

FOR SALE

POINCIANA OFFICE & INDUSTRIAL PARK

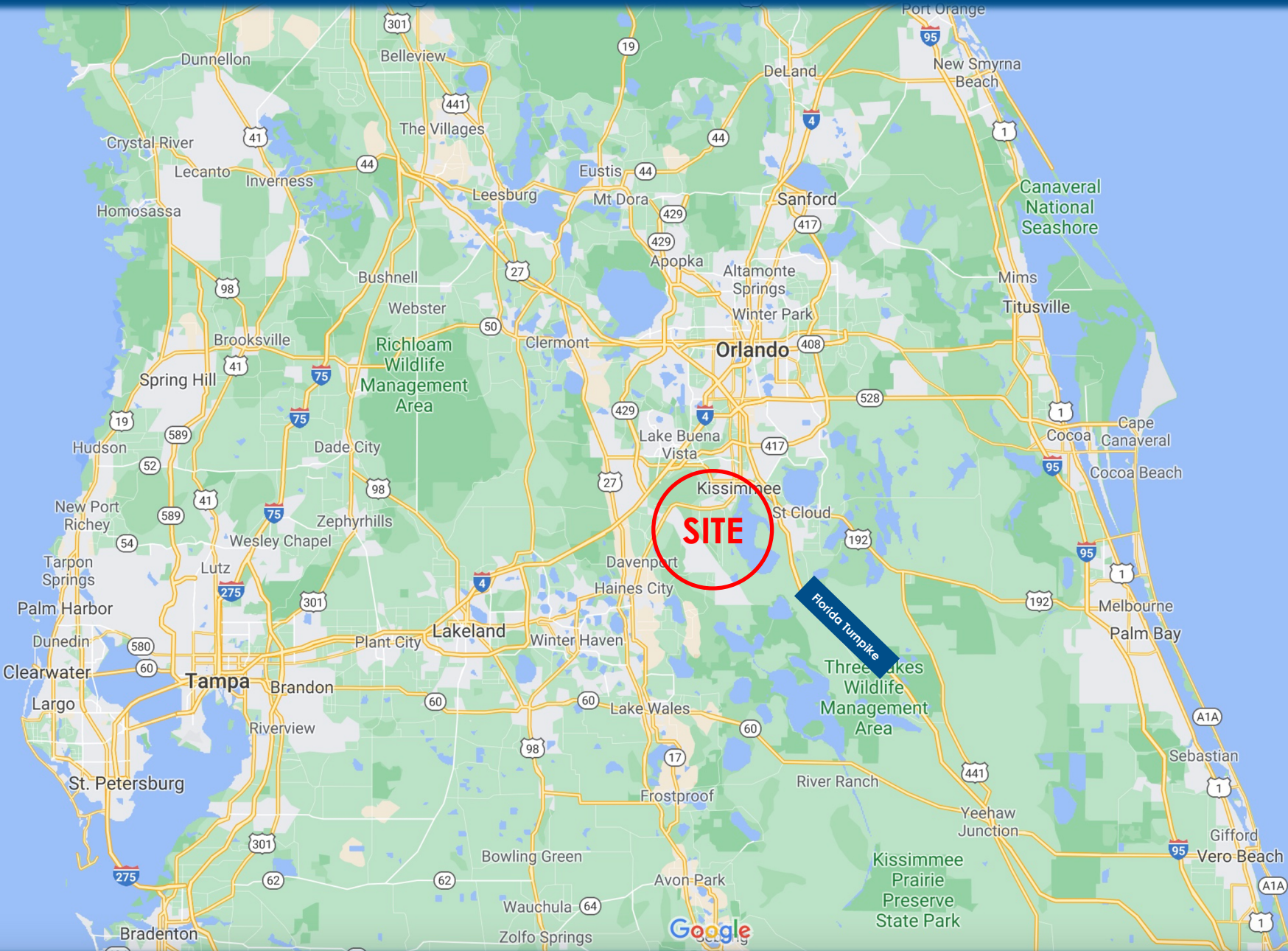
32.50 ACRES



Holly Real Estate Services, LLC
Hank Yunes | Licensed Real Estate Broker
(561) 703-3970
Email hyunes@aol.com

Douglas James Kirlan, P.A.
Douglas Kirlan, Licensed Real Estate Broker
Office: (561) 688-2102 Cell: (561) 252-1388
Email: dougk1@bellsouth.net

