



Land South Orange Blossom Trail

4373 S ORANGE BLOSSOM TRAIL
KISSIMMEE FL 34746

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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	4373 S ORANGE BLOSSOM TRAIL KISSIMMEE FL 34746
COUNTY	Osceola
CROSS STREET	Evergreen Street
TRAFFIC COUNT	26,710
OFFERING PRICE	\$1,100,000
PRICE PSF	\$24.28
LAND SF	45,302 SF
LAND ACRES	1.04
	Fee Simple
ZONING TYPE	CG
# OF PARCELS	1
APN	06-26-29-2760-0012-0160

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,156	41,233	114,209
2026 Median HH Income	\$51,040	\$77,137	\$69,521
2026 Average HH Income	\$70,093	\$96,466	\$89,636

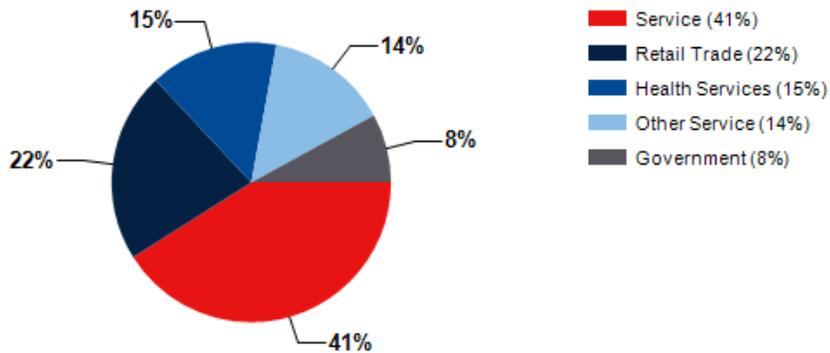
- The zoning was recently changed to CG. CG allows retail, office, and very light industrial uses.
We have a sample of preliminary architectural drawings for a potential 14,000 sf building.
There is a brand new O'Reilly's Auto Parts store that was built in 2023. It recently sold for \$2.5 million.
The O'Reilly's is 3 parcels to the west of the subject property. One parcel away from that is a Dollar General.
To the west of that is a Home Depot 1.9 miles away.

02 Location

- Location Summary
- Major Employers Map
- Aerial View Map

- The lot at the corner of Evergreen Street and South Orange Blossom Trail in Kissimmee, FL, is a level, rectangular parcel with 140 feet of frontage on Orange Blossom Trail and 325 feet bordering Evergreen Street. The property spans 1.03 acres and is zoned CR (Commercial Restricted), making it suitable for various commercial uses. It is strategically located between Kissimmee and the Reunion/Champions Gate area, offering excellent visibility and accessibility for neighborhood services.

