



\$5,000,000.00

4250 HIGH PLAINS LANE KISSIMMEE, FL 34744

PROPERTY HIGHLIGHTS

- **Total Acreage:** 5.00 Acres
- **Zoning:** IM (Industrial Manufacturing)
- **Access/Frontage:** Features 355 feet of frontage on Paved High Plains Lane.
- **Expansion Opportunity:** May be combined with the parcel next door for a contiguous 10-acre site with 700 feet of total frontage.
- **Existing Feature:** Includes an existing workshop structure.
- **Utilities:** Electricity and water available. Features one well and one septic tank.



This prime 5.00-acre development site is strategically positioned on High Plains Lane in the rapidly growing Kissimmee/Lake Nona corridor. Currently designated as IM (Industrial Manufacturing) zoning, the property is marketed for industrial and commercial-support uses, leveraging its excellent connectivity to the tourist corridor, major highways, and Orlando International Airport. Offering 355 feet of frontage and including an existing workshop structure, this parcel provides immediate flexibility for an owner-user or developer. For greater scalability, the property can be combined with the adjacent parcel to create a contiguous 10-acre site with 700 feet of total frontage.

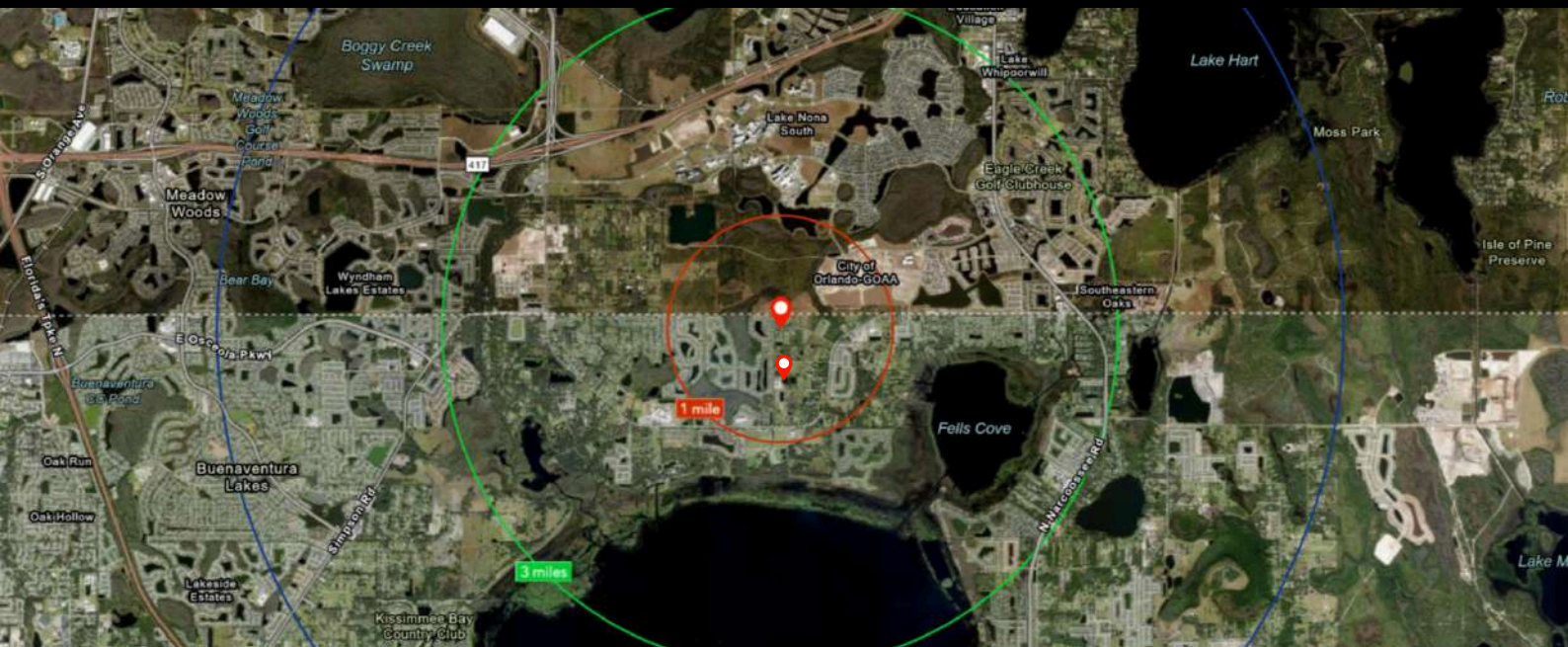


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PROPERTY OVERVIEW



CITY OF KISSIMMEE

LOCAL ECONOMY & DEVELOPMENT

The economy surrounding Kissimmee and Osceola County is rapidly diversifying and growing, moving beyond its foundational strength in **tourism, hospitality, and retail**-which continues to provide a massive customer base and workforce due to its proximity to world-class attractions-to strategically cultivate **Advanced Manufacturing** and **Smart Sensors & Photonics**; this high-tech focus is anchored by the **NeoCity technology park**, an innovative development backed by the county to drive high-wage job creation and economic stability. Investment in this area is highly attractive due to the robust **population growth** (Osceola County is one of the nation's fastest-growing), a business-friendly environment that includes no state income tax, various **tax incentives** (like those in Opportunity Zones), and a continuous influx of new residents and visitors who fuel demand for commercial, industrial, and residential services; this growth is supported by significant **infrastructure improvements** and excellent access via major state roads, local highways, and Kissimmee Gateway Airport. The combination of a strong, established leisure market with targeted expansion into future-focused industries creates a stable, high-potential environment for commercial real estate investment.

Demographics

Population

1 mile	3 miles	5 miles
2,891	38,174	114,824

Total Businesses

1 mile	3 miles	5 miles
31	850	2,159



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