POINCIANA OFFICE & INDUSTRIAL PARK LAND



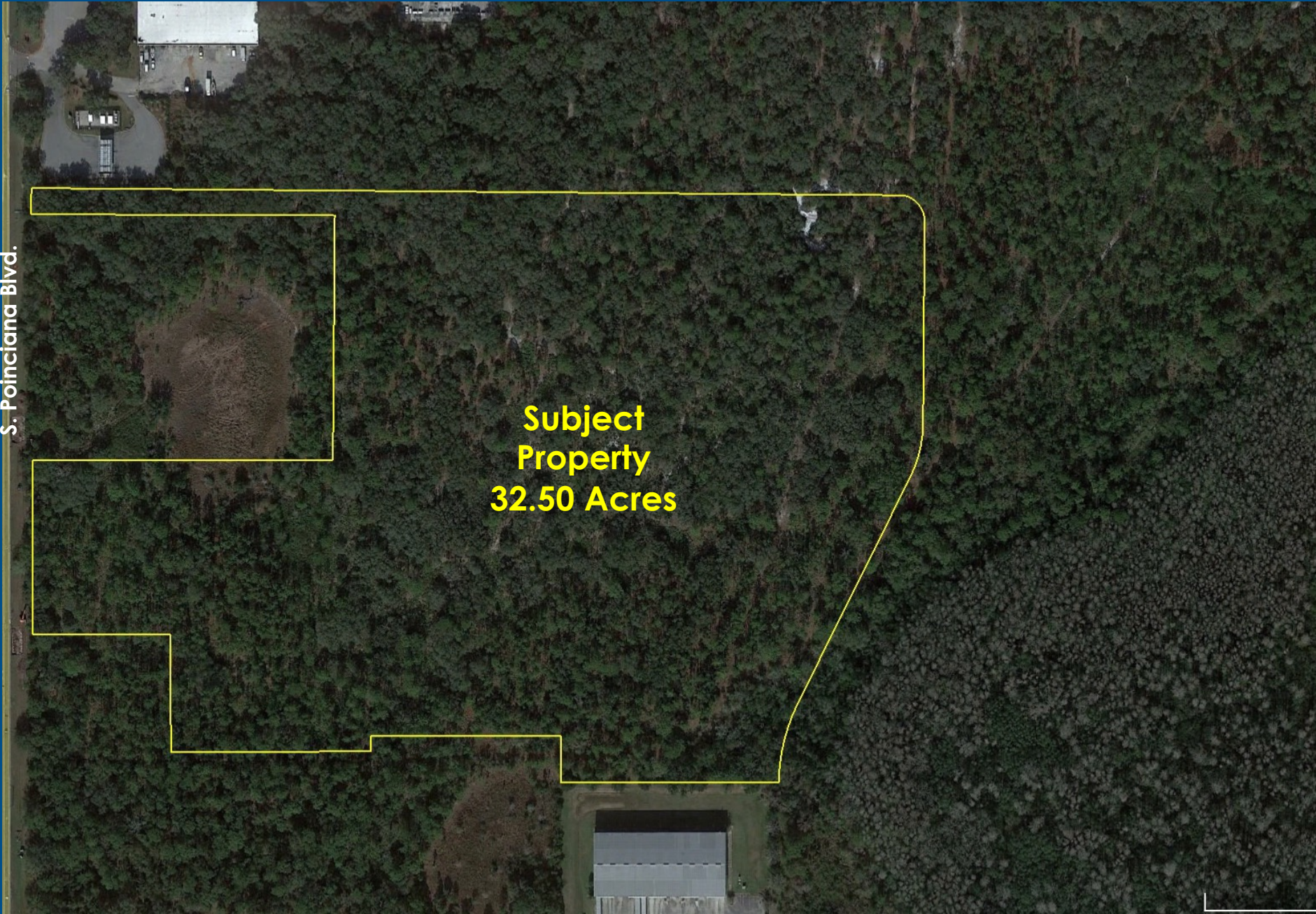
POINCIANA OFFICE & INDUSTRIAL PARK LAND

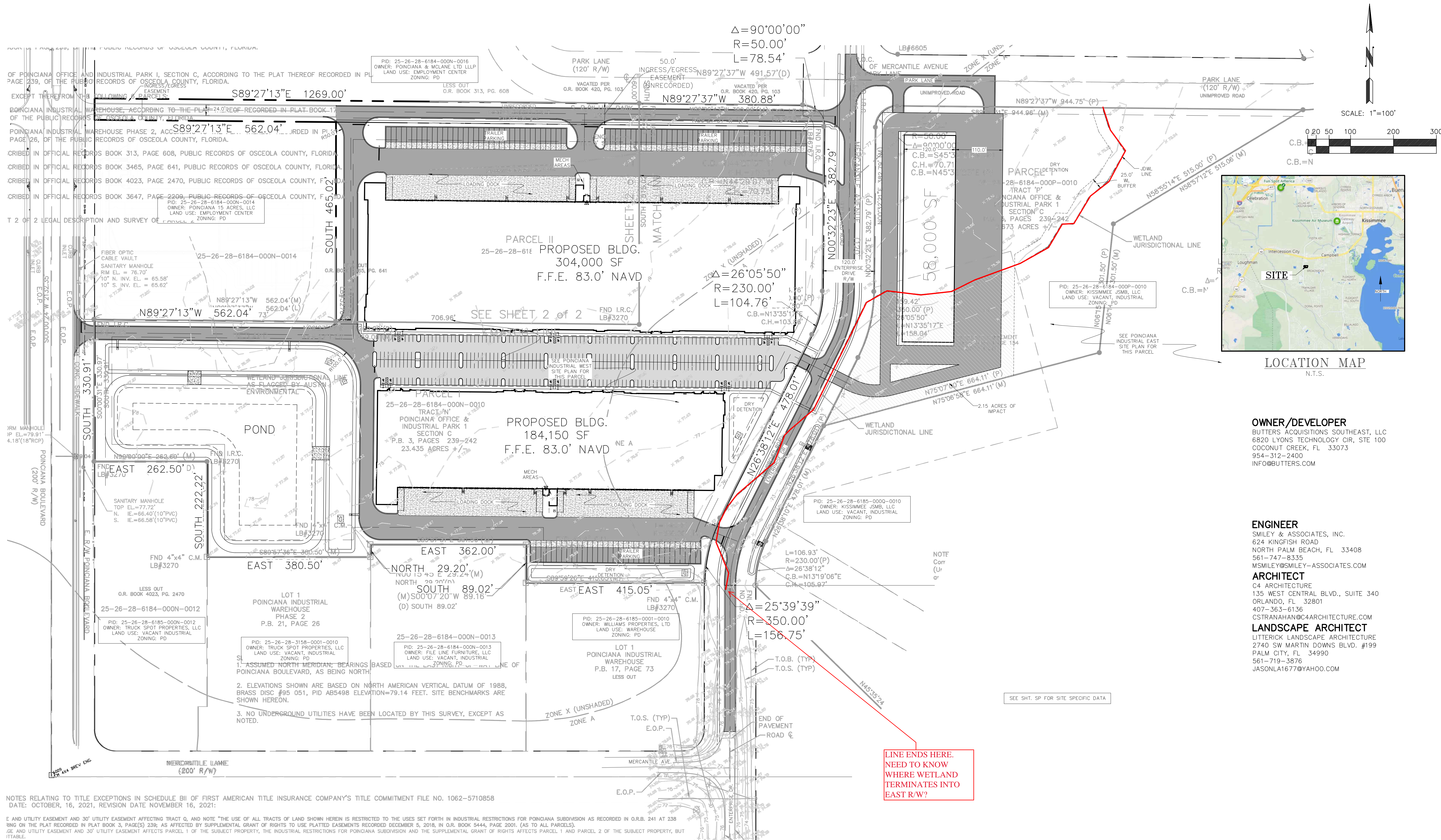


POINCIANA OFFICE & INDUSTRIAL PARK LAND

S. Poinciana Blvd.

**Subject
Property
32.50 Acres**





OWNER/DEVELOPER
 BUTTERS ACQUISITIONS SOUTHEAST, LLC
 6820 LYONS TECHNOLOGY CIR, STE 100
 COCONUT CREEK, FL 33073
 954-312-2400
 INFO@BUTTERS.COM

