

# IDEAL FOR HOTEL DEVELOPMENT

## ±3 ACRES AVAILABLE FOR SALE

- 3± Acre Available: \$1.5 Million
- Sold Separately: Negotiable
- 3.06± Total Acre Pad Site at Finish Grade
- Conveniently Located at the Florida Turnpike & Osceola Pkwy
- Adjacent to busy Walmart anchored retail center
- Only 19 minutes from Walt Disney World Resort
- Located Near Future Sunrail Station
- Zoning: PUD - City Of Kissimmee



### DEMOGRAPHICS:

#### POPULATION

1 mile	5,634
3 miles	105,705
5 miles	219,486

#### DAYTIME BUSINESS POPULATION

1 mile	4,104
3 miles	27,070
5 miles	59,006

#### TRAFFIC COUNTS

+/-59,000 vehicles/day at the site  
 +/-56,000 vehicles/day on FL Turnpike

#### AVERAGE HH INCOME

1 mile	\$56,934
3 miles	\$59,273
5 miles	\$59,271



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