



PROPOSAL

Medical/Office 2 Acre Site

3620 REAVES RD

Kissimmee, FL 34746

PRESENTED BY:

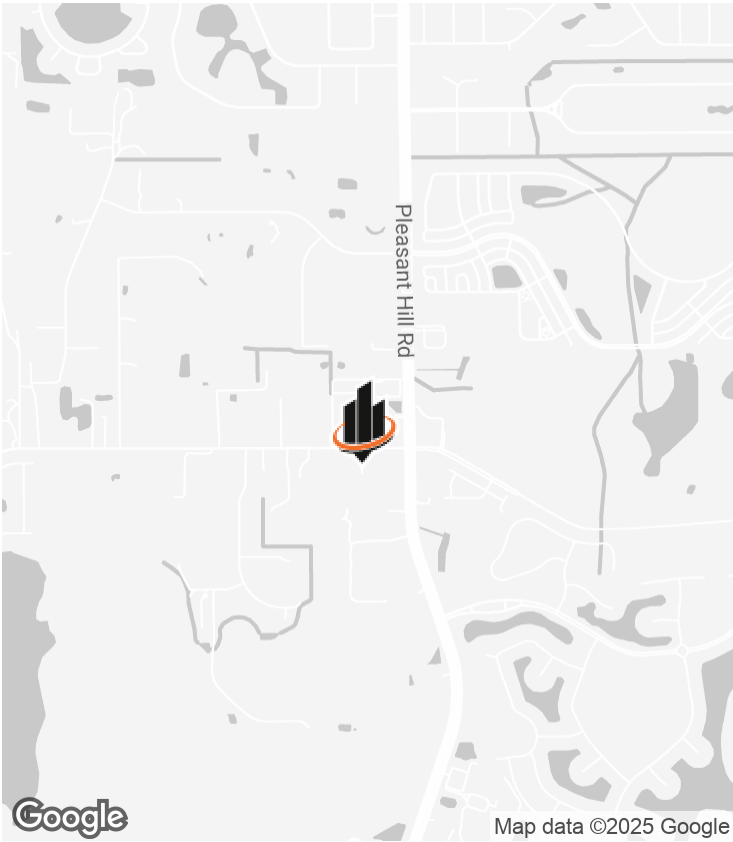
LANCE COBB

O: 941.387.1200

lance.cobb@svn.com

FL #SL3483253

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$900,000
LOT SIZE:	2 Acres

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Kissimmee, Florida. This site offers a 3,296 SF dwelling, constructed in 1986, is perfectly suited for a Land / Office investor. Boasting a prime location and OAR1 zoning, this property offers versatile potential for development and expansion. Its strategic positioning in the dynamic Kissimmee area presents an ideal setting for an office investment, with excellent visibility and accessibility. Make a lasting impact with this well-maintained property, tailor-made for lucrative business prospects and long-term growth opportunities. Secure your investment in the thriving Kissimmee market with this remarkable property near Valencia Community College, Self Storage, Starbucks, 7-11, Dental Office, Wendy's, Mater Brighton Lakes K-12, and much more.

PROPERTY HIGHLIGHTS

- 3,296 SF building with versatile potential
- Constructed in 1986, offering a solid foundation, ideal for office investment & expansion
- Zoned OAR1 for flexible development opportunities
- Excellent visibility and accessibility for business prospects