ENGINEER
 SMILEY & ASSOCIATES, INC.
 624 KINGFISH ROAD
 NORTH PALM BEACH, FL 33408
 561-747-8335
 MS@SMILEY-ASSOCIATES.COM

ARCHITECT
 C4 ARCHITECTURE
 135 WEST CENTRAL BLVD., SUITE 340
 ORLANDO, FL 32801
 407-363-6136
 CSTRANAHAN@C4ARCHITECTURE.COM

LANDSCAPE ARCHITECT
 LITTERICK LANDSCAPE ARCHITECTURE
 2740 SW MARTIN DOWNS BLVD. #199
 PALM CITY, FL 34990
 561-719-3876
 JASONLA1677@YAHOO.COM

LINE ENDS HERE.
 NEED TO KNOW
 WHERE WETLAND
 TERMINATES INTO
 EAST R/W?

NOTES RELATING TO TITLE EXCEPTIONS IN SCHEDULE BII OF FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT FILE NO. 1062-5710858
 DATE: OCTOBER, 16, 2021, REVISION DATE NOVEMBER 16, 2021:

1. ASSUMED NORTH MERIDIAN; BEARINGS BASED ON THE LINE OF POINCIANA BOULEVARD, AS BEING NORTH.

2. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BRASS DISC #95 051, PID AB5498 ELEVATION=79.14 FEET. SITE BENCHMARKS ARE SHOWN HEREON.

3. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED BY THIS SURVEY, EXCEPT AS NOTED.

SMILEY & ASSOCIATES, Inc.
 624 KINGFISH ROAD, NORTH PALM BEACH, FLORIDA 33408
 561-596-0562 • ms@smiley-associates.com
 www.smiley-associates.com
 EB # 0613

