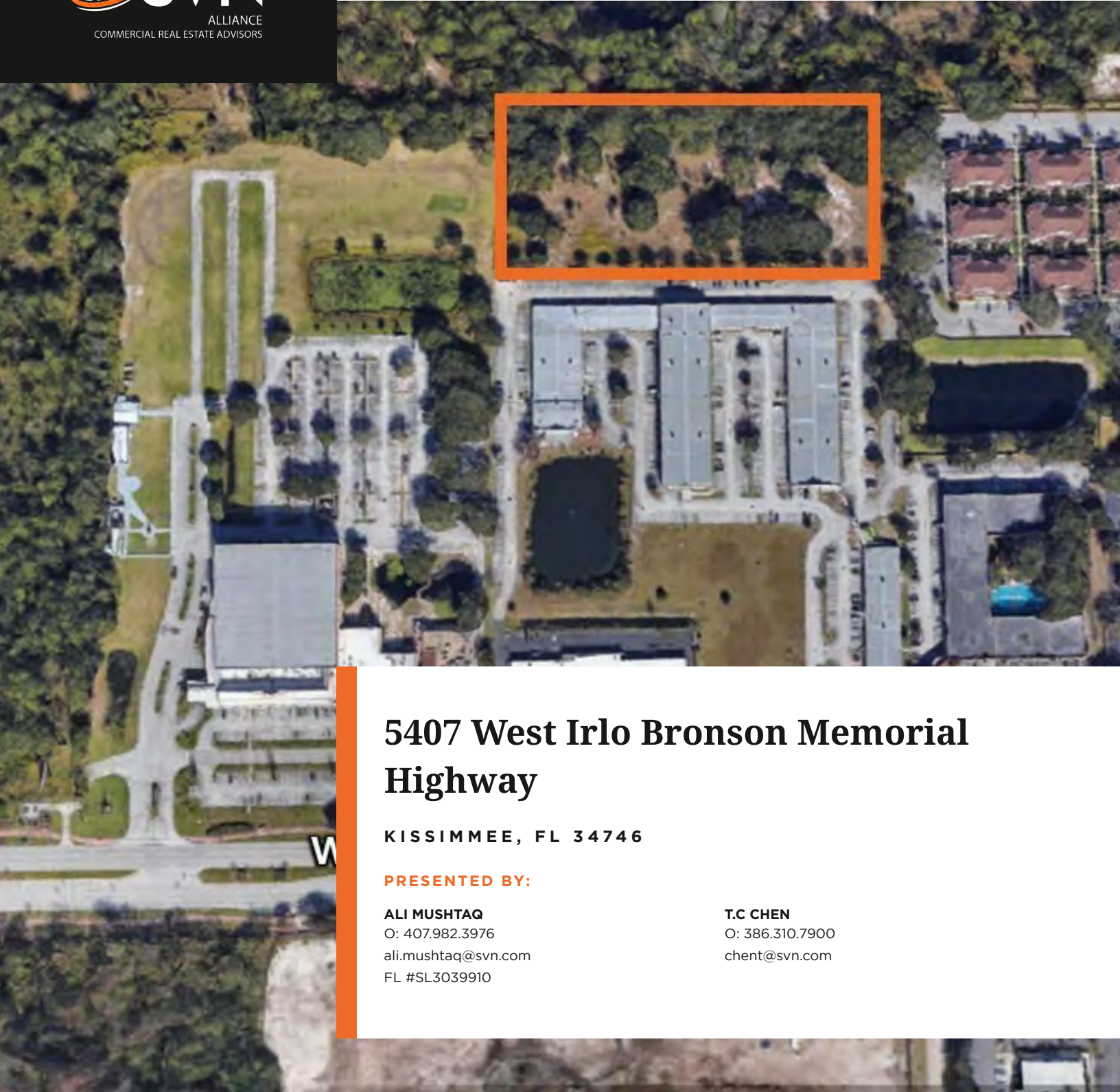




Offering Memorandum



5407 West Irlo Bronson Memorial Highway

KISSIMMEE, FL 34746

PRESENTED BY:

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The Team

Image Landsat / Copernicus

MEET THE TEAM



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W Irlo Bronson Memorial Hwy

Image Landsat / Copernicus



AVAILABLE FOR SALE 4.77 Ac

Property Information

PROPERTY SUMMARY

5407 WEST IRLO BRONSON MEMORIAL HIGHWAY

KISSIMMEE, FL 34746

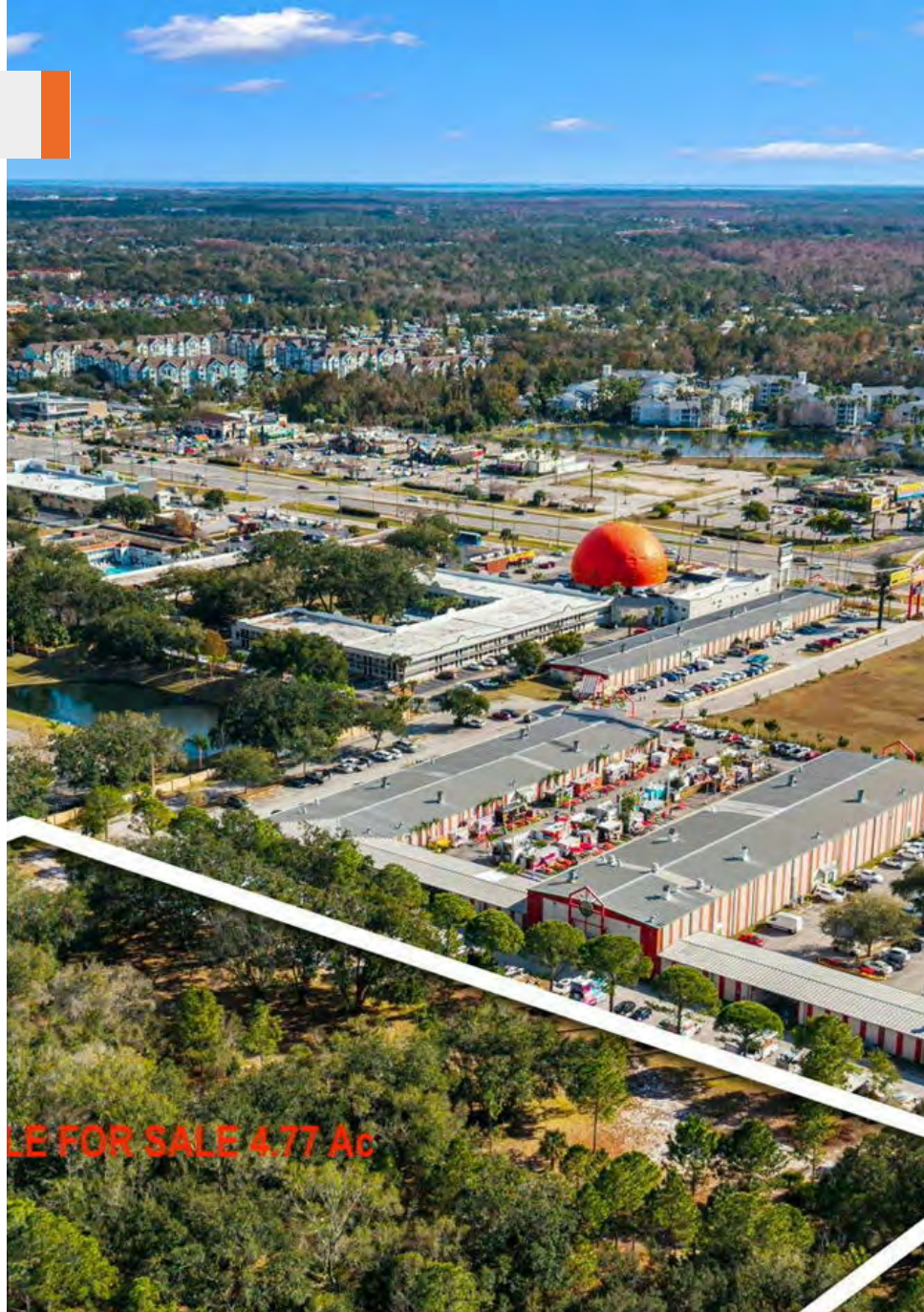
OFFERING SUMMARY

SALE PRICE: \$3,500,000

AVAILABLE SF:

LOT SIZE: 4.77 Acres

PRICE / ACRE: \$733,753



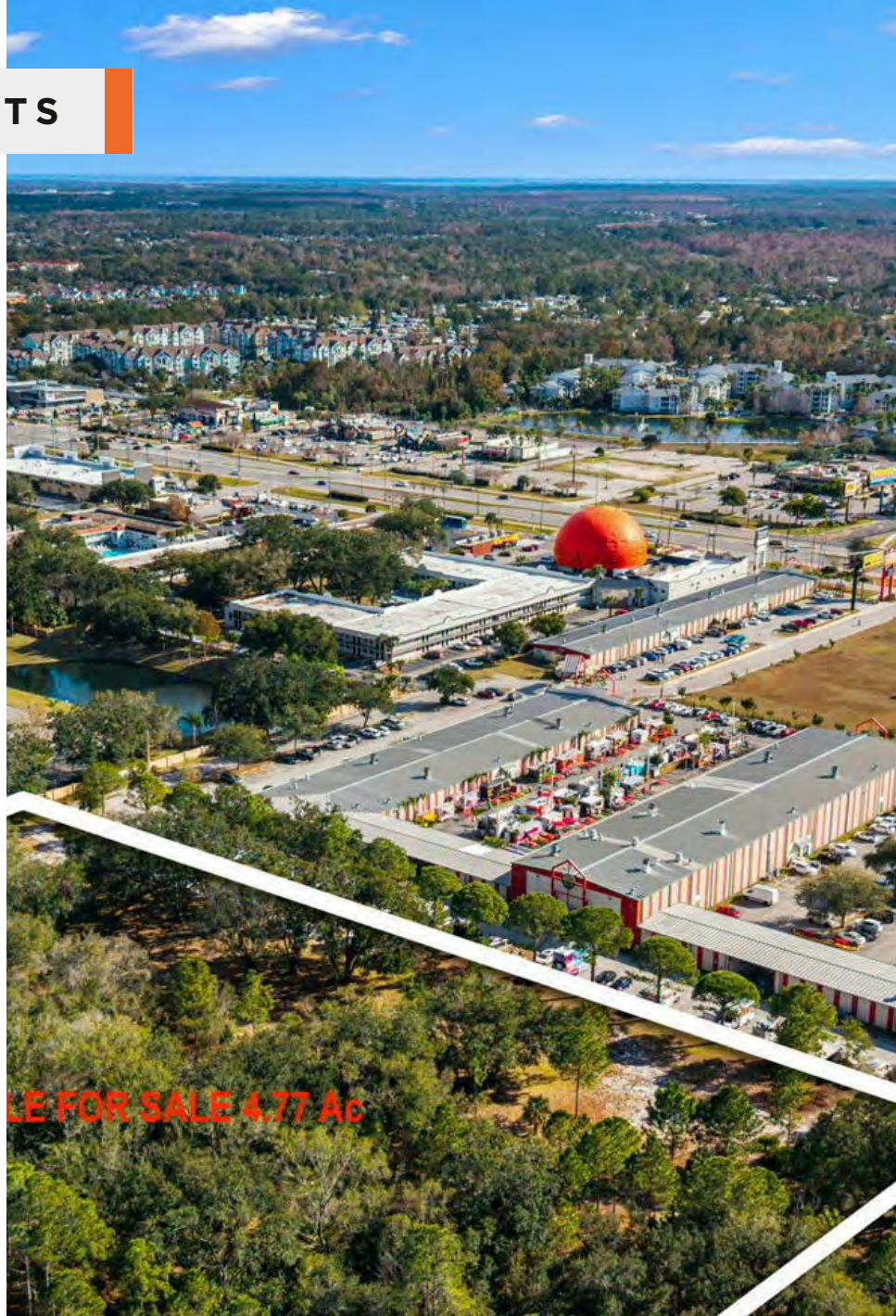
AVAILABLE FOR SALE 4.77 Ac

PROPERTY SUMMARY

Introducing a prime commercial opportunity in Kissimmee, FL. This strategically located property is zoned VACANT COMMERCIAL, offering a versatile canvas for retail development. Situated along the vibrant West Irlo Bronson Memorial Highway, the property boasts high visibility expansion and excellent cross access accessibility, making it an ideal investment for retail ventures. With its strategic zoning and central location, this property presents endless possibilities for the savvy investor looking to