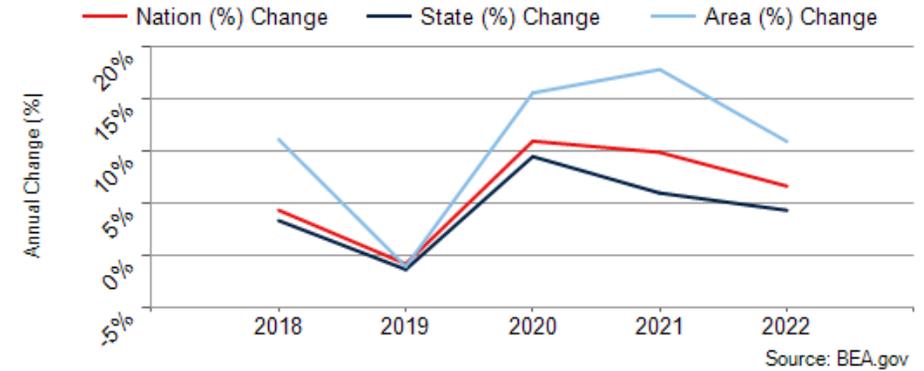
Major Industries by Employee Count

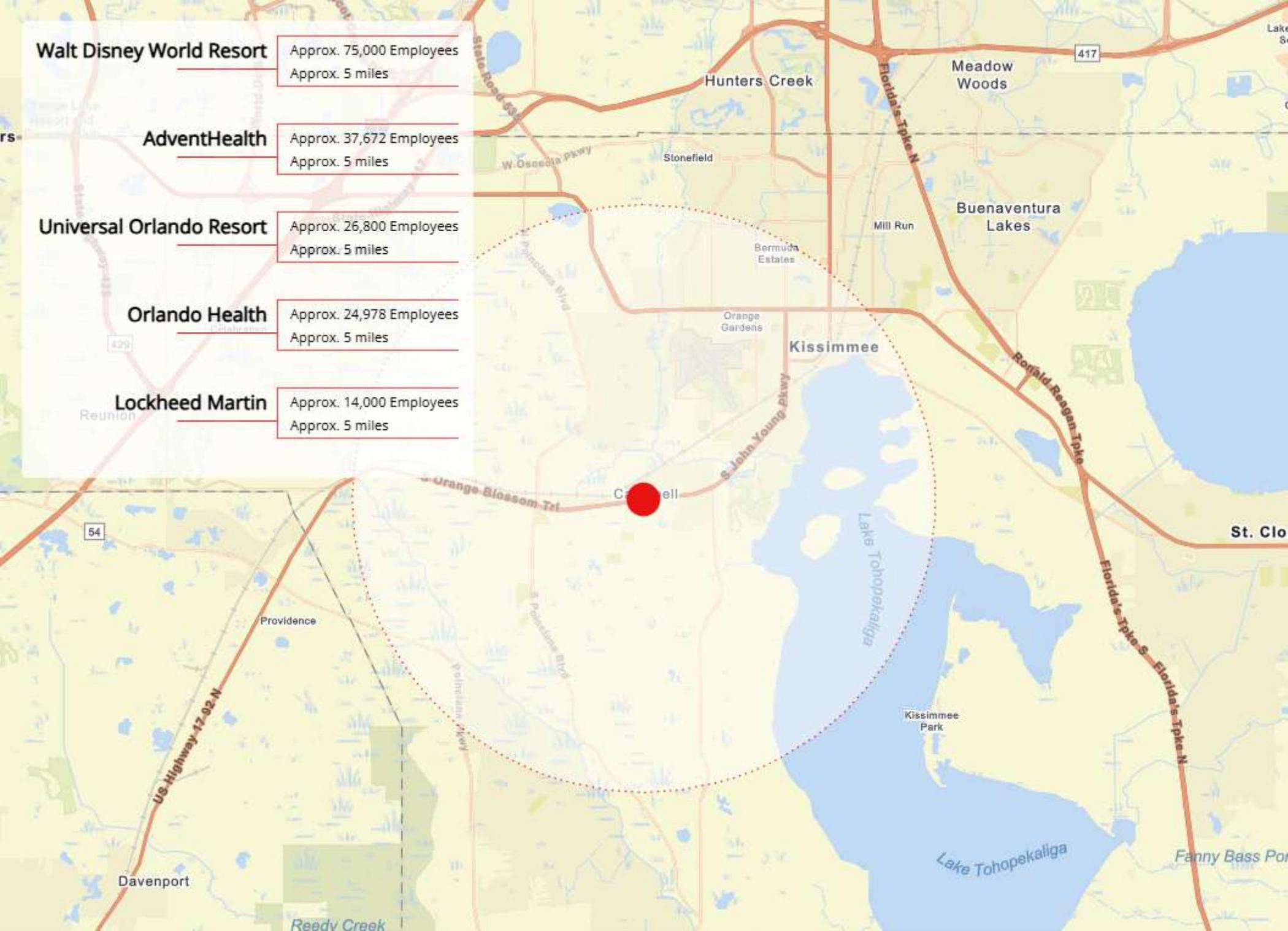


Largest Employers

Walt Disney World Resort	75,000
Universal Orlando Resort	26,800
Orlando Health	24,978
Lockheed Martin	14,000
University of Central Florida	13,004
SeaWorld Parks & Entertainment	5,192
Darden Restaurants	5,127
AdventHealth Kissimmee	3,565

