

# CAC INVESTMENT STRATEGIES, LLC

## EXCLUSIVE OFFERING MEMORANDUM (SUMMARY)

RARE CHURCH PROPERTY WITH LAND

2627 Lehigh Avenue, Kissimmee, FL 34741



### ***PROPERTY SNAPSHOT***

Property Type	Religious / Educational / Development
Building Size	±7,300 SF
Lot Size	1.27 Acres (±55,000 SF)
Year Built	1978
Zoning	Religious / Institutional
Parking	On-Site

### ***INVESTMENT HIGHLIGHTS***

- Extremely rare asset type with limited inventory in Kissimmee
- Dual-use income potential (church + school/daycare)
- Land + building offering immediate and future value
- Offered AS-IS with 30-day closing target
- Strong demand drivers in growing Osceola County

### ***PROPERTY OVERVIEW***

This offering presents a unique opportunity to acquire a functional church facility situated on 1.27 acres, providing both immediate usability and long-term expansion potential. The existing structure includes a sanctuary and multiple rooms suitable for classrooms, offices, or community use. The excess land allows expansion, development, or repositioning.

### ***IDEAL USES***

- Church / Ministry
- Private School / Religious Academy
- Daycare / Early Learning Center
- Adult Day Care / Community Facility
- Nonprofit / Educational Campus
- Redevelopment / Expansion

### ***LOCATION HIGHLIGHTS***

Kissimmee, FL – Osceola County | Orlando MSA | High-growth residential area with strong demand for education, childcare, and worship facilities.

### ***MARKET POSITIONING***

There is currently no comparable inventory in the Kissimmee market offering a church facility with excess land for expansion or school use.

### ***CONTACT INFORMATION***

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### ***CONFIDENTIALITY NOTICE***

This Offering Summary is confidential and intended solely for qualified parties. Information is deemed reliable but not guaranteed and should be independently verified.