$8,249,000.00

4349 & 4345 BOGGY CREEK RD

KISSIMMEE, FL 34744

PROPERTY HIGHLIGHTS

- Total Acreage: **10 Contiguous Acres** *(Two 5-acre parcels).*
- Front Footage: **615 Feet Total** on Boggy Creek Road *(315 ft on 4349; 301 ft on 4345).*
- Current Zoning: **IR (Industrial Restricted).** *See attached document for specific allowable uses.*
- Infrastructure Upgrades: Planned upgrade of **Boggy Creek Road to four lanes** and a scheduled **new, signalized intersection at Boggy Creek Rd and Timber Rd.**

4349 BOGGY CREEK RD $3,999,000.00

4345 BOGGY CREEK RD $4,250,000.00

PREMIER INDUSTRIAL DEVELOPMENT SITE

These properties combined represent a prime investment opportunity for industrial developers and investors seeking a strategic location in Central Florida. The site's value is substantially enhanced by its recent county-wide rezone to a highly sought-after Industrial classification (IR), offering broad development potential and ensuring the parcel is ready for immediate development. This advantage is coupled with the security of guaranteed future infrastructure improvements, specifically the four-lane expansion and a new signalized intersection, which will significantly improve access and traffic flow. Furthermore, the location offers outstanding regional accessibility, connecting directly to established major highway systems, the greater tourist corridor, and the thriving Lake Nona market, maximizing the potential for various industrial uses.

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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 and 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

Source: Copyright 2025 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2025.

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