

For Sale

Multifamily Development Site

7.62 Acres | \$1,010,499 / Acre



North Poinciana Blvd & Pam Road

Kissimmee, Florida 34746

Property Highlights

- 7.62± acre site - ideal for high density multifamily development
- Great location just south of Irlo Bronson Memorial Hwy (US Hwy 192)
- Surrounded by dense residential development
- Convenient to the Walt Disney World Resorts
- Great traffic counts: 33,000 AADT on Poinciana Blvd and 34,500 on Irlo Bronson
- Easy access to Osceola Parkway, SR 417 (GreeneWay) and I-4
- Area destinations and supporting businesses offer stable employment for prospective tenants
- Walt Disney World Resorts is the Orlando MSA's largest employer and the largest single-site employer in the US



Sale Price: \$7,700,000

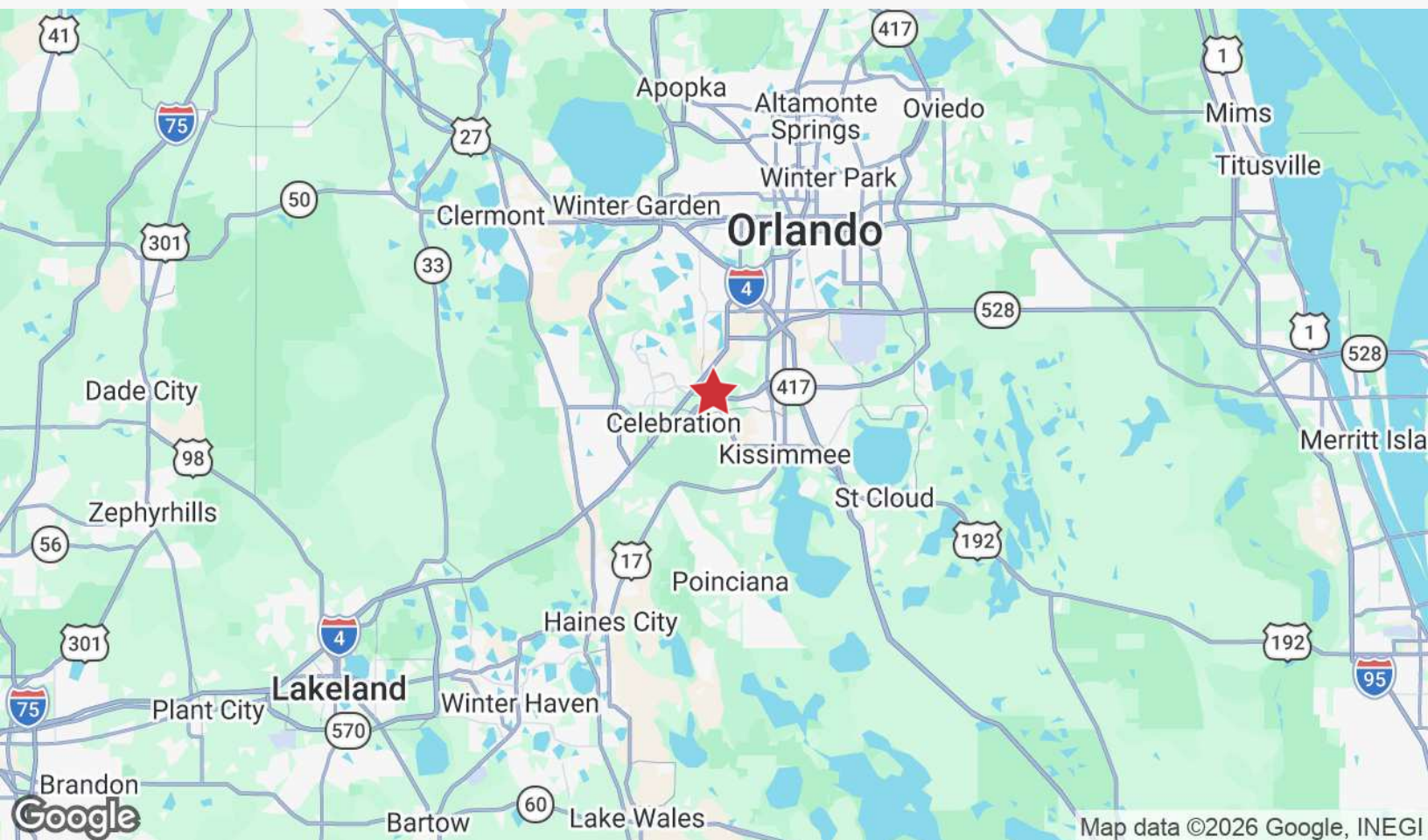
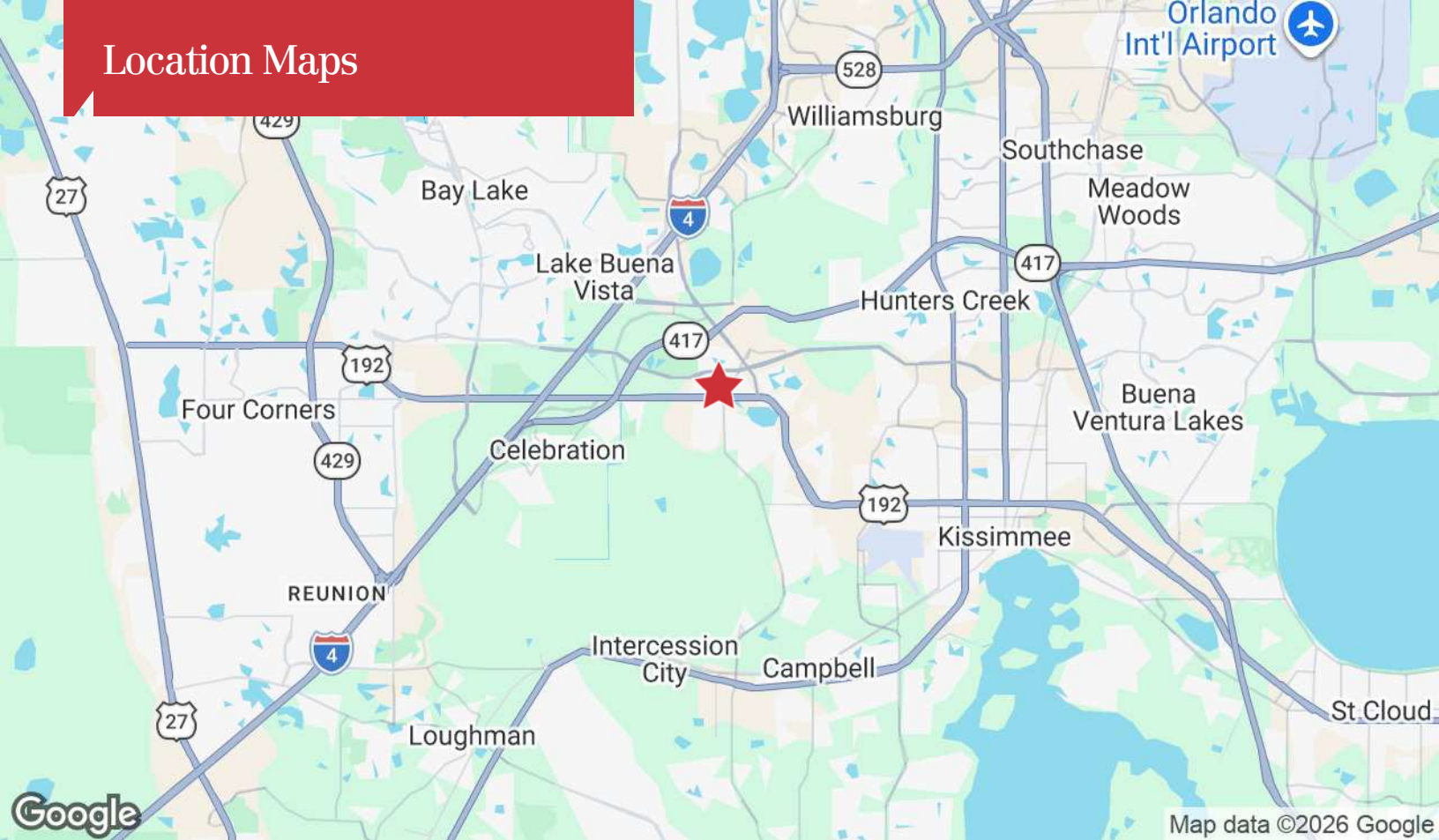
For more information

