

\$6,500,000.00



4349 BOGGY CREEK ROAD

KISSIMMEE, FL 34744

PROPERTY HIGHLIGHTS

- 217,582 SqFt
- OAC Zoning
- 5 acres of developable land



This prime commercial lot is located in Kissimmee's Boggy Creek, a 2.5-mile-long rural road that cuts through the city center. The area's natural beauty, proximity to tourist attractions, and growing population make it a promising location for various businesses. This lot, situated in a high-traffic area, offers excellent visibility and accessibility. It's ideal for retail, office, or hospitality ventures.

Enjoy Boggy Creek's tranquil beauty and benefit from Kissimmee's rising popularity as a tourist destination and residential hub.

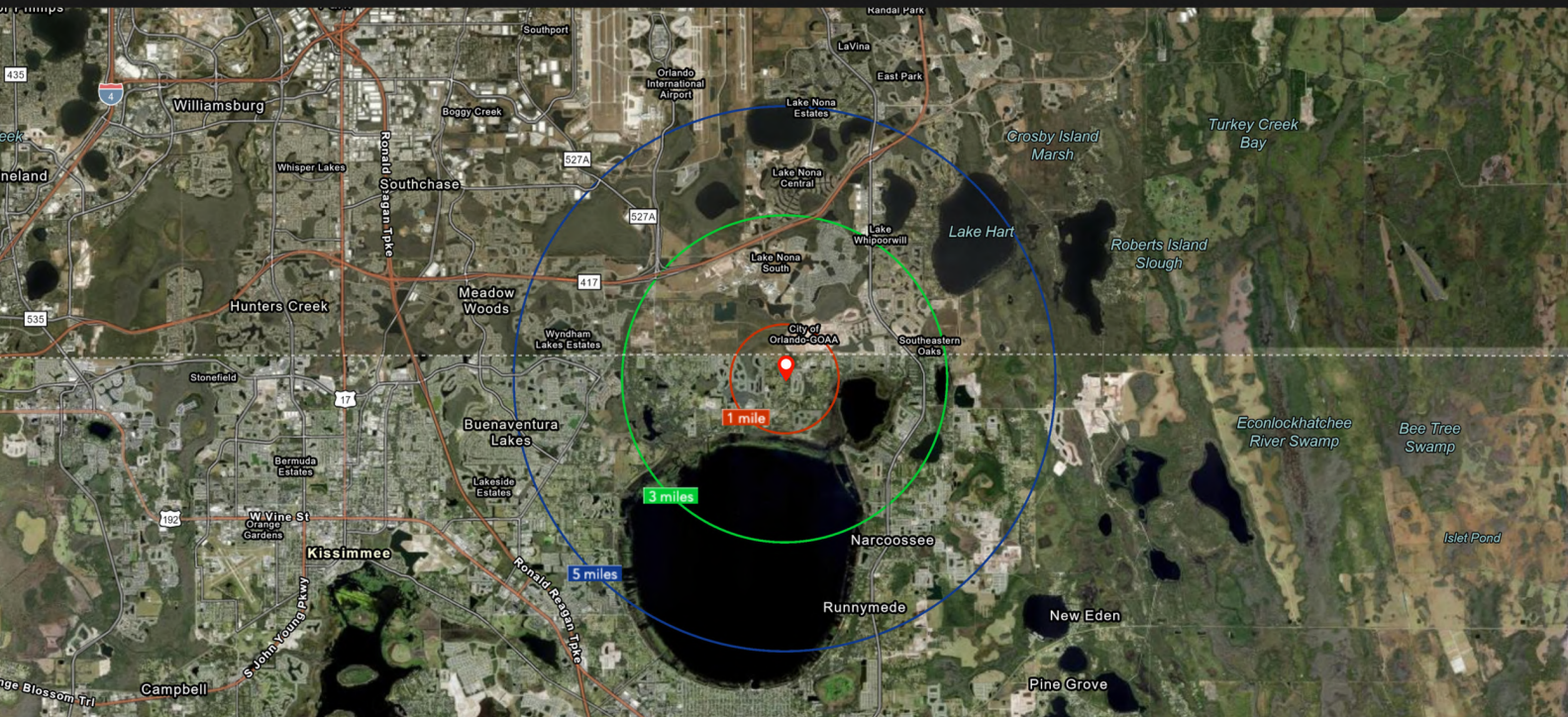


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PROPERTY OVERVIEW



OSCEOLA COUNTY LOCAL ECONOMY & DEVELOPMENT

Osceola County's economy is strong and growing. As a gateway to major theme parks like Walt Disney World and Universal Studios, the county has witnessed significant expansion in the hospitality sector. Hotels, resorts, and restaurants have flourished to cater to the influx of tourists. This has also fueled growth in the retail and entertainment sectors. Shopping centers, outlet malls, and entertainment venues have sprung up to meet demands. Recognizing the importance of reducing reliance on tourism, the county is actively pursuing economic diversification. It has successfully attracted manufacturing and distribution companies, leveraging its strategic location and infrastructure to create new job opportunities. While these industries have taken center stage, agriculture remains a significant sector in Osceola County.

Demographics

(according to latest census)

Population

1 mile	3 miles	5 miles
3,486	27,363	80,252

Total Businesses

1 mile	3 miles	5 miles
51	770	1,887



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