Osceola County GDP Trend







Campbell

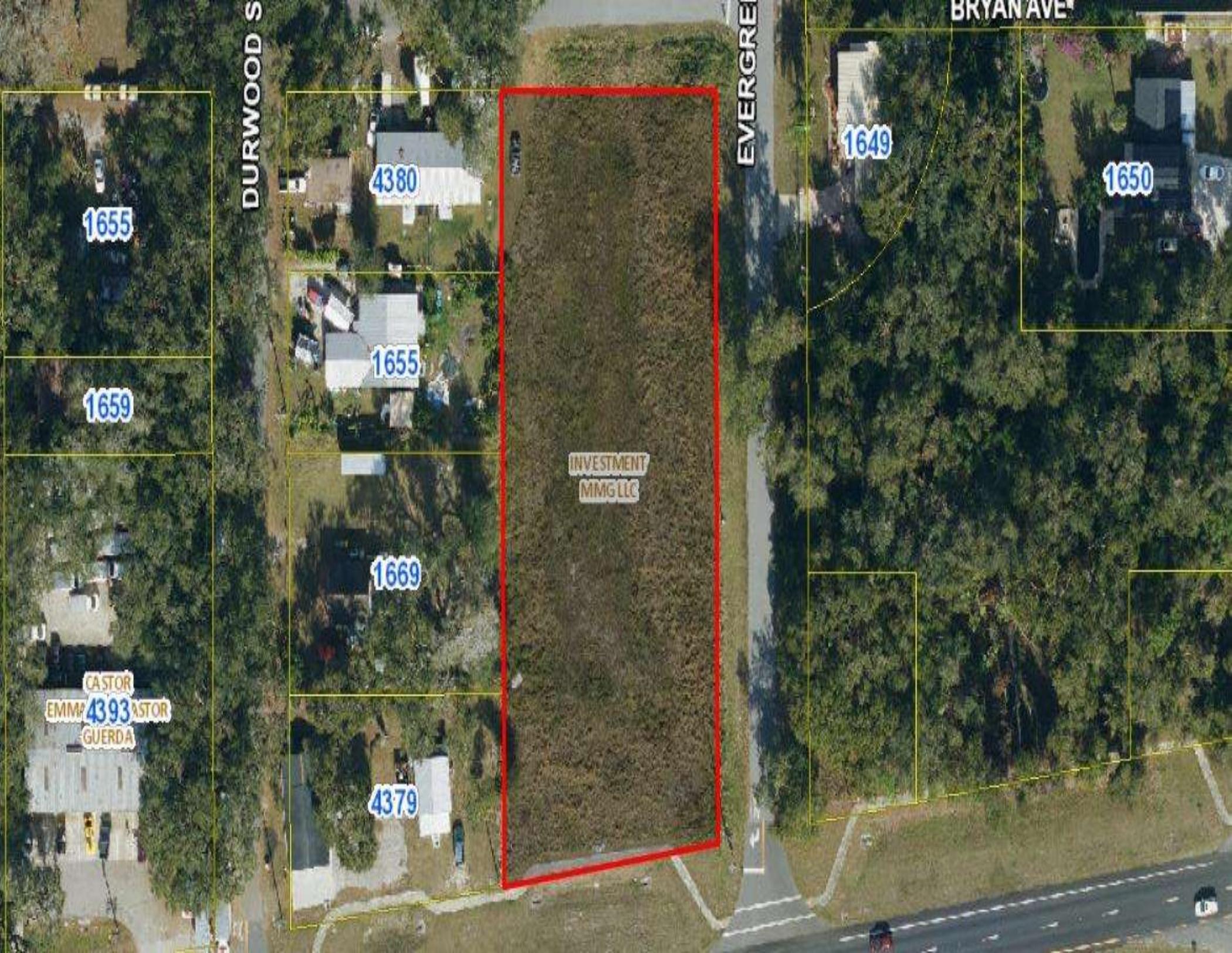


03 Property Description

- Property Features
- Major Employers Map

PROPERTY FEATURES

LAND SF	45,302
LAND ACRES	1.04
ZONING TYPE	CG
CORNER LOCATION	Yes
TRAFFIC COUNTS	26,710
# OF PARCELS	1



DURWOOD S

EVERGREEN

BRYAN AVE

1655

4380

1649

1650

1659

1655

INVESTMENT
MMG LLC

1669

CASTOR
EMMA
4393
ASTOR
GUERDA

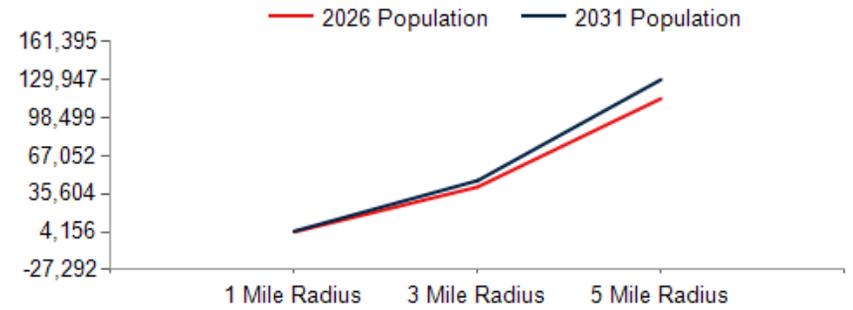
4379

04 Demographics

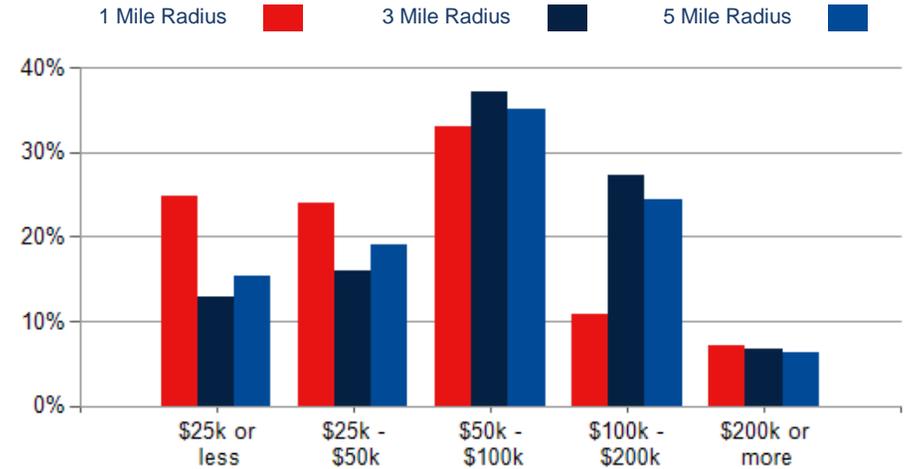
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,459	13,448	48,488
2010 Population	2,974	24,273	69,006
2026 Population	4,156	41,233	114,209
2031 Population	4,674	46,527	129,947
2026 African American	315	6,257	15,085
