

# DEVELOPMENT OPPORTUNITY

DISNEY TOURIST CORRIDOR | KISSIMMEE, FL

FOUNDRY  
COMMERCIAL



14999 SR 535, KISSIMMEE, FL 32821

±2.06 ACRES | A-2 ZONING

# DISNEY TOURIST CORRIDOR DEVELOPMENT OPPORTUNITY

14999 SR 535, ORLANDO, FL 32821

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**FOR SALE**  
**\$4,000,000**

## PROPERTY HIGHLIGHTS

- ±2.06 AC available for sale
- A-2 zoning
- Future Land Use - Activity Center Mixed-Use (ACMU)
- FAR = 3.060 Units/SC and 200ft max height
- Over 550ft of frontage at the intersection of SR 535 and FL-417 with nearly 100,000 combined VPD

## PROPERTY DESCRIPTION

Located just east of Walt Disney World and adjacent to Toll Road 417, the property is comprised of 2.06 acres ripe for development. The ACMU Future Land Use is flexible and allows for a variety of uses including hotel, condos, and multi-family. The subject property is highly visible with 550+ feet of frontage along SR-535 and FL-417 and almost 100,000 VPD. This parcel is in the heart of Orlando's tourist corridor that services 75 Million Tourists annually along with more than 1,500 people a week that are moving to Central Florida. This entire area is set to benefit from Walt Disney World's commitment to invest an additional \$17 Billion into its theme parks over the next decade.

## FOR MORE INFORMATION, PLEASE CONTACT:

### LAWSON DANN

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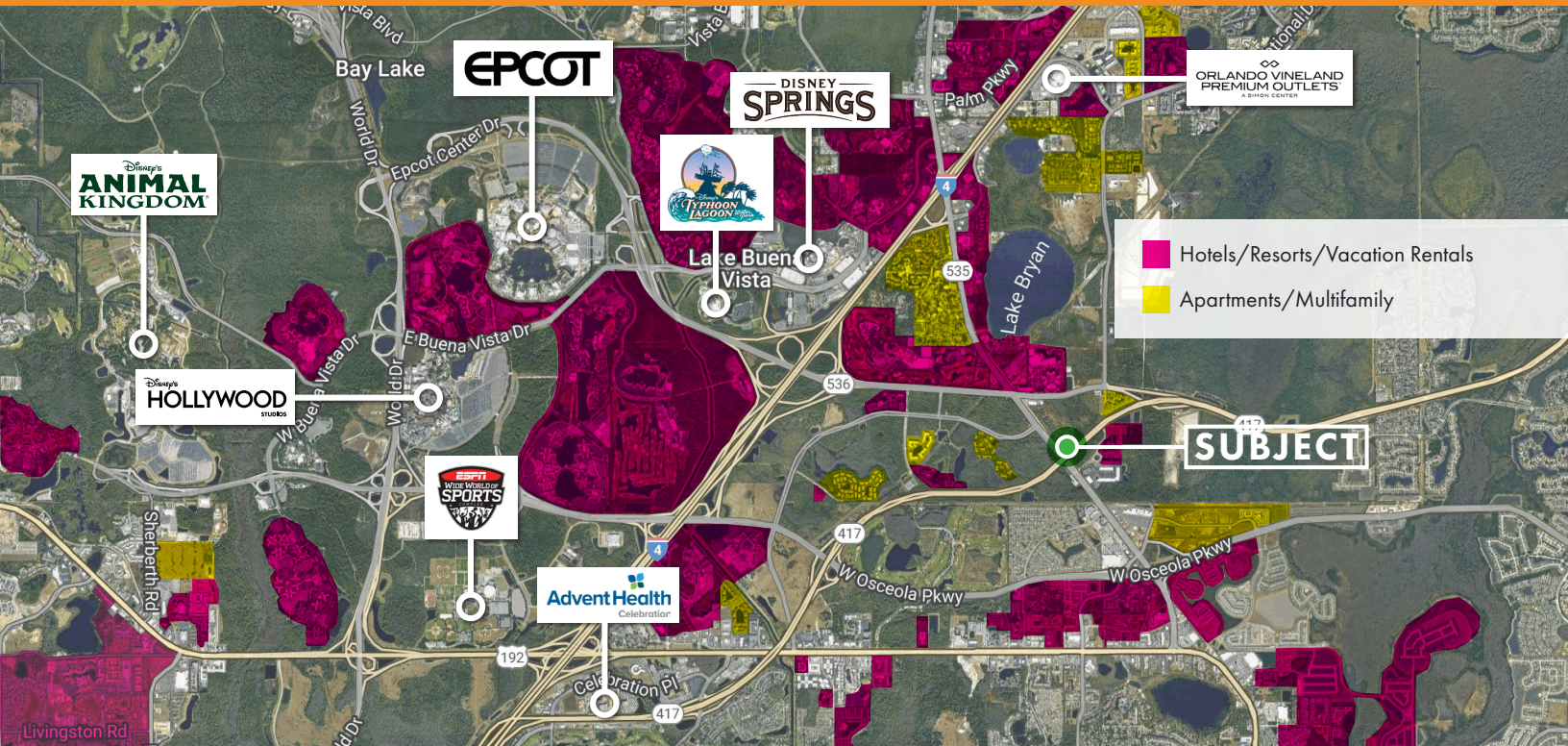
CNL Tower II 420 S Orange Avenue, Suite 400  
Orlando, Florida 32801

