

3.74 - 12.85 +/- AC VACANT LAND FOR SALE

KISSIMMEE, FL 34746

4764 - 4770 South Orange Blossom Trail



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	3.74 - 12.85 +/- Acres
Zoning:	ORS3 and Commercial
APN:	02-26-28-3541-0001-0185, 01-26-28-0000-0230-0000, 01-26-28-0000-0231-0000

PROPERTY OVERVIEW

Presenting 3.74 - 12.85 +/- AC of raw land for sale in the sought-after Kissimmee submarket. This property, zoned RS3 and Commercial, is ideally situated approximately 1 mile from the Poinciana SunRail station, offering convenient access to transportation. Boasting close to 1,000 feet of S Orange Blossom Trail frontage, the location is perfect for commercial developments including multi-family, self-storage, or a mixed use project. Its close proximity to the Home Depot, Frito-Lay Fulfillment Center, and other business centers increases its appeal. With its strategic positioning and ample footprint, this property presents a prime opportunity for a wide range of commercial ventures.

PROPERTY HIGHLIGHTS

- Prime location in the thriving Kissimmee area
- Close proximity to major transportation routes
- Ideal for retail, industrial, or mixed-use development
- High visibility with over 200 feet of frontage on S Orange Blossom Trail
- Strategic positioning for business visibility and accessibility
- Surrounded by established businesses and commercial centers

PRESENTED BY
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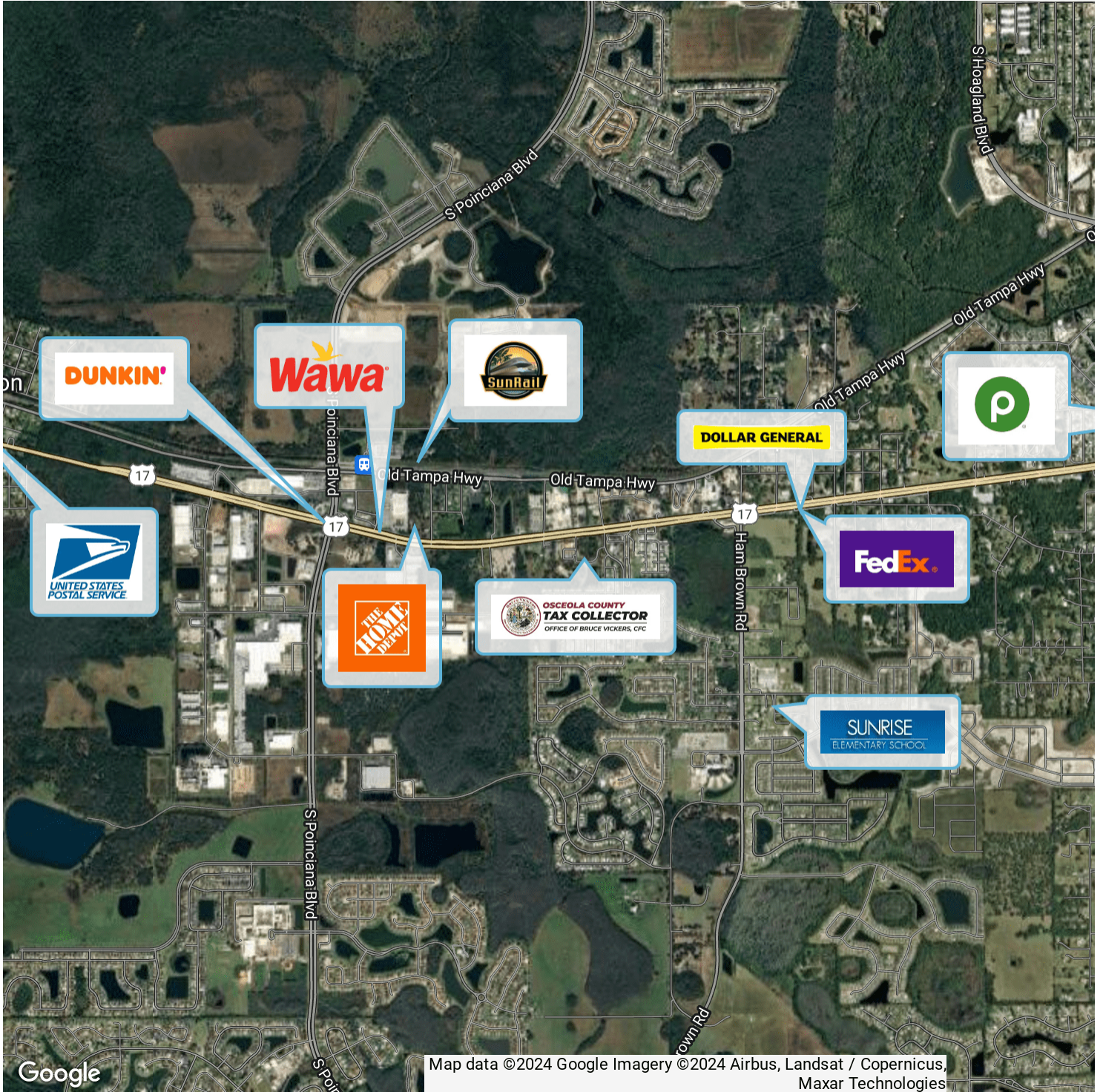
LAND