2026 American Indian	23	272	821
2026 Asian	92	1,729	4,575
2026 Hispanic	1,902	23,475	71,917
2026 Other Race	685	9,283	28,757
2026 White	2,156	13,425	33,571
2026 Multiracial	882	10,240	31,315
2026-2031: Population: Growth Rate	11.90%	12.25%	13.10%

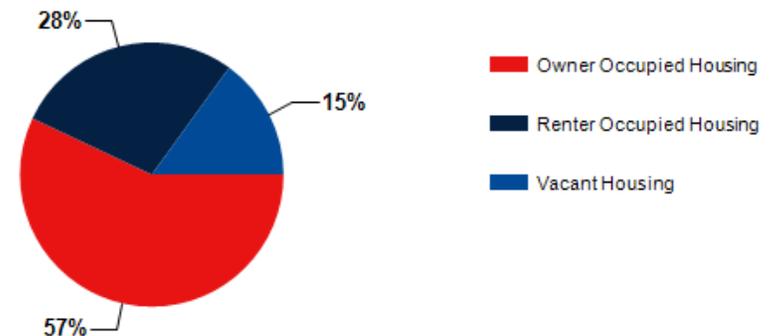
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	266	1,038	2,837
\$15,000-\$24,999	168	657	2,838
\$25,000-\$34,999	102	723	2,621
\$35,000-\$49,999	317	1,373	4,403
\$50,000-\$74,999	355	2,485	7,002
\$75,000-\$99,999	223	2,378	5,967
\$100,000-\$149,999	145	2,503	6,291
\$150,000-\$199,999	46	1,067	2,763
\$200,000 or greater	126	889	2,316
Median HH Income	\$51,040	\$77,137	\$69,521
Average HH Income	\$70,093	\$96,466	\$89,636