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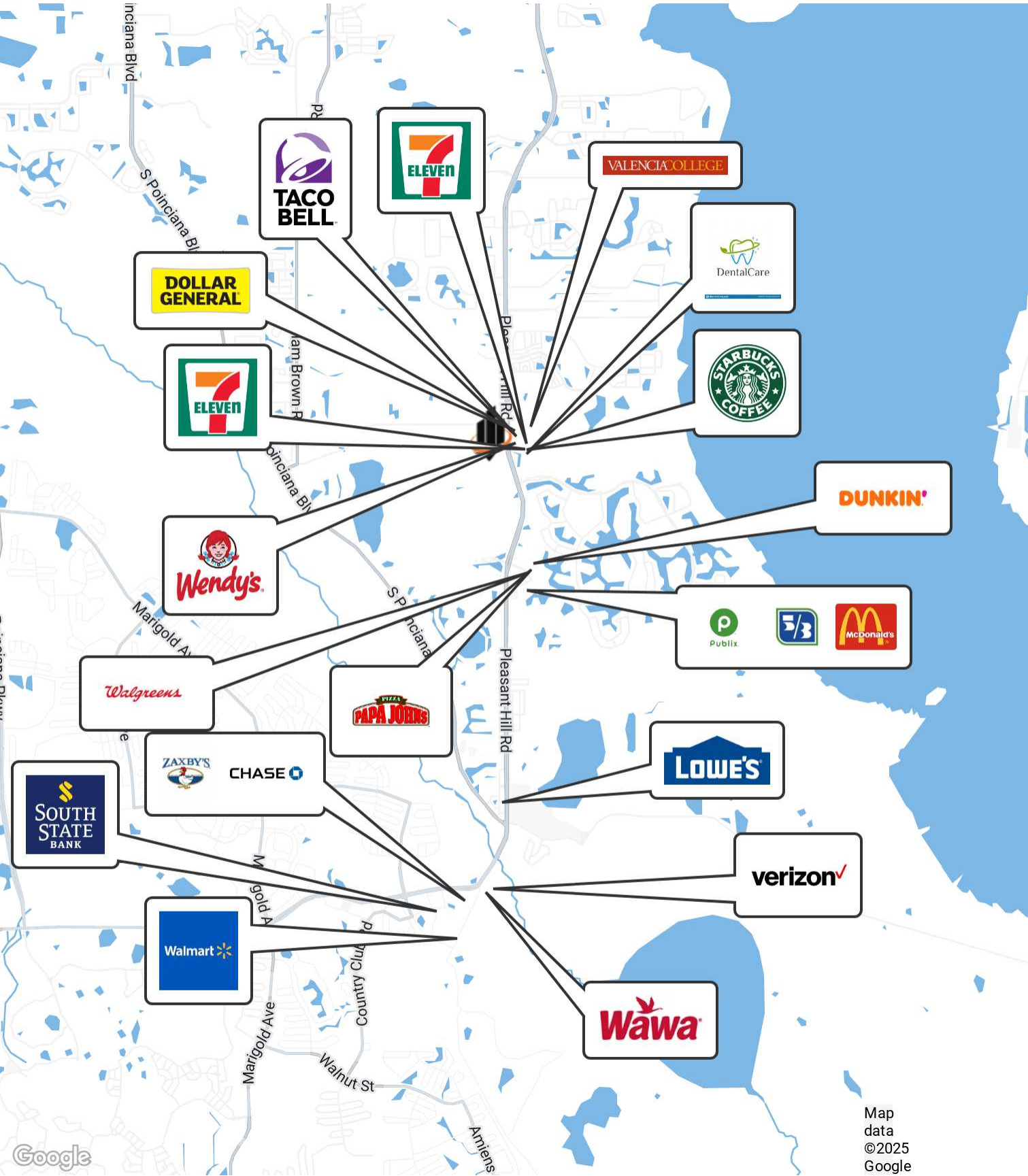
LOCATION DESCRIPTION

Experience the vibrant surroundings of Kissimmee, Florida, a thriving area that offers a perfect blend of business opportunities and leisure activities. The property is conveniently situated near major corporate offices, making it an ideal location for an Office / Office Building investor. Embrace the nearby attractions, including the iconic Walt Disney World Resort, Universal Studios, and the Orlando International Airport, which contribute to the area's high visitor traffic. With a variety of dining, shopping, and entertainment options nearby, the location offers a desirable combination of business and recreational amenities, making it an attractive investment opportunity for office space.