Krish Pillay

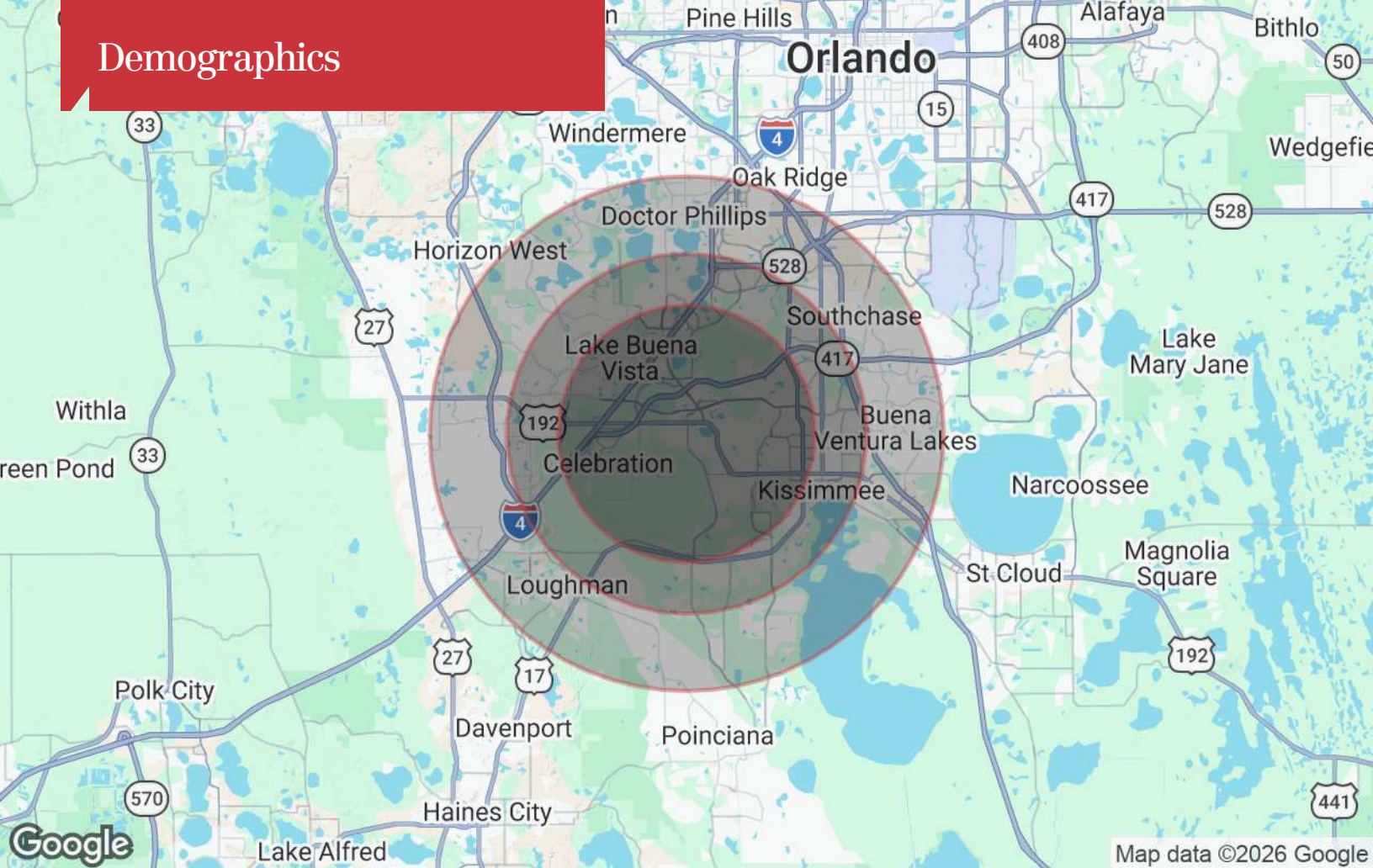
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Location Maps



Demographics



Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	114,956	224,280	439,924
MEDIAN AGE	35.4	37.5	37.9
MEDIAN AGE (MALE)	35.1	36.7	36.8
MEDIAN AGE (FEMALE)	36.1	38.8	38.9

Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	39,319	77,550	149,649
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$93,228	\$95,149	\$100,067
AVERAGE HOUSE VALUE	\$383,325	\$402,218	\$397,337

* Demographic data derived from 2020 ACS - US Census