

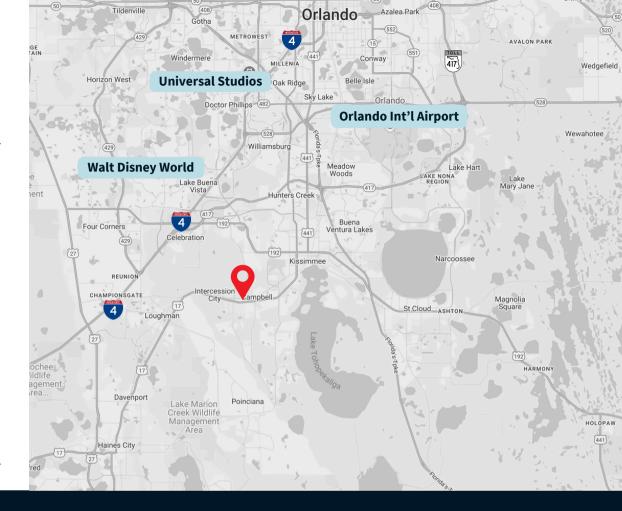
For sale

Old Tampa Highway, Kissimmee, FL 34746 19.29 acres



Property overview & demographics

Location	Osceola County		
Size	19.29 acres total (18.41 acres and 0.88 acres)		
Zoning	18.1 acres - Zoning PD (IR) 0.88 acres - Zoning to be determined		
Land use	4001- Vacant Industrial Outdoor storage permitted		
Sale price	\$7,500,000.00 (\$388,803.01/acre)		



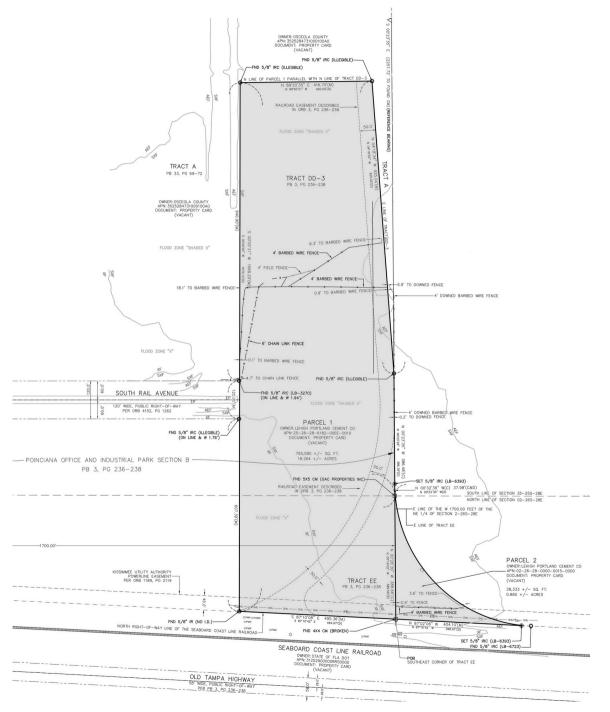
Key distances

25 miles to Orlando 38 miles to Lakeland 68 miles to Tampa



	60 mins	120 mins	240 mins
Estimated population	3,303,332	10,347,167	21,283,185
Estimated households	1,207,874	4,151,211	8,448,132
Est. Average HH income	\$102,087	\$102,082	\$105,322
Total businesses	135,169	418,245	1,014,9905
Total employees	1,490,116	4,182,226	9,212,936

Property survey



Advantages and amenities



Advantages and amenities

Located in growing Kissimmee, Osceola County, this 19± acre industrial site offers prime development potential. Adjacent to a SunRail station at Poinciana Boulevard and Old Tampa Highway, it faces Home Depot and Wawa. The site's strategic location provides access to over three million people within a one-hour drive, making it ideal for businesses seeking strong logistics and workforce connectivity.



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