

# INVESTMENT PACKET

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# VINE STREET

KISSIMMEE, FL – DEVELOPMENT OVERVIEW



PROSPERA



# Project Overview

# Vine Street Overview

Address	Purchase Price	Number of Parcels	Square Feet
429 W Vine Street	\$160,000	1	924
431 W Vine Street	\$255,000	1	1,470
<b>Total</b>	<b>\$415,000</b>	<b>2</b>	<b>2,394</b>

## Project Overview

Prospera is reaching out to present an opportunity to acquire two office spaces located at 429 and 431 W Vine Street in Kissimmee, FL.

These properties offer a combined total of 2,394 square feet and are being sold as a package, making them an excellent choice for businesses looking to establish a foothold in a dynamic area. The office space at 429 W Vine Street is priced at \$160,000, while the property at 431 W Vine Street is available for \$255,000, totaling \$415,000.

Conveniently situated approximately 30 minutes south of Orlando and just an hour and a half from Tampa, these office spaces provide easy access to major attractions and local amenities. This prime location is ideal for businesses looking to capitalize on the region's growth and tourism.

Please note that these properties will not be available for purchase until the end of November. We look forward to assisting you with this opportunity and addressing any questions you may have.

For further details, please contact us via email at [bcrockett@prospera.fund](mailto:bcrockett@prospera.fund) or [klarsen@prospera.fund](mailto:klarsen@prospera.fund) to schedule a call.

## Vine Street Area Overview



## Vine Street Boundary Lines





Osceola Village

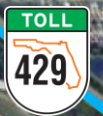
Crosslands Shopping Center

Subject Property



American Plaza

Silver Spurs Arena



Kissimmee Gateway Airport

Kissimmee Square Shopping

Sky Water Technology



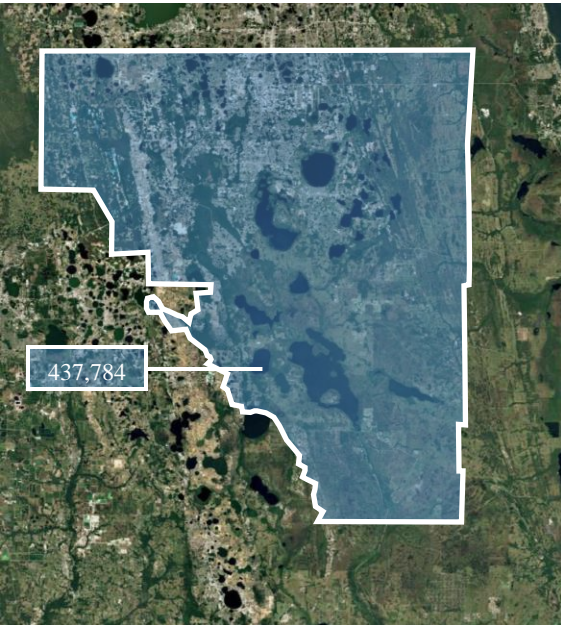
# Greater Osceola County & Florida Economy 2024

Florida's economy ranks among the largest in the country. As of 2024, the gross state product (GSP) is about \$1.647 trillion, the fourth largest economy in the United States. Florida is responsible for 5.82% of the United States' approximately \$28 trillion gross domestic product (GDP).

As of 2024, Florida's nominal GDP is larger than all but 15 countries; if it were a sovereign nation, it would be ranked ahead of Spain and behind South Korea.

In terms of Purchasing Power Parity, it is larger than all but 22 countries. Agriculture, tourism, industry, construction, international banking, biomedical and life sciences, healthcare research, simulation training, aerospace and defense, and commercial space travel contribute to the state's economy.

## Osceola County Population, 2024



## Population Growth Rate Comparison to U.S



- 200**  
Beaches
- 7,800+**  
Lakes
- 3**  
National Parks
- 175**  
State Parks

- Downtown Kissimmee is a 30-minute drive to Disney World.
- Kissimmee is an hour and a half drive to Tampa.
- Kissimmee is an hour drive to the closest beach.

## Florida Economy

2.06%

Employment Growth

\$42.4

Median Age

\$292,200

Median Property Value

12.9%

Poverty Rate

21.6 M

Total Florida Population

\$67,917

Median Income

## Kissimmee Economy

35.7

Median Age

\$41,746

Median Income

\$364,900

Median Property Value

7.5%

Sales Tax Rate

81,954

Kissimmee Population

6.8%

Unemployment Rate

Source: <https://www.bls.gov/eag/eag.fl.htm>



**Contact us for more information**

**Dylan Zollinger – [dzollinger@prospera.fund](mailto:dzollinger@prospera.fund)**

**Breanne Crockett – [bcrockett@prospera.fund](mailto:bcrockett@prospera.fund)**

**Kole Larsen – [klarsen@prospera.fund](mailto:klarsen@prospera.fund)**

**Office – (855) 724-3863**



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