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

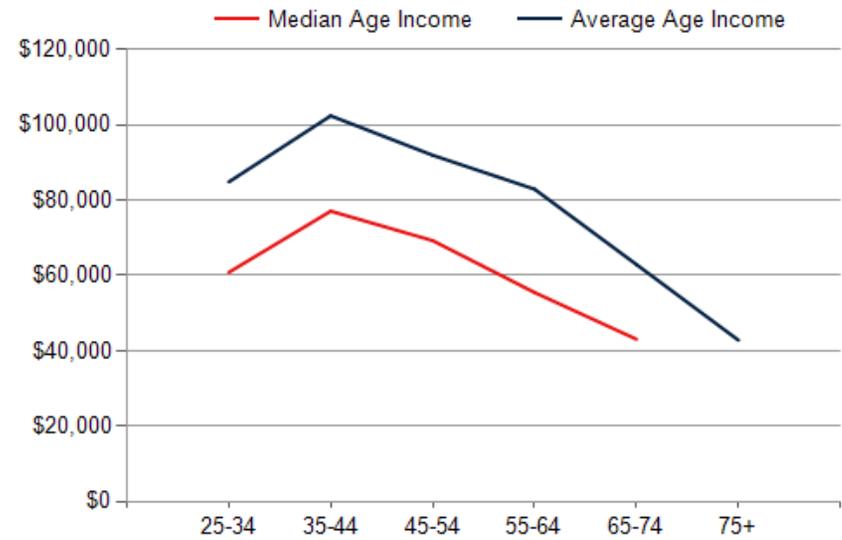
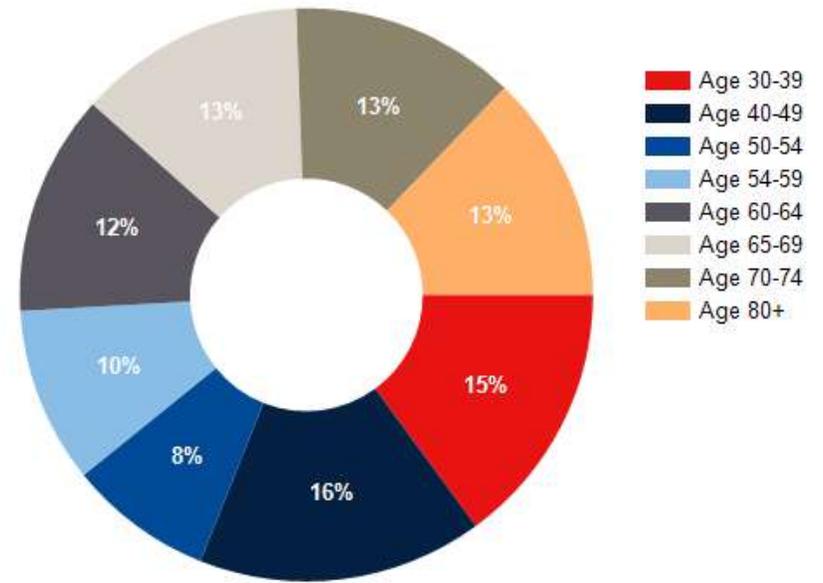


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	203	2,736	8,230
2026 Population Age 35-39	182	2,654	7,903
2026 Population Age 40-44	203	2,712	8,013
2026 Population Age 45-49	212	2,697	7,675
2026 Population Age 50-54	210	2,679	7,280
2026 Population Age 55-59	256	2,666	6,957
2026 Population Age 60-64	322	2,456	6,295
2026 Population Age 65-69	331	2,237	5,347
2026 Population Age 70-74	328	1,856	4,376
2026 Population Age 75-79	331	1,521	3,376
2026 Population Age 80-84	244	947	2,036
2026 Population Age 85+	247	740	1,571
2026 Population Age 18+	3,509	32,588	89,130
2026 Median Age	55	40	37
2031 Median Age	54	41	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,840	\$78,975	\$70,990
Average Household Income 25-34	\$84,845	\$96,958	\$87,442
Median Household Income 35-44	\$77,083	\$97,944	\$82,810
Average Household Income 35-44	\$102,410	\$120,128	\$104,587
Median Household Income 45-54	\$69,264	\$96,230	\$81,558
Average Household Income 45-54	\$91,945	\$115,832	\$101,759
Median Household Income 55-64	\$55,468	\$84,472	\$76,731
Average Household Income 55-64	\$82,929	\$107,733	\$98,395
Median Household Income 65-74	\$43,061	\$56,688	\$54,595
Average Household Income 65-74	\$62,903	\$74,913	\$74,182
Average Household Income 75+	\$42,813	\$50,839	\$55,924

Population By Age



Land South Orange Blossom Trail

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