establish a retail presence in the heart of Kissimmee. Don't miss out on this exceptional opportunity to shape the future of commercial retail in this dynamic area.

PROPERTY HIGHLIGHTS

- Zoned VACANT COMMERCIAL
- West Irlo Bronson Memorial Highway
- Excellent expansion accessibility for customers
- Strategic location for retail development
- Prime investment opportunity in Kissimmee
- Versatile canvas for retail ventures
- Unlimited potential for retail/ Live Entertainment etc. presence
- Dynamic commercial opportunity in vibrant area



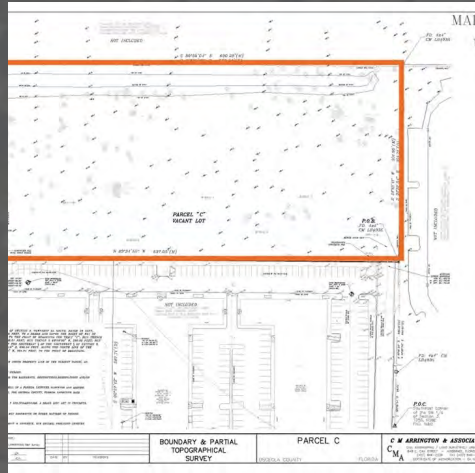
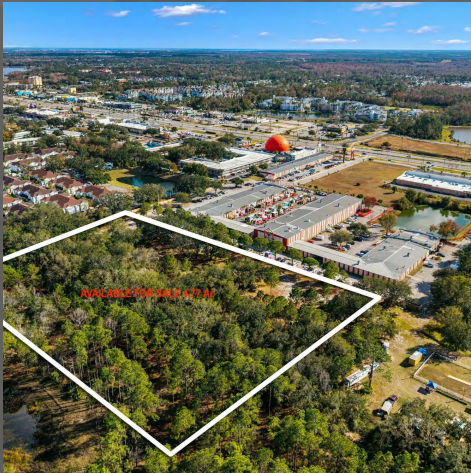
KEY FEATURE



KEY FEATURE



KEY FEATURE



W Irlo Bronson Memorial Hwy

Image Landsat / Copernicus



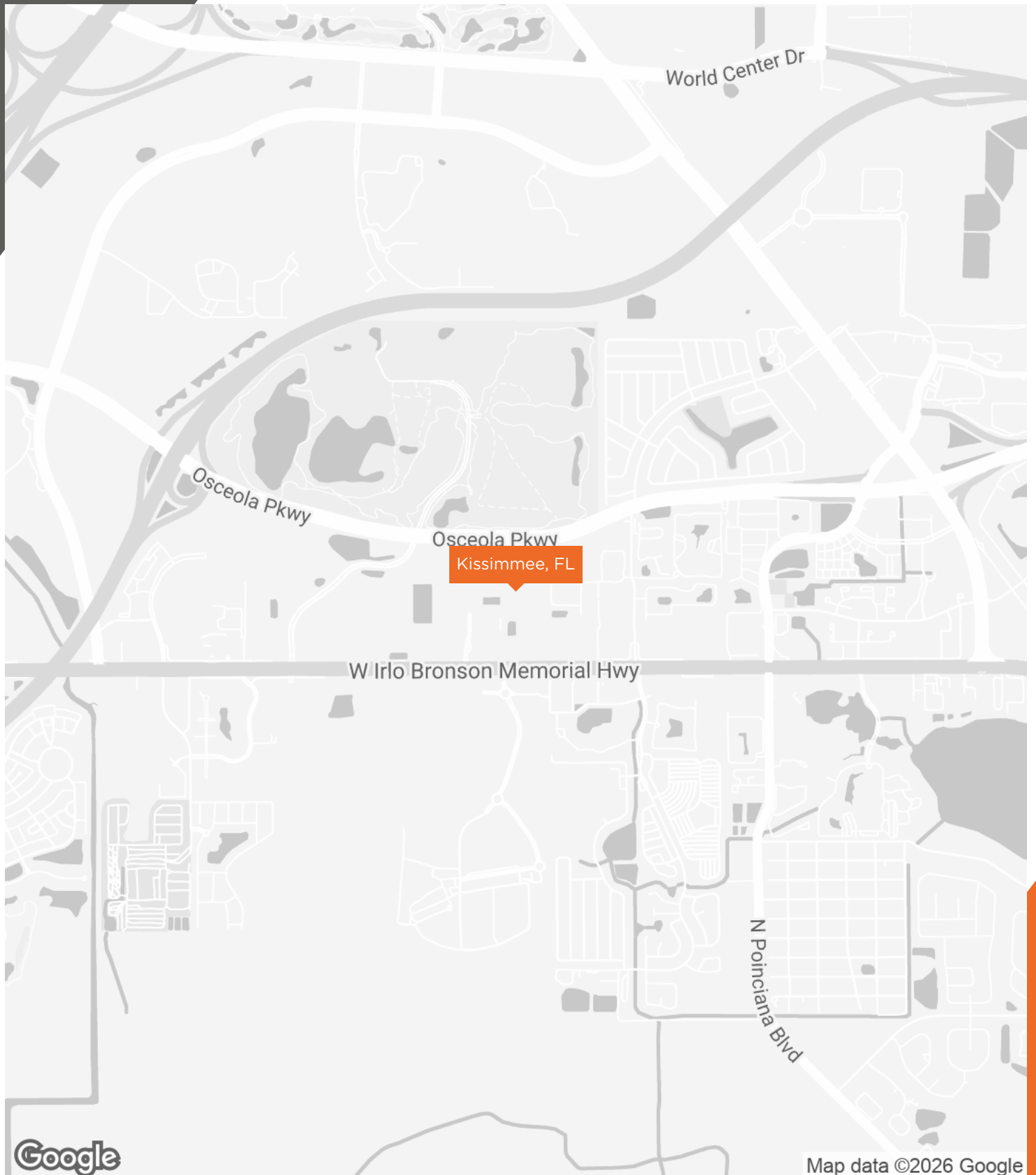
AVAILABLE FOR SALE 4.77 Ac

Location Information

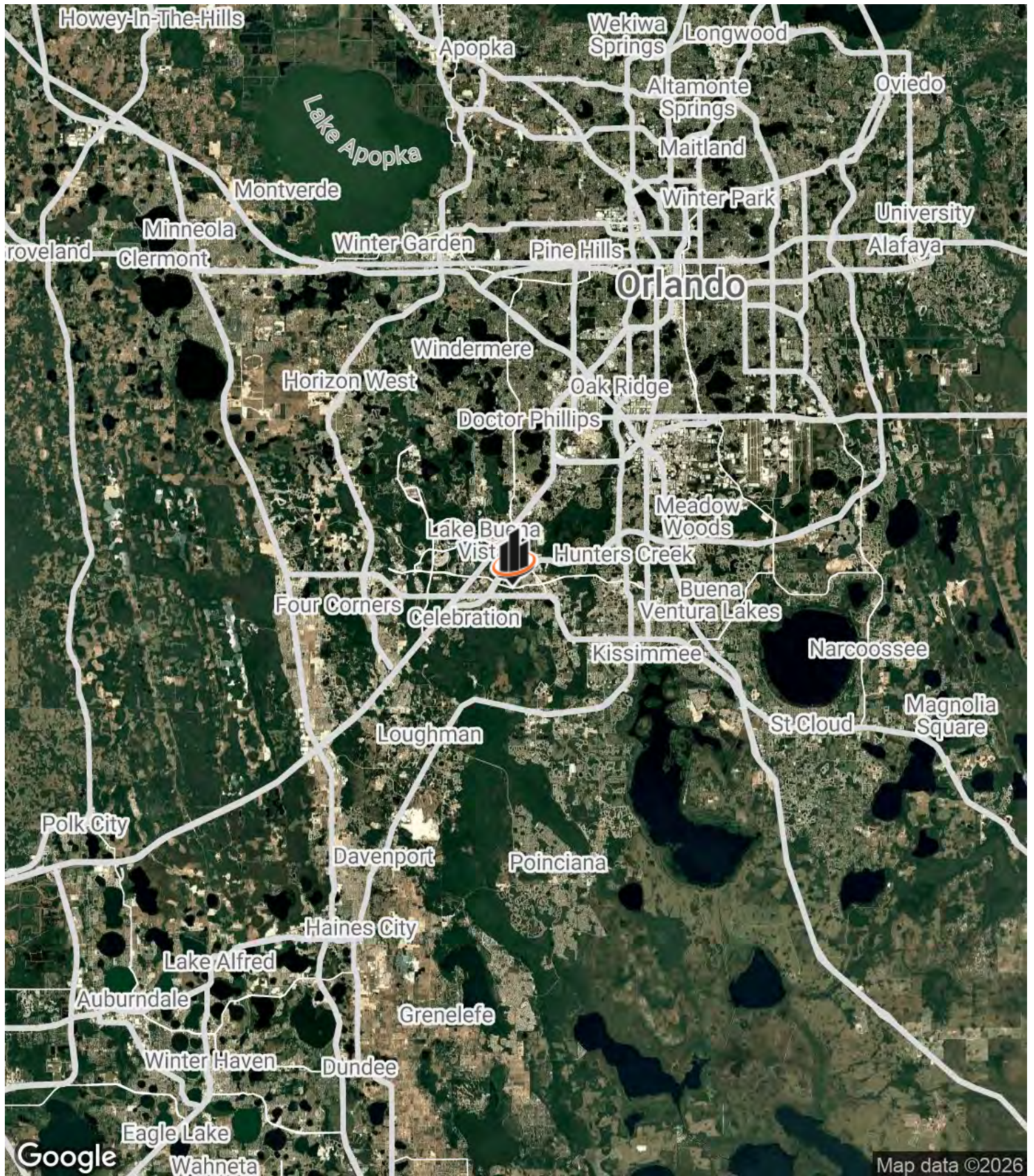


LOCATION DESCRIPTION

Discover the vibrant potential of Kissimmee, FL, for your next commercial investment opportunity. Located along the bustling West Irlo Bronson Memorial Highway, the area offers a thriving commercial landscape suitable for a variety of businesses. With close proximity to popular attractions such as Walt Disney World Resort, Universal Studios, and SeaWorld Orlando, the potential for attracting customers and clients is unparalleled. The area boasts a strong tourist presence, making it an ideal location for an office or land investment. From entertainment venues to dining and retail outlets, the surrounding area provides a dynamic environment for commercial real estate opportunities.



AERIAL MAP

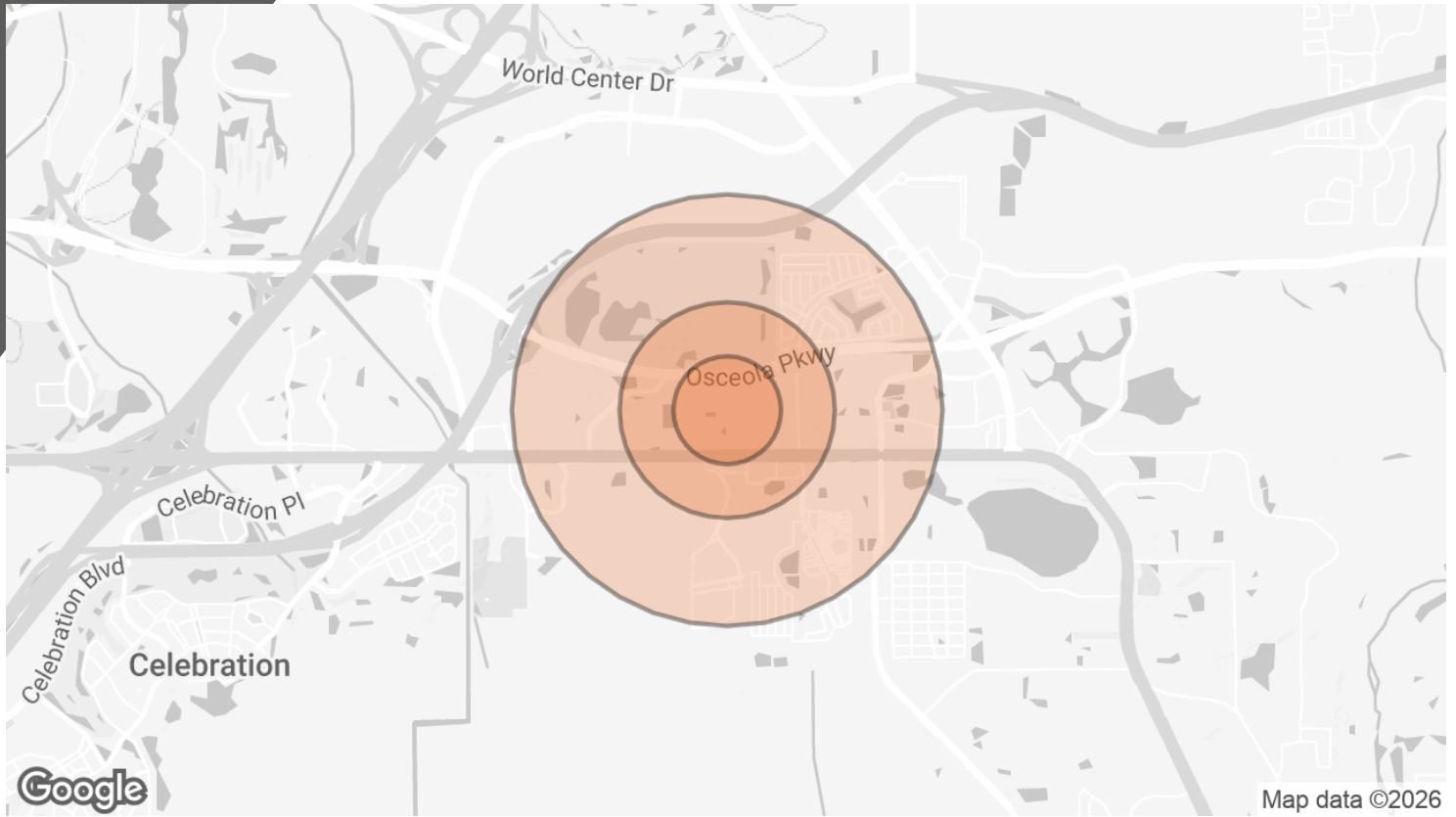




AVAILABLE FOR SALE 4.77 Ac

Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	163	650	2,608
AVERAGE AGE	33.6	33.9	34.0
AVERAGE AGE (MALE)	34.1	35.9	36.8
AVERAGE AGE (FEMALE)	33.3	33.0	33.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	52	210	864
# OF PERSONS PER HH	3.1	3.1	3.0
AVERAGE HH INCOME	\$69,751	\$67,785	\$70,621
AVERAGE HOUSE VALUE	\$317,637	\$281,037	\$269,737

2023 American Community Survey (ACS)

Kissimmee, Florida

Location and Overview:

Kissimmee is a vibrant city in central Florida, about 18-20 miles south of downtown Orlando. It's the largest city and county seat of Osceola



County. Known for its proximity to major theme parks (especially Walt Disney World), it blends tourism, residential areas, and historic downtown charm. The name derives from older Spanish maps ("Cacema"). It's part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area.

- **Population:** Approximately 84,756 (2024 estimate), up from 79,226 in the 2020 census. The city has seen strong growth (around +77% since 2000 in some reports).
- **Demographics:**
 - Median age: Around 35-36 years (younger than Florida's average of ~43).
 - Diverse population, with a significant Hispanic/Latino community (often ~60-70% in reports), along with White, Black/African American, and Asian residents. About 37% foreign-born.
- **Economy and Living:** Heavily driven by tourism, hospitality, entertainment, and accommodation (ranked highly in arts/entertainment/food services). Many residents work in related industries or remotely.
 - Median household income: ~\$53,000-\$65,000 (varies by source; recent figures around \$53,758).
 - Per capita income: ~\$26,000-\$32,000.
 - Poverty rate: Around 20%.
- **Housing:** Mix of rentals (many residents rent) and ownership; median home values around \$300,000-\$360,000.