For Sale

LOCATION MAP

KISSIMMEE, FL 34746

4764 - 4770 South Orange Blossom Trail



Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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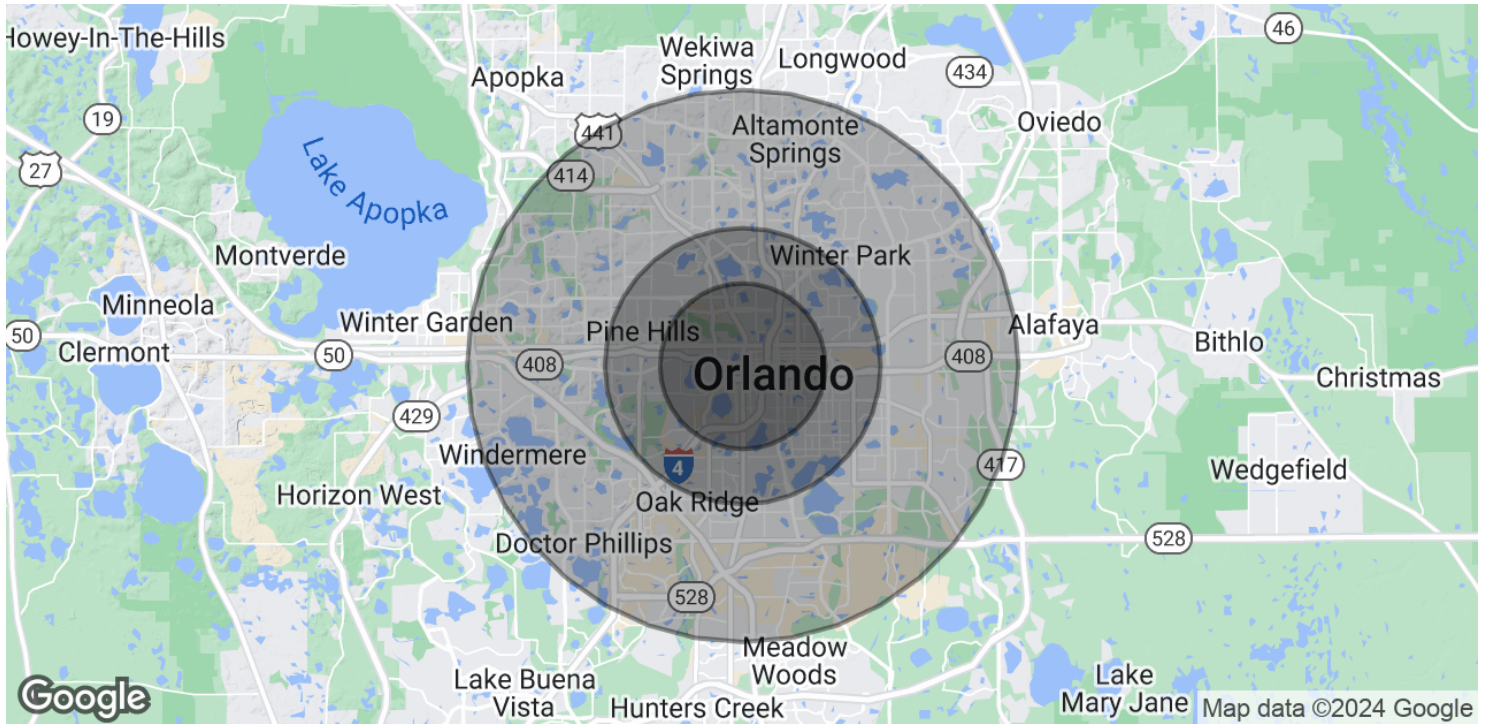
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DEMOGRAPHICS MAP & REPORT

KISSIMMEE, FL 34746

0 South Orange Blossom Trail



POPULATION

3 MILES

5 MILES

10 MILES

Total Population	100,105	332,472	1,048,845
Average Age	41	39	40
Average Age (Male)	40	38	39
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	44,660	137,342	408,011
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$104,900	\$88,721	\$95,081
Average House Value	\$476,109	\$388,893	\$396,206

Demographics data derived from AlphaMap

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