REV.	DESCRIPTION	APRV	DATE
DRT	DRT		
DSG	MS		
CHK	MS		
CADDWG	POINC		

POINCIANA INDUSTRIAL
 FOR
 BUTTERS ACQUISITIONS SOUTHEAST, LLC
 OSCEOLA COUNTY, FLORIDA

MASTER SITE PLAN

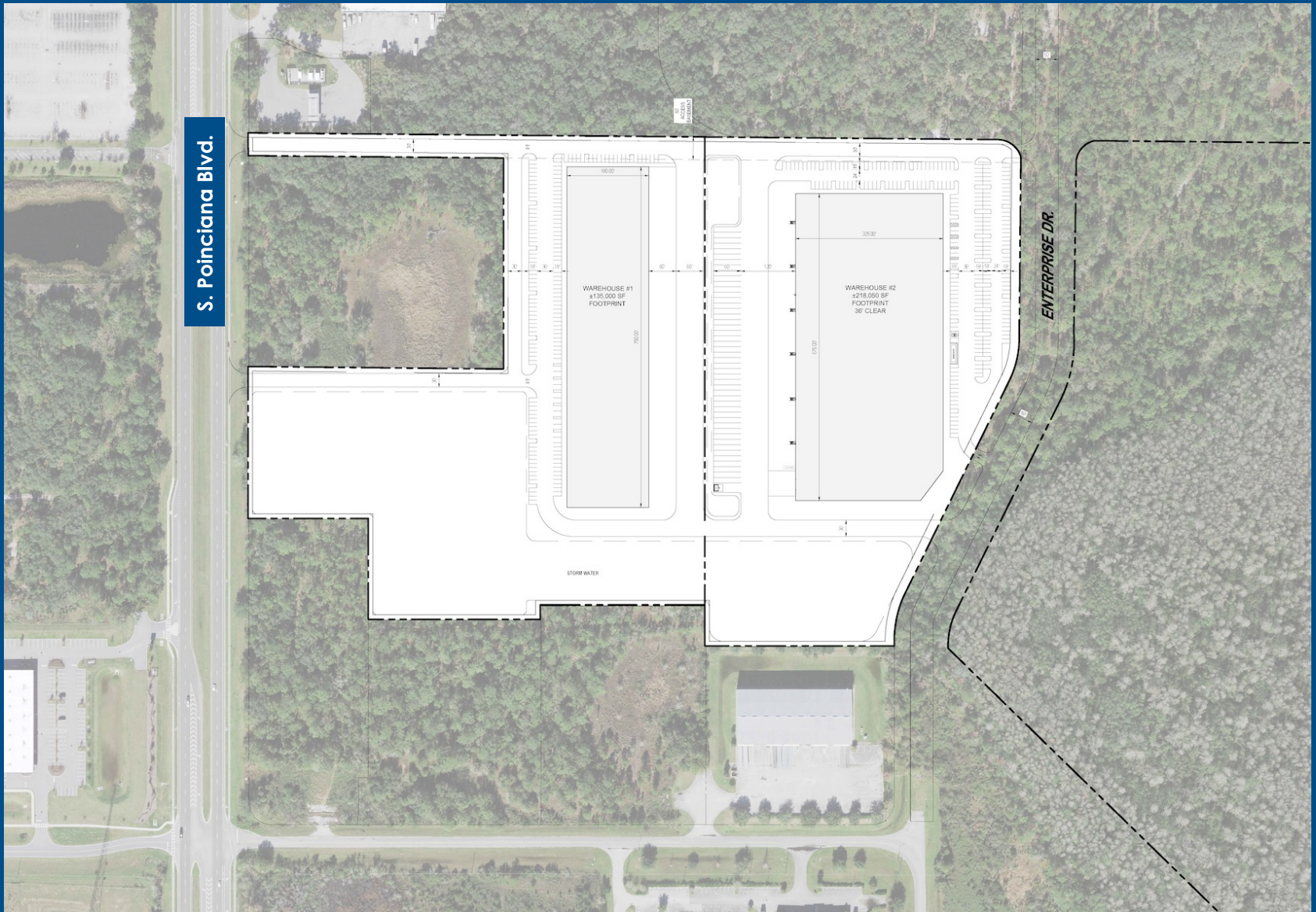
DIGITAL SEAL DATE 8/24/22

MSP
 SHEET TYPE
 SHEET 1 OF 1
 JOB # 22-010

POINCIANA OFFICE & INDUSTRIAL PARK LAND CONCEPTUAL SITE PLAN # 1



POINCIANA OFFICE & INDUSTRIAL PARK LAND CONCEPTUAL SITE PLAN # 2



PROPERTY INFORMATION

PROPERTY: POINCIANA OFFICE & INDUSTRIAL PARK 32.5 ACRES

LOCATION: FRONTING THE EAST SIDE OF POINCIANA BLVD. APPROXIMATELY THREE QUARTER OF A MILE SOUTH OF U.S. HIGHWAY 17/92 IN UNINCORPORATED OSCEOLA COUNTY/KISSIMMEE FL

ZONING: INDUSTRIAL/COMMERCIAL

LAND USE: EMPLOYMENT CENTER

OFFERING: 32.5 ACRES FULLY ENTITLED FOR OVER 350,000 SQUARE FEET OF INDUSTRIAL DEVELOPMENT

HIGHLIGHTS:

- **LARGEST DEVELOPMENT PARCEL REMAINING IN THE PARK**
- **OSCEOLA COUNTY OFFERS MANY ECONOMIC INCENTIVE OPPORTUNITIES INCLUDING FAST TRACK PERMITTING**
- **LESS THAN 1 MILE TO POINCIANA SUN RAIL STATION AND LESS THAN 30 MINUTES TO ORLANDO INTERNATIONAL AIRPORT**
- **THE PARK SERVES AS TRANSPORTATION HUB BETWEEN I-75 AND FLORIDA TURNPIKE**
- **ACCESS TO 17-92, 441, I-4, SR 417, SR 523, SR528, AND OSCEOLA PARKWAY**

Terms Of Sale

ASKING PRICE:	\$9,000,000
DEPOSITS:	TO BE NEGOTIATED
INSPECTION PERIOD:	TO BE NEGOTIATED
CLOSING:	TO BE NEGOTIATED
BROKERAGE FEE:	DOUGLAS JAMES KIRLAN, P.A. & HOLLY REAL ESTATE SERVICES, LLC TO BE PAID BY SELLER.

*NOTE: WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR SALE, WITHDRAWAL FROM MARKET, OR CHANGE IN PRICE WITHOUT NOTICE.

Holly Real Estate Services, LLC
Hank Yunes | *Licensed Real Estate Broker*
(561) 703-3970
Email hyunes@aol.com

Douglas James Kirlan, P.A.
Douglas Kirlan, *Licensed Real Estate Broker*
Office: (561) 688-2102 Cell: (561) 252-1388
Email: dougk1@bellsouth.net