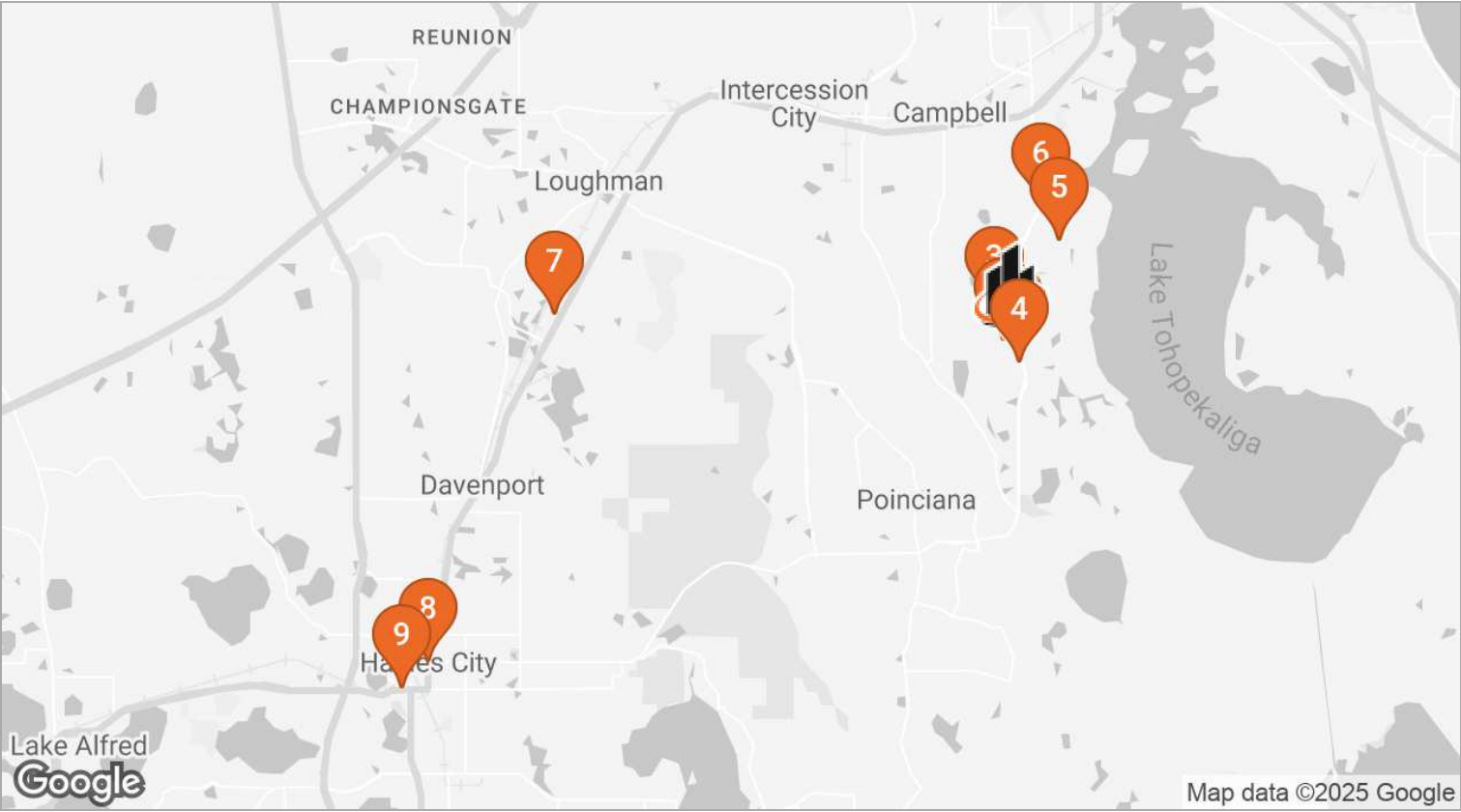
ADDITIONAL PHOTOS



RETAILER MAP

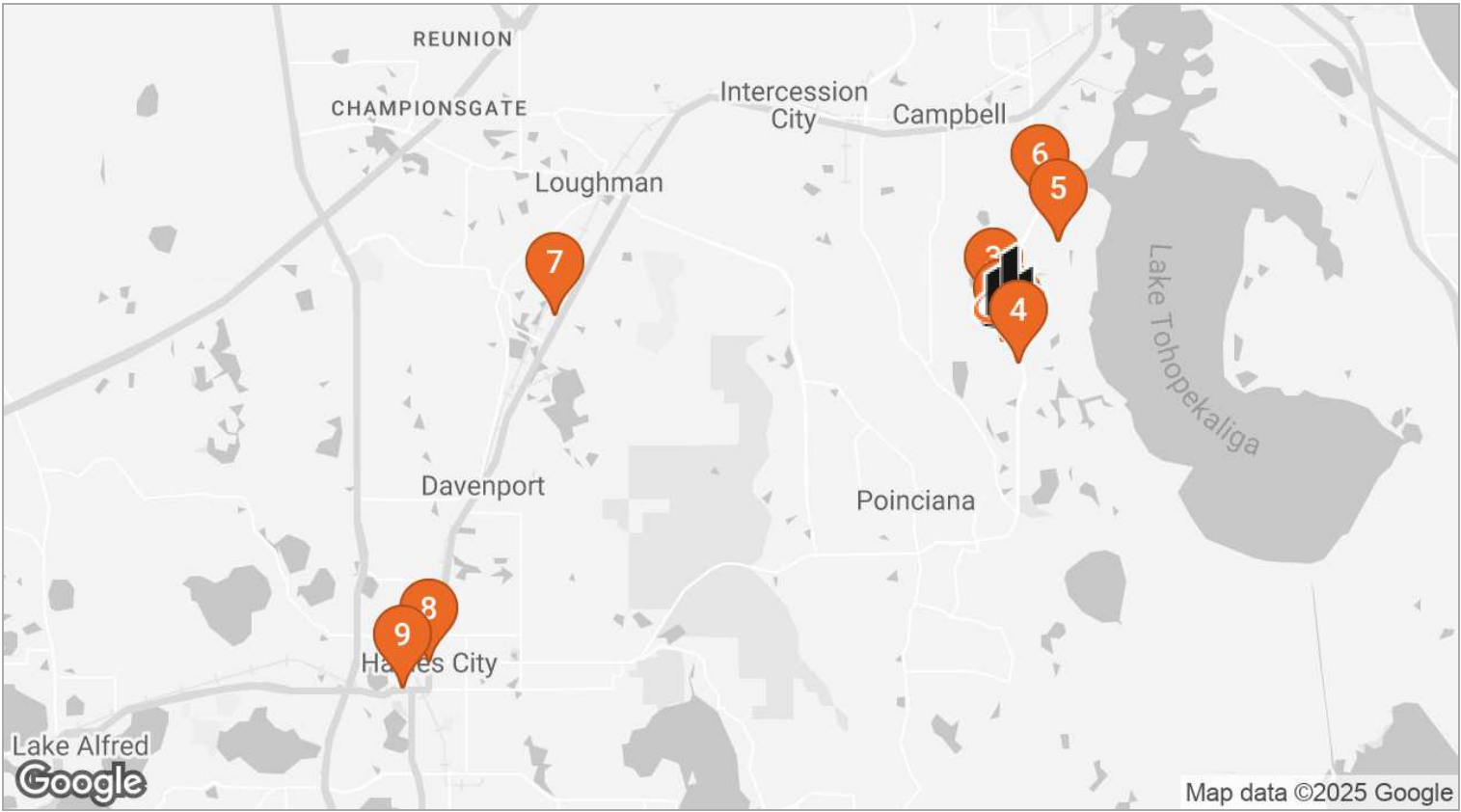


SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
★	Medical/Office 2 Acre Site 3620 Reaves Rd Kissimmee, FL	\$900,000	3,296 SF	\$10.33
1	3620 Reaves Rd 3620 Reaves Rd Kissimmee, FL	\$850,000	-	\$9.71
2	4055 Reaves Rd Kissimmee, FL	\$920,000	-	-
3	Twilight Trl Twilight Trl Kissimmee, FL	\$1,000,000	-	\$4.55
4	3436 Pleasant Hill Rd 3436 Pleasant Hill Rd Kissimmee, FL	\$1,790,000	-	\$5.68
5	Granada Blvd Granada Blvd Kissimmee, FL	\$1,500,000	-	\$5.85
6	Harbor Rd (SOLD) Harbor Rd Kissimmee, FL	\$750,000	-	\$4.33

SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
7	3517 US Hwy 17-92 Davenport, FL	\$850,000	4,680 SF	\$181.62
8	US Hwy 17 US Hwy 17 Haines City , FL	\$2,394,000	-	\$18.95
9	.49 AC Commercial Land 612 E Hinson Ave Haines City, FL	\$330,000	-	\$15.46
AVERAGES		\$1,153,778	4,680 SF	\$30.77

ADVISOR BIO



LANCE COBB

Advisor

lance.cobb@svn.com

Direct: **941.387.1200** | Cell: **941.356.4781**

FL #SL3483253

PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)
REALTOR® Association of Sarasota and Manatee, Inc.
Asian American Hotel Owners Association (AAHOA)

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