Dense suburban feel with parks, family-oriented vibe, and liberal-leaning residents some surveys. Official Website: www.kissimmee.gov (for city services, events, parks, etc.).

Osceola County, Florida

Location and Overview: Central Florida county, part of the Orlando metro area. It includes Kissimmee and other communities like St. Cloud. Known for rapid growth, tourism (near Disney/Universal), rural/urban mix, abundant parks, lakes, and year-round warm climate. Motto: "Be first to what's next." Total area: ~1,506 sq mi (much of it rural/land).



- **Population:** Around 468,000 (2024 estimate), up from 388,656 in 2020 (significant growth, one of Florida's faster-growing counties).
- **Demographics:**
 - Median age: ~37 years.
 - Diverse, with a large Hispanic/Latino population (~57%). About 26-27% foreign-born.
 - Many families, with above-average public schools in some areas.
- **Economy and Living:** Tourism and hospitality are major drivers (due to proximity to Orlando attractions), plus growing residential/commercial development.
 - Median household income: ~\$64,000-\$72,000 (recent figures vary; e.g., \$64,312 or higher).
 - Per capita income: ~\$32,000-\$40,000.
 - Homeownership rate: Higher (~65%).
 - Poverty rate: Lower than the city (~12-13% in some data).
 - Strong in outdoor activities, parks, and commuting to Orlando.

Both areas benefit from Central Florida's booming tourism economy and population influx, but Kissimmee feels more urban/suburban and tourism-focused, while the broader county includes more rural and suburban spaces.

Osceola County's Economic Boom (2026)

Explosive Growth: Osceola is one of the fastest-growing counties in the U.S., with its population projected to reach 509,688 by the end of 2026—a nearly 90% increase since 2010.



AVAILABLE FOR SALE 4.77 Ac

Property Analysis



Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

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