property");

1. EXHIBIT REQUIREMENTS SUCH AS RESTAURANTS, CATERING, LOUNGES, SUPPER CLUBS AND COFFEE SHOPS WITH DRIVE THRU!
2. EVENT TICKET SALES AND REAL ESTATE LEASING INFORMATION
3. OFFICES AND STUDIOS FOR PROFESSIONAL SERVICES SUCH AS CUSTOMERS PROVIDED BY DOCTORS, DENTISTS, OPTICIANS, ARCHITECTS, ENGINEERS AND LAWYERS AND VETERINARY FACILITIES CATERING TO SMALL ANIMALS.
4. OFFICES AND STUDIOS FOR FINANCIAL SERVICES SUCH AS CUSTOMERS PROVIDED BY BANKS, SAVINGS AND LOAN ASSOCIATIONS, CREDIT UNIONS, INSURANCE AGENCIES, AND SECURITIES BROKERAGE.
5. GOVERNMENTAL ADMINISTRATIVE BUILDINGS AND COURTS SERVING THE EXECUTIVE, LEGISLATIVE AND JUDICIAL FUNCTIONS OF LOCAL, STATE AND FEDERAL BRANCHES OF GOVERNMENT, INCLUDING POST OFFICE.
6. THEATERS, MUSEUMS, AND GALLERIES FOR CULTURAL, EVENTS, ART DISPLAYS AND SHOWS AND CLUBS, LODGES AND MEETING FACILITIES FOR PROFESSIONAL AND SOCIAL ORGANIZATIONS.
7. SIGNAGE SHALL BE CONSISTENT WITH CURRENT OSCEOLA COUNTY SIGNAGE CODES AND STANDARDS.
8. SHOPS AND STORES FOR THE SALE OF GENERAL RETAIL GOODS SUCH AS BOOKS, CLOTHING, FURNITURE AND APPLIANCES, FARM SHOPS AND OFFICES FOR PROFESSIONAL SERVICES.
9. SIGNAGE SHALL BE CONSISTENT WITH CURRENT OSCEOLA COUNTY SIGNAGE CODES AND STANDARDS.
10. SHOPS AND STORES FOR THE SALE OF GENERAL RETAIL GOODS SUCH AS BOOKS, CLOTHING, FURNITURE AND APPLIANCES, FARM SHOPS AND OFFICES FOR PROFESSIONAL SERVICES.
11. SHOPS AND STORES FOR CONVENIENCE AND RETAIL GOODS SUCH AS GIFTS, SOUVENIRS, CLOTHING, FURNISHINGS, APPLIANCES, FLOWERS, BOOKS, TOBACCO PRODUCTS, PHOTOGRAPHY, HEALTH AND BEAUTY SUPPLIES, ARTISTS SUPPLIES, CRAFT OR HOBBIES.
12. SHOPS AND STORES FOR THE REPAIR OF RADIOS, TELEVISION SETS OR SMALL ELECTRICAL APPLIANCES.
13. RESTAURANTS, DELICATERIES AND OTHER FOOD PREPARATION FACILITIES.
14. PERSONAL HOBI STORAGE FACILITIES.
15. AUTOMOBILE SERVICE STATIONS, CAR WASHES, AUTOMOBILE OIL CHANGES AND LUBRICATION FACILITIES.
16. LOCATIONS FOR THE REPAIR AND SALE OF CLAIMS FOR LIABILITIES.
17. MEMBERSHIP ORGANIZATIONS INCLUDING PLATE ORGANIZATIONS.
18. SHOPS AND STUDIOS FOR GENERAL RETAIL SERVICES SUCH AS HAIR CUTTING AND STYLING, SHOE REPAIR, PHOTOGRAPHY, FINGER PRINTS, LAUNDRY, OR SELF SERVICE LAUNDRY FACILITIES.
19. SIGNAGE SHALL BE CONSISTENT WITH CURRENT OSCEOLA COUNTY SIGNAGE CODES AND STANDARDS.
20. LANDSCAPING ITEMS NOT ADDRESSED WITHIN THIS P.D. TREE PLANTING AND VEGETATIVE GENERAL PREVISIONS SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF OSCEOLA COUNTY LAND DEVELOPMENT CODE.
21. MINIMUM ONE-WAY AND DRIVE THRU WIDTHS SHALL BE 11 FEET. MINIMUM TWO-WAY DRIVE ABLES SHALL BE 27 FEET.
22. MINIMUM PARKING REQUIREMENTS FOR ALL THE PROPOSED P.D. USED SHALL BE 1 SPACE PER 300 SF.
23. CREATE A SHARED PARKING AND CROSS ACCESS AGREEMENT IN CONJUNCTION WITH THE SALE/LEASE OF EACH PARCEL.
24. REAR YARD 25 FEET
25. SIDE YARD 15 FEET
26. FRONT YARD 15 FEET
27. REAR YARD 25 FEET
28. SIDE YARD 15 FEET
29. FRONT YARD 15 FEET
30. REAR YARD 25 FEET
31. SIDE YARD 15 FEET

Property



NO.	DESCRIPTION	AREA	PERCENTAGE	REMARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

PROPOSED SITE PLAN
 OSCEOLA VILLAGE
 OSCEOLA COUNTY, FLORIDA
 HENRY C. YATES

THE GOOD GROUP
 Engineering Consultants
 1000 N. Orange Avenue, Suite 1000, Winter Park, FL 32789
 Phone: (407) 843-1290
 Fax: (407) 843-1291
 Email: info@thegoodgroup.com

SEAL
 [Signature]

THIS PLAN SHALL BE VOID IF NOT SIGNED AND SEALED BY THE ENGINEER OR ARCHITECT IN THE PRESENCE OF THE COUNTY CLERK.

Information provided therein, while believed to be accurate, is provided "as is". Marketplace Advisors, Inc. disclaims any and all representations, warranties, or guarantees of any kind. It is your responsibility to independently confirm its accuracy and completeness. 4/2/24

Fast Food/Retail - Preliminary Conceptual Plan

Big Sky Blvd/Hwy 192, Osceola County, FL



This Preliminary Concept Plan is Subject to the Existing Cross-Access Easement Agreement & All the Required Governmental Approvals.

Information provided therein, while believed to be accurate, is provided "as is". Marketplace Advisors, Inc. disclaims any and all representations, warranties, or guarantees of any kind. It is your responsibility to independently confirm its accuracy and completeness. 4/2/24