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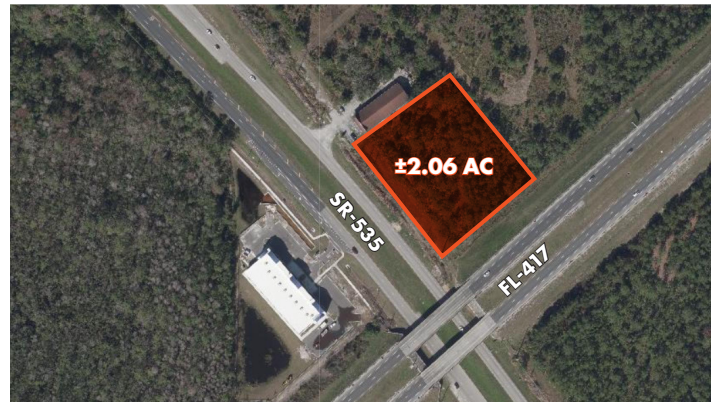
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## PROPERTY DETAILS

Parcel ID	34-24-28-5844-00-650
Address	14999 State Road 535 Orlando, FL 32821
County	Orange County
Acres	±2.06 AC
Zoning	A-2
Future Land Use	Activity Center Mixed-Use (ACMU)
Frontage	347' on SR-535 275' on FL-417
Traffic Counts	48,000 VPD on SR-535 50,800 VPD on FL-417
Water	Orange County
Electric	Duke Energy



