



# RESIDENTIAL LAND FOR SALE

7751 Black Lake Road, Kissimmee, Florida, 34747

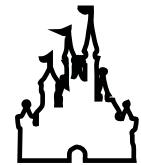
Contact: Jesse King  
Senior Sales & Leasing Associate

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**For Sale: \$4,200,000**

Availability: ± 4.81 Acres

Parcel ID: 03-25-27-0000-021-0000



LOCATED 8 MINS FROM  
DISNEY THEME PARKS

**SITUATED WITHIN  
BOOMING RETAIL +  
TOURISM CORRIDOR**

**STEPS FROM ISLAND H2O WATER  
PARK, MARGARITAVILLE RESORT,  
& DISNEY'S ANIMAL KINGDOM**



Rezoning to CT\* (Commercial Tourist) underway, allowing high-intensity uses like multifamily and short term rentals

Completed Environmental Site Assessment, available upon request

Situated off of a signalized intersection of W Irlo Bronson Memorial Highway (57,500 AADT) and Sherberth Road

Conveniently positioned between access to SR-429 (2 mins) and I-4 (6 mins) connecting the site to Greater Central Florida

Located within major tourist corridor with estimated \$9.4 million daily tourism spending within 5 mile radius

Traffic-driving nearby attractions include Margaritaville Resort (1.6M annual visitors), Sunset Walk and new Island H2O Waterpark (2.6M annual visitors), Disney's Animal Kingdom (8.7M annual visitors) and Walt Disney World's Western Entrance

Directly adjacent to Disney property, one of the world's top attractions with \$40.3 billion in statewide impact in 2022

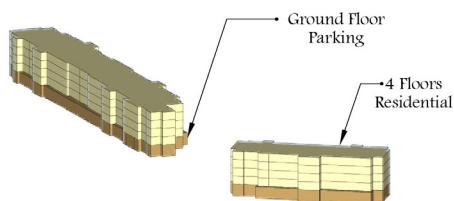
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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\*most uses under CT zoning allowed

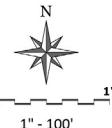
# CONCEPTUAL SITE PLAN

PROPOSED UNIT COUNT: 116 DU



Legend

- Site Boundary
- Dry Retention Area
- Stormwater Pond
- POA Amenity Area
- Retaining Wall
- Upland Buffer
- Building Setback
- Proposed Wetland Impact



Reference Source

Boundary: Silver Lake Resort LID Boundary Survey - Hanson Walter & Associates, Inc 11/13/24  
 Dry Zones: Silver Lake Resort LID Boundary Survey - Hanson Walter & Associates, Inc 11/13/24  
 Wetland: Ecological Site Assessment Report 5-13-2024 & Preliminary Polyline - Austin Ecological Consultants, LLC  
 Conservation Areas: Silver Lake Resort LID Boundary Survey - Hanson Walter & Associates, Inc 11/13/24  
 Soils: Ecological Site Assessment Report 5-13-2024 - Austin Ecological Consultants, LLC  
 Topography: Spatial Manager for AutoCAD - Publicly Available Information  
 Wildlife: Ecological Site Assessment Report 5-13-2024 - Austin Ecological Consultants, LLC



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# LOCATION

## Demographics

2025	5 Mins	10 Mins	15 Mins
Total Population	2,328	23,844	111,172
Average HH Income	\$120,565	\$111,884	\$129,542
Total Households	891	8,651	41,390

## Drive Times & Traffic Counts



2 MINS  
(0.8 Miles)



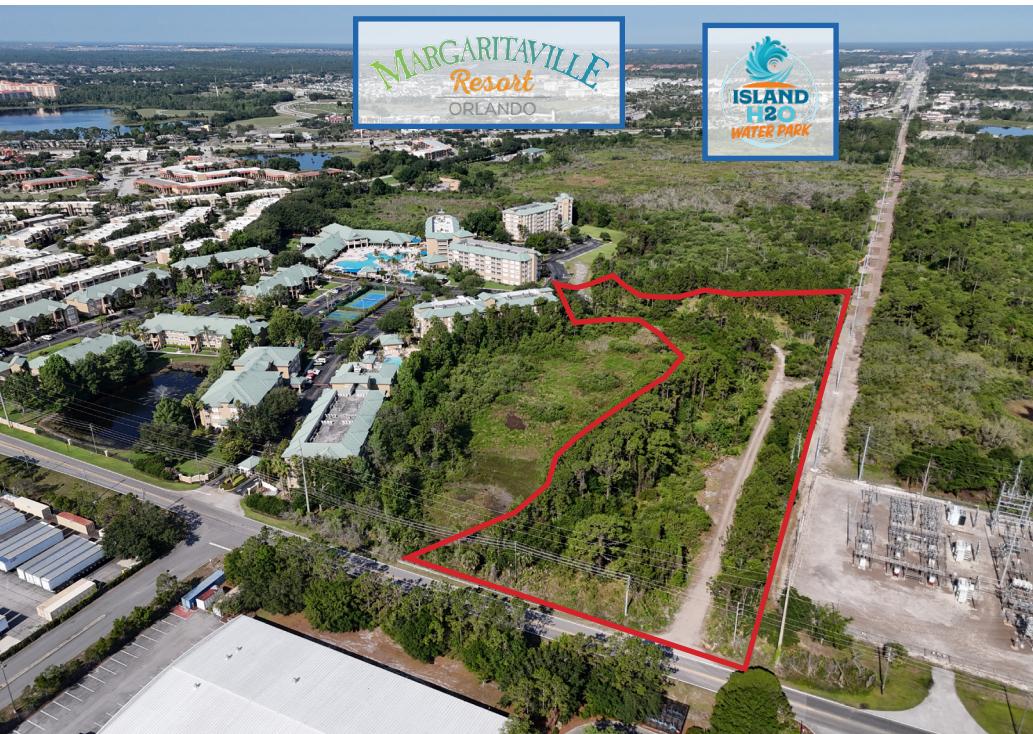
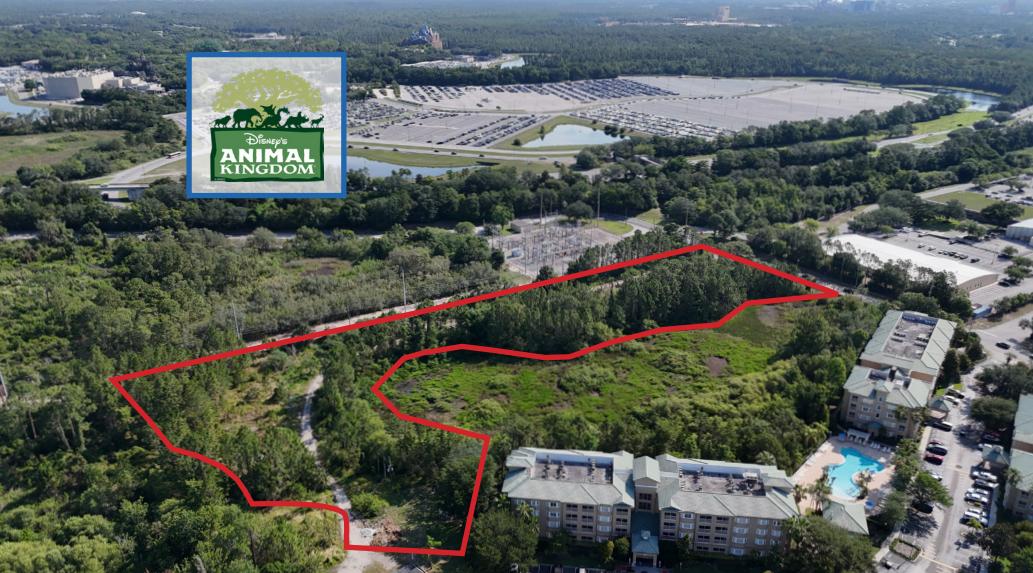
6 MINS  
(2.6 Miles)



7 MINS  
(4.2 Miles)



9 MINS  
(4.7 Miles)



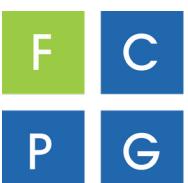
## Average Annual Daily Trips

### 2024

W Irlo Bronson Memorial Highway ( US-192)	57,500
SR-429	41,800

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# NEIGHBORHOOD



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