



**\$5,000,000.00**

## **0 HIGH PLAINS LANE KISSIMMEE, FL 34744**

### **PROPERTY HIGHLIGHTS**

- **Total Acreage:** 5.00 Acres
- **Zoning:** IM (Industrial Manufacturing)
- **Access/Frontage:** Features 345 feet of frontage on High Plains Lane with a Paved road surface.
- **Expansion Opportunity:** May be combined with the parcel next door for a contiguous 10-acre site with 700 feet of total frontage.
- **Connectivity:** Excellent proximity to major highways and the tourist corridor, making it ideal for industrial uses.
- **Flood Zone:** FEMA Flood Zone Code X (minimal to moderate flood hazard).



This exceptional Industrial Development Land is strategically located within the rapidly expanding Lake Nona/Tourist Corridor and just minutes from major highways and the Orlando International Airport (MCO). Offering 345 feet of frontage on High Plains Lane, this site is perfectly positioned for warehouse/logistics, manufacturing, or distribution use in one of Central Florida's most active development markets. Furthermore, the property can be combined with the adjacent parcel for a contiguous 10-acre site boasting 700 feet of total frontage, providing unparalleled scalability for larger operations.



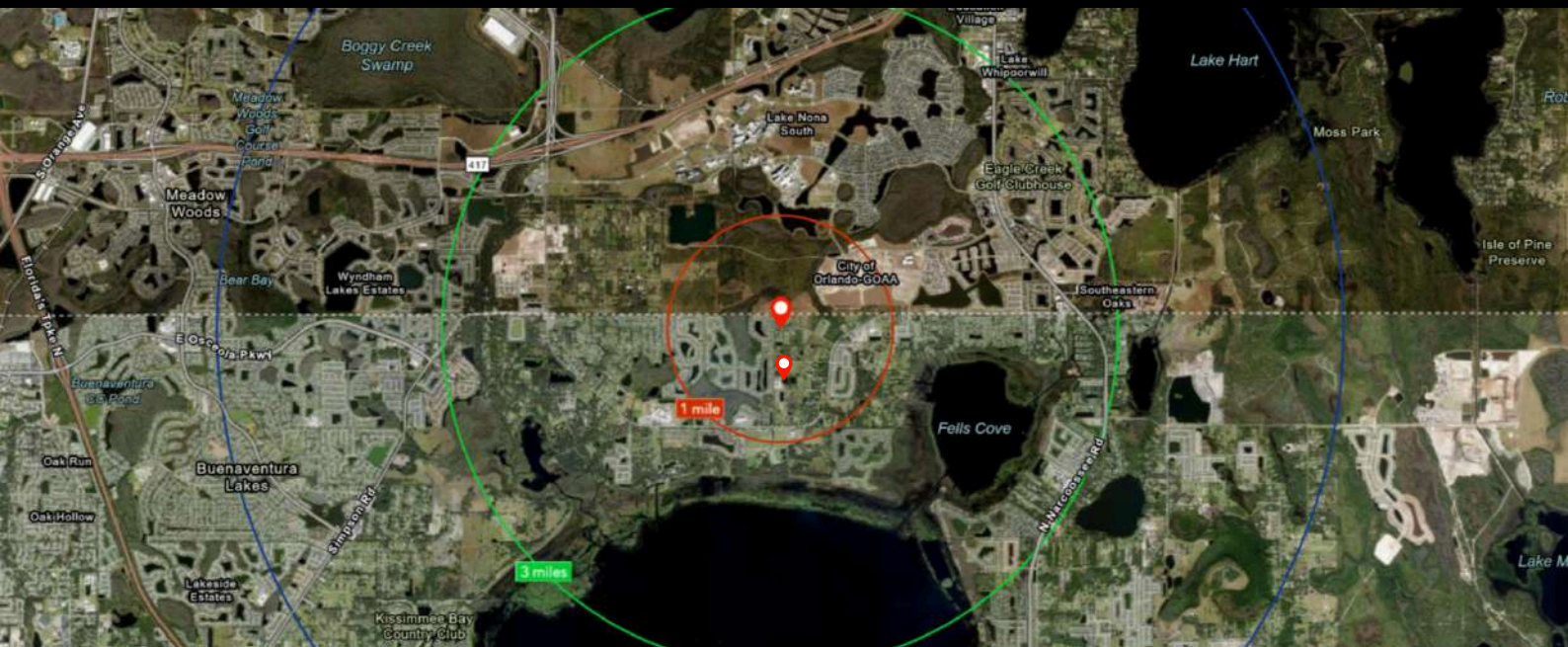
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# PROPERTY OVERVIEW



## CITY OF KISSIMMEE

### LOCAL ECONOMY & DEVELOPMENT

The economy surrounding Kissimmee and Osceola County is rapidly diversifying and growing, moving beyond its foundational strength in **tourism, hospitality, and retail**-which continues to provide a massive customer base and workforce due to its proximity to world-class attractions-to strategically cultivate **Advanced Manufacturing** and **Smart Sensors & Photonics**; this high-tech focus is anchored by the **NeoCity technology park**, an innovative development backed by the county to drive high-wage job creation and economic stability. Investment in this area is highly attractive due to the robust **population growth** (Osceola County is one of the nation's fastest-growing), a business-friendly environment that includes no state income tax, various **tax incentives** (like those in Opportunity Zones), and a continuous influx of new residents and visitors who fuel demand for commercial, industrial, and residential services; this growth is supported by significant **infrastructure improvements** and excellent access via major state roads, local highways, and Kissimmee Gateway Airport. The combination of a strong, established leisure market with targeted expansion into future-focused industries creates a stable, high-potential environment for commercial real estate investment.

### Demographics

#### Population

1 mile	3 miles	5 miles
2,891	38,174	114,824

#### Total Businesses

1 mile	3 miles	5 miles
31	850	2,159



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