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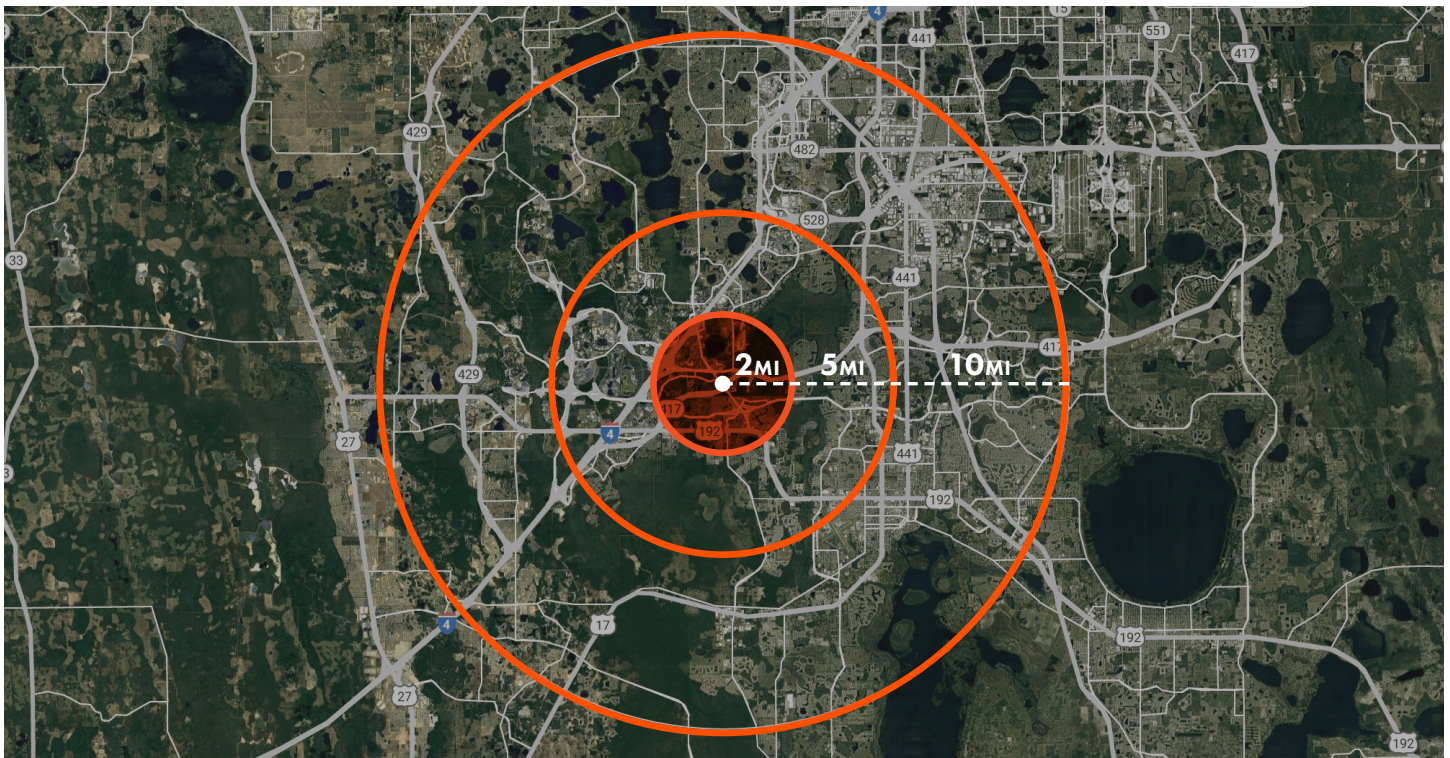
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**14999 SR 535, ORLANDO, FL 32821**

	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS	
<b>POPULATION</b>	2024 Estimated Population	19,338	143,558	546,811
	2029 Projected Population	22,775	160,302	615,764
	2020 Census Population	13,494	115,121	485,093
	Median Age	31.4	35.4	36.5
<b>HOUSEHOLDS</b>	2024 Estimated Households	7,409	53,564	195,360
	2029 Projected Households	8,909	59,989	220,656
	2020 Census Households	4,826	42,111	167,649
	2024 Median Home Value	\$295,347	\$407,610	\$389,302
<b>INCOME</b>	2024 Estimated Avg. Household Income	\$82,693	\$107,790	\$111,405
	2029 Projected Avg. Household Income	\$84,597	\$111,606	\$115,154
<b>BUSINESS</b>	Total Businesses	774	8,401	38,395
	Total Employees	8,029	64,020	270,948
	Adj. Daytime Demographics	12,526	101,264	412,861
	Labor Force - Age 16 or Older	15,995	116,011	439,992



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