



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

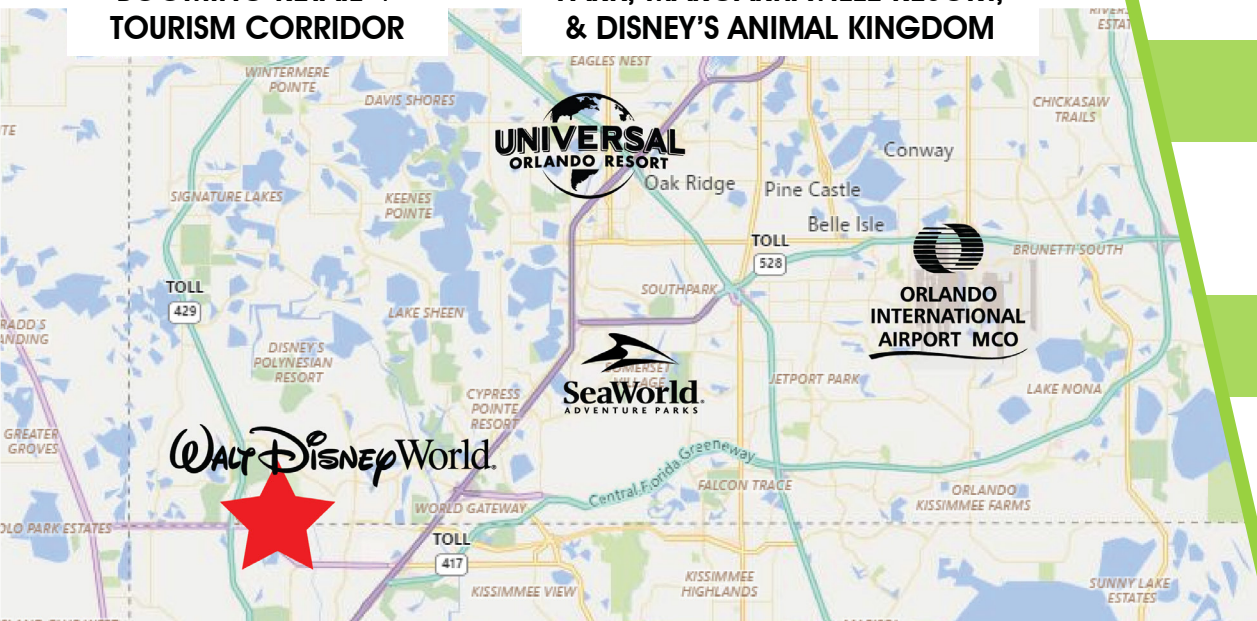
Parcel ID: 03-25-27-0000-021-0000



**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

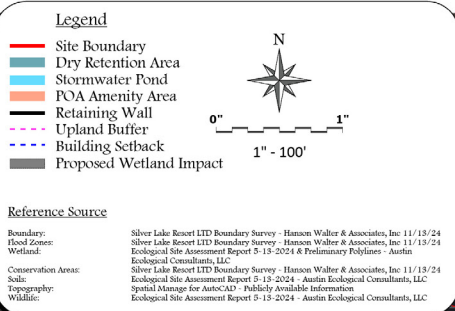
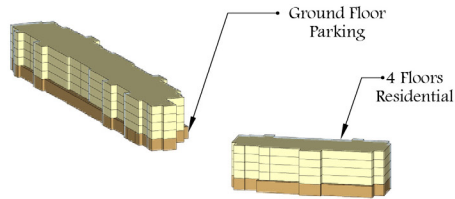
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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*most uses under CT zoning allowed

CONCEPTUAL SITE PLAN

SILVER LAKE APARTMENTS



PROPOSED UNIT COUNT: 116 DU



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LOCATION

Demographics

2025	5 Mins	10Mins	15Mins
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)



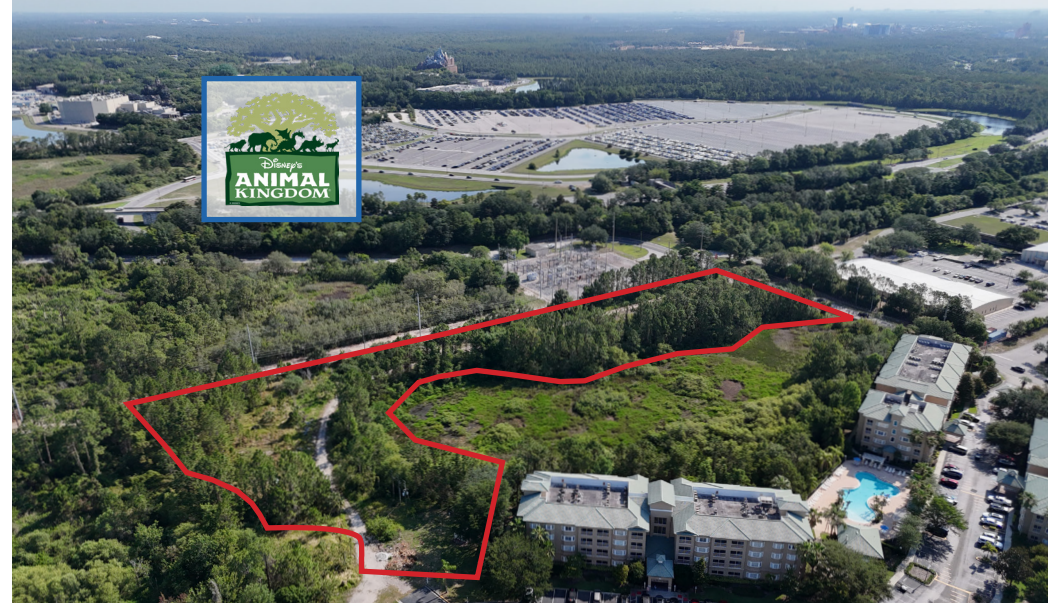
7 MINS
(4